

6.0 Creating Complete Communities

Growth Containment Boundaries (GCB's) define the boundary between what is considered 'urban' in the context of Electoral Area 'A' and that what is considered rural. Lands within the GCB are intended to accommodate some additional growth to facilitate the creation of compact, more complete communities, which include places to live, work, recreate, learn, shop, and access services. The creation of complete compact communities will help the community work towards achieving its vision.

The GCB's in Electoral Area 'A' surround two specific areas the Cedar Village Area and the Cassidy Rural Village.

Sustainability Implications

Energy, Water Use and GHG Emissions

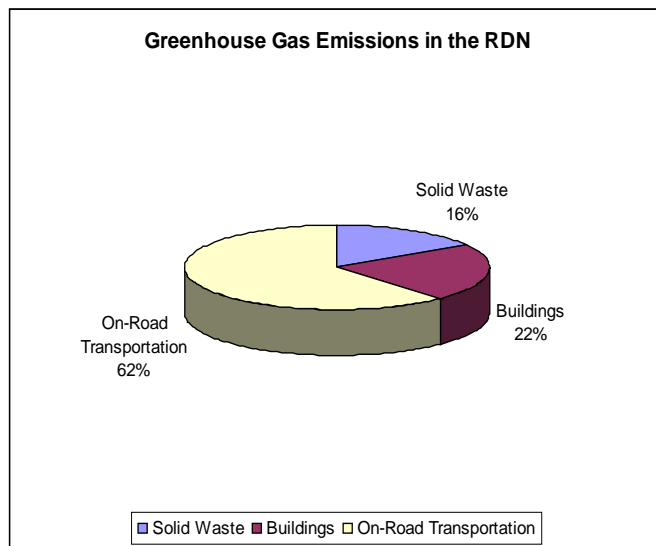
Building type and the location of development has a major influence on energy consumption, water use, and GHG emissions. A recent study conducted by the RDN found that:

- If all new construction takes the form of green buildings (LEED, EnerGuide 85, R2000, etc.) it would result in a 40% reduction in water use and a 16% reduction in GHGs over traditional construction.
- If all new development is located on lands inside the GCB and is multiple dwelling unit type including infill development it would result in a forty-eight percent reduction in water use and a thirty-six percent reduction in GHGs over traditional construction.

As noted above, using green building standards and focusing development within compact well-defined areas would result in a greater reduction (more than double) in water use and GHG emissions than the use of green building standards alone.

GHG Emissions

Transportation accounts for the majority of GHG emissions in the RDN. This is largely due to high dependence on personal automobiles to access the services (employment, personal, school, etc.) as a result of traditional development patterns which separated uses and allowed for development in rural areas far removed from those services. Creating complete compact communities is the single most important action this plan can support to reduce GHG emissions. Compact complete communities provide



opportunities for people to live in close proximity to services, employment, etc., which reduces automobile dependence, supports the provision of public transit and other non-automobile form of transportation, facilitates the use of more resource and energy efficient



infrastructure and building types, and ultimately results in a significant reduction in GHG emissions.

Social Responsibility

Encouraging development within well-defined boundaries and discouraging rural sprawl reduces the environmental, social, and economic impact of human settlements.

Environmental Implications

Compact forms of development help reduce environmental impacts by reducing energy and water use, preserving biodiversity and critical ecosystem components, and reducing auto-dependence. This creates a healthier, more physically active population, and preserves land which is suitable for agriculture and resource use.

Social Implications

Communities with a range of housing types and sizes in a range of prices provide opportunities to create diversity in the community. Seniors and young families are attracted to and are retained in the community, and families can stay closer together as young adults moving out on their own for the first time are not forced to leave the community.

Economic Implications

The cost of providing community servicing, building and maintaining roads, and providing utilities and other services to compact well-designed communities is lower than the cost of providing the same to low density rural sprawl.

