



## Official Community Plan Review

### Time for an Update



The project is an “update” to the Official Community Plan, meaning that it is not a complete re-write but will be focused on amending those areas in need of change, and adding new content to address new issues or priorities.

### What's in an Official Community Plan?

An Official Community Plan includes objectives and policies for existing and future use of land to address questions such as:

- What kind of use is supported where, and how much?
- How will the community grow and develop over time?
- What needs to be protected?
- What kinds of services are needed, and where?
- What are the hazards in the area?
- What are the public transportation needs?
- What community and institutional space is needed?

### Official Community Plan

The Electoral Area 'H' Official Community Plan was adopted in 2004, and in 2010 the Bowser Village Centre Plan was added.

An Official Community Plan describes a long-term vision for the future of a community and a course of action to achieve it. The course of action is described in objectives and policies to guide land use, servicing, and physical, social and economic changes in the community.

The Official Community Plan is adopted as a bylaw of the Regional District of Nanaimo.

### Community Working Group

THANK YOU to the **Community Working Group** met monthly from March, 2016 to May, 2017. *Agendas, background materials and meeting notes from all of these meetings are posted on the project website.*



## Timeline

2015 → 2016 → 2017 →

Nov—Feb

Mar—June

July— Aug

Sept—Dec

1. Initiate

2. Explore  
Issues

3. Draft  
Plan

4. Adopt



## Section

# 2

- \* Sensitive Ecosystems
- \* Natural Hazard Areas
- \* Freshwater Resources
- \* Marine Environment
- \* Climate Change & Energy



...at Section 3 of the draft OCP,  
and...

Development Permit Areas Nos. 1-4

### Eagle and Heron Nesting Trees

New mapping for the OCP:

Eagles nests (in progress)

Heron rookeries (2016)

Improved Development Permit Area No. 2 for protection zones around these nesting trees:

- \* If the nest is no longer there, **NO** development permit required.
- \* If a nest exists but is un-mapped, development permit **IS** required.

### Aquifer Protection

⇒ NEW mapping for wellhead protection areas and groundwater recharge areas from Improvement Districts.

⇒ NEW map of groundwater features.

⇒ Former Bowser Seed Orchard site recognized as within the recharge area of the Bowser Waterworks wells and that any future use should not contaminate the aquifer.

⇒ New Development Permit Area No. 3 for Aquifer Protection that improves guidelines from former OCP.



### Coastal Steep Slope Hazard

⇒ NEW steep slope mapping based from 2 m contours.

⇒ Revised Steep Slopes

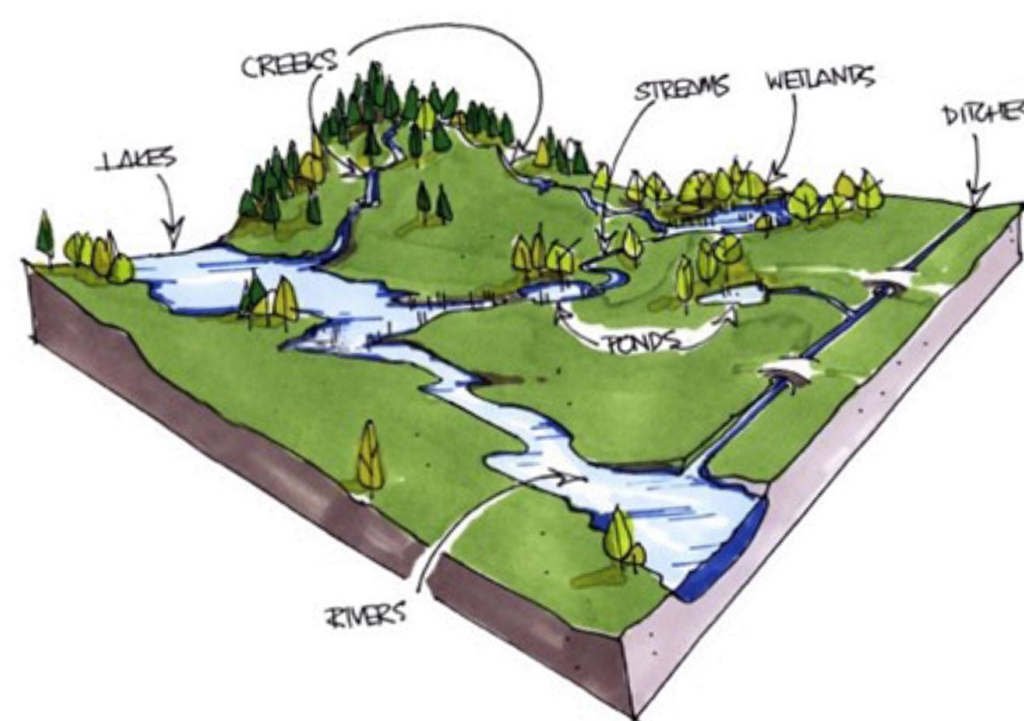
Development Permit Area No. 5. Applies to slopes near the marine coast to improve the boundaries of the current development permit areas.

⇒ Steep slope mapping for entire Plan Area for information.

### Freshwater and Fish Habitat

\* Combined two development permit areas into revised DPA No. 1

\* Updates guidelines and adds exemptions wherever possible.



### Climate Change and Energy

\* Policy direction to develop a climate change adaptation plan.

\* Support for renewable energy generation as economic opportunity

\* Continued policies for reducing greenhouse gas emissions.

\* Ensure new waterfront lots created by subdivision will be buildable taking into sea level rise over a 100 year time horizon, without flood protection works.

