

**Attachment 2**  
**Updated Conditions of Approval**

1. The following is required prior to the “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.03, 2020” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.428, 2020” being considered for adoption:
  - a. The applicant shall register, at the applicant’s expense, a Section 219 covenant on the property title requiring the following:
    - i. That the development of the land occur in a manner consistent with the Preliminary Hydrological Assessment prepared by Waterline Resources, dated September 19, 2019.
    - ii. That the well on proposed Lot 2 be constructed and tested, and a report from a Professional Engineer (registered in BC) be submitted to the Regional District of Nanaimo (RDN) prior to final approval of subdivision in accordance with “Board Policy B1.21 – Groundwater – Application requirements for rezoning of un-serviced lands”. No subdivision shall occur until such time that a report from a Professional Engineer (registered in BC) has been completed to the satisfaction of the RDN confirming that the well has been pump tested and certified including well head protection, and that the water meets Canadian Drinking Water Standards.
  - b. The applicant shall register, at the applicant’s expense, a Section 219 covenant that requires the lands identified on Attachment 3 to be amalgamated with Morningstar Golf Course and proposed Lot 2 prior to the RDN issuing a subdivision compliance letter.
2. The applicant shall register, at the applicant’s expense, a Section 219 covenant on the title of proposed Lot 1 concurrently with the registration of the final plan of subdivision which prohibits further subdivision of proposed Lot 1 unless the Lands subject to Exclusion Application No. PL2020-016 be amalgamated with Morningstar Golf Course.