Preservation of Rural Character

Encouraging growth on lands within GCB's and discouraging it on lands outside the GCB's helps preserve rural character by reducing the pressure for further densification and fragmentation of rural land. This not only works towards maintaining the 'rural feel' of Electoral Area 'A', but also helps secure the plan area's future capacity to produce food and resources to support plan area residents and the local economy.

Strategic Direction and Goals

Section 6.0 helps achieve the Community Vision by contributing towards community goals 2, 3, 4, 6, 8, 9, 10, 11, 14, 15, 16, 17, and 18. Please refer to Section 3.3 for a list of community goals.

6.1 Cedar Estates

The Cedar Estates land use designation provides an opportunity for small lot residential and seniors housing/assisted living. The focus of this designation to provide options for affordable and seniors housing to help the community work towards its vision of attracting and retaining young families and seniors.

Currently, this designation is one of the few areas within Electoral Area 'A' serviced with both community water and sewer.



Objectives and Policies

Section 6.1	Policy/Objective
Objective 6.1.1	Establish seniors and affordable housing and limited local services within the Cedar GCB.
Policy 6.1.1	Lands designated as Cedar Estates are shown on Map No. 3.
Policy 6.1.2	Permitted uses shall be seniors supportive housing, residential, and accessory uses.
Policy 6.1.3	For residential development, the maximum residential density supported by this designation shall be 23 dwelling units per hectare. Where accessory dwelling units are being considered the maximum residential density may be increased to 46 dwelling units per hectare.
Policy 6.1.4	Accessory dwelling units and secondary suites are supported in this designation.
Policy 6.1.5	The densities supported in this designation are subject to the availability of community water and sewer and must have approved service connections.
Policy 6.1.6	The RDN should work with other agencies to consider the use of housing agreements and/or other tools to ensure the affordability of housing within this designation.

Section 6.1	Policy/Objective
Objective 6.1.2	Establish new development that includes provisions for seniors and young families.
6.1.7	Development must be designed to accommodate the target users of the site including provision for access and mobility, shelter, recreation, etc. Residential development should provide a variety of housing sizes and price points suitable for seniors, young families, and those entering the housing market for the first time.
6.1.8	Designate a DPA in Section 12 of this plan to provide guidelines on the form and character of development within this designation.
6.1.9	With respect to seniors housing, provision should be made to ensure that the development provides adequate access for public transit to be able to service the site.
6.1.10	Development within this designation is strongly encouraged to include provisions for community gardens and the use of edible landscaping.
6.1.11	Development must be pedestrian oriented and designed to accommodate persons with restricted mobility and provide direct connections to adjacent commercial areas.



Section 6.1	Policy/Objective
Objective 6.1.3	Reduce the impact of development and reduce its energy and water consumption.
Policy 6.1.12	Seniors supportive housing may be a maximum of three storeys in height.
Policy 6.1.13	The use of building materials, infrastructure, internal works, design, and technologies that result in higher building performance, reduced energy and water consumption, and healthier internal environments shall be strongly encouraged.

6.2 Cedar Main Street Village Plan

The Cedar Main Street Village Plan (Schedule B) is the principal guiding document for all land use decisions within the Cedar Main Street Village Plan. The Village Plan is based on the results of a Community Design Charrette held in 2012 and was adopted as a bylaw amendment to this OCP. The Design Ideas, Land Use Designations, Development Policies, Development Permit Area designation¹, and implementation actions of the Village Plan detail community preferences and desirable changes within Cedar Main Street Development Permit Area exemptions and guidelines are found in the zoning bylaw².

Future land use and other improvements within Cedar Main Street must be consistent with both the Official Community Plan and the Cedar Main Street Village Plan. Where a particular issue is not covered by the Cedar Main Street Plan, the Electoral Area 'A' Official Community Plan will take precedence within the Cedar Main Street Plan Area. Where a conflict exists between the OCP and the Cedar Main Street Village Plan, the designation or policies of the Cedar Main Street Village Plan will take precedence.