### Marine Environment

\* New objective and policies for protection of marine ecosystems and natural coastal processes.

\* New policy that structural modification to the shoreline such as with sea walls and rip rap will only be permitted when a Green Shores (softer) approach is not a practical alternative.

\* Revised Development Permit Area for the marine coast (No. 4) to provide clarity and direction for coastal development to meet the objectives of the OCP

\* Reduced area of coastal development permit area from 30 m upland of natural boundary to 15 m. This focuses on the most sensitive areas and encourages development to remain out of the 15 m zone entirely.

### Green Shores for Homes

Protect your property *and* help the environment.

**Hard Armouring Approach:**

- ❌ Restored physical processes
- ❌ Enhanced habitat
- ❌ Reduced pollutants
- ❌ Reduced cumulative impacts

**GREEN SHORES HOMES**

- ✅ Restored physical processes
- ✅ Enhanced habitat
- ✅ Reduced pollutants
- ✅ Reduced cumulative impacts

Limited beach access

Changes to beach and habitat

Scouring and Erosion

Property Protection:  
Added sand, gravel, and vegetation helps absorb wave energy, reducing flooding and erosion while providing habitat.

Better beach access

Trained professionals can help with design

\$\$\$ ← Less Expensive to Install: Research\* has demonstrated that the Green Shores approach can cost only 30-70% as much as a hard armouring approach. → \$

STEWARDSHIP CENTRE FOR BRITISH COLUMBIA

For more information visit: [www.greenshores.ca](http://www.greenshores.ca)

With support from Natural Resources Canada through the Adaptation Platform

\*Research Source: Greening Shorelines to Enhance Resilience: An Evaluation of Approaches for Adaptation to Sea Level Rise (2014)

Natural Resources Canada

Resources naturelles Canada

Canada  
November 22, 2017 PIM



## Section

# 3

- \* Agriculture & Aquaculture
- \* Forestry
- \* Mineral, Gravel and Hydrocarbon Resources



...at Section 3 of the draft OCP, and...

Development Permit Area No. 6

## Alternative Forms of Rural Development

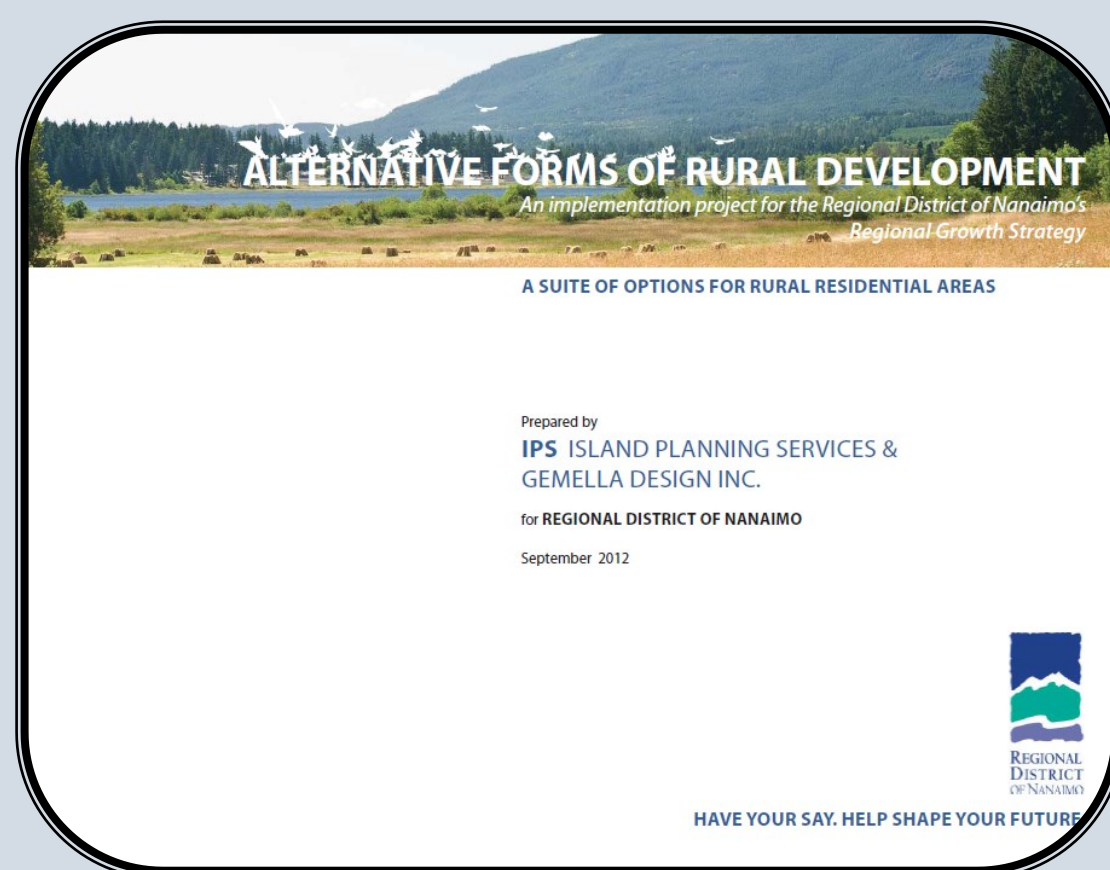
NEW policy section in the "Development Strategy"

- ⇒ Can protect resource lands by enabling transfer of future development rights (potential residential dwellings) away from important agriculture lands, and to areas more suited to development.
- ⇒ Can enable creative ideas for working landscapes such as clustering dwellings near an agricultural area to create a farming cooperative.

