

# *A Shared Community Vision*

## Electoral Area 'A' OCP Review South Wellington Workshop

November 23, 2009



<b>Agenda</b>	
6:30 - 7:00	RDN Presentation
7:00-8:00	Small Group Exercise Part 1
8:00-8:50	Small Group Exercise Part 2
8:50-9:00	Closing Remarks

# Small Group Exercise Part 1

## Instructions

Review the options identified on the map provided and take 5-10 minutes to individually reflect on the questions below then discuss them in your groups.

## Future Industrial and Commercial Opportunities (not included in the draft OCP)

During the Official Community Plan review the community has identified a desire to support the local economy by including a range of light industrial and commercial uses. In doing so it was also important to protect the environment and promote compatibility between uses. The community has identified two areas for potential expansion to the South Wellington Light Industrial Commercial Area. The map provided identifies these areas which include an area surrounding Kipp Road and the Triple E Campsite.

*Questions (40 minutes):*

- 1. Would you like to see these two areas included in the South Wellington Light Industrial Commercial Area?*

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- 2. Feel free to identify other areas/ ideas/opportunities that were not included on the map that you would like to see included in the Official Community Plan? (Please mark any ideas your group generates on the large map provided at your table)*

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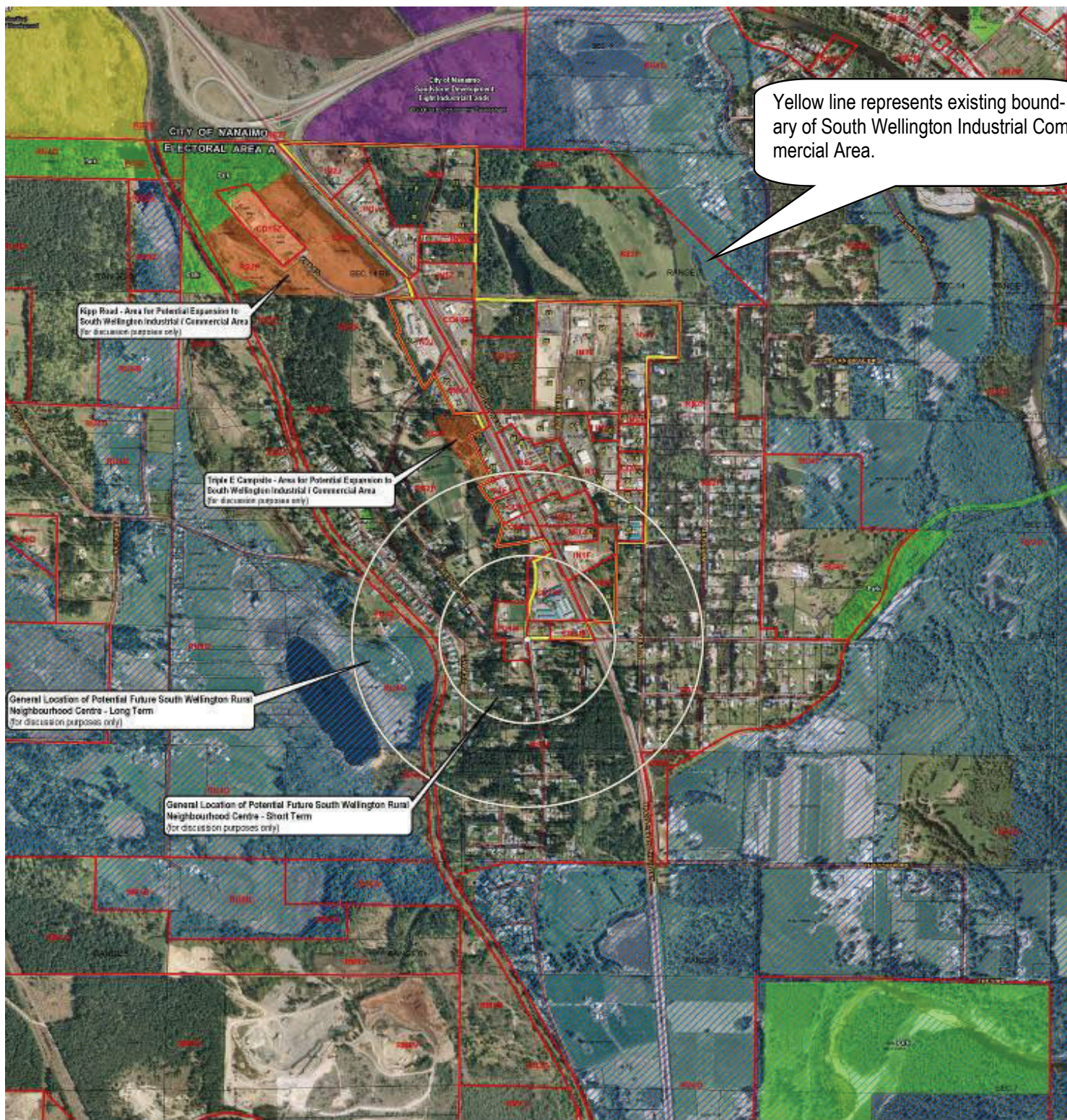
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## Reporting Back

