

Attachment 3
Conditions of Approval
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The following is required prior to the “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.35, 2021” being considered for adoption:

1. The applicant is required to register, prior to the adoption of the bylaw, at the applicant’s expense, the following Section 219 Covenants; future development of the land must occur in a manner consistent with:
 - a) The Hydrogeological Assessment written by H2O Environmental Ltd., dated October 15, 2021, and RDN staff recommendations:
 - i. That existing and new development on the site use Best Practices for establishment of well head protection areas, storage of any deleterious materials, and monitor water usage for future assessment.
 - ii. For any cannabis production development, a rainwater harvesting system, designed by a rainwater specialist, shall be designed and integrated as part of the building permit process. At a minimum, the system must be designed to store enough water supply to satisfy 30 percent of the on-site water needs for 90 precipitation free days, for the development to be sustained without rain in the dry months. This must be based on an approximate daily use of 43 m³, in accordance with the Hydrogeological Assessment. A lesser volume may be accepted based on a water usage analysis report conducted by a qualified professional. Water storage tanks must be fitted with an attachment to facilitate connection of a firetruck and/or pumper truck for the purpose of fire protection to the satisfaction of the Local Fire Chief and Island Health. The system must be installed and confirmed by a qualified professional certify that the systems are functional to the satisfaction of the General Manager of Planning and Development prior to obtaining occupancy from Building Inspection Department
 - iii. For any cannabis production, a wastewater recycling/reclamation system, designed by a qualified professional, that reduces overall water consumption by recycling the water and eliminating contaminates prior to wastewater discharge, including a maintenance schedule, shall be designed and integrated as part of the building permit process. The system must be installed and confirmed by a qualified professional that the systems are functional to the satisfaction of the General Manager of Planning and Development prior to obtaining occupancy.
 - iv. In accordance with Policy B1.21, each well on proposed Lot 1 and 2 is required to, be constructed (Lot 1 contains a constructed well already), tested, and a final well report, that demonstrates that the water meets Canadian Drinking Water Standards in accordance with “Board Policy B1.21 – Groundwater – Application Requirements for Rezoning of Un-serviced Lands” be submitted to the satisfaction of the RDN prior to final approval of subdivision.
2. The Stormwater Management Report prepared by Newcastle Engineering Ltd., dated July 15, 2021. A detailed stormwater management plan by a registered professional must be submitted as part of future building permit applications and must incorporate several different methods to ensure the runoff water has been treated to remove silts and oils including:
 - i. Pavement to provide an impermeable layer to contain contaminants and direct them to treatment facilities prior to discharge.

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- ii. Onsite catch basins with pumps to remove some gravels and silts and a hooded outlet pipe to reduce floating organics and/ or plastics from entering the popped storm mains and storage reservoirs.
- iii. An oil/water separating tank to remove additional silts and oils from runoff from the pavement parking areas.
- iv. Raingardens or bioswales to capture additional sediment as well as process small volumes of hydrocarbons.
- v. A maintenance schedule: On-site catch basin and the oil/water separator chamber be cleaned twice per year to ensure they continue to function to the design capabilities. The suggested months for the cleaning are April to September of each year.

Once a plan is developed and implemented, confirmation from a professional must be submitted and approved to the satisfaction of the General Manager of Planning and Development, prior to obtaining occupancy from the Building Inspection Department.

- b) The Preliminary Wastewater Feasibility Study by H2O Environmental Ltd., dated November 10, 2020. This includes appropriate locations for wastewater management and a recommended appropriate setback of 60 meters for the future location of wastewater or onsite sewage systems from the EPCOR well, located 7 meters east of the subject property line.
3. The applicant shall provide a voluntary community amenity contribution as a donation in-kind consisting of cedar lumber, equal in value to \$2500, to be used in Electoral Area F community parks and \$5000 for access to a well on the Church Road Transfer Station property, at 860 Church Road, as an emergency water supply for fire protection of the properties along Sohier Road, prior to the adoption of Bylaw No. 1285.35, 2021.