

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1400.05**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO NANOOSE BAY
OFFICIAL COMMUNITY PLAN BYLAW NO. 1400, 2005**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

- A. This Bylaw may be cited as “Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.05, 2018”.
- B. The “Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005” is hereby amended as set out in Schedules A, B, C and D of this Bylaw.

Introduced and read two times this ___ day of _____ 20XX.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable Waste Management Plans this ___ day of _____ 20XX.

Public Hearing held pursuant to Section 464 of the *Local Government Act* this ___ day of _____ 20XX.

Read a third time this ___ day of _____ 20XX.

Adopted this ___ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

Schedule A to accompany "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.05, 2018".

Chair

Corporate Officer

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1400.05**

Schedule A

1. "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005" is hereby amended as follows:

a) By amending Schedule A as follows:

i. to the **Table of Contents**:

a. by deleting **Section IX – Development Permit Areas** and replacing it with the following:

"Section IX - Development Permit Areas

Development Permit Areas General Policies

- DPA I Nanoose Bay Form and Character
- DPA II Farmland Protection
- DPA III Freshwater and Fish Habitat
- DPA IV Sensitive Ecosystems
- DPA V Eagle and Heron Nesting Trees
- DPA VI Highway Corridor Protection"

b. To **Maps Forming Part of this Plan**, by deleting "Map No. 6 Development Permit Areas: and replacing with "Map No. 6 Development Permit Areas for Protection of the Natural Environment; and by deleting "Map No. 7 Watercourse Protection Development Permit Area" and replacing with "Map No. 7 Development Permit Areas for Form and Character and Farmland Protection"

ii. to **Section II, 2.1 ENVIRONMENTALLY SENSITIVE AREAS**, Policy 4, by deleting "Guidelines contained" and replace with "designated"

iii. to **Section II, 2.1 ENVIRONMENTALLY SENSITIVE AREAS**, Policy 5, by deleting "Guidelines contained" and replace with "designated"

iv. to **Section III, 3.4 RESOURCE LANDS**, by deleting Policies 14 and 15.

v. **Section IX, Development Permit Areas**, introduction section:

- a. to the third paragraph, second sentence, delete “will be addressed are also included”; and at the end of the sentence, insert “are included in the zoning bylaw” before the period.
- b. Delete the list in the fourth paragraph and replace with the following:
 - “DPA I Nanoose Bay Form and Character
 - DPA II Farmland Protection
 - DPA III Freshwater and Fish Habitat
 - DPA IV Sensitive Ecosystems
 - DPA V Eagle and Heron Nesting Trees
 - DPA VI Highway Corridor Protection”
- vi. To **Section IX, Development Permit Areas, DPA 1 Form and Character:**
 - a. to the title, insert “Nanoose Bay” before “Form and Character”
 - b. to **DPA 1 - PURPOSE**, insert “Nanoose Bay” before “Form and Character”
 - c. to **DPA 1 - AREA**, insert “Nanoose Bay” before “Form and Character”
 - d. to **DPA 1 – JUSTIFICATION**, insert “Nanoose Bay” before “Form and Character”
 - e. delete the **DPA 1 – GUIDELINES** and **DPA 1 – EXEMPTIONS** sections.
- vii. To **Section IX, Development Permit Areas**, delete **DPA II Farmland Protection, DPA III Watercourse Protection, and DPA IV Sensitive Ecosystem Protection** and replace with Schedule B attached to and forming part of this bylaw.
- viii. To **Section IX, Development Permit Areas, DPA V Highway Corridor Protection**, delete the **DPA V – GUIDELINES** and **DPA V – EXEMPTIONS** sections.
- b) by deleting Map No. 6 – Development Permit Areas and replacing with Schedule C attached to and forming part of this bylaw.
- c) Map No. 7 – Watercourse Protection Development Permit Area and replacing with Schedule D attached to and forming part of this bylaw.

Schedule B to accompany "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.05, 2018".

