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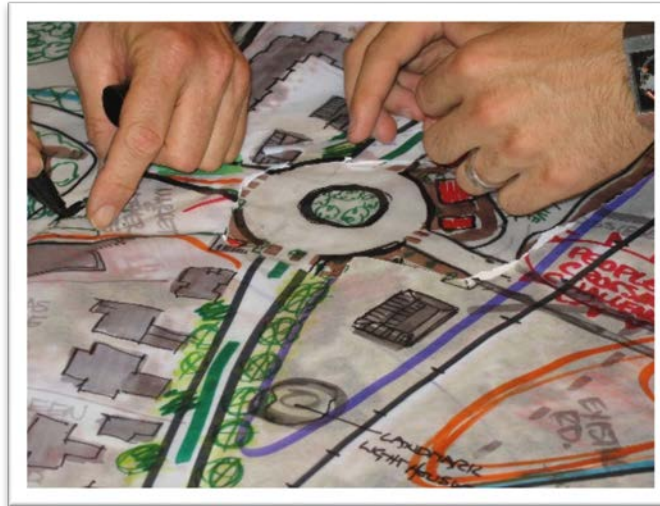
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The Development Strategy is a key component of this Plan and sets the parameters for development within the community. The development strategy provides a framework for focusing future growth into Rural Village Centres and growth containment areas in order to minimize rural sprawl. The strategy for this Plan is driven by the Community Values Statement (see Section 1 of this OCP) and the Development Guideline Criteria (paragraph 5.1) and is consistent with the Regional Growth Strategy (RGS). Where revisions during the 2016/17 review of this Plan added policies that require changes to the RGS, the actions or uses identified in the policies shall not be supported unless there is an amendment to the RGS.

The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. These Designations are shown on Map No. 5.

There are three designated Rural Village Centres in this OCP: Dunsmuir, Qualicum Bay, and Bowser. In addition, the area near Deep Bay Harbour is an important focal point for marine, aquaculture, and tourism industries, and neighbourhood services for local residents.

This Plan encourages and supports Home Based Businesses as an economic activity conducted as an accessory use on any parcel consistent with zoning regulations.

5.1 Development Guideline Criteria

In Electoral Area 'H', prior to considering an application to amend this Official Community Plan or the applicable zoning bylaw, an applicant must show that the proposal:

1. Reflects the Community Values Statement, objectives of the Official Community Plan and the policies of the Regional Growth Strategy;
2. Preserves and protects the rural character of the area and contains urban development to the Rural Village Nodes;
3. Protects and promotes natural, environmental, and geographic features through an environmental impact study.
4. Where outside a community water service area, identifies a source of water with sufficient quantity and quality for the proposed use in a manner that does not negatively impact the relevant watershed and/or aquifer through a hydro-geologic impact review and/or assessment on the water supplies of adjacent properties and on any nearby surface water resources in accordance with the Board Policy on "Groundwater – Application requirements for rezoning of un-serviced lands" as amended from time to time.
5. Where within a community water service area, has written confirmation from the local water provider that sufficient quality and quantity of potable water is available for the development.
6. Preserves, enhances, and dedicates useable parkland that provides linkages to public lands, and integrated trail system and waterfront access where appropriate;
7. Minimizes greenhouse gas emissions resulting from the development through energy efficient building and site design, and consideration of active transportation where applicable.
8. Proposes a comprehensive approach to management and disposal of sewage and/or septage;
9. Proposes a comprehensive approach to drainage and management of rainwater demonstrating that impervious surfaces are minimized, slowing, detaining and infiltrating rainwater is considered, and that there is no increase to rainwater flow onto adjacent lands;
10. Protects and conserves archaeological sites through adherence to the provincial *Heritage Conservation Act*;
11. Has been presented to the community for review and comment on the overall proposal including any studies prepared to satisfy the above.

DEVELOPMENT APPROVAL INFORMATION – CIRCUMSTANCES AND SPECIAL CONDITIONS

12. Applicants for zoning amendment, development permit, or temporary use permit in all designations of this Plan may be required to provide development approval information.
13. This Plan attempts to embrace compatible development while at the same time maintaining the values that are fundamental to the health and prosperity of the community. In order to achieve the goals of this Plan and ensure compatibility with the Community Values Statement and the Development Guideline Criteria, future land use and development decisions must consider the anticipated impacts of proposed development on the environment and community resources. Development approval information may be required to ensure that development may be adequately serviced and accommodated in a manner that sustains natural resources, environmentally sensitive areas and protects rural character while containing urban development to Rural Village nodes. Development approval information may be required to help the Regional District of Nanaimo determine appropriate uses, density and siting of future development.