6.3 Suburban Residential

The Suburban Residential land use designation includes lands within the Cedar GCB located outside of the Cedar Main Street and Cedar Estates Mixed Use land use designations. These lands may be serviced with community water and community sewer to facilitate additional development. This designation is intended to provide a transition between the more 'urban' uses and densities located in the Cedar Main Street and Cedar Estates Mixed Use land use designations and rural uses such as agriculture and resource use.

This designation seeks to preserve the '*rural village feel*' of existing neighbourhoods while supporting diversity in the community by providing opportunities for low impact residential infill development.

¹ Bylaw 162.05, adopted December 4, 2018

² Bylaw 162.05, adopted December 4, 2018



Objectives and Policies

Section 6.3	Policy/Objective
Objective 6.3.1	Provide opportunities for additional low-impact residential development.
Policy 6.3.1	Lands designated within the Suburban Residential Land Use designation are shown on Map No. 3.
Policy 6.3.2	Lands within the Suburban Residential Lands designation shall have a minimum parcel size of 2000 m ² or a maximum density of five dwelling units per hectare with individual service connections to community water and community sewer.
Policy 6.3.3	<p>A rezoning may be supported to allow the following:</p> <ul style="list-style-type: none"> a. A minimum parcel size of 1000m², or b. A density not exceeding 15 dwelling units per hectare where a clustered development with at least twenty percent publically accessible green space is proposed. Secondary suites may be considered in addition to the 15 dwelling units per hectare. <p>Rezoning shall be subject to the following:</p> <ul style="list-style-type: none"> a. Community water and community sewer is provided; b. The form of housing is ground oriented and may include single residential and well-designed and visually appealing duplex and triplex units; c. The development is landscaped and includes a green visual separation buffer between it and existing established neighbourhoods; d. Development must conform with the policies contained in Section 4.0 of this plan; and, e. The design and layout of development and subdivision on lands adjacent to the ALR should generally be consistent with the current edition of the Ministry of Agriculture’ publication titled “<i>Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i>”.
Policy 6.3.4	A range of ground-oriented housing types and sizes is supported within this designation.

Section 6.3	Policy/Objective
Objective 6.3.2	Provide Opportunities for Infill Development.
Policy 6.3.5	<p>Secondary suites or accessory dwelling units may be supported after the completion of a village plan which includes a secondary suite and accessory dwelling unit review which should generally include the following:</p> <ul style="list-style-type: none"> a. Definition of accessory dwelling unit and secondary suite; b. Location and size restrictions; c. Servicing requirements; d. Development cost charges, e. Garbage and recycling fees;



Section 6.3	Policy/Objective
	f. Parking requirements; and, g. Approval process for new and existing suites.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a review of secondary suites and accessory dwelling units during the upcoming Cedar village planning process.	Short Term

Section 6.3	Policy/Objective
Objective 6.3.3	Recognize Existing Commercial Uses.
Policy 6.3.6	This plan recognizes existing local commercial sites within the Suburban Residential Lands designation. While expansion of existing commercial use is supported by Policy No. 6.3.7 below, it is intended that new commercial uses or expanded local commercial services in Cedar only occur within the Cedar Main Street land use designation.
Policy 6.3.7	Lands adjacent to existing commercially zoned properties may be considered for a zoning amendment for the purposes of expanding the adjacent existing commercial uses without an amendment to this plan.
Policy 6.3.8	All commercial uses within this designation shall be included within a DPA as shown on Map No. 10. Proposals for new commercial development or expansions to existing commercial uses shall require a development permit.

6.4 Cassidy Rural Village

The Cassidy Rural Village is located in the south west corner of Electoral Area ‘A’ west of the Trans Canada Highway and across from the Nanaimo Airport. Cassidy Rural Village is intended to include a range of housing types, recreational opportunities, local employment, and a range of services.

A large proportion of the dwelling units in this designation are within one of three manufactured home parks. Existing development also includes single residential dwelling units and limited local commercial services. Cassidy is home to Western Maritime Institute, a training facility for the maritime trades, which is located on the former Waterloo School site.

The Cassidy Rural Village has the highest density of any of the village centres in the RDN Electoral Areas. Currently community water and community sewer services are not provided by the RDN. In addition, there are no parks, schools, or recreational facilities.