Chair

Corporate Officer

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1400.05**

Schedule B

DPA II

FARMLAND PROTECTION

DPA II - AREA

The Farmland Protection Development Permit Area is shown on Map No. 7 and applies to all properties adjacent to the Provincial Agricultural Land Reserve (ALR) boundary.

DPA II - PURPOSE

The Farmland Protection Development Permit Area is designated a development permit area for the protection of farming, pursuant to Section 488(1)(c) of the *Local Government Act*.

DPA II - JUSTIFICATION

The BC Agricultural Land Commission has acknowledged that the development of lands adjoining farmlands may compromise the agricultural use of the ALR lands. Agricultural lands therefore

require protection for long-term agricultural use.

In addition, as a result of inappropriately designed developments, land use conflicts may develop between the land uses. The incorporation of a 15 metre wide buffer between developed lands and agricultural lands is expected to promote greater compatibility between the uses while protecting the agricultural uses from urban impacts.

The objective of this DPA is to protect the agricultural land resource of the Plan Area for present and future production of food and other agricultural products

DPA III

FRESHWATER AND FISH HABITAT

DPA III - DESIGNATION

The Freshwater and Fish Habitat Development Permit Area is shown on Map No. 6, and applies to the riparian assessment areas of mapped and unmapped streams subject to the *Riparian Areas Regulation* (RAR) of the *Riparian Areas Protection Act*, as well as all other mapped lakes, wetlands, ponds and watercourses not subject to the RAR. Specifically, the Development Permit Area is defined as follows:

1. All mapped and unmapped riparian assessment areas as defined in the RAR as follows:
 - a) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;
 - b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
 - c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the

high water mark to a point that is 10 metres beyond the top of the ravine bank.

2. All mapped watercourses, lakes, wetlands, and ponds, that are not subject to the RAR; 15 metres as measured from the natural boundary or top of ravine bank, whichever is greater. This includes estuarine areas (areas of tidal influence) of all watercourses and streams. For clarity, in estuarine areas the Marine Coast Development Permit Area also applies.

The following definitions are used for the purpose of defining the development permit area as above:

'ravine' means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

'stream' includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b);

'top of the ravine bank' means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

'watercourse' means a permanent or non permanent (containing water at least six months of the year) source of water supply that is natural or man made, including a pond, lake, river, creek, brook, ditch, spring or wetland that is integral to a stream, with well defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to or containing a current of water but does not apply to a man made pond that does not connect to a stream;

DPA III - AUTHORITY

The Freshwater and Fish Habitat Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, and protection of development from hazardous conditions pursuant to Section 488(1)(a) and (b) of the *Local Government Act*.

DPA III - JUSTIFICATION

Freshwater and riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife,

and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed contributing to effective rainwater management and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area, influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Erosion of banks and steep slopes can also pose a hazard to development, and maintaining and enhancing natural features and vegetation and siting buildings and structure appropriately, can reduce this hazard.

Land use practices including land clearing, road building, construction of buildings and structures, and location of wastewater disposal systems in or near riparian areas can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural

environment, ecosystems and biological diversity of the Plan Area.

Land use practices can also change the hydraulic flow of a stream and create or exacerbate a flooding hazard.

Furthermore, the Province of British Columbia's *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas, and not allow development to proceed until the requirements of the *RAR* are met.

The objectives of this development permit area are:

1. To protect freshwater ecosystems to maintain their natural habitat and environmental quality.
2. To restore freshwater ecosystems to improve their natural habitat and environmental and hazard mitigation quality if they have been previously degraded.
3. To protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.
4. To protect development from flood and slope hazard.

DPA IV

SENSITIVE ECOSYSTEMS

DPA IV - DESIGNATION

The Sensitive Ecosystems Development Permit Area is shown on Map No. 6 and applies to parcels containing the following environmentally sensitive ecosystems mapped in the Provincial Sensitive Ecosystem Inventory (SEI): woodland, coastal bluff (for lands that are subdividable), terrestrial herbaceous, wetland, and sparsely vegetated ecosystems.

