REGIONAL DISTRICT OF NANAIMO

Cedar Main Street
Village Plan
Schedule 'B' Electoral Area 'A'OCP Bylaw No. 1620, 2011

Adopted September 24, 2013

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1620.01

A Bylaw to Amend Regional District of Nanaimo Electoral Area 'A'
Official Community Plan Bylaw No. 1620, 2011

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

1. This Bylaw may be cited as "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.01, 2013".

2. The "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" is hereby amended as set out in Schedule '1' of this Bylaw.

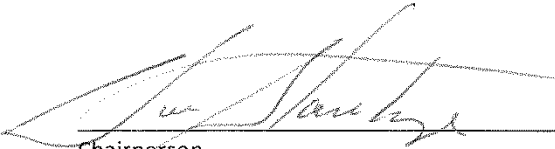Introduced and read two times this 28th day of May, 2013.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable Waste Management Plans this 28th day of May, 2013.
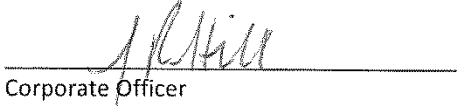
Public Hearing held this 27th day of June, 2013.

Read a third time this 23rd day of July, 2013.

Received approval pursuant to Section 882 of the *Local Government Act* this 5th day of September, 2013.

Adopted this 24th day of September, 2013.

_____   _____
Chairperson   Corporate Officer

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Acknowledgements

This Plan is the result of the collaboration and dedication of community members, business owners, community leaders, RDN Staff, design professionals, and others who contributed their time and effort towards the creation of this document.

A special thanks goes out to the following individuals for their contribution towards the Plan.

Cedar Main Street Citizen's Advisory Group

Alec McPherson	Kenn Joubert	Eike Jordan
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Cedar Main Street Technical Advisory Group (not including RDN Staff)

Rodger Cheetham	Ted Olynyk	Devon Wyatt
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RDN Staff which provided technical assistance and attended meetings to support the process

Greg Keller	Wendy Marshall	Shelley Norum
Paul Thompson	Wayne Moorman	Mike Donnelly
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Thank you to JWT Architecture and Planning who lead the community design charrette and provided graphic support.

Last but not least a special thanks to all who participated in the Cedar Main Street Design Project.

Section 1: Overview

1   Cedar Main Street Village Plan Overview

Based on the community vision, sustainability principles, and goals contained in the Electoral Area 'A' OCP, the Cedar Main Street (CMS) Village Plan provides direction and policies that reflect how the residents of Electoral Area 'A' wish to see Cedar Main Street change and grow over time.

The Design Ideas and Land Use Concepts together with Policies, Development Permit Area Guidelines, and implementation actions detail desirable changes and improvements within Cedar Main Street.

This plan, based on the results of a Community Design Charrette held in 2012, provides direction on community preferences and priorities with respect to a number of planning considerations. Some of these considerations include land use, building design, transportation, housing, pedestrian and cyclist movement, affordable and seniors housing, parks and recreation, and community infrastructure.

The Cedar Main Street Plan also addresses key issues relating to reducing greenhouse gas emissions (GHG) and the associated impacts of climate change by encouraging compact forms of housing, local employment, and transportation choices that promote the efficient use of energy and resources.

1.1   Abbreviations

BCT	British Columbia Transit	OCP	Official Community Plan
CMS	Cedar Main Street	PO's	Property Owner(s)
GCB	Growth Containment Boundary	RDN	Regional District of Nanaimo
GHG	Greenhouse Gas	RVC	Rural Village Centre
MCSCD	Ministry of Community, Sport, & Cultural Development	RGS	Regional Growth Strategy
		SD68	School District 68
MOTI	Ministry of Transportation and Infrastructure		
NCFM	Nanaimo Cedar Farmers Market		
NCID	North Cedar Improvement District		

1.2   Why A Village Plan?

The Cedar Main Street Village Plan is intended to capture the community's preferences for future growth and change. It provides an opportunity to proactively pursue desirable change and create a shared vision rather than react to development applications on a one-off basis. This Plan will assist the community by:

• Providing a basis for residents to focus on priority issues and opportunities, develop solutions, and ultimately influence decisions about future change.

• Giving developers a clear understanding of what the community wants to see built in the Cedar Main Street Plan Area so that they are better able to develop projects that meet community expectations.

- Providing the RDN Board and Planning Staff with a better understanding of how residents would like to see Cedar Main Street evolve to accommodate growth sustainably.

- Creating a valuable tool to assist the RDN Board and Planning Staff in evaluating how well development proposals meet community expectations as reflected by the Plan.

- Acting as a resource/ reference that shows community direction in order to leverage funding for projects that are consistent with the goals, objectives and policies of the Plan and the OCP.