Cassidy residents strongly support the preservation of the ‘*rural village feel*’ of Cassidy. Of utmost importance is protection of the Cassidy aquifers. This is especially true of the upper Cassidy aquifer which is considered highly vulnerable to surface contamination and is the main source of domestic water for most Cassidy residents.



Objectives and Policies

Section 6.4	Policy/Objective
Objective 6.4.1	For Cassidy Rural Village to become local service centre complete with a mix of housing types and sizes, employment opportunities, commercial services, public uses, and recreational opportunities.
Policy 6.4.1	Lands designated as Cassidy Rural Village are shown on Map No. 3.
Policy 6.4.2	Permitted uses within this designation shall generally include residential, mixed commercial residential, local commercial, professional and personal service, and institutional use.
Policy 6.4.3	Lands within the Cassidy Rural Village Lands designation shall have a minimum parcel size of 1.0 ha and a maximum density of one dwelling unit per hectare.
Policy 6.4.4	<p>A rezoning may be supported to allow the following maximum residential parcel sizes and/or densities:</p> <ol style="list-style-type: none"> a. A minimum parcel size of 1000 m²; b. A density not exceeding 15 dwelling units per hectare where a clustered development with at least 20% publically accessible green space is being proposed. Secondary suites and accessory dwelling units may be considered in addition to the 15 dwelling units per hectare; or, c. In the case of a manufactured home park, a maximum density of 20 dwelling units per hectare. <p>Rezoning shall be subject to the following:</p> <ol style="list-style-type: none"> a. Community water and an approved means of sewage disposal is provided; b. The form of housing is ground oriented and includes single residential or well-designed and visually appealing duplex and triplex units; c. The development is landscaped and includes a green visual separation buffer between it and existing established neighbourhoods; d. Development conforms with the policies contained in Section 4.0 of this plan; and, e. The design and layout of development and subdivision on lands adjacent to the ALR is consistent with the current edition of the Ministry of Agriculture publication titled "<i>Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i>".
Policy 6.4.5	Uses which require using, storing, or handling hazardous materials that pose a threat to the aquifer shall not be supported. Where rezoning or a development permit is required, highest industry standards shall be required.
Policy 6.4.6	<p>In addition to the requirements in Policy 6.4.4 above, rezoning applications for new manufactured home parks or additions to existing parks may be supported only where such applications include the following:</p> <ol style="list-style-type: none"> a. High quality construction, design, and landscaping which strives to create the appearance of an on-site stick built neighbourhood; b. Permanent foundations; c. Connections to community water and an community sewer;



Section 6.4	Policy/Objective
	<ul style="list-style-type: none"> d. Where applicable, the proposal is consistent with the Regional District of Nanaimo Manufactured Home Park Redevelopment Policy dated March 28, 2006 as amended and/or replaced from time to time and other applicable RDN bylaws; e. Community and/or public space; and, f. Alternate forms of land tenure may be supported.
Policy 6.4.7	Increasing the density or intensity of the use of a property within the Cassidy Rural Village is not supported unless the property is serviced with community water and community sewer.
Policy 6.4.8	New developments must be designed to encourage and accommodate pedestrian movement throughout and beyond the subject property.
Policy 6.4.9	Development within this designation shall not take the form of Big Box retail, highway commercial, strip commercial, or fast food outlet.
Policy 6.4.10	This plan supports the creation of a village plan for the Cassidy Rural Village.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare a village plan for the Cassidy Rural Village.	Short Term

Section 6.4	Policy/Objective
Objective 6.4.2	Minimize the impact of development and protect the Cassidy Aquifers.
Policy 6.4.11	The provision of community water and community sewer services are supported within the Cassidy Rural Village and should be owned by and operated by or on behalf of the RDN.
Policy 6.4.12	As recommended by the Electoral Area 'A' Groundwater Vulnerability Assessment, applications for rezoning for commercial use must provide the following: <ul style="list-style-type: none"> a. A detailed description of waste (type and volume) and waste disposal method; b. A report demonstrating how the highest industry standards for handling and storage of wastes (double/triple lining of containers, safe storage program, emergency plans, etc.) are being incorporated into the design.
Policy 6.4.13	The use of innovative technologies and materials which improve energy and water efficiency and reduce greenhouse gases shall be required.