DPA IV - AUTHORITY

The Sensitive Ecosystems Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the *Local Government Act*.

DPA IV - JUSTIFICATION

The Sensitive Ecosystems Development Permit Area is comprised of parcels including lands that have been identified in the SEI: East Vancouver Island and Gulf Islands 1997 and 2004 updates completed by the Canadian Wildlife Service. These lands have been identified as being endangered or sensitive to disturbance. The lands include stands of Garry oak, woodlands, meadows, grasslands, and their

associated species. Some of the plant and animal species are found only in southeastern British Columbia and these ecosystems are among the rarest in the province. Nanoose Bay is unique in the range of sensitive ecosystems it contains and in the required level of preservation of these systems.

The objective of the development permit area is to minimize the impacts of developments on environmentally sensitive features, ecosystems or habitat.

DPA V

EAGLE AND HERON NESTING TREES

DPA V - DESIGNATION

The Eagle and Heron Nesting Trees Development Permit Area is shown on Map No. 6. The development permit area is defined as follows:

- a) For **Bald Eagle Nesting Trees** - the development permit area applies to all mapped and unmapped trees containing bald eagle nests and is a 60 metre radius measured from the base of the nesting tree.
- b) For **Great Blue Heron Nesting Trees** - the development permit area applies to all mapped and unmapped trees containing great blue heron nests, and shall be
 - i. a 60 metre radius from the base of the nesting tree on lots 1.0 hectare or smaller; and
 - ii. a 100 metre radius from the base of the nesting tree on lots larger than 1.0 hectare.

Where the colony consists of more than one tree, the radius is measured from a line drawn around the outer perimeter of the base of all nest trees.

The locations of the eagle and heron nesting trees identified on Map No. 6 of this plan are intended to provide an

approximate location only. Ground-truthing may be required by Regional District staff, a Registered Professional Biologist, or British Columbia Land Surveyor, to accurately determine the location of the tree or trees.

DPA V - AUTHORITY

The Eagle and Heron Nesting Trees Development Permit Area is designated a development permit area for protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the *Local Government Act*.

DPA V - JUSTIFICATION

Nesting birds such as the Great Blue Heron and Bald Eagle are sensitive to impact from development and disturbance by human activity and require special treatment in order to protect their ecological value, now and for the future.

Pacific Great Blue Herons are a Species of Special Concern in Canada and are Blue-listed in British Columbia. There are only about 500 nests on Vancouver Island and the Gulf Islands. Bald Eagles are territorial and generally require 1000 meters between nesting sites. Both species nest near lakes, rivers and

shorelines throughout BC where they are close to their food source. The loss of available nesting habitat near their food source, as well as disturbance from human presence, reduces the birds' ability to thrive and successfully raise their young. While Section 34 of the *Wildlife Act* provides for the protection of Bald Eagles and Pacific Great Blue Herons and several other at risk bird species, this development permit area protects the nesting habitat essential to ensuring breeding populations are maintained.