Each group designates a spokesperson from their table to report their answers to the larger group. (20 minutes).



# Future Industrial and Commercial Opportunities in South Wellington (For Discussion Purposes Only)



Yellow line represents existing boundary of South Wellington Industrial Commercial Area.

Rigg Road - Area for Potential Expansion to South Wellington Industrial / Commercial Area (for discussion purposes only)

Triple E Corridor - Area for Potential Expansion to South Wellington Industrial / Commercial Area (for discussion purposes only)

General Location of Potential Future South Wellington Rural Neighbourhood Centre - Long Term (for discussion purposes only)

General Location of Potential Future South Wellington Rural Neighbourhood Centre - Short Term (for discussion purposes only)



## Small Group Exercise Part 2: Rural Neighbourhood Centre Discussion (not included in the draft OCP)

Throughout the Official Community Plan review process there has been a general desire to support the creation of compact complete community's, which provide opportunities for local employment, local services, and allow local residents to meet some of their daily needs within their community. At the same time, the community has also made it clear that they wish to preserve the rural characteristics of their community and protect the environment.

Some community members have expressed an interest in exploring the idea of having a small Rural Neighbourhood Centre in South Wellington centred around the intersections of South Wellington and Morden Roads where residents could go to access local services such as a coffee shop, farmers market, bakery, professional practices, gas station, small retail, etc.

In the context of South Wellington, a Rural Neighbourhood Centre may start small with one or more lots which may help define the community of South Wellington and could provide a place where local services could be provided. The types of development supported could be limited to those which do not require community water and community sewer servicing. In the long term, as demand for residential and additional local services increases, the community could consider potential for expansion to include additional adjacent lands for residential uses and commercial services as well as the possibility of community water and sewer services.

The Map provided identifies a potential location for a Rural Neighbourhood Centre in South Wellington which was strategically selected to take advantage of the existing traffic signal and pedestrian underpass at Morden Road and the Trans Canada Highway, and the South Wellington Elementary School.

In responding to the interest raised by some members of the community, the Regional District of Nanaimo would like to determine if there is interest in the community to have a Rural Neighbourhood Centre in South Wellington.

*Questions (30 minutes):*

1. *Should the Official Community Plan support a Rural Neighbourhood Centre in South Wellington?*

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*a. If so, how big should it be and what uses should be supported there?*

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*b. If not, what are your concerns and how could they be addressed?*