5.2 Resource

INTRODUCTION

This land use designation applies to lands that are used and valued for agriculture, land-based components of aquaculture, forestry, natural resource extraction, or environmental conservation. All lands within the Agricultural Land Reserve are in this land use designation. Lands that are classified as Private Managed Forest Lands and large parcel Crown lands (other than those designated as Park Lands) are also within this land use designation.

Where land is in the Agricultural Land Reserve and is proposed for subdivision or a non-farm use, approval must first be obtained from the Agricultural Land Commission.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the Regional District. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision-making.

RESOURCE POLICIES

1. Lands within this designation shall have a minimum permitted parcel size of 50.0 hectares, except for lands within the Agricultural Land Reserve.
2. Lands within the Agricultural Land Reserve are designated “Resource – Agricultural”, and an 8.0-hectare minimum permitted parcel size shall be supported by this Plan.
3. Notwithstanding Resource Policy 2 above, any lands within the Agricultural Land Reserve having a minimum permitted parcel size of less than 8.0 hectares pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 at the date of adoption of this Official Community Plan shall retain that minimum parcel size.

ADVOCACY POLICIES

4. Areas with environmentally sensitive or significant ecological resources within the Resource Lands designation are identified on Map No. 3. Protection of these areas shall be encouraged through federal, provincial, Regional District or private initiatives and incentives. The Regional District may consider proposals for increased development on a portion of a property to facilitate conservation of the environmentally sensitive areas elsewhere on the property, where the proposal meets the values, criteria, objectives and policies of this Plan.
5. All development in the Resource designation is encouraged to follow FireSmart recommendations to reduce the susceptibility of buildings and property to fire.

NOTE FOR DRAFT: Consider removing Resource Policy 3 that allows subdivision to less than 8 ha when in the zoning bylaw.

NOTE FOR DRAFT: A policy specific to Deep Bay Lot 13 would go here, but is not in this version of the Draft.

OBJECTIVES

1. *Maintain* the renewable natural resource land base and protect it from activities that may diminish resource value and potential.
2. *Encourage* more comprehensive management of the resource land base.
3. *Protect* the environment.
4. *Encourage* and protect outdoor recreational opportunities.
5. Encourage farm activities on productive agricultural lands.
6. *Protect* agricultural lands for present and future food production.

5.3 Rural

INTRODUCTION

This land use designation applies to large lots, not located within the Agricultural Land Reserve, and generally 2.0 hectares or more in size. These lands are intended to provide for traditional rural pursuits, and serve as a buffer between Resource Lands and the more urbanized areas of Electoral Area 'H'. This designation also applies to lands in the Spider Lake Area, where larger parcel sizes are the typical form of development and where residents in the area promote the retention of large parcel sizes to protect each individual property's privacy and rural quality of life.

Rural lands are characterized by the suitability to accommodate unserviced rural activities. These parcels typically have an adequate water supply and wastewater can be treated and disposed of through on-site ground disposal systems.

RURAL POLICIES

1. Lands within the Rural designation shall have a minimum permitted parcel size of 4.0 hectares.
2. Notwithstanding Rural Policy 1, any lands within the Rural designation having a minimum permitted parcel size of less than 4.0 hectares pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 at the date of adoption of this Official Community Plan shall retain that minimum permitted parcel size (these parcels are illustrated on Map No. 5).
3. Secondary suites are supported in the Rural designation and regulated by the applicable zoning bylaw. Secondary suites are not included in the count of dwellings for the purpose of determining permitted dwelling density in this Plan.
4. While this Plan recognizes an existing Industrial parcel within the Plan Area that is currently zoned for Industrial use, this Plan does not support additional heavy industrial zoning within the Rural designation. This Plan does support rezoning for additional light industrial use, or "service commercial" use in the Rural designation provided it:
 - a) does not negatively impact ground or surface water or sensitive ecosystems;
 - b) does not unduly affect neighbouring properties through its scale and impacts such as noise, odour and significant increase to traffic;
 - c) is visually screened from neighbouring properties and roads; and
 - d) provides a community need that is not provided elsewhere in the Plan Area or where its location is essential to the use.
5. This Plan supports rezoning for Tourist Commercial uses in the Rural Designation provided it complies with policies in section 5.6 of this Plan.

