

Summary of Changes in Draft Version 3

September, 2017

Introduction

Based on public submissions received on the draft version 2, community input at the June 28, 2017 Open House and further review by Regional District staff, there are a number of revisions in draft Version 3. An annotated draft showing the changes listed in this document as well as more minor typographical changes is also available.

Section 1 – Introduction and Purpose

- Section 1.4 Consistency with the Regional Growth Strategy is added.

Section 2 – The Natural Environment

- Revised introductory text to 2.3 Freshwater Resources to reflect the current way of characterizing the water landscape from RDN Drinking Water and Watershed Protection Program.
- Added policy of non-support for introduction of motors to Spider or Illusion Lakes.
- Added advocacy policy to encourage the Ministry of Forests, Lands and Natural Resources Operations to ensure a future use of the Bowser Seed Orchard lands that contributes to the protection of aquifer and community water supply wells.
- Added policy that rezoning proposals for waterfront lots must demonstrate a high level of wastewater treatment to protect the marine environment from contamination.
- Added advocacy policy: Island Health or other appropriate government ministry to study the impact on marine water quality from onsite wastewater treatment near the foreshore.

Section 3 – Natural Resource Management

Two new Agriculture policies are added based on referral to the Agricultural Advisory Committee:

- The Regional District supports the continued referral to the Agricultural Advisory Committee of land use applications and amendments to this Plan that affect land in the ALR.
- The Regional District should consider regulating the size and location of residential uses in the ALR so that they are farm-oriented and do not reduce the likelihood that the land will be farmed in the future.

Section 4 – Community Resources

- Several new and revised policies based on referral to the RDN Parks Department to provide more clarity for future park acquisition through rezoning or park dedication through subdivision.



- New advocacy policy: The Regional District encourages Vancouver Island University to continue community programming and events at its Marine Research Station and to integrate its future growth and development with the surrounding community.
- Two new policies related to community water systems based on referral to Improvement Districts:
 - Except for agriculturally-designated lands, the Regional District does not support the drilling of wells for domestic purposes where community water services exist and have adequate capacity to meet reasonable domestic demand.
 - In the absence of a groundwater protection bylaw that otherwise recommends such development, the creation of new parcels, serviced by private wells within community water services areas, is not supported.
- Additional new policy based on community feedback: This Plan supports establishing a mandatory septic maintenance program in all areas not served by a community sewer system in order to protect the environment including surface, marine and ground water from contamination.

Section 5—The Development Strategy

- In the Rural designation, additional clarity to Policy 4 that supports rezoning for service commercial use.
- In the previous version of the draft, there were two notes in the Rural policy section 5.3 about policies being presented to the community regarding two development proposals located at the Horne Lake Road and Highway 19 intersection, and on Faye Road. The notes indicated that policy options were being presented to the community and site-specific policies could be included in this section in the next draft. Draft Version 3 does not include site-specific policies, instead relying on other new policies that may allow additional development opportunities at these locations, specifically Rural Policies 4 and 5 and Alternative Forms of Rural Development.
- Rural Lands Policy 4 is returned to the draft OCP (as Rural Policy 3). It is in the current OCP and was removed in the previous draft with the intent that Alternative Forms of Rural Development policies in Section 5.10 would take its place. It is returned to the OCP based on community input and analysis that there are very few lots remaining to which it would apply.
- In Rural Village Centres, new policy to require rezoning which includes a privately owned wastewater treatment system be accompanied by a covenant requiring connection to a Regional District sewer service should one be established.
- Additional clarity to Tourist Commercial Policy 3 which supports rezoning in the Rural designation for new small-scale tourist commercial use.
- Clarification to Recreation Policy 2, that the OCP supports re-designation of the Horne Lake Strata from Recreation to residential use subject to the outcome of a study of the impacts and benefits.
- For the Deep Bay Southwest designation, approximately 50 residential dwellings are supported through clustering of the existing development potential on Lots A, B and C. Draft Version 3 adds the additional access requirement that a road from the development to Highway 19A is constructed to a level suitable for emergency access and service vehicle access during



construction. The following additional changes are made to the policies for Deep Bay Southwest in Section 5.8:

- The maximum number of dwellings that could be achieved through transfer of residential dwelling potential is changed from 300 to 240 in response to community concern that secondary suites are allowed in addition to the number of dwelling units. The new number takes into account the potential number of secondary suites if 50% of principal dwellings are single and permitted a secondary suite, and of those, only 50% of homeowners actually construct secondary suites.
- Additional requests to the Approving Officer related to access and servicing if Deep Bay Southwest is subdivided under current zoning.
- New policy that the well protection area for the Deep Bay Improvement District should be protected
- Addition that as a condition of any rezoning, a road must be dedicated directly to Highway 19A and constructed to a level suitable for emergency access and service vehicle access during construction. The previous draft only included requirement for emergency access, and service vehicle access was required for rezoning for more than 50 dwellings.
- Additional desired community amenity of a sewage collection, treatment and disposal system for the development, to be owned and operated by the RDN, capable of expansion to at least 320 additional connections outside of Deep Bay Southwest. The number of 320 comes from a 2016 dwelling count for the Deep Bay area accessible by road from Gainsburg Road.
- Added desired community amenity of contribution to construction of a new fire hall for Deep Bay Improvement District.
- New policies for a Regional Growth Strategy amendment to allow the full 240 dwellings without any requirement for transfer from other lots. Under this scenario the full list of desired amenities must be provided, 10 percent of dwellings must be affordable housing and the sewer collection system must be constructed beyond the boundaries of Deep Bay Southwest to include at least the lots on Crome Point Road, Deep Bay Drive and Burne Road.
- New policy that during a future review of this Plan, the policies for Deep Bay Southwest should be reviewed in consideration of housing demand, growth patterns, and community need.
- Significant changes to Section 5.10 Alternative Forms of Rural Development to respond to Working Group and community concern that: donor and receiver areas needed to more limited, density in receiver areas more clearly defined, and concern about significant development potential being available for transfer from Resource land where it would be unlikely to be developed without transfer, and with little discernable benefit to the environment or community.
 - The Resource designation is no longer an eligible donor area, but Resource-Agriculture (lands in the ALR) remains a donor area.
 - Receiver areas are those in the Rural and Rural Residential designations with added limitation that only eastward of Highway 19.



- Receiver parcel density is limited as follows:
 - Rural Residential designation: 2 times the number of potential dwellings permitted on the parcel before the transfer
 - Rural designation: 1.5 times the number of potential dwellings permitted on the parcel before the transfer
 - Note: see notes in margin of annotated OCP Draft Version 3 for further explanation
- New section added with a list of guidelines for applications for transfer of dwelling potential to improve certainty for community, applicants, and the RDN.

Section 8 – Development Permit Areas

- Aquifer protection is separated into its own development permit area for clarity.
- Based on new information received in the Qualicum Bay Horne Lake Waterworks Well Protection Plan, additional guidelines are added to the Aquifer Development Permit Area to protect an area at risk of artesian conditions.
- To Qualicum Bay and Dunsmuir Village Centres Development Permit Area:
 - Change to the exemption for subdivision so that intensive residential subdivision is not exempt.
 - Addition of objectives for landscaping consistent with the Bowser Village Centre Development Permit Area.
- Designation of a new Deep Bay Southwest Development Permit Area. The OCP includes justification and objectives, and at the time of rezoning for Deep Bay Southwest, guidelines would be created and adopted in the zoning bylaw.