### Further reading...

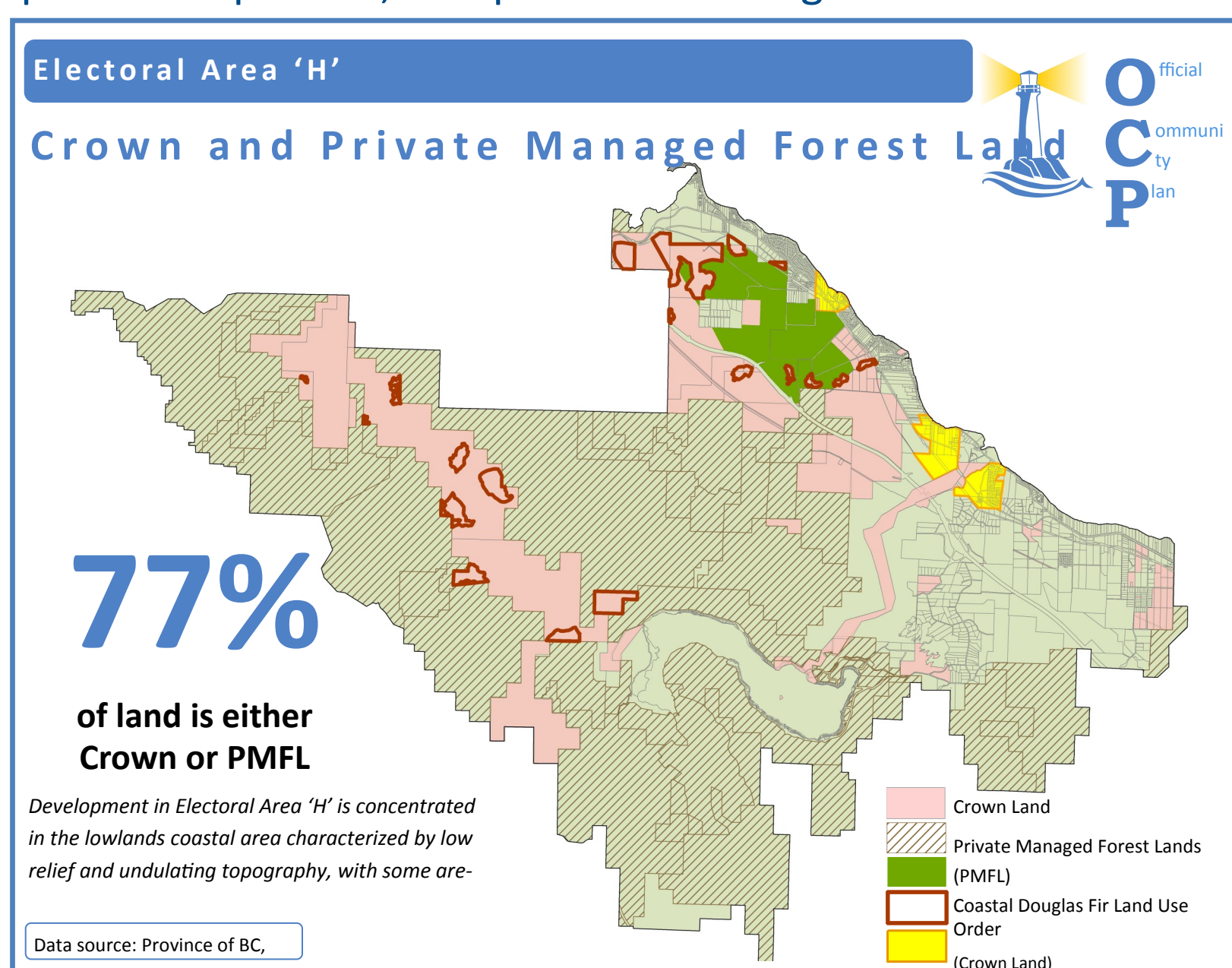
The RDN undertook a study to develop a suite of options to support a more sensitive and sustainable approach to development in rural areas.

Read the report online @ [www.rdn.bc.ca/areahocp](http://www.rdn.bc.ca/areahocp)