6.5 Cassidy Rural Village Potential Expansion Area

The Cassidy Rural Village Potential Expansion Area is located to the southeast of the Cassidy Rural Village. This designation includes the portion of land located within Electoral Area ‘A’ which has been identified as a potential village expansion area. The remainder of the expansion area is located within Electoral Area ‘C’. It is recognized that an expansion to the GCB and an amendment to the Electoral Area ‘C’ OCP is required to permit the comprehensive development supported by this designation.

The intent of this designation is to recognize potential future opportunities for the Cassidy Rural Village to expand to accommodate a broader range of housing types and sizes, local employment, limited commercial services, and opportunities for recreational uses.

Objectives and Policies

Section 6.5	Policy/Objective
Objective 6.5.1	Protect the plan area’s future resource potential.
Policy 6.5.1	Lands within the Cassidy Rural Village Potential Expansion Area are shown on Map No. 3
Policy 6.5.2	The minimum parcel size for lands within this designation shall be 50.0 ha.
Policy 6.5.3	Despite policy 6.5.2 above, the minimum parcel size shall be 2.0 ha for the lands legally described as: <ol style="list-style-type: none"> Lot 1, District Lot 15, Bright District, Plan VIP56362 Lot 1, District Lot 15, Bright District, Plan 8830 Except Part in Plans VIP67298 and VIP73475 That Part of District Lot 15, Bright District, Shown Outlined in Red on Plan 892R
Policy 6.5.4	Residential development shall be limited to a maximum of two dwelling units per parcel provided the parcel is greater than 2 ha in size.
Policy 6.5.5	Permitted uses within this designation shall be generally limited to those activities associated with natural resource harvesting, resource extraction, and primary processing that are deemed compatible with a rural resource lands designation.

Section 6.5	Policy/Objective
Objective 6.5.2	Create opportunities for Cassidy to become a more complete community.
Policy 6.5.6	Despite policy 6.5.2 – 6.5.5 above, an amendment to the Cassidy Rural Village Growth Containment Boundary (GCB) as identified on Map No. 3 may be supported. Prior to considering an expansion, the following information must be provided at the applicant’s expense and to the satisfaction of the RDN: <ol style="list-style-type: none"> A detailed report prepared by a professional Hydrogeologist or engineer registered in the province of British Columbia and experienced in hydrogeological investigations detailed which provides the following:



Section 6.5	Policy/Objective
	<ul style="list-style-type: none"> i. an assessment of the characteristics and behavior of the upper and lower aquifers at their most stressed time of the year which includes two cross sections of each aquifer which define the groundwater body and determine where the water comes from. The assessment must also examine the location of proposed wells and their interaction with the Cassidy Aquifers; ii. an assessment of the aquifer to determine its suitability for providing a sustainable potable water supply for the proposed development and both existing and potential development within the Cassidy Rural Village Land Use designation. The assessment must take into consideration potential changes in water levels and quality due to factors such as upland resource activities, agriculture, climate change and changing precipitation patterns, and current and future demands from other existing users of the Cassidy aquifer; iii. an assessment of the on-site soil conditions and potential risks to groundwater quality and human health associated with the disposal of treated wastewater to determine if the site is suitable for a wastewater treatment plant with adequate capacity to service the proposed development and both existing and potential development within the Cassidy Rural Village Land Use designation; iv. a risk analysis based on the uses being proposed which identifies any potential risks to groundwater quality and provides recommendations and requirements for mitigating the risk of aquifer contamination; v. recommendations for monitoring groundwater quality; and, vi. a professional statement which indicates and provides assurance that the proposed development would not have a negative impact on water quantity or quality in the Cassidy aquifers if conducted in the manner recommended by the hydrogeological investigation. <ul style="list-style-type: none"> b. A commercial industrial needs assessment which shows that additional commercial and industrial land is needed in Cassidy including the anticipated benefits for the residents of Cassidy and the region. The report must consider commercial and industrial supply and demand on a regional basis. c. An environmental assessment prepared by a registered professional biologist which inventories the subject property and identifies the existence of any environmentally sensitive features, rare or endangered plant and animal species, and site-specific sensitive ecological conditions. The report must take into consideration the types of development being proposed and make recommendations on environmental protection and if applicable mitigation and enhancement. d. Any other information as required by the RDN in support of a RGS amendment.
Policy 6.5.7	Should the RGS be amended to include the lands within this designation within the GCB and an amendment to the Arrowsmith Benson/Cranberry Bright Official Community Plan is approved, a rezoning application may be supported without an amendment to this plan to permit a comprehensive development which includes the following uses expressed as a percentage of the property:



