

Attachment 6

Conditions of Approval

The following is required prior to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.437, 2022” being considered for adoption:

1. The applicant shall provide a voluntary community amenity contribution in the amount of \$3,500 to the Regional District of Nanaimo Bow Horn Bay Building Reserve Fund to be used specifically for the building design and construction of the Bow Horn Bay Satellite Fire Hall project.
2. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title of Lot 2, as shown on the proposed plan of subdivision by JE Anderson & Associates Ltd., dated June 28, 2022, to restrict the permitted number of dwellings to one dwelling unit and one accessory secondary suite only.
3. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title requiring the development of the land occur in a manner consistent with the Preliminary Hydrogeological Assessment report prepared by Chinook Arch Geoscience Inc., dated June 23, 2022.
4. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title of the subject property that all future dwelling units on any future Lot, be required to install low flow fixtures and develop rainwater capture and storage facilities for the purpose of storing potable water and water for irrigation that will supplement the well water, consistent with the RDN Rainwater Harvesting Best Practices Guidebook as a minimum standard. Prior to building occupancy being granted, the applicant shall provide written confirmation, prepared by a qualified professional and to the satisfaction of the General Manager of Planning and Development, that the rainwater harvesting system for potable and non-potable water was installed by a qualified professional in accordance with the RDN Rainwater Harvesting Best Practices Guidebook, and is fully operational.
5. The applicant is required to register, at the applicant’s expense, a Section 219 Covenant on the property title stating 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 Regional District of Nanaimo confirming that the wells have been pump tested and certified including well head protection, and that the water meets Canadian Drinking Water Standards in accordance with “Board Policy B1.21 – Groundwater – Application Requirements for Rezoning of Un-serviced Lands”. Any new well is to be constructed tested and a final well report to the satisfaction of the RDN must be submitted prior to final approval of subdivision.
6. The applicant is required to register, at the applicant’s expense, a Section 219 Covenant on the property title stating no subdivision shall occur until such time that a qualified groundwater professional under the *BC Water Sustainability Act* has completed a risk Assessment of the proposed development in the context of Qualicum Bay – Horne Lake Waterworks District groundwater supply. The Assessment shall ensure that any existing well on the property will be brought into compliance with the *Drinking Water Protection Regulations* which may include upgrading well heads or decommissioning abandoned wells. Septic systems must be designed according to VIHA standards which would mitigate risk by proper design and maintenance. The Assessment, to the satisfaction of the RDN, must be submitted prior to final approval of subdivision.