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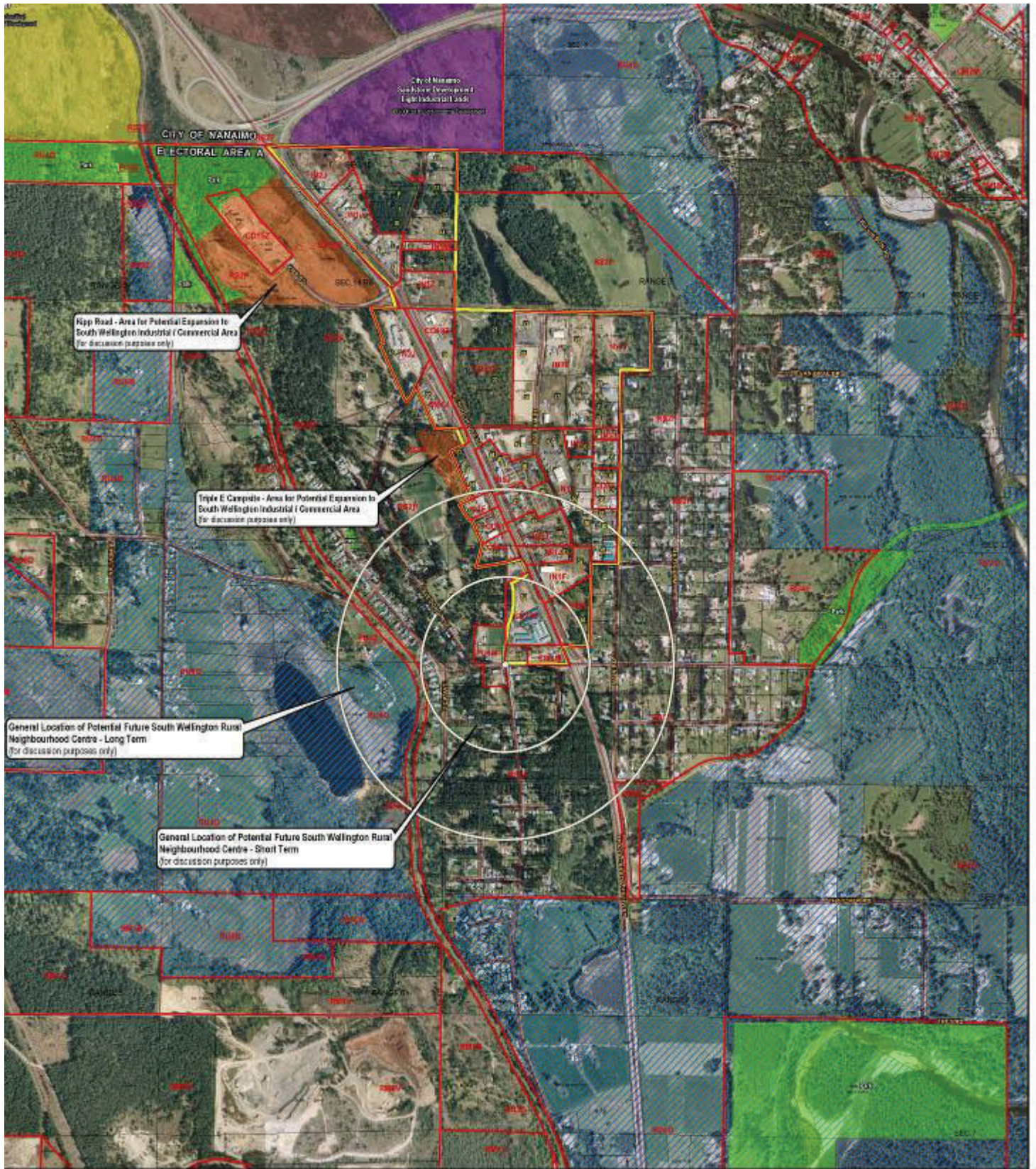
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### Reporting Back

Each group designates a spokesperson from their table to report their answers to the larger group. (20 minutes).



# Rural Neighbourhood Centre Discussion





# **D r a f t   S u s t a i n a b i l i t y   P r i n c i p l e s**

In the pursuit of becoming a more sustainable community it is recognized that, when making decisions, economic, social, and environmental factors are interdependent and must not be considered in isolation. In addition, it is recognized that decisions made today not only affect the current generation, but are also a major determinant in the quality of life to be enjoyed by future Electoral Area 'A' generations.