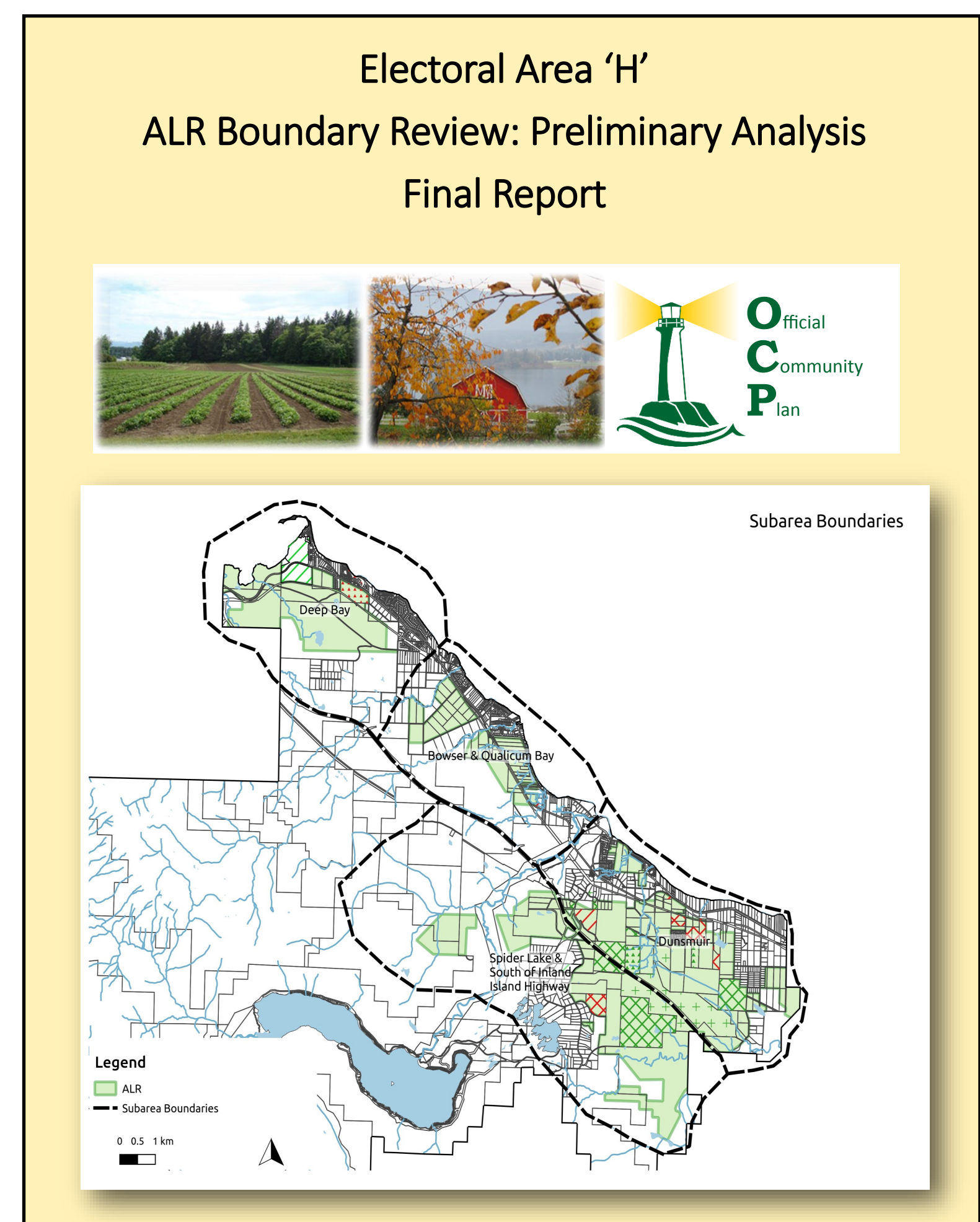
## Forestry

- ⇒ NEW reference to the Coastal Douglas Fir Land Use Order that was designated in 2010.
- ⇒ NEW policy for the RDN to coordinate with the Province and commercial forest companies to develop public access to private logging roads and trails during non-operational periods, except in times of high or extreme fire danger.



## Agriculture & Aquaculture

- ⇒ NEW policies to support aquaculture throughout
- ⇒ NEW policy to guide content of agrology reports in support of subdivision in or exclusion land from the Agricultural Land Reserve
- ⇒ NEW Development Permit Area No. 6 for subdivision of lands adjacent to the Agricultural Land Reserve to reduce future conflicts between agriculture and other uses.
- ⇒ NEW policy supporting future consideration of regulating the size and location of residential uses in the ALR.
- ⇒ NEW advocacy policy encouraging the Ministry of Agriculture and other farm organizations to support owners of agricultural land in all aspects of farming.



The RDN undertook a study to investigate whether or not the boundary of the Agricultural Land Reserve warrants some adjustment in Electoral Area 'H'.

The study resulted in a number of recommendations to the RDN, many of which have been implemented in the draft OCP, and did not recommend the RDN apply for a block exclusion of land from the Agricultural Land Reserve.







## Section

# 4

- \* Parks & Open Space
- \* Community & Institutional
- \* Community Water & Sewer Systems
- \* Transportation Network
- \* Public Transportation
- \* Marine Transportation



...at Section 4 of the draft  
OCP, and Map No. 4

## Active Transportation Plan



### ELECTORAL AREA 'H' ACTIVE TRANSPORTATION PLAN

The Active Transportation Plan (ATP) will guide the planning and implementation of facilities and initiatives that will enable and encourage more walking and cycling trips by more residents and visitors to Electoral Area 'H'.

⇒ The ATP identifies 42 pedestrian and bicycle improvements prioritized into short, medium and long term objectives.

⇒ The OCP includes the ATP network as Map No. 4, and the ATP itself remains a separate document to refer to when developing the network.



## Community & Institutional Facilities

- \* The Deep Bay Marine Field Station is recognized as a new educational facility
- \* NEW Institutional land use designation to recognize existing, important community facilities.
- \* The Plan supports expansion of a Crown lease area at the end of Shayla Road in the Spider Lake area for the Bow-Horn Bay Volunteer Fire Department to construct a new fire hall.

## Parks & Open Space

- \* Updated accomplishments such as Henry Morgan Park and current work on Dunsmuir Park
- \* NEW reference to informal trail systems (not managed by RDN)
- \* NEW policy on RDN considerations for review of road closure applications.
- \* Updated references to Community Parks and Trails Strategy and Regional Parks and Trails Plan
- \* Updated policies for park dedication at time of subdivision
- \* Updated parkland acquisition priorities and consolidated into one policy to assist in implementation
- \* NEW policy to support creation of a regional parks development cost charge bylaw



## Community Water & Sewer

- \* NEW information about wellhead protection plans of the water Improvement Districts
- \* NEW policies to support community sewer outside of Village Centres where there is a threat to public health or to support other development objectives related to alternative forms of rural development.