Section 6.5	Policy/Objective
	<p>Residential Mixed Housing – an area of approximately 40% Residential mixed housing including a range of ground-oriented dwelling units of various sizes, styles, and types is required. The development must integrate affordable housing in a form, type, and price point suitable for the intended occupants and to the satisfaction of the RDN. The RDN shall encourage a mix of traditional on-site built homes, factory built homes, clustered housing on smaller parcels, accessory dwelling units, and secondary suites. Generally, the target residential densities within this designation shall be between 15 and 25 dwelling units per hectare based on the gross area of each residential development/subdivision area. In the case of Manufactured home park, policy 6.4.6 of Section 6.4 shall apply.</p> <p>Commercial – an area of approximately 5% A Commercial area located on Timberlands Road must be provided with a focus primarily on serving the needs of the local community. Commercial development shall not take the form of highway commercial and must not front nor have direct access on to the highway. Commercial must be located within walking distance of proposed and existing residential areas. A range of uses is supported such as retail, farmers’ market/local grocer, restaurant, garden centre, and professional services to a maximum of two storeys in height. Commercial development must be oriented towards the street with parking areas located either within or behind the buildings. Development must not be focused on the Trans Canada Highway and must if adjacent to the highway include a buffer of native vegetation screening it from the Trans Canada Highway.</p> <p>Business Park/Multi-Modal Low Impact Manufacturing – an area of approximately 25% Uses may include professional services, office use, low impact indoor manufacturing, food processing and packaging, indoor warehousing and distribution, and other uses which do not require the use or storage of materials or substances which pose a threat to the Cassidy Aquifers and which would not subject the adjacent residential neighbourhoods to noise, dust, glare, odour, or vibration. Uses which integrate modes of travel such as rail, road and air shall be encouraged on the site to take advantage of the proximity to all of these modes of transportation.</p> <p>Green Space and Village Amenities – a minimum of 30% Through the use of amenity zoning the RDN should ensure that the proposal includes a minimum of 30% green space and amenities with an extensive publicly accessible trail network. The proposal must include a neighbourhood activity centre and playing fields fronting Timberlands Road and adjacent to the Cameron Road residential site. The neighbourhood activity centre should consist of a community meeting space including meeting rooms and activity space as well as space for a community garden. The playing fields should include an area for outdoor field sports as well as a children’s play area. These amenities will be developed to the satisfaction of the RDN and based on the immediate and future needs of Cassidy.</p>