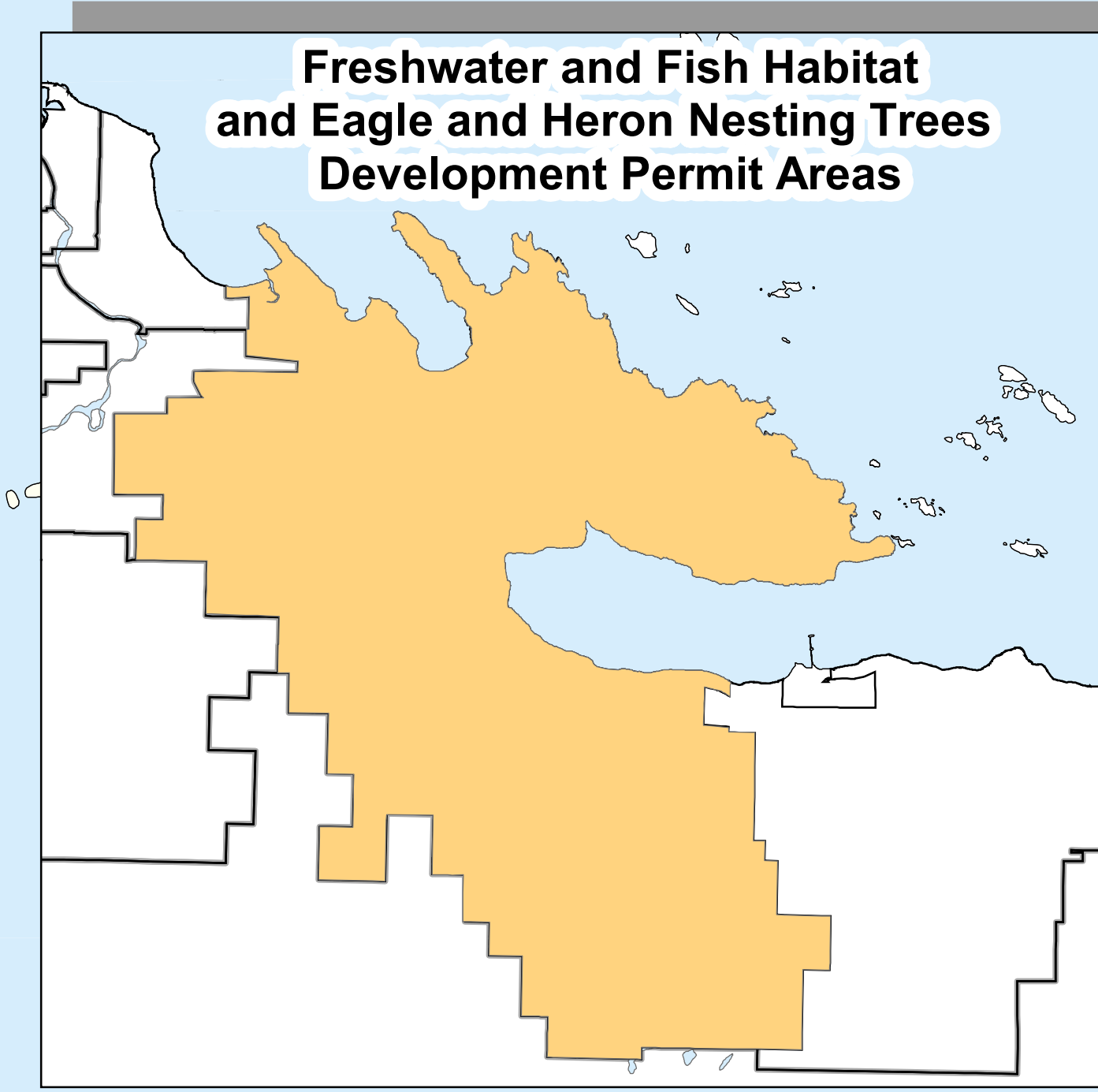
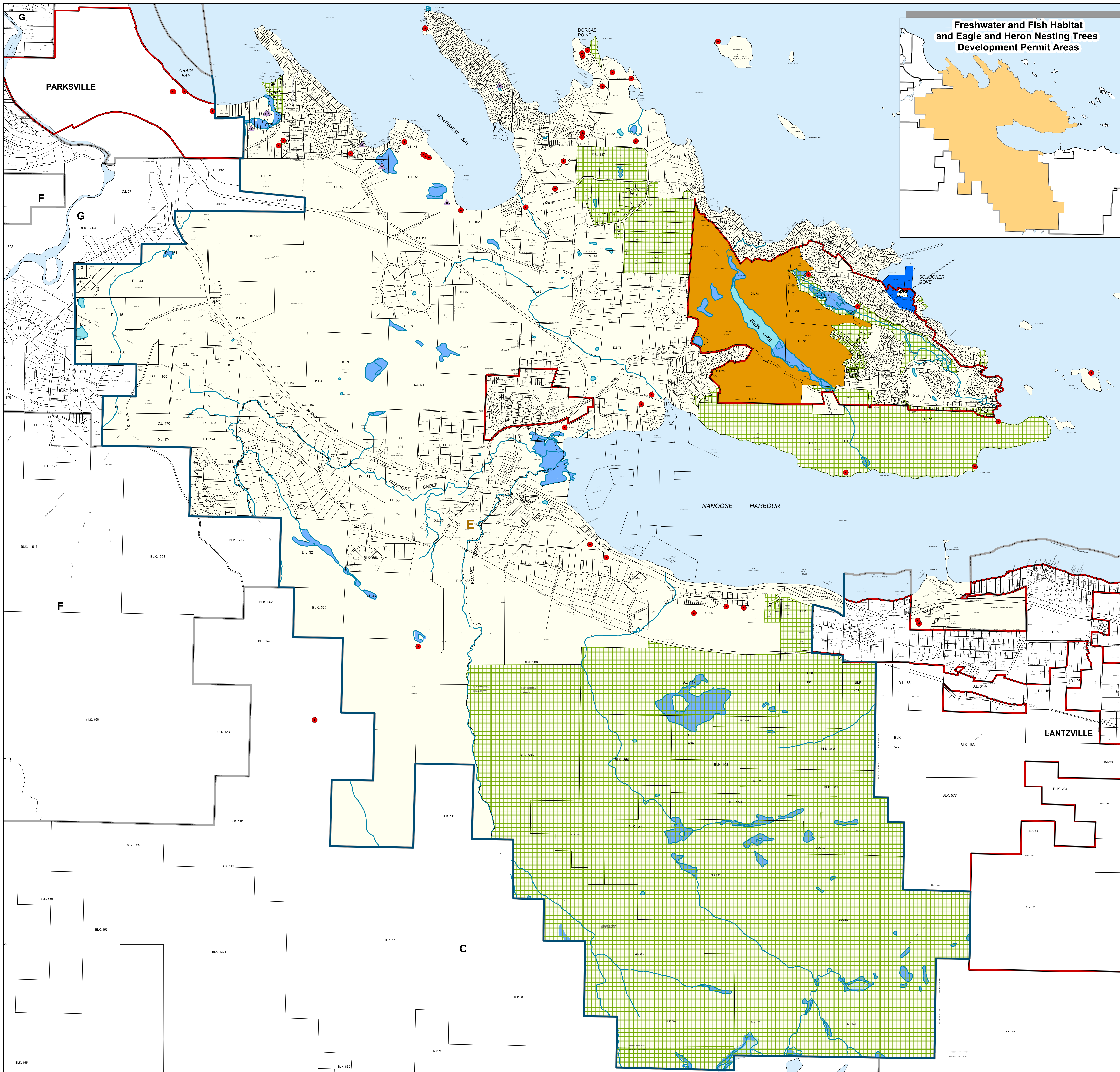
The objectives of this development permit area are:

1. To implement Regional Growth Strategy Policy 2.14 to protect environmentally sensitive areas from the impacts of development.
2. To protect eagle and heron nesting sites from the impacts of development.

**REGIONAL DISTRICT OF NANAIMO
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Schedule C

Map No. 6 Development Permit Areas for Protection of the Natural Environment



- Legend**
- Plan Area Boundary
 - Urban Containment Boundary

Sensitive Ecosystems Development Permit Area

- Terrestrial Herbaceous, Sparse Vegetation, Woodland, and Coastal Bluff (For Lands that are Subdividable)

SOURCE: Sensitive Ecosystem Inventory 2004

Eagle and Heron Nesting Trees Development Permit Area

- All Mapped and Unmapped eagle and heron nesting trees within the shaded area shown on inset map

- Eagle Nesting Tree

60 metre radius from base of tree

- ▲ Heron Nesting Tree

60 metres from base of tree for lots ≤ 1.0 hectares
100 metres from base of tree for lots > 1.0 hectares

SOURCE: BC Ministry of Environment

Freshwater and Fish Habitat Development Permit Area

- All Mapped and Unmapped Streams that are Subject to the Riparian Areas Regulation within the shaded area shown on inset map

- Watercourses

- Lakes, Wetlands and Ponds

- Wetland and Riparian Areas

SOURCE: Sensitive Ecosystem Inventory 2004

Lakes District Neighbourhood Plan Area

Lands within the Lakes District Neighbourhood Plan Area are subject to the development permit areas included within Section 5 of Schedule 'B' - Lakes District Neighbourhood Plan, which is attached to and forms part of the 'Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.'