## Transportation

- ⇒ NEW Advocacy policy to encourage BC Transit and the Comox Valley Regional District to work with the RDN to connect a bus route north from Deep Bay to Courtenay.
- ⇒ NEW Advocacy policy to encourage the Deep Bay Harbour Authority to provide additional off street parking.
- ⇒ NEW Policy to support new public boat launches
- ⇒ NEW Objective for second access to neighbourhoods with only one way in and out.







## Section

# 5

- \* Development Guideline Criteria
- \* Each of the land use designations (Map 5)
  - \* Deep Bay
- \* Affordable and Accessible Housing
- \* Alternative Forms of Rural Development
  - \* Temporary Use Permits

### NEW Support for Rezoning to Tourist Commercial or Service Commercial Use

A property owner in the Rural designation could apply to rezone for a tourist commercial or service commercial use. The proposal would have to meet the criteria in OCP sections 5.3 and 5.6 that ensure the scale and impact of the proposal fit within the rural context. As with all rezoning applications, The proposal would be subject to community review.

What is tourist commercial and service commercial use?

**Tourist commercial use** includes short term accommodation, retail and service uses aimed at the travelling public.

**Service commercial use** is called "light industrial" in many older bylaws, and includes retail, service or manufacturing uses that have a low impact on the surrounding area through little or minimal noise, odour, or dust etc.

**When outside village centres, both of these uses should be small-scale and not detract from growth of village centres.**

Temporary use permits are now also enabled in the OCP, which can allow use not permitted in the zoning bylaw on a temporary basis.

The development strategy in this OCP follows from the first "Community Values Statement" which is to **"Protect rural character and contain urban development to village nodes"**. This value is balanced with other community values about a diversified economy, protection of the environment, and others.



...at Map No. 5 to see where these changes would occur

### Where would smaller lot sizes and transfer of potential dwellings take place?

(Alternative Forms of Rural Development policies)

#### Smaller lot sizes supported in Rural and Rural Residential designations.

- No overall increase in number of dwellings
- Area of significance protected
- Lots are large enough for wastewater disposal and potable water (if not on water system)

#### Transfer of potential dwellings can be:

**Donor (FROM):** Resource-Agricultural, Rural or Rural Residential and  
**Receiver (TO):** Rural and Rural Residential.

#### Compatibility with Surrounding Neighbourhood measured by:

- In Rural Residential designation, the increase in number of dwellings through transfer can up to **double** the number of dwellings allowed.
- In the Rural designation, the increase can only be by **1.5 times**.
- Comprehensive set of guidelines to measure suitability of a proposal for transfer.

### Alternative Forms of Rural Development

To encourage more sustainable forms of rural development outside the Village Centres, the draft OCP provides opportunities for:

- flexibility in minimum lot size and
- transfer of potential dwelling units

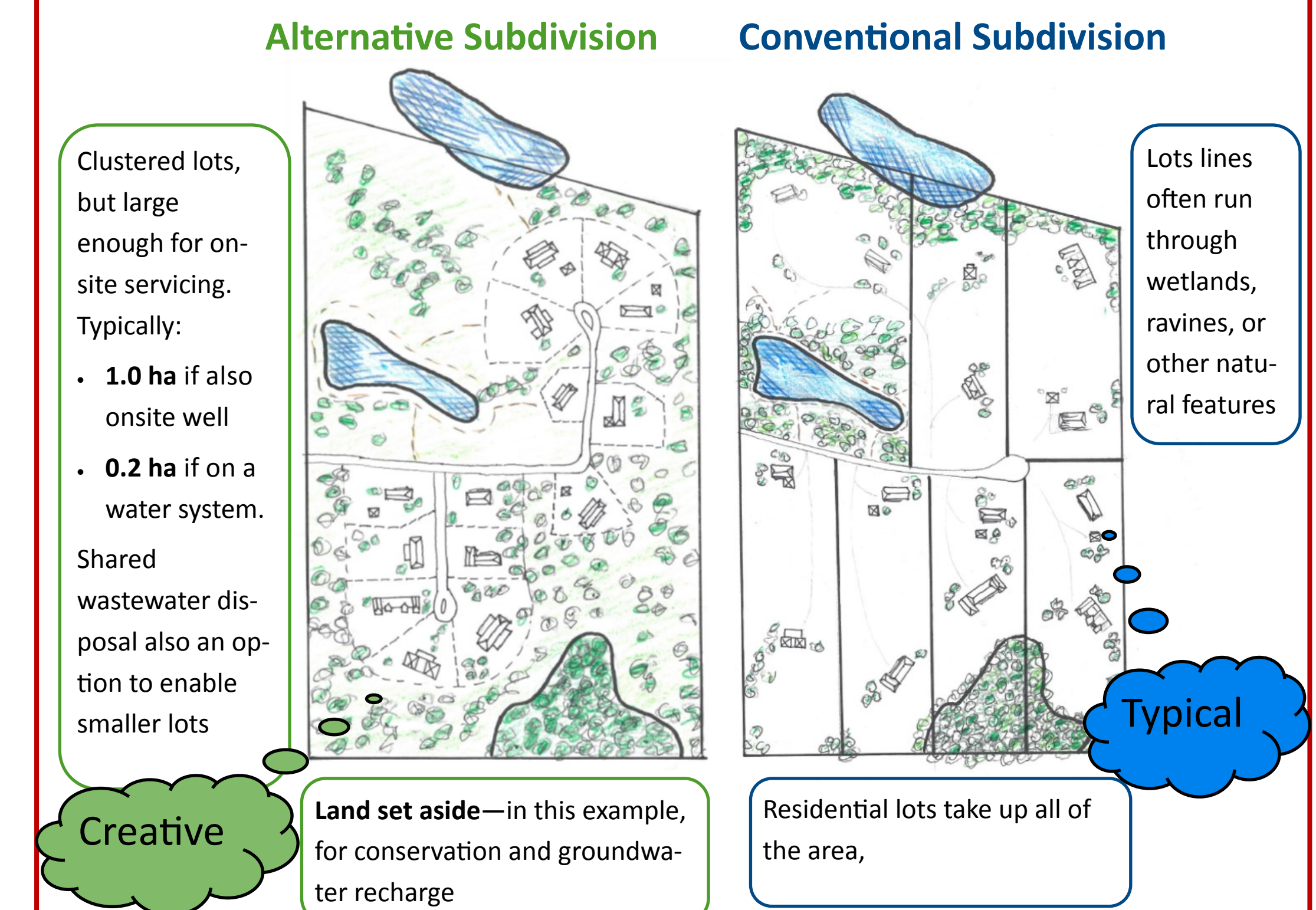
where the overall number of potential dwelling units does not increase outside the Village Centres.