OBJECTIVES

1. *Preserve* the rural character of lands within the Plan Area
2. *Contain* the extent of growth of urban and suburban lands
3. *Encourage* alternative subdivision design to help limit sprawl, reduce fragmentation of ecological systems, and create more sustainable land use patterns
4. *Support* Tourist Commercial and service commercial development that is compatible with the local area and adjacent properties

NOTE FOR DRAFT: A policy specific to development at the Horne Lake Road and Highway 19 intersection was included here in draft v.1.0, and further discussion regarding how the OCP can guide the scale of development is needed before a future draft.

NOTE FOR DRAFT: A policy specific to development of lots 6 and 7 on Faye Road was included here in draft v.1.0, and further discussion regarding how the OCP can guide the scale of the development is needed before a future draft.

ADVOCACY POLICIES

6. All development in the Rural designation is encouraged to follow FireSmart recommendations to reduce the susceptibility of buildings and property to fire.

5.4 Rural Residential

INTRODUCTION

The Rural Residential designation recognizes the existing pattern of smaller lots primarily along the coastal areas on the ocean-side of Highway No. 19A. The density of development in this area is established at 5 units per hectare provided that the lot is served by a community water system. All lots in the Rural Residential designation are served by one of the three improvement districts: Deep Bay Improvement District, Bowser Waterworks District, and Qualicum Bay Horne Lake Waterworks District.

Most lots in this designation are subdivided to their full potential with some infill subdivision potential remaining. However, the potential of some of the larger parcels may be constrained due to ground and soil conditions. It is essential that further infilling be provided in compliance with Ministry of Health regulations.

RURAL RESIDENTIAL POLICIES

1. The Rural Residential designation maintains the existing single family residential and neighbourhood characteristics of the area.
2. Residential development on Rural Residential designated lands shall be permitted at a maximum density of 1 dwelling unit per 2000 m² (5 units per hectare) with community water service.
3. Secondary suites are supported in the Rural Residential designation and regulated by the zoning bylaw. Secondary suites are not included in the count of dwellings for the purpose of determining permitted dwelling density in this Plan.
4. Existing small scale commercial uses in Rural Residential areas shall be recognized for their benefits including accessibility and social contribution to the character of their neighbourhoods.

ADVOCACY POLICIES

5. All development in the Rural Residential designation is encouraged to follow FireSmart recommendations to reduce the susceptibility of buildings and property to fire.

OBJECTIVES

1. *Protect and enhance* the characteristics of the Rural Residential neighbourhoods.
2. *Ensure* that the rural residential areas with natural hazards along the coastal shore of the Plan Area are identified and that development is protected from hazardous conditions..
3. *Ensure* that environmentally sensitive areas along marine and riverine coastlines within rural residential areas are protected from impacts associated with development.
4. *Encourage* alternative subdivision design to help limit sprawl, reduce fragmentation of ecological systems, and create more sustainable land use patterns

5.5 Rural Village Centres

INTRODUCTION

Dunsmuir, Qualicum Bay and Bowser are designated as Rural Village Centres, which are the mixed-use ‘focal points’ of the Plan Area, and are intended to support a variety of commercial, recreational, community and professional services, as well as residential development. It is anticipated that future residential growth in the Plan Area will be accommodated within the Rural Village Centres, which will include a range of housing types. The objectives and policies below are intended to guide the development of these centres as strong community focal points. The Bowser Village Centre Plan (Schedule B) should be referred to for objectives and policies for that Rural Village Centre.

The Bowser Village Centre Plan is the principal guiding document for all land use decisions within the Bowser Village Centre boundary. The Bowser Village Centre Plan forms a part of this Plan as a schedule to the Electoral Area ‘H’ OCP. Where a particular issue is not covered by the Bowser Village Centre Plan, the Electoral Area ‘H’ OCP will be consulted for direction. Where a conflict exists between the OCP and the Bowser Village Centre Plan, the designations and/or policies of the Bowser Village Centre Plan will take precedence within the designated Bowser Village Centre Plan Area.

For Qualicum and Dunsmuir Rural Village Centres, the Rural Village Centre land use designation encourages further mixed use, residential and commercial zoning of land as part of comprehensive development of the centres. Existing local commercial sites may be redeveloped over time which will benefit the viability, character and form of the Rural Village Centres.