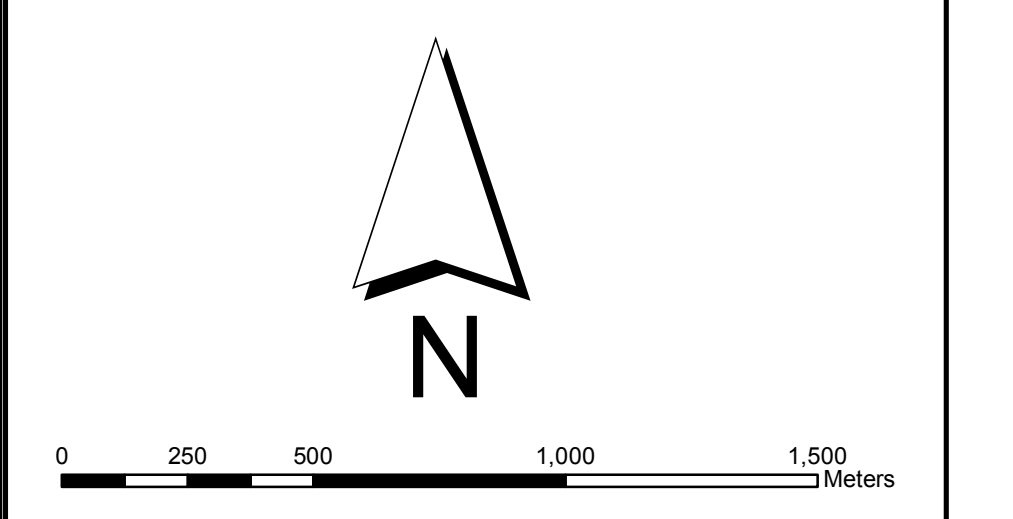
Schooner Cove Neighbourhood Plan Area

Lands within the Schooner Cove Neighbourhood Plan Area are subject to the development permit areas included within Section 5 of Schedule 'C' - Schooner Cove Neighbourhood Plan, which is attached to and forms part of the 'Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.'

DRAFT

Chairperson _____ Corporate Officer _____

BYLAW NO. 1400, 2005
BYLAW NO. 1400.01, 2006
BYLAW NO. 1400.03, 2011
BYLAW NO. 1400.04, 2011
BYLAW NO. 1400.05, 2018
Schedule 'C'




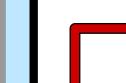
**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1400.05**

Schedule D

Map No. 7 Development Permit Areas for Form and Character and Farmland Protection

Map No. 7
Development Permit Areas
for Form and Character
and Farmland Protection