Why?

- facilitates moving future development from sensitive and important areas to other areas more suited to development.
- These sensitive or important areas can be protected for a number of purposes such as:
  - groundwater recharge,
  - conservation,
  - agriculture,
  - forestry,
  - public parks and trails
  - or other public good uses.

#### Flexibility in Minimum Lot size

Results in clustering the same number of lots dwellings in a smaller area, allowing for the remainder to be used for a another purpose that benefits the community or the environment.



### Deep Bay Southwest

OCP designation changed from "Rural" to "Deep Bay Southwest".

New designation supports:

- Clustering of the current residential dwelling potential to allow approximately 50 dwellings
- Dwellings must be a mix of single, duplex and up to four-plex
- Secondary suites are allowed in all single dwellings
- A 2-storey lodge with up to 20 rooms and 20 small cabins with restaurant and associated tourism services not expected to compete with Bowser
- Service commercial use that compliments aquaculture and the marine industry
- Transfer of residential density potential from other areas for up to 300 dwellings in Deep Bay Southwest

#### Conditions of Development, Access, Servicing and Amenities:

- 40% of the land must be set aside for environmental protection or public use
- Construction of park and trail system
- Dedication of area for boat trailer parking
- High standard of wastewater treatment
- Roads must include roadside paths or trails
- Road must be dedicated to VIU Deep Bay Marine Station
- New access from Gainsburg must be constructed so that Crome Point Road is not used
- Road to Highway 19A must be dedicated and used for construction and emergency access

Further requirements for tourist commercial and service commercial development in addition to residential

Further requirements for over 50 residential dwellings obtained through transfer of dwelling potential.

#### Horne Lake Strata

NEW Policy supports changing the land use designation to Residential subject to the outcome of a study to review the community, servicing and environmental impacts. This change would allow full-time occupancy and require amendment to the Regional Growth Strategy.

The outcome of the study could be used to inform future consideration to amend the Regional Growth Strategy.

#### Affordable & Accessible Housing

- NEW policy section
- Recognizes need for affordable housing
- Supports expansion of Qualicum Bay Lions seniors' subsidized housing
- Encourages acquisition of affordable housing as an amenity contribution at the time of rezoning.

### Deep Bay Policies

- NEW Policy section for this distinct neighbourhood outside the Growth Containment Boundary
- September, 2016 community workshop
- Policies aim to capture community vision for future development