1.3   History

The Cedar Area has a rich history. It was first inhabited by First Nations People for thousands of years prior to European's arriving in the area. The Cedar Main Street Plan Area is within the Snuneymuxw First Nations Traditional Territory.

In 1850 it is thought that James Stove settled in the area to help develop a coal mine. At that time Cedar was a vast untamed wilderness with few settlers in the area. The journey from Nanaimo to Cedar was difficult because there was no bridge crossing the Nanaimo River. As a result, settlers had to travel to Cedar by canoe. In 1865, the first bridge was constructed crossing the Nanaimo River near the current bridge site below the Cranberry Arms Hotel. Since then the bridge has been replaced several times.

Red Lion Brewery in Stovely. Date unknown. Courtesy of Tom Teer

The first settlers of European descent typically worked in resource-oriented industries such as logging and mining to support their families. Settlers moving to the area were faced with the arduous task of improving the land by clearing it for cultivation and settlement.

Most of the local landmarks and streets were named after prominent families in the community including the surnames of Haslam, York, Quennell, MacMillan, Gould, Hemer, Cassidy, Holden, and Corso. Many of the founding families still reside in the community today.

The Cedar Area also has deep agricultural roots. Many of the pioneer families were farmers and ranchers. In many cases clearing and improving the land for cultivation was a condition of the pre-emption of land from the Crown which was how many settlers obtained land.

Section 1: Overview

Cedar's past is still evident today through its historic buildings which include the Mahle House, the Wheatsheaf Inn, North Cedar School (Cedar Heritage Centre), St. Philips Anglican Church, Cranberry Arms Pub, and Cedar Community Hall. It should be noted that the historic buildings in Cedar include a variety of architectural styles rather than a unified design scheme.

For more information please refer to the Technical Background Report prepared as part of the Cedar Main Street Design Project which is available from the RDN Planning Department.

Section 1: Overview
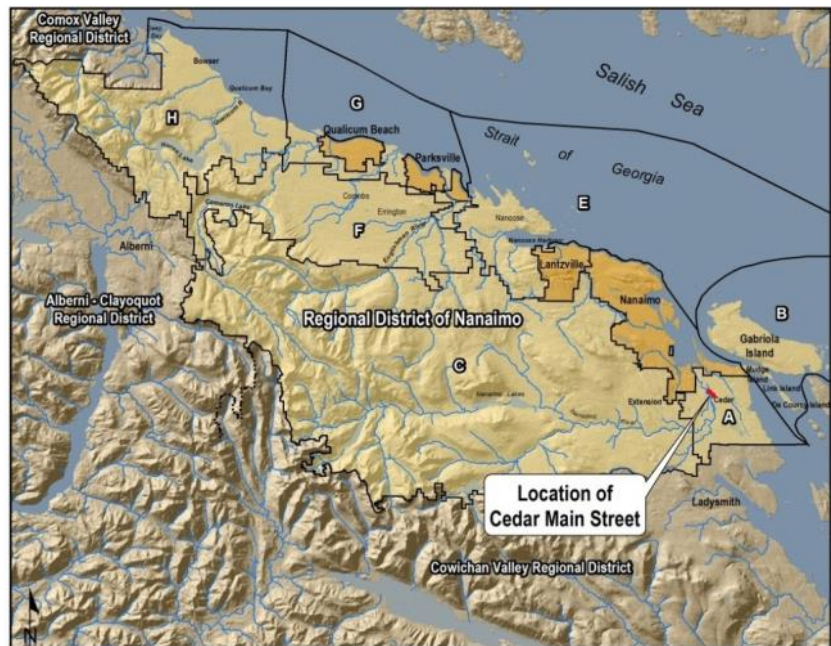
1.4   Plan Area and Context

Cedar Main Street is located in the Cedar Rural Village Centre within the unincorporated community of Cedar within Electoral Area 'A' of the RDN. Cedar is a rural community, with strong roots in agriculture and other resource uses. The community strongly supports maintaining and enhancing the rural character and rural way of life. This is achieved by directing opportunities for future growth into well-defined areas such as the Cedar Main Street land use designation and controlling future growth on lands located outside of the Cedar Village Core.

The Plan Area consists of 51 parcels of land which occupy approximately 23.1 hectares. Cedar Road runs through the centre of the Plan Area and runs parallel to the Nanaimo River. The Plan Area varies from approximately 2 to 48 metres above sea level. The Nanaimo River flows gently in a northwesterly direction towards the ocean where its estuary (one of the largest on the east coast of Vancouver Island) meets the Strait of Georgia.

The Plan Area is located on a narrow ridge located between the Nanaimo River, York Lake and surrounding wetland. The topography of the Plan Area nearest Cedar Road is relatively flat. However, the land quickly slopes down towards the Nanaimo River on the southwest side of Cedar Road and towards York Lake on the northeast side of Cedar Road.