Electoral Area 'A' residents have worked together to define what is important to ensure that the Plan Area continues to be a great place to live, work, and play as well as to work towards what is required to become a more sustainable community. In doing so nine sustainability principles are presented below which provide guidance for making sound decisions and also form the foundation for the goals, objectives, and policies of this OCP. It is intended that these sustainability principles will provide guidance to the Regional Board, Regional District of Nanaimo staff, other government and non-government agencies, stakeholders, developers, and community members in making decisions that will result in a positive impact on Electoral Area 'A'.

## **Principle 1 Nature has Intrinsic Value**

Electoral Area 'A' residents believe that nature has intrinsic value and as such are committed to environmental stewardship and conservation and support the concept that the natural environment and all of its ecosystem components have value beyond what can be extracted, harvested, or derived from them.

Electoral Area 'A' residents' health and well-being relies upon functioning native ecosystems which are critical to a sustainable long-term future. This includes not only biologically diverse local flora and fauna, but also the quality and quantity of drinking water and the protection of services provided by a healthy ecosystem such as clean air, water, and soil.

It is recognized that nature is complex, diverse and unpredictable and therefore Electoral Area 'A' residents understand that in order to protect and enhance the natural environment, it is necessary to continually adapt to changing conditions and strive to better understand and mitigate the potential impacts of our actions and important land use decisions.

## **Principle 2 Maintain local history, culture, and rural character**

Local history, culture, rural character, and rural lifestyles are highly valued and are of critical importance to residents of Electoral Area 'A'. There is however no single definition of rural character in the Plan Area as it varies by location. However, rural character is generally defined by low population density focused primarily on agricultural and resource uses with large expanses of open and green space which typically include larger land holdings than compared to suburban and urban areas. Some area residents say rural character is food production while other believe that it is about living closer to the land and its aesthetic qualities. Rural character also provides residents with a lifestyle different than what would be encouraged and expected in an urban environment which includes lack of urbanized sites, sounds, services, amenities, peace and quiet, close social networks, safety, and the sound, and smells of active agriculture.

## **Principle 3 Leaders in Local Food Production**

Over half of the Plan Area is located within the Agricultural Land Reserve and agriculture is an important contributor to the local economy. Area residents wish to become leaders in local food production as a means of reducing the dependence on imported food and as such wish to see land located in the ALR being used wisely and for its intended purpose in a sustainable fashion. Area residents discourage uses which may create conflicts with agricultural such as non-farm related residential, commercial, or industrial growth on lands located within the ALR and encourage more intensive land use and higher densities to be developed within clearly defined Growth Containment Boundary (UCB) and in a way which minimizes the impacts of these uses on agricultural operations.

# **D r a f t   S u s t a i n a b i l i t y   P r i n c i p l e s**

## **Principle 4 Manage Growth Carefully**

Area residents support and understand that in order to protect the rural character of Electoral Area 'A' and the quality of life enjoyed by rural residents, it is necessary to limit the rate of change in rural areas. This plan achieves this by discouraging new non-agricultural and resource development in rural areas and encouraging new non-agricultural and resource growth into well-defined urban areas, which are not recognized by this Plan as being 'rural'. In addition, infill and intensification of existing residential areas within the urban containment boundaries is strongly encouraged.

## **Principle 5 Safe, Healthy, and Active Communities for all Residents**

The creation of safe healthy and active communities is critical to the overall liveability and long term sustainability of Electoral Area 'A'. Residents who live in communities which provide a range of opportunities for safe and efficient interconnected forms of transportation which include opportunities for walking, cycling and other forms of human-powered transportation are more likely to choose modes of transportation other than the use of a private automobile. Providing opportunities for Active Transportation reduces obesity, improves community health, reduces greenhouse gas emissions, improves social networking opportunities, and improves safety as more people use Active Transportation routes. Electoral Area 'A' residents support a broad range of transportation and mobility options.

## **Principle 6 Participatory Democracy**

Electoral Area 'A' residents value the ability to participate in decisions that affect them. Effective public participation provides opportunities to engage citizen's in a way that is meaningful, transparent, and inclusive. It is recognized that participation by all stakeholders affected by a decision is crucial in developing good plans and making sound decisions.

