

## **Attachment 2 Amended Conditions of Approval**

The following is required prior to the “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption:

1. The applicant shall, at the applicant’s expense and to the satisfaction of the Regional District of Nanaimo, submit a survey prepared by a British Columbia Land Surveyor delineating the 30.0 metre riparian area established by the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 2018.
2. The applicant shall, at the applicant’s expense, register a Section 219 Covenant on the property title containing the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 2018, requiring that the riparian area be replanted and that permanent fencing be installed prior to final Regional District of Nanaimo Building Department approval for the proposed water treatment plant and requiring that the property be developed in accordance with the Biophysical Assessment, prepared by Aquaparian Environmental Consulting Ltd., dated March 2018.
3. The applicant, at the applicant’s expense, shall survey and register a statutory right-of-way to the satisfaction of the Regional District of Nanaimo over Part A and B as shown on Attachment 8 of the report to the Electoral Area Services Committee dated July 10, 2018 which generally includes the following:
  - a. Public access to Part A, a minimum of 4.0 metres in width to include space for a minimum of six parking stalls designed in accordance with Bylaw 500 standards in the general location shown on Attachment 8 of the report to the Electoral Area Services Committee dated July 10, 2018. Public access to become effective 24 months from the date that the water treatment plant is approved as operational or January 1, 2023, whichever occurs first.
  - b. Public access to Part B to become effective when the community water wells have been decommissioned.
4. The applicant shall, at the applicant’s expense, register a Section 219 Covenant on the property title that prohibits the removal of vegetation within 5.0 metres of Cedar Road or the width of the existing vegetated buffer which existed as of June 27, 2018, as surveyed by a BC Land Surveyor, whichever is greater.
5. The applicant shall, at the applicant’s expense, register a Section 219 Covenant on the property title that requires the owner to:
  - a. design a sidewalk or other roadside improvements along the entire Cedar Road frontage to the satisfaction of the Regional District of Nanaimo and to obtain Ministry of Transportation and Infrastructure approval prior to the issuance of a building permit for a water treatment facility on the subject property.
  - b. construct a sidewalk or other roadside improvements along the entire Cedar Road frontage within 24 months from the date that the water treatment plant is approved as operational or January 1, 2023, whichever occurs first.