RURAL VILLAGE CENTRES POLICIES

1. New commercial sites shall only be located within Rural Village Centres with the exception of Tourist Commercial uses.
2. Lands within the Rural Village Centres are designated as Development Permit Areas for revitalization of commercial areas and form and character of development.
3. Bowser Village Centre is the primary commercial and service centre of the Plan Area. All land use within the Bowser Village Centre boundary must be consistent with the Bowser Village Centre Plan.
4. Affordable housing is encouraged to be located within the Rural Village Centre designation through secondary suites where suitable, and through amenity contribution at the time of rezoning.
5. Development within Rural Village Centres must be consistent with the objectives and policies of this section and with Section 5.1 Development Guideline Criteria.

OBJECTIVES

1. **Concentrate** compatible uses within the Rural Village Centres.
2. **Promote** the provision of full community services (sewer and water) to parcels within the Rural Village Centre Designation.
3. **Encourage** development of mixed commercial uses in the Rural Village Centre designation.
4. **Avoid** conflicts between residential and commercial uses.
5. **Ensure** that the type and scale of commercial development follows community preferences.
6. **Encourage** the location of commercial development and services to support Rural Village Centres and serve the needs of local residents and the traveling public.
7. **Accommodate** a range of housing types and sizes, including affordable housing.

6. In order to achieve a compact form of development in Village Centres, rezoning for low-density development will not be supported. Incremental development over time is supported where an initial phase or phases are clustered on a portion of a property to allow for future development on the rest of the property.
7. A future review of this Plan should consider reducing the area of Qualicum Bay and Dunsmuir Village Centres and re-designating them as Local Service Areas in order to focus the commercial mixed-use centre of the area in Bowser, and encourage local services or tourist commercial uses in the other two Village Centres.

5.6 Tourist Commercial

INTRODUCTION

Beyond the boundaries of the Rural Village Centres, it is recognized that there are commercial uses that cater to the traveling public and are generally located along the Highway No. 19A corridor and near Deep Bay Harbour. These tourism-related commercial uses include a variety of facilities: marinas, cabins, boat launches, small resorts, motels, and recreational vehicle parks. In recent years, many of the tourist accommodation business have closed or converted to year-round housing and community members have expressed a need for more tourist accommodation.

TOURIST COMMERCIAL POLICIES

1. This Plan recognizes existing tourist commercial uses in the Plan Area. These uses will be encouraged to continue and the Regional District will consider rezoning applications for expansion of such facilities subject to Development Permit Area guidelines.
2. Lands designated as Tourist Commercial shall be within designated development permit areas.
3. This Plan supports rezoning for new, small-scale, tourist commercial use in the Rural Lands designation provided it:
 - a) does not negatively impact ground or surface water, sensitive ecosystems;
 - b) does not unduly affect neighbouring properties through its scale and impacts such as noise and significant increase to traffic; and
 - c) complies with the objectives and policies of this Plan.
4. The Regional District shall not support strata conversion of tourist commercial uses to residential uses where it would reduce opportunities for tourism.
5. Proposals for new or expanded tourist commercial accommodation should consider providing staff housing on site, and the Regional District will consider securing the staff housing through housing agreement.

OBJECTIVES

1. **Recognize** existing tourist commercial uses in the Plan Area.
2. **Encourage** the development of the coastal zone of the Plan Area as a tourist commercial destination in a manner that does not detract from Qualicum Bay Village Centre and the Bowser Village Centre as the focus for tourism services.
3. **Ensure** that the type and scale of new tourist commercial development follows community preference as determined through public consultation.

5.7 Recreation Lands

INTRODUCTION

The Plan Area includes various Recreation Land uses that may be distinguished from Tourist Commercial Land uses by their orientation to recreational-type activities benefiting from rural environmental settings. At the time of writing this Plan there are three areas with this designation: Arrowsmith Golf course, Spider Lake Springs Resort, and the seasonal, off-grid strata community around the shores of Horne Lake. The latter two such Recreation Lands provide regular seasonal use opportunities to a longer-term resort population than would normally be associated with hotels, motels, overnight campgrounds or RV parks.

OBJECTIVES

1. **Recognize** existing recreation resort uses in the Plan Area.
2. **Ensure** that recreation resort uses are developed in a manner that does not have negative impact on the environment.
3. **Consider** conditions under which Horne Lake Strata could be re-designated for residential use.