## **Principle 7 A Diverse Community**

Electoral Area 'A' is comprised of a diverse group of individuals who have different educational backgrounds, economic status, religious beliefs, and interests who when combined contribute towards a sense of community in Electoral Area 'A'. A diverse population also means that that the community has a broad range of needs including transportation, housing, recreation, medical, and education. Area 'A' residents wish to support and encourage diversity in the community and as such it is recognized that the community must provide for a diverse range of needs including transportation and mobility options and housing types and options.

## **Principle 8 A Diversified Local Economy**

A healthy local economy provides a range of employment opportunities catering to a diversity of skill sets which meet the needs of the community. Electoral Area 'A' residents wish to strengthen and diversify the local economy and support economic development which makes a positive contribution to the local economy without negatively affecting the environment or sacrificing rural integrity or local resident's quality of life. Preference is given to well-designed pedestrian-oriented developments within appropriate areas designated by this Plan.

## **Principle 9 Efficient and Cost Effective Services**

The provision of community services such as parks and trails, water, sewer, and transit are important in creating healthy liveable communities. However, it is important to ensure that delivery of these services does not place an undue burden on residents of the Plan Area. Therefore, Electoral Area 'A' residents support the provision of a variety of community services in an efficient and cost effective manner.

# Draft Community Vision

Electoral Area 'A' is a diverse caring community full of local talent, which respects its cultural and historical roots in agriculture, mining, forestry, and other resource uses. Electoral Area 'A' residents include members of the Snuneymuxw and Chemainus First Nations..

Electoral Area 'A' is also a community with a strong emphasis on the preservation of its existing rural values, which are deeply entrenched in the community and passed down through generations. Rural village feel, lands in agricultural and resource production, quietness, open spaces, opportunities to interact and be in touch with and appreciate nature, and clean air and water are some of the values which contribute towards area residents' way of life and is the reason we call Electoral Area 'A' home.

On December 6, 2008, the community came together to develop 'A Shared Community Vision'. This Vision recognizes that environmental, social, or economic changes may be needed to ensure that the things the community values today are preserved and enhanced for future generations.

## **The community vision is:**

*It is 2033, and Electoral Area 'A' is a highly desirable place to live, work, and play and as a result has become more socially, environmentally, and economically sustainable. The community has evolved over time through careful planning and guidance provided by the Official Community Plan, which has been upheld by the Regional District of Nanaimo and strongly supported by members of the community. The Official Community Plan is based on the concept of sustainability and 'smart growth', which seeks to minimize the impacts of human activities. This has been accomplished by managing natural resources, as well as economic environmental, and social systems in a way that enhances the quality of life, yet does not diminish the ability of future generations to meet their needs.*

*Electoral Area 'A' has become a leader in local food production and sustainability and is often showcased as a model community due to its environmental stewardship and protection policies, growth management strategies, innovative use of alternative technologies, green building programs, recreational and sports opportunities, diverse culture, artistic talent, and excellent multi-modal transportation system.*

*After nearly 25 years of well managed development, rural values are not only maintained and protected but are also enhanced. Young families and seniors are now attracted to and are staying within the community. There are opportunities for local employment, which contributes to the local economy and has minimal impacts on the environment. Per capita green house gas emissions have been reduced and continue to decline as the economy prospers.*

*Growth is directed into well-defined village and neighbourhood centres. Growth and development outside these centres has largely been avoided as agriculture, resource use, and conservation of biodiversity have become the top priority for these areas.*

*The community is a vibrant place to live where a diversity of residents from all economic levels and ethnic backgrounds are welcomed and have an enhanced sense of community pride. Electoral Area 'A' residents feel safe in their community and enjoy the personal freedom a rural lifestyle provides.*



