

Attachment 7

Conditions of Approval

The following is required prior to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.438, 2023” being considered for adoption:

1. The applicant has agreed to provide a voluntary community amenity contribution in the amount of \$6,000 toward the implementation of Regional District of Nanaimo’s Phase B of the Lions Community Park master plan in Electoral Area ‘H’.
2. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title requiring the development of the land occur consistent with the Preliminary Hydrological Assessment report prepared by Kalwij Water Dynamics Inc., dated November 27, 2022.
3. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the title of the subject property that new dwelling units on any new parcel be required to offset indoor and outdoor water demands by installing a low flow fixture and, where landscaping is installed, use drought tolerant landscaping provisions in accordance with the RDN FireSmart and WaterSmart Landscaping Guide. For water storage, a rainwater capture and storage facility shall be developed for indoor and/or outdoor water demands as a supplement to the well water, and to meet minimum standards consistent with the RDN Rainwater Harvesting Best Practices Guidebook. 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/or non-potable water was installed by a qualified professional in accordance with the RDN Rainwater Harvesting Best Practices Guidebook, and is fully operational.
4. 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 a report from a Professional Engineer (registered in BC) has been completed to the satisfaction of the RDN, confirming that the wells have been pump tested and certified including well head protection, and that the potable 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 submitted to the satisfaction of the RDN must be submitted prior to final approval of subdivision.