Section 6.5	Policy/Objective
Policy 6.5.8	The development described in policy 6.5.7 above must provide an abundant amount of interconnecting and publicly accessible open green space and trails, clustered and compact development, smaller streets and laneways, green and efficient infrastructure, and must preserve wildlife values and minimize environmental impacts.
Policy 6.5.9	A rezoning will only be supported if the subject property is serviced with approved community water and community sewer systems owned by the RDN and operated by or on behalf of the RDN and in accordance with RDN bylaws which cover the provision of water and sewer servicing.
Policy 6.5.10	It is recognized that to create a more complete community in Cassidy, portions of the development concept supported by this land use designation lie within Electoral Area 'C' of the RDN and outside of the plan area. Therefore, this OCP supports future amendments to the Electoral Area 'C' OCP which are consistent with the general development concept for Cassidy contemplated by this plan.
Policy 6.5.11	The development described in policy 6.5.7 above shall not be supported unless and until the Electoral Area 'C' Arrowsmith Benson - Cranberry Bright OCP is amended. This plan supports the development being considered as one comprehensive development under one application for the lands located in both Electoral Areas 'A' and 'C' and should not be considered separately.
Policy 6.5.12	This plan supports as, a condition of approval, that the RDN enter into a phased development agreement with the developer in accordance with Section 905.1 of The Local Government Act and a housing agreement(s) in accordance with Section 905 of The Local Government Act .
Policy 6.5.13	<p>In addition to the Community amenities identified in Section 14 of this plan, the following amenities or combination of amenities shall be required through the use of amenity zoning in consultation with the developer and the community as part of an amenity package specific to the development of the land within this designation and part of the comprehensive development plan:</p> <ol style="list-style-type: none"> a. Design and construction of a neighbourhood activity centre and sports field sized to service all of the Cassidy Area; b. Publically accessible community green space and trail to serve all of the Cassidy Area; c. Design and construct wastewater treatment facilities with additional capacity to accommodate the proposed and existing development and to contribute towards the future build out capacity of Cassidy based on this plan; d. Formalized public access in perpetuity to off-site outdoor recreational areas; e. Design and construct an offsite sewer trunk main system sized and located to serve the existing three mobile home parks and other areas of Cassidy along the sewer trunk route; and, f. Design and construct sustainable water system with adequate capacity to service the existing and proposed development and to contribute towards the future buildout capacity of Cassidy based on this plan. The system must also provide adequate flows for fire protection.



Section 6.5	Policy/Objective
Policy 6.5.14	The RDN shall work with developers and the Nanaimo Airport Commission to coordinate community water and sewer servicing and shall discourage the establishment of separate community systems. The intent of this policy is to encourage joint servicing for Cassidy and the Airport. However, this policy is not intended to prevent the establishment of a sewage treatment facility in Cassidy separate from the Airport.
Policy 6.5.15	At the time of rezoning, the RDN shall require the use of Amenity Zoning in accordance with Section 904 of the LGA, to permit the higher densities as identified in this plan in exchange for providing the amenities identified by this plan.
Policy 6.5.16	In consultation with the volunteer fire department, the RDN shall require the developer to conduct an assessment of the existing fire protection services and apparatus to ensure that adequate fire protection service capacity is available to serve the proposed development. The RDN shall ensure that appropriate fire protection measures are in place and/or are established prior to approval of the proposed development.

Section 6.5	Policy/Objective
Objective 6.5.3	Minimize the impact of development and protect the Cassidy Aquifers.
Policy 6.5.17	As recommended by the Electoral Area ‘A’ Groundwater Vulnerability Assessment, applications for rezoning for commercial and light industrial use must provide the following: <ul style="list-style-type: none"> a. A detailed description of waste (type and volume) and waste disposal method; and, b. A report demonstrating how the highest industry standards for handling and storage of wastes (double/triple lining of containers, safe storage program, emergency plans, etc.) are being incorporated into the design.
Policy 6.5.18	The use of green building practices, innovative technologies and materials which improve energy and water efficiency and reduce greenhouse gases shall be required.
Policy 6.5.19	Uses which require the use, storage, or handling of hazardous materials in a quantity that pose a threat to the aquifer shall not be supported.
Policy 6.5.20	The development must include provisions to protect agriculture from the impacts of non-farm use in accordance with “ <i>A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i> published in 2009 by the Ministry of Agriculture as amended or replaced from time to time.
6.5.21	Despite this plan or any other RDN bylaw, the development must include a wastewater treatment facility that at minimum produces class A effluent as defined by the <i>Municipal Sewage Regulation</i> as amended or replaced from time to time.