RECREATION LANDS POLICIES

1. Lands designated as Recreation Lands shall be within designated Development Permit Areas in order to assure that the type and scale of future expansions or alterations to the recreational development does not impact on the environment or the character of surrounding neighbourhoods.
2. This Plan supports a study of the benefits and impacts of re-designation and rezoning of the Horne Lake Strata properties (legally described in Strata Plan VIS5160) to residential use. During the 2016 review of this Plan, many Horne Lake Strata property owners indicated they would like to make their recreational home their primary residence and be permitted to live there year-round. The following should be included in the study, as well as any other relevant considerations:
 - a) Engagement with the Horne Lake Strata and individual property owners to understand their concerns with the current Recreational designation.
 - b) Analysis of the impact to the region of the loss of 400 recreational lots; this change could put pressure on other areas for new recreational development.
 - c) Analysis of the impact to the region of adding 400 residential lots outside the Growth Containment Boundary. While these lots are existing and there are some similarities between the impact of recreational and residential use, the study should provide an understanding of the increased expectation of services by residents, and how the new market of year-round residential dwellings and lots at Horne Lake would affect the market demand inside the Growth Containment Boundary.
 - d) Consultation with the Ministry of Environment and Fisheries and Oceans Canada, and an analysis of the impacts on the watershed of increasing the intensity of use to full-time with recommended mitigation measures. Horne Lake is within a significant watershed that includes the Big Qualicum River and supports salmon populations, and the existing recreational lots are located within a sensitive riparian area.
 - e) Consultation with Island Health regarding the potential need for community water and wastewater treatment to be established. The existing methods of wastewater disposal and provision of potable water were established for seasonal occupancy; wastewater disposal is through pump and haul, and provision of water is under water license for individual intakes from Horne Lake.
 - f) Analysis of expansion of the Bow-Horn Bay fire service area to include the Horne Lake Strata.

5.8 Deep Bay

INTRODUCTION

The Deep Bay Harbour is a focal point of the Plan Area with several existing properties designated as Tourist Commercial. It is the only natural harbour in the Plan Area, and includes a marina operated by the Deep Bay Harbour Authority which is important to the aquaculture industry and for pleasure craft. It is an important local commercial area, and small-scale growth and development of the area is encouraged to support economic development including marine, aquaculture, tourism, and services for local residents while maintaining the primarily residential character beyond the immediate area of the marina.

Deep Bay is at the southern end of Baynes Sound which is a significant and economically important shellfish aquaculture area, has cultural significance as a major settlement for First Nations people in the past, and is ecologically important, designated as an Important Bird Area.

There is a strong sense of community identity, and the area covered by the Deep Bay Improvement District is often referred to by residents as what they consider to be the boundaries of the community of “Deep Bay”.

As identified at a community workshop in September, 2016, the vision for the Deep Bay community includes many things that are shared with the rest of the Plan Area such as protection of the natural environment and drinking water, and some that are unique to the local neighbourhood. The objectives and policies in this section of the Plan are intended to reflect the community vision unique to the Deep Bay area.

The presence of archaeological sites is a limiting factor for future development, as is sea level rise and climate change impacts particularly on the Deep Bay Spit.

The Vancouver Island University Marine Field Station is a recent addition to Deep Bay and draws students, researchers, and tourists to the area. Services and accommodations that are complimentary to the Marine Station could be developed to support it and to better connect it with the rest of the Deep Bay community.

Two large, undeveloped properties were removed from the Agricultural Land Reserve prior to the 2016 review of this Plan, which are located between the developed portion of Deep Bay and the Marine Station. Policies related to the development of these properties are found in this section.

OBJECTIVES

1. *Support* a diversity of businesses related to the marine, aquaculture and tourism industries.
2. *Encourage* growth of marine recreational opportunities.
3. *Encourage* commercial development of the area near the Deep Bay Harbour in a way that compliments and supports marine, aquaculture, and tourism activities, or provides services for local residents, while supporting Bowser Village Centre as the commercial and service centre for the area.
4. *Recognize and protect* archaeological sites.
5. *Improve* road connections.
6. *Ensure* compatibility and support for the Vancouver Island University Marine Station.
7. *Maintain and enhance* the sense of community, safe walking routes and trails, and natural environment.
8. *Provide* housing options for different ages and life styles