Legend

-  Plan Area Boundary
-  Urban Containment Boundary

 Nanoose Bay Form and Character Development Permit Area


 Farmland Protection Development Permit Area

 Highway Corridor Development Permit Area

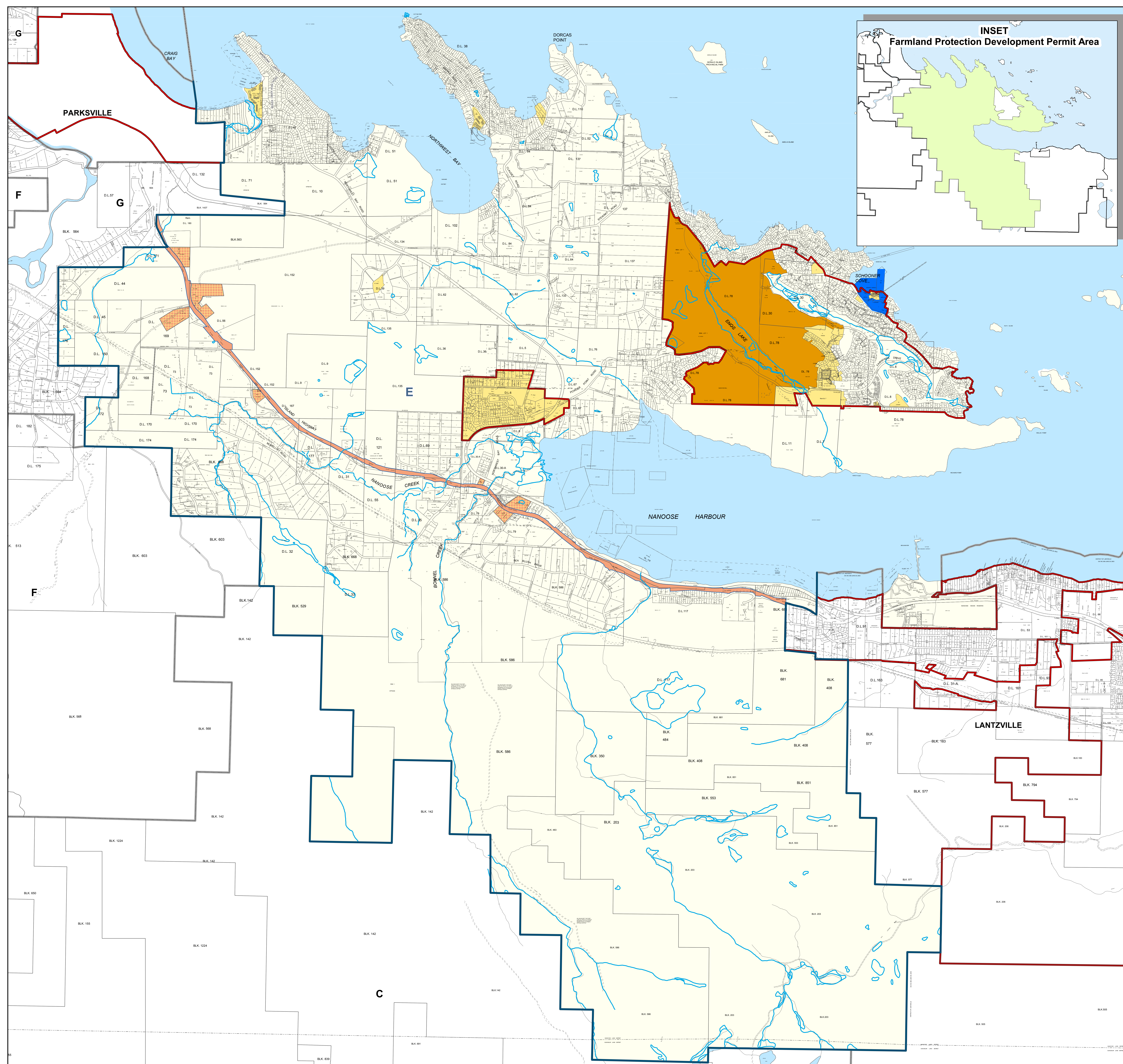
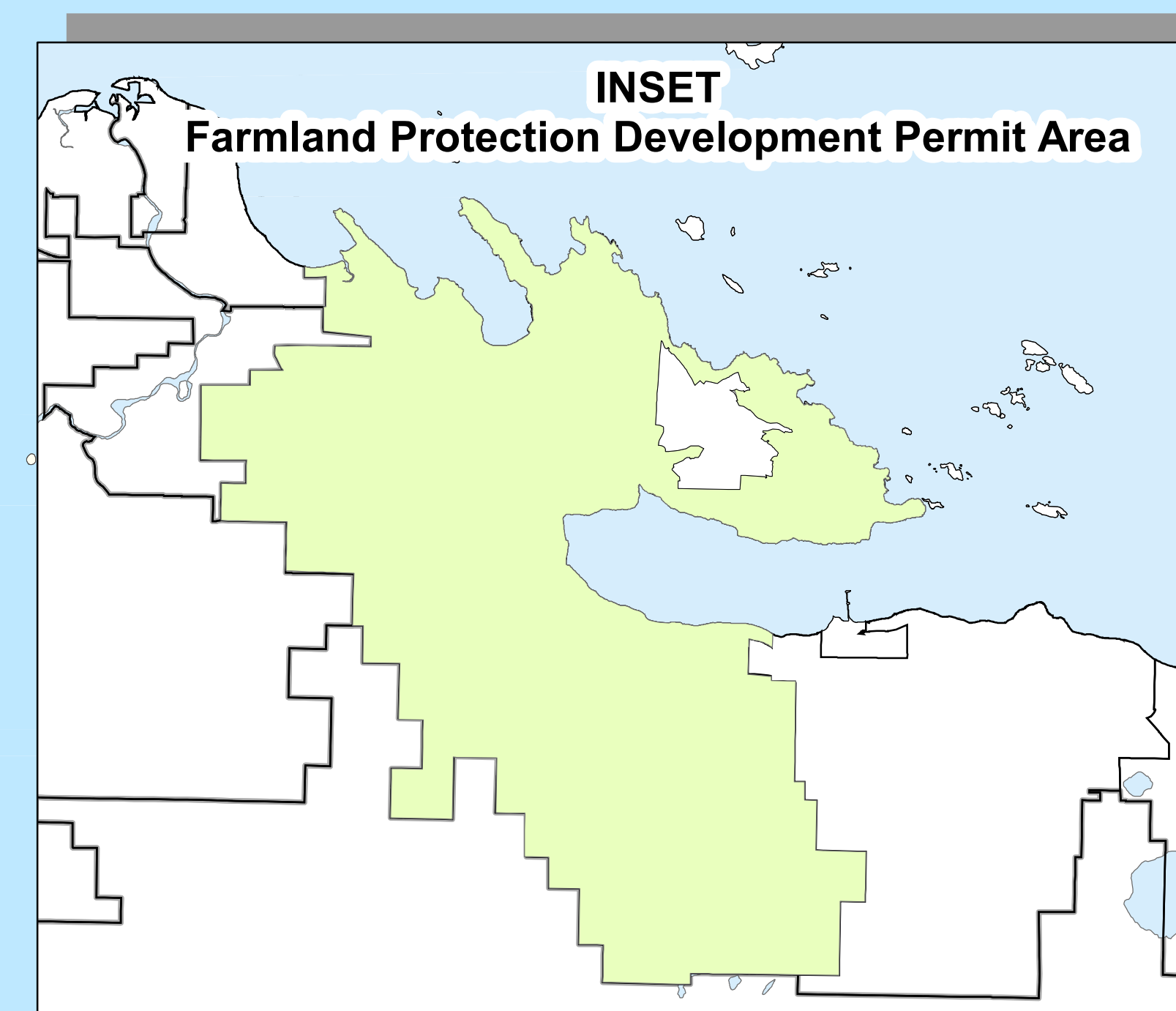
 Form and Character, and Highway Corridor Development Permit Area

 Lakes District Neighbourhood Plan Area

Lands within the Lakes District Neighbourhood Plan Area are subject to the development permit areas included within Section 5 of Schedule 'B' - Lakes District Neighbourhood Plan, which is attached to and forms part of the 'Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.'

 Schooner Cove Neighbourhood Plan Area

Lands within the Schooner Cove Neighbourhood Plan Area are subject to the development permit areas included within Section 5 of Schedule 'C' - Schooner Cove Neighbourhood Plan, which is attached to and forms part of the 'Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.'



DRAFT

Chairperson Corporate Officer

BYLAW NO. 1400.05, 2018
Schedule 'D'