# Existing South Wellington Industrial Commercial Area

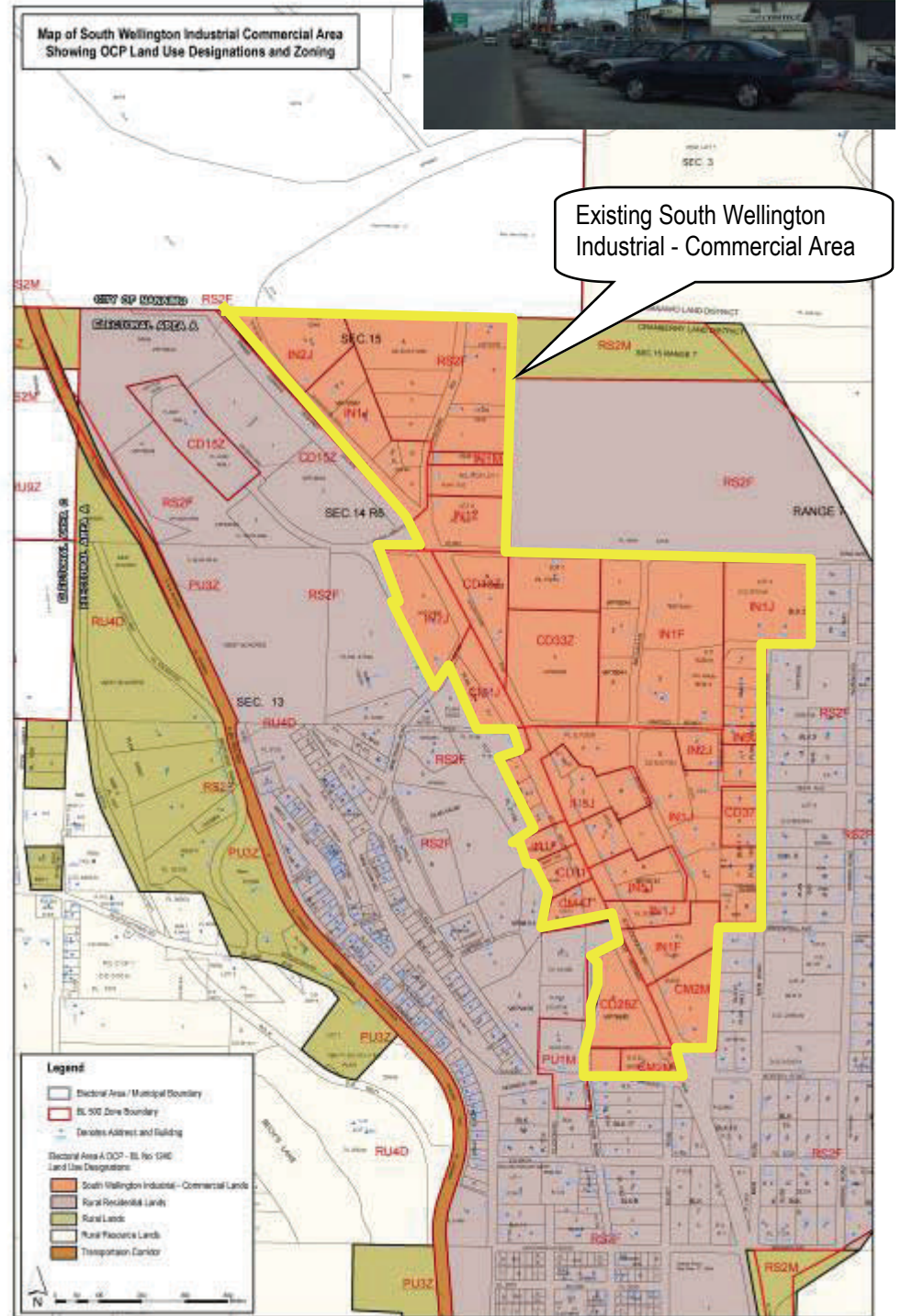
## SOUTH WELLINGTON INDUSTRIAL – COMMERCIAL AREA

This land use designation is an area of mixed use industrial and commercial land uses located along the Trans Canada Highway. A range of highway-oriented establishments provides goods and services on a region-wide basis. There are no community water or sewer services available to this area.