DEEP BAY POLICIES

1. Redevelopment of existing Tourist Commercial Lands in the Deep Bay area is encouraged where it compliments and supports the marine, aquaculture and tourism industries centred around the harbour.
2. Proposals for redevelopment of existing Tourist Commercial Lands in the Deep Bay area must include provision of sufficient off-street parking.
3. Rezoning of Rural Residential or Rural Lands to Tourist Commercial Lands near the Deep Bay Harbour may be supported if the proposal compliments and supports the marine, aquaculture or tourism industries, provides sufficient off street parking, is consistent with Tourist Commercial Lands policies in section 5.6, and is of a scale consistent with the primarily residential character of the area.
4. When new roads are constructed or existing roads are improved, they should be designed to allow for safe walking and cycling on the shoulder or a separated path.
5. A second public boat launch in Deep Bay is supported, subject to development permit area guidelines to ensure that environmental impact is minimized, and subject to sufficient off-street trailer parking being provided.

Advocacy Policies

6. Fisheries and Oceans Canada is encouraged to ensure derelict vessels are removed before they become and environmental or navigational hazard.
7. The Provincial government is encouraged to communicate with local residents regarding permits for beach cast seaweed harvest, and to consider the impact of the harvest on the enjoyment of waterfront property and on the marine and intertidal ecosystems and on archaeological sites when considering issuing and renewing permits.
8. The Provincial government or the shellfish aquaculture industry is encouraged to monitor the impact of poorly-functioning onsite wastewater treatment systems so that there is an understanding of what impact there is, if any. It is currently believed by some that there is a problem but there is a lack to data to support this belief or evaluate the scale of the impact.

Deep Bay Southwest Policies

“Deep Bay Southwest” is comprised of two lots of 75 hectares that were excluded from the Agricultural Land Reserve prior to the 2016 review of this Plan, and are legally described as LOT A, DISTRICT LOTS 1 AND 86, NEWCASTLE DISTRICT, PLAN 48840 EXCEPT PART IN PLANS VIP56846, VIP70719, VIP79699, EPP34061 AND EPP41048). As part of their exclusion from the Agricultural Land Reserve, a 2.79 hectare waterfront parcel was given to Vancouver Island University where the Deep Bay Marine Station is now located. This Plan envisions Deep Bay Southwest as a mixed-use development with residential, tourist commercial and service commercial uses, meeting the objectives of the Deep Bay section 5.8 of this Plan and pursuant to the following policies:

NOTE FOR DRAFT: Specific policies for this section were not ready at the time of distributing materials to the Working Group for the April 26, 2017 meeting. A verbal update will be provided at the meeting.

5.9 Affordable and Accessible Housing

INTRODUCTION

Area 'H' has a high retirement population with most of the recent population growth in the 50 – 70 age group. Increasing housing options to enable seniors so stay within the community as they age, and to allow people of all ages and abilities with moderate or low incomes to find adequate housing are important goals for this community.

Housing is more affordable in the Plan Area than the rest of the Regional District and the province, yet 24% of households spend over 30% of their household income on housing, a commonly accepted measure of housing affordability (2011 Census). A 2009 Regional District-wide housing needs study identified that there is an insufficient supply of affordable housing throughout the region. A 2010 Affordable Housing Action Plan made recommendations for OCPs that have been included in objectives and policies in this section.

There is currently one seniors housing development in the Plan Area owned and operated by the Qualicum Bay Lions with 20 units, 10 of which are subsidized. In 2012, two Crown parcels in Bowser Village Centre were leased by the Regional District for several community purposes including a seniors supportive living housing complex. The Bowser Seniors Housing Society is currently developing plans to construct and manage such a facility on these lots.

AFFORDABLE AND ACCESSIBLE HOUSING POLICIES

1. This Plan supports the provision of affordable housing and does not prohibit rental or special needs housing in any land use designation in or any future zone created to implement this Plan.
2. Secondary suites are supported in the Rural, Rural Residential and Rural Village Centre land use designations.
3. Multi-unit seniors and affordable housing developments should be located in Rural Village Centres to be close to community amenities and transit.
4. The Regional District should use housing agreements to secure new affordable housing stock.
5. Notwithstanding Agriculture and Aquaculture Policies 3 and 4, the Regional District supports the expansion of the seniors' subsidized housing development operated by the Qualicum Bay Lions, at the end of Lions Way.
6. Acquire affordable housing through provision of community amenity contributions at the time of rezoning, either through the housing itself or contribution to a Regional District affordable housing fund should one be established.

OBJECTIVES

1. *Support and facilitate* the provision of affordable, attainable and accessible housing.
2. *Increase* the supply of housing to meet the needs of seniors, youth, those with special needs, those with moderate or low incomes, and the homeless.
3. *Encourage* universal design of all housing for accessibility to people with disabilities and older people.