## Bowser Village Centre Plan

- \* Village Plan adopted in 2011
- \* A few changes proposed

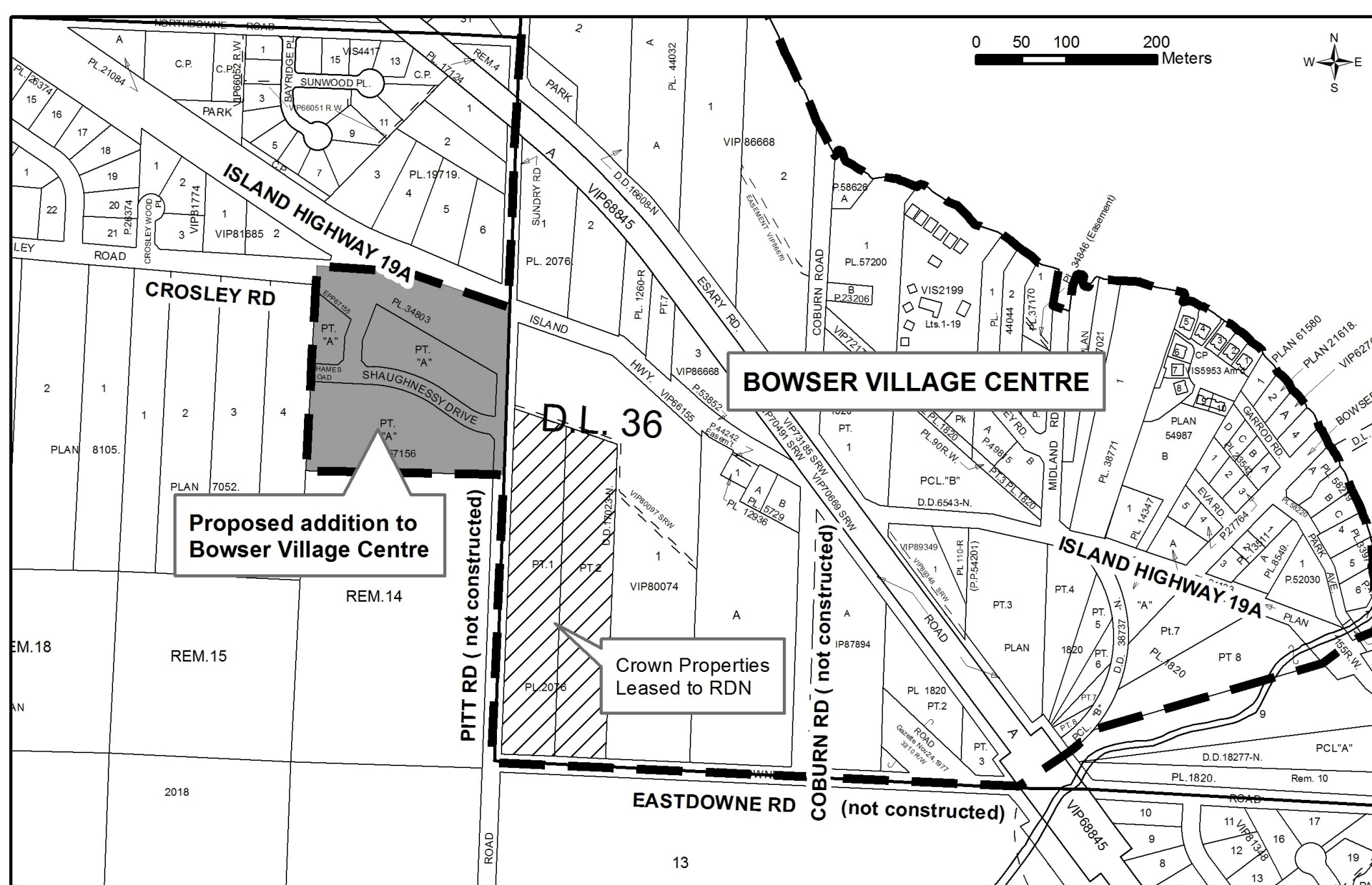


...at the draft revised  
Development Permit Area for  
Bowser Village

### Crosley Road Realignment and addition to Village Centre

The Lighthouse Villa for Seniors is planned for construction on Crown land behind Magnolia Court that is leased by the RDN. There is no practical road accesses to this site. The neighbouring property owner offered to build a new road to access the Seniors Housing, and realign the intersection of Crosley Road with the Highway 19A, in exchange for their property being added to the Bowser Village Centre, Commercial Mixed Use designation. The land exchange between the owner and Ministry of Transportation and Infrastructure has already occurred, and construction has not begun on the road.

The property is within an area for future expansion of Bowser Village Centre. The property is 2.7 hectares in size, currently has 2 houses and cannot be subdivided. Adding it to the Bowser Village Centre would allow a range of residential and commercial uses, and a specific proposal would be presented to the community at the time of rezoning .



### Development Permit Area

- ⇒ Revisions to Bowser Village Centre Development Permit Area:
- ⇒ Improved clarity
- ⇒ Additional exemptions for minor development
- ⇒ Removed duplication of guidelines covered in other development permit areas

### Other Updates

- \* NEW policy requiring connection to a wastewater management system (sewer) once it is constructed with any rezoning or amendment to the Bowser Village Centre Plan.
- \* NEW policy to ensure that rezoning proposals meet minimum densities targets, either at initial build out or phased over time.
- \* Updates to all maps to include the addition of the one lot into the Bowser Village Centre, from the Future Use Area.



### Want to learn more about the Bowser Village Centre Wastewater Project?

Because the policies and objectives to pursue wastewater treatment for Bowser Village already existed in the OCP and Bowser Village Centre Plan before the start of this Review Project in 2016, establishing a service area for and constructing the sewer system has not been part of the OCP Review. Separate public meetings have been held for the Bowser Sewer project.

RDN Wastewater staff are at the Information Meeting tonight and may be able to answer your questions. Or, you more information can be found at [www.rdn.bc.ca/bowser](http://www.rdn.bc.ca/bowser).



## Section

# 6

- \* **Partnerships and Economic Opportunities**
- \* **Heritage Site Protection**



...at the Archaeological Overview Assessment pamphlet

### Partnerships and Economic Opportunities

Recognizes current and potential partnerships between Qualicum First Nation and other First Nations.

- \* As the Qualicum First Nation reserve is surrounded by the Plan Area, there are many partnerships that are already in place including transit and recreation.
- \* Future opportunities could include things such as garbage and recycling collection, liquid waste management, and others.
- \* Recognizes RDN Board commitment to reconciliation
- \* Supports Qualicum First Nation development initiatives on land added to Reserve or intended to be added to Reserve, without amending the OCP.