### POLICIES

- 1 Lands designated as South Wellington Industrial - Commercial Area are shown on Map No. 1.
- 2 The South Wellington Industrial - Commercial Area is designated as a development permit area as shown on Map No. 5.
- 3 Industrial and highway commercial uses shall be permitted within this land designation provided that such uses enhance the character of the area and do not have a negative impact on the natural environment and ground water resources.
- 4 Expansions to this designation shall not be considered.



# Existing Development Permit for South Wellington

## DEVELOPMENT PERMIT AREA No. 1 South Wellington

### Qualifying Categories:

- (a) Protection of the Natural Environment, its Ecosystems and Biological Diversity
- (b) Form and Character of Commercial and Industrial Development

### Area:

This Development Permit Area includes those commercial and industrial activities concentrated along the Trans Canada Highway bordering the south boundary of the City of Nanaimo as designated on Map No. 5.

### Justification:

This development permit area includes land adjacent to or with visibility to the Trans Canada Highway. The Area is surrounded by residentially designated lands and lies above the Cassidy aquifer, which is considered a significant freshwater source utilized by both Area 'A' and Cowichan Valley Regional District. The proximity of this area to the Trans Canada Highway, the City of Nanaimo, and the surrounding residential neighbourhood impacts on the visual sensitivity of the area. It is important to ensure that development is compatible with surrounding land uses.

### Exemptions:

1. A development permit shall not be required for the construction, renovation, or addition to single or duplex dwelling units or accessory residential buildings.
2. A development permit shall not be required for the subdivision of land.

### Guidelines:

1. The discharge of any treated effluent and storm water shall not negatively impact the water quality of the Cassidy aquifer or Alfred, West Patterson, East Patterson, and Thomas Creeks. Treated effluent and diverted storm water collection and discharge systems will require provision for grease, oil, and sedimentation removal facilities and the on-going maintenance of these facilities. To ensure all proposed systems adequately protect the Cassidy aquifer, such systems shall be engineered to the satisfaction of the Regional District.
2. Where land use activities involve the use, handling, storage, or manufacturing of potential contaminants, provision shall be made that will prevent seepage of such contaminants into the Cassidy aquifer. All provisions shall be approved by the applicable senior government agencies prior to issuance of the development permit.
3. Landscaping shall be provided in accordance with the current Regional District of Nanaimo Land Use and Subdivision Bylaw and to promote compatibility with surrounding land uses.



## Existing South Wellington Development Permit No. 1

4. Off-street parking and loading areas shall generally be located to the rear of buildings and structures. Off-street parking and loading areas, located adjacent to residentially zoned properties, shall be adequately screened from the residential lands with a combination of landscape plantings and fencing.
5. Signage shall generally be visually unobtrusive and grouped wherever possible. Particular emphasis shall generally be given to signage, which is aesthetically pleasing and requires a minimal amount of lighting or boldness to be effective.
6. Buildings and structures, located on parcels adjacent to the Tran Canada Highway, South Wellington Road, or Schoolhouse Road, shall generally be sited and shaped in a visually unobtrusive manner.
7. Outside storage and manufacturing areas shall, wherever possible, be located to the rear of buildings and structures. All outdoor storage areas shall be screened with a combination of landscape plantings and fencing.
8. Outdoor refuse containers shall be located to the rear of buildings and shall be screened with a combination of fencing and planting materials.
9. Facilities for the proposed storage and distribution of propane from tanks or vessels over an aggregate volume of 19,000 litres shall be required to meet the following:
  - a) have located on-site one approved fire extinguisher having a minimum capacity of 8.0 kilograms of dry chemical with a BC rating;
  - b) meet all requirements of the *Gas Safety Act* and regulations adopted thereto;
  - c) meet all additional fire protection measures as required in compliance with the NFPA Standard for the Storage and Handling of Liquefied Petroleum Gases; and
  - d) plans have been forwarded to the Fire Chief of the local fire protection department for review and comment.

# Draft South Wellington Commercial Area

## 7.4 South Wellington Light Industrial and Commercial Land Use Designation

This land use designation includes a range of highway-oriented industrial and commercial uses primarily adjacent to the Trans Canada Highway which provides goods and services on a region-wide basis. Lands within this designation are not serviced with community water or community sewer. Residents of South Wellington wish to transition the heavy industrial land base towards light industrial uses which are more compatible with surrounding residential uses. In addition, residents wish to address concerns over groundwater protection and the visual impact highway-oriented development is having on their community.