ADVOCACY POLICIES

7. The Regional District is supportive of partnerships between all levels of government and community groups to provide sufficient housing to meet the needs of a diverse community.
8. The Regional District encourages that all new housing, particularly secondary suites and rental housing, are constructed to universal design standards for accessibility to people with disabilities and older people.
9. The Regional District supports the Bowser Seniors Housing Society in their work to establish seniors supporting housing the Bowser Village Centre.
10. The Regional District supports energy retrofits to existing housing stock through education and rebates.

5.10 Alternative Forms of Rural Development

INTRODUCTION

To be added

OBJECTIVES

1. *Encourage* creativity in forms of rural development without increasing the number of dwelling units outside the growth containment boundary.
2. *Support* the transfer of potential dwelling units in rural areas where residual lands are conserved in perpetuity for agricultural, forestry, environmental or ecological purposes or other public good purposes.
3. *Support* retention of large land holdings for agriculture and forestry.

ALTERNATIVE FORMS OF RURAL DEVELOPMENT POLICIES

To be added

NOTE FOR DRAFT: Background and Policies for this section were not ready at the time of distributing materials to the Working Group for the April 26, 2017 meeting. A verbal update will be provided at the meeting.

5.11 Temporary Use Permits

INTRODUCTION

To maintain and encourage a vibrant and sustainable economy and provide flexibility in zoning regulations, this plan supports the issuance of temporary use permits within the Plan Area as described below.

The Regional District may issue a permit by resolution that allows commercial or industrial activities to take place under the conditions specified in the permit, including the posting of a security to ensure compliance with the terms of the permit. Notice of the intent to consider the issuance of a permit must be given. Under a temporary use permit the specified uses may be carried out for a period of up to three years and the permit may be renewed for up to a further three years. Applicants may be required to provide development approval information pursuant to sections 5.1.10 and 5.1.11 of this Plan.

OBJECTIVES

1. *Support appropriate commercial and industrial development both inside and outside Village Centres on a temporary basis.*
2. *Ensure that the integrity of an existing neighbourhood would not be adversely disrupted should an application for a temporary uses permit be approved.*

TEMPORARY USE PERMIT POLICIES

1. The RDN will consider issuance of temporary use permits on any parcel to temporarily allow a use not permitted by the relevant zoning bylaw. The following general conditions will guide the consideration of such applications. The RDN may waive any of the following should they be deemed to not be relevant, and may give consideration to additional conditions relevant to the specific proposal.
 - a) The applicant demonstrates how any anticipated impact on the surrounding area will be mitigated (for example: noise, light, hours of operation, dust, odour, vibration, aesthetic impact, etc.).
 - b) The applicant provides a projection of anticipated impact on local road networks, and proposes mitigating measures if necessary.
 - c) The applicant provides an assessment of the impact of the proposed use on the natural environment, including groundwater, wildlife, and environmentally sensitive areas.
 - d) The applicant provides a rationale for the suitability of the location and the inability to conduct the use in another area where the use is already permitted.
 - e) The RDN may specify conditions of within a permit including, but not limited to, environmental protection measures, odour abatement, hours of operation, buffering, and groundwater protection and may require the posting of a bond or other applicable security to ensure compliance with the conditions of the permit.
 - f) Submission of a satisfactory decommissioning and reclamation plan, which may require a security deposit to be held by the RDN until completion of the proposed works.
 - g) The proposal addresses concerns related to visual integrity and buffering of the Inland Island Highway if applicable.
 - h) Where the land is in the ALR, approval from the Provincial Agricultural Land Commission is required.
2. Notwithstanding any other policy in this plan, should a temporary use continue to prove satisfactory upon completion of the terms of the renewed permit, a rezoning to permit the

continued use of the subject property for the use authorized by the temporary use permit may be supported without an amendment to this plan. Note that an amendment to the RGS may be required.

3. The RDN may require security and/or an undertaking to secure the conditions of the permit in accordance with the *Local Government Act*.

SECTION 7 – IMPLEMENTATION

7.1 Implementation Actions

7.2 Community Amenity Contributions

PHOTO

The Electoral Area 'H' Official Community Plan has been prepared in accordance with the provisions of the Local Government Act. The objectives and policies of this Plan are reflected in the land use designations as illustrated on Map No. 2.

