

ATTACHMENT 6

DRAFT OCP NANAIMO AIRPORT DESIGNATION

8.8 Nanaimo Airport

The Nanaimo Airport is comprised of three parcels of land on 211 ha owned by the Nanaimo Airport Commission, a federal not-for-profit corporation. A fourth, 33 ha parcel north of Haslam Road is also owned by the Nanaimo Airport Commission and within the OCP Nanaimo Airport designation, but not within the federally designated Airport. An approximately 15 ha area of the airport at the eastern boundary is located within the Cowichan Valley Regional District.



The Nanaimo Airport Commission's Nanaimo Airport Land Use Plan, 2019 establishes objectives, policies, development principals, and land use zones to guide development of the airport lands in support of the economic and environmental viability of airport, and the region, and support the airport's role as a regional transportation facility.

The airport lands are located above the Cassidy Aquifer, which is highly vulnerable to surface contamination. Aquifer protection is of utmost importance.

Objectives and Policies

Section 8.8	Policy/Objective
Objective 8.8.1	Recognize the importance of the Nanaimo Airport as an economic and transportation hub for the Regional District of Nanaimo and Vancouver Island.
Policy 8.8.1	The Lands owned by the Nanaimo Airport Commission that are shown on Map No. 3 shall be designated as Nanaimo Airport Lands.
Policy 8.8.2	On Nanaimo Airport Lands outside the ALR, the RDN supports airport use, including airport use described in the Nanaimo Airport Land Use Plan contained within Schedule C of this OCP. The RDN also contemplates that a portion of the non-ALR lands within the Nanaimo Airport Lands designation may be zoned to allow other uses the RDN determines are compatible with the operation of an airport on the Nanaimo Airport Lands. .
Policy 8.8.3	On the Nanaimo Airport Lands within the ALR, Agriculture use is supported.

Section 8.8	Policy/Objective
Policy 8.8.4	<p>The RDN encourages the NAC to consult with the community and the RDN to address specific issues related to airport expansion and development of light industrial and commercial uses including the following:</p> <ul style="list-style-type: none"> a. establishing and regulating flight paths and hours of usage to minimize disturbance to nearby residents; b. communication process for addressing noise complaints; c. mitigating impact of development on groundwater, surface water and storm water management. d. traffic impacts; and e. visual character.
Policy 8.8.5	Continued operation of the Cottonwood Golf Course within the ALR in this designation is supported.

Section 8.8	Policy/Objective
Objective 8.8.2	Protect the Cassidy aquifer, acknowledge the sensitivities associated adjacent ALR lands, streams, and surrounding residential areas, and avoid or mitigate any negative impacts from development.
Policy 8.8.6	The NAC is encouraged to provide a high standard of wastewater and storm water management and treatment to protect the sensitive aquifer.
Policy 8.8.7	The NAC is encouraged to consider options for coordinating shared wastewater treatment with the Cassidy Village Centre, including consideration of connection to DPPCC.
Policy 8.8.8	The NAC is encouraged to continue its groundwater monitoring program for both water levels and water quality, to share groundwater monitoring data with the Province and the RDN, and ensure that new development does not negatively impact the aquifer.