This designation recognizes both the residents concerns and the fact that the industrial and commercial uses occurring within this designation are significant contributors to the local and regional economy.

### Objectives and Policies

<b>Section 7.4</b>	<b>Policy/Objective</b>
<b>Objective 7.4.1</b>	<b>Support the local economy by allowing a range of light industrial and commercial uses</b>
<b>Policy 7.4.1</b>	Lands designated as South Wellington Industrial - Commercial Area are shown on Map No. 3.
<b>Policy 7.4.2</b>	Permitted uses within this designation may include light industrial, business, and commercial uses which enhance the area and do not have a negative impact on the environment and ground water resources. Commercial retail uses which are more appropriately located in an urban area shall be discouraged.
<b>Policy 7.4.3</b>	In addition to the uses permitted in policy 7.5.2 above, the lands legally described as PARCEL D (DD 8429N) OF SECTION 11, RANGE 7, CRANBERRY DISTRICT, EXCEPT PART IN PLAN 3372 RW may be considered for a rezoning to permit a neighbourhood commercial use which may include a gas station, retail uses, and personal and professional services focused on providing goods and services for the residents of South Wellington and the travelling public. The use of the property for a fast food outlet shall not be supported.

<b>Section 7.4</b>	<b>Policy/Objective</b>
<b>Objective 7.4.2</b>	<b>Protect the natural environment, groundwater resources, and improve the aesthetic appeal of the Trans Canada Highway Corridor.</b>
<b>Policy 7.4.4</b>	Designate a Development Permit Area in Section 11 of this Plan for the purpose of ground water protection, form and character, and energy and water efficiency.
<b>Policy 7.4.5</b>	Applications to rezone land to allow any of the permitted uses above shall satisfy the policies contained in Section 3 of this Plan.
<b>Policy 7.4.6</b>	The Regional District of Nanaimo shall give preference to development which incorporates high quality design, landscaping, and building materials which enhance the character of the area.
<b>Policy 7.4.7</b>	The Regional District of Nanaimo, as a condition of rezoning and when considering development applications shall require the installation of ground water protection measures such as an oil water separator or other contaminant containment system or device in all areas where vehicles and heavy equipment are parked or stored and elsewhere on the site where appropriate to reduce the risk of containments entering the ground water.



## Draft South Wellington Commercial Area

<b>Section 7.4</b>	<b>Policy/Objective</b>
<b>Objective 7.4.3</b>	<b>Promote compatibility between industrial, commercial, and residential land uses</b>
Policy 7.4.8	The Regional District of Nanaimo shall consider rezoning the land legally described as LOT 3, BLOCK 6, SECTIONS 12 AND 13, RANGE 7, CRANBERRY DISTRICT, PLAN 1643 from Industrial 5 to a light industrial zone which permits uses which are deemed compatible with the adjacent residential use and which do not pose a threat to groundwater from a quantity and quality perspective.
Policy 7.4.9	Expansions to this designation shall not be supported.
Policy 7.4.10	Highway commercial and industrial may be supported where the proposed use provides a visual landscaped buffer in accordance with Section 11 of this Plan.
Policy 7.4.11	Development within this designation should minimize signage and other visual distractions within view of the Trans Canada Highway.
Policy 7.4.12	Outside storage should be located to the rear of a property and shall be screened from view from the Trans Canada Highway.
Policy 7.4.13	The Regional District of Nanaimo shall work with the Ministry of Transportation and Infrastructure to discourage direct access to the Trans Canada Highway.

<b>Implementation Actions</b>	<b>Timing (Immediate, Short Term, Long Term, Ongoing)</b>
Amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to rezone the land described in Policy 7.5.8 above to a light industrial zone which permits uses which are deemed compatible with the adjacent residential use and which do not pose a threat to groundwater from a quantity and quality perspective.	Immediate

# Notes