The implementation of this Plan must remain consistent with the Regional District of Nanaimo initiatives including the Regional Growth Strategy, water, liquid waste and solid waste management plans and other regional strategic initiatives. Implementation will also require continued coordination with Regional District member municipalities, surrounding electoral areas, First Nations, local water districts, and senior levels of government.

This Plan will be implemented through a variety of measures, including through development, new bylaws, amended or new legislation, and the direct involvement of Area 'H' citizens. Certain measures are to be implemented immediately; others may require years to complete. Some implementation measures are intended to be ongoing, such as providing increased opportunities for citizen involvement in planning in Area 'H'. The involvement of senior levels of government is required for some initiatives, others will only be implemented through the involvement of the business community and citizens in Area 'H'.

7.1 Implementation Actions

The following chart outlines key implementation actions and the responsible party (or parties) for each action. Senior government refers to provincial or federal agencies with jurisdiction in the Plan Area. RDN refers to all departments within the Regional District of Nanaimo. Community refers to the citizens of Electoral Area ‘H’. The timing of implementation actions set out as follows:

- Immediate (to be initiated and/or completed in 2018)
- Short Term (to be completed within 5 years, prior to the next scheduled review of this Plan)
- Long Term (to be completed over the next 20 to 25 years, as part of the implementation of the Regional Growth Strategy)
- Ongoing (to be initiated in the short term with no planned date of completion).

	Action Item	Timing	Responsibility Of:		
			Senior Gov.	RDN	Community
The Natural Environment	Update and improve sensitive ecosystem mapping	Ongoing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Implement Community Wildfire Protection Plans	Short Term	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Prepare sea level rise mapping	Immediate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Promote and incentivize Green Shores shoreline development	Short Term		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Provide community education about FireSmart	Ongoing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Support stream restoration	Ongoing		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Prepare climate change adaptation plan	Short Term		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Resources	Adopt a regional parks development cost charge bylaw	Short Term		<input checked="" type="checkbox"/>	
	Develop existing and acquire new parks and trails	Ongoing		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Explore expansion of Bow-Horn Bay Fire Department Service Area to include Horne Lake	Immediate		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Implement top priorities of Active Transportation Plan	Immediate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Improve signage for businesses on Inland Island Highway	Immediate	<input checked="" type="checkbox"/>		
	Connect Regional District of Nanaimo Transit to Comox Valley Regional District Transit from Deep Bay area	Short Term			
	Increase off street boat trailer parking in Deep Bay	Short Term	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Improve knowledge and protection of aquifers	Ongoing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dev. Strategy	Review the location, size and boundaries of Rural Village centres and consider changes.	Short Term		<input checked="" type="checkbox"/>	
	Create plans for all Rural Village Centres	Long Term		<input checked="" type="checkbox"/>	
	Create affordable and accessible housing	Ongoing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Conduct study on re-designation and rezoning of Horne Lake Strata to year-round residential use.	Short Term	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

7.2 Community Amenity Contributions

INTRODUCTION

To facilitate the acquisition and development of amenities of value to the residents of Electoral Area 'H'; this section provides a framework for negotiating amenities in consideration of changes to the zoning bylaw for increased development potential. 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.

OBJECTIVES

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

COMMUNITY AMENITY CONTRIBUTIONS POLICIES

1. In recognition of the increased value usually conferred on land in the course of rezoning, and the need for new development to contribute to the amenities and services from which they will also benefit, development proposals that include rezoning should 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 other applicable sections of this OCP or policies and plans of the Regional District will provide guidance.
3. Amenities should be customized for each rezoning proposal with consideration of various factors such as the following:
 - a. Developer and community input
 - b. Location of project
 - c. Increase in density
 - d. Projected burden on community infrastructure and facilities
 - e. Financial viability
4. The following list of potential amenities should be considered, not in any order of priority:
 - a. Affordable housing
 - b. Transit stop infrastructure such as pull-outs and shelters
 - c. Trails and paths, particularly those that are identified in existing Regional District plans
 - d. Entrance / Gateway signage, infrastructure and beautification
 - e. Rest stop at Horne Lake Road and Highway 19A
 - f. Tourist information signage, area, or facility
 - g. Parks, conservation lands, outdoor gathering spaces and play areas (in the case of subdivision, in excess of 5% required under the *Local Government Act*)
 - h. Cross walks
 - i. Green building features including energy efficient and net-zero-ready construction
 - j. Design amenities
 - k. Electric vehicle charging station