### Heritage Site Protection

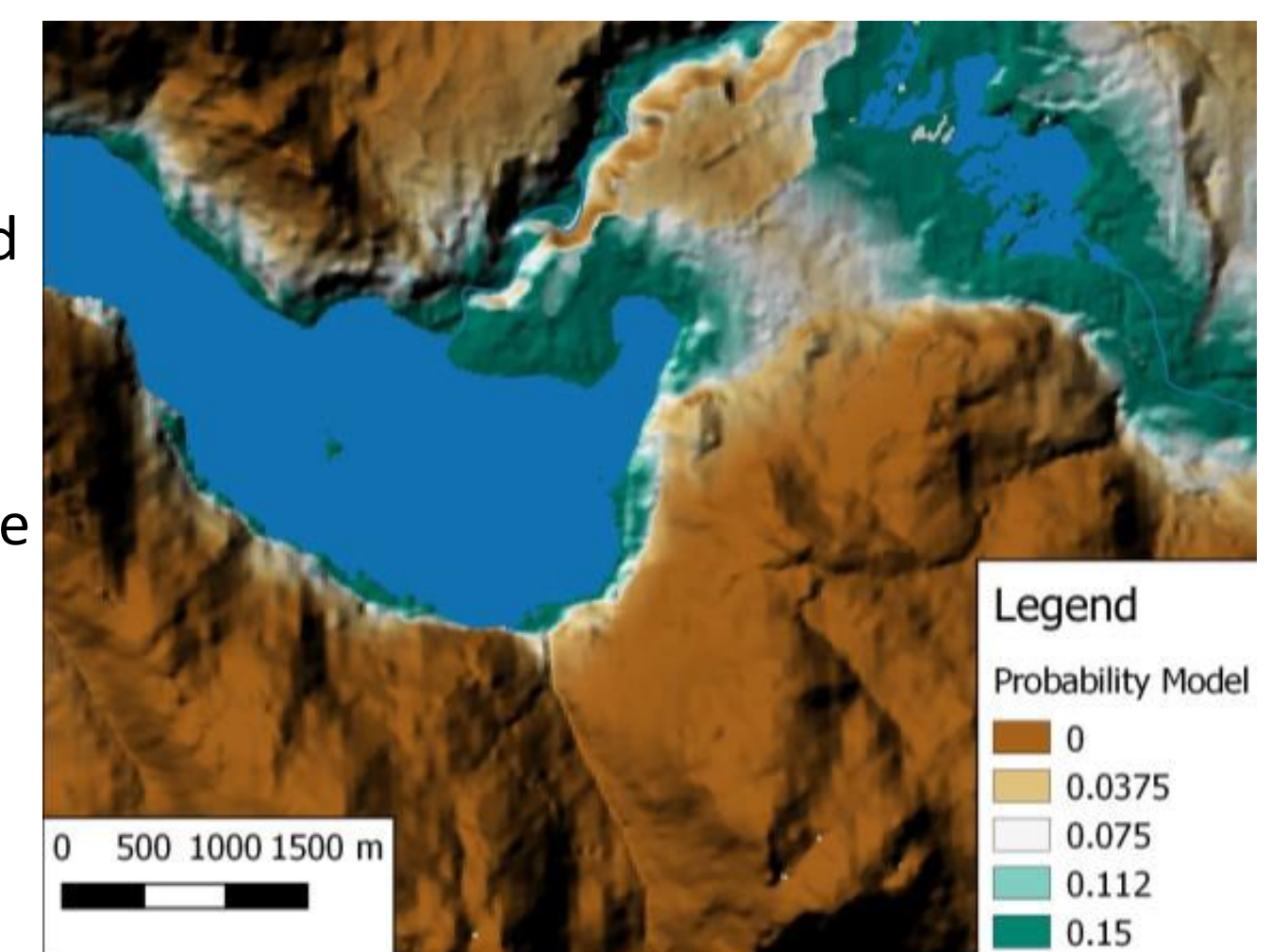
Heritage sites include archaeological sites as well as other places of cultural importance that do not necessarily have any physical marker.

⇒ NEW OCP section with policies to raise the importance of protecting sites during development.

*The jurisdiction for archaeological site protection remains with the BC Archaeology Branch.*

### Archaeological Overview Assessment

The RDN undertook an Archaeological Overview Assessment as background to this OCP Review. The result is mapped areas of high and low potential. The map will be kept with the BC Archaeological Branch, but information about specific property is available upon request at



the RDN or through the BC Archaeology Branch.

- ⇒ Provides early information to property owners about the likelihood of encountering a previously unrecorded archaeological site.
- ⇒ Helps property owner decide if they will undertake a more detailed archaeological assessment of their property before construction begins.

*Note: If an archaeological site is already identified on a property, a permit from the Archaeological Branch is required before construction begins.*



## Section

# 7

\* **Implementation Actions**

\* **Community Amenity Contributions**



...at the list table of Implementation Actions in Section 7

### Implementation Actions

- ⇒ An OCP sets policy direction, and to achieve its objectives, follow up action is often required.
- ⇒ Some aspects of an OCP are implemented through development, and others are implemented pro-actively by the RDN, senior government (federal or provincial) or the community.
- ⇒ The OCP includes a table listing implementation actions.

### Community Amenity Contributions

NEW policy section to create a framework for negotiating amenities in consideration of changes to the zoning bylaw for increased development potential.

The following list of potential amenities should be considered, not in any order of priority:

- . Affordable housing
- . Transit stop infrastructure such as pull-outs and shelters
- . Emergency response facilities and equipment
- . Trails and paths, particularly those that are identified in existing Regional District plans
- . Entrance / Gateway signage, infrastructure and beautification
- . Rest stop at Horne Lake Road and Highway 19A
- . Tourist information signage, area, or facility
- . Parks, conservation lands, outdoor gathering spaces and play areas (in the case of subdivision, in excess of 5% required under the *Local Government Act*)
- . Crosswalks
- . Green building features including energy efficient and net-zero-ready construction
- . Design amenities
- . Electric vehicle charging station