1.5   Plan Authority

The CMS Village Plan is adopted as a bylaw amendment to the Electoral Area 'A' Official Community Plan, Bylaw No. 1620, 2011.

The CMS Village Plan is the principal guiding document for all land use decisions within CMS.

Where a particular issue is not covered by the CMS Village Plan, the Area 'A' OCP will be consulted for direction. Where a conflict exists between the OCP and the CMS Village Plan, the designations and/or policies of the CMS Village Plan will take precedence within the designated CMS Village Plan Area.

1.6   Plan Application

The CMS Village Plan accompanies the Electoral Area 'A' OCP by providing more detailed policies and Development Permit Area (DPA) Guidelines. It is intended that this Plan will be used in conjunction with the OCP (policies and DPA Guidelines) and not separate from it. Where no direction is provided by this Plan on a particular topic, reference should be made to the OCP.

This Plan will be considered in the review of all planning and land use related matters for lands located within the CMS Land Use Designation as identified in the OCP Map No. 2. Applications for development, re-development and public improvement projects must be consistent with plan policies.

Future land use within CMS will be guided by this Plan which may also be used to review and revise RDN Land Use and Subdivision Bylaw No. 500, 1987 (Zoning Bylaw No. 500), and other RDN Bylaws to ensure that future land use and development is consistent with the direction provided in this Plan.

Variances to Zoning Bylaw No. 500 may be required to meet the intent, policies, and guidelines of this Plan.

It is recognized that some current land uses are not consistent with the policies, guidelines, or ideas identified in this Plan. This plan is intended to illustrate a preferred pattern of land use as development and re-development occurs. It does not affect ongoing use of land under current zoning and does not require property owners to change a land use that is not consistent with the Plan. Future zoning changes will be initiated by property owners and not imposed by the RDN.

This Plan identifies a variety of desirable community amenities. The provision of community amenities will be considered through the rezoning process and in accordance with Section 5.4 of this Plan, Section 14 of the OCP, and community consultation

1.7   Plan Monitoring and Review

The CMS Village Plan will be reviewed in conjunction with the Electoral Area 'A' Official Community Plan review process.

1.8   Relationship to other RDN Plans

The CMS Village Plan was created as a result of a recommendation of the Electoral Area 'A' Official Community Plan. This Plan is considered to be part of the OCP.

This Section describes briefly how the CMS Village Plan relates to other key RDN strategic plans and regulations.

The diagram shows how the CMS Village Centre Plan fits into the hierarchy of RDN plans and strategies.

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The 2013-2015 RDN Board Strategic Plan "Working Together for a Resilient Future" outlines the RDN vision for a sustainable region: "The RDN in 2050…Our region is environmentally, socially, and economically healthy; resilient and adaptable to change. Residents of the region meet their needs without compromising the ability of future residents to do the same….."

The Strategic Plan provides direction to the Regional Growth Strategy (RGS) which in turn provides direction to several community level strategic plans (including OCP's and Village Centre Plans).
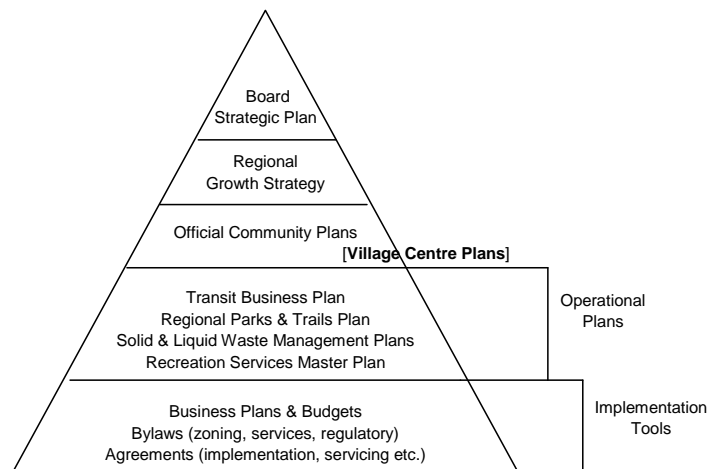
The policies and actions of the Electoral Area 'A' OCP and Village Plans are implemented through regulatory bylaws (including zoning, subdivision and servicing bylaws) along with the allocation of resources through departmental business plans and budgets.

1.9   Rural Village Centres in the Regional District of Nanaimo

CMS is located within the Cedar Rural Village Centre as designated by the Regional Growth Strategy (RGS). Rural Village Centres (RVC) are intended to be the focus of housing, employment, and service provision in unincorporated rural areas of the RDN.

RVC's are central to the RDN's approach to managing growth in EA's in order to achieve sustainability goals as outlined in the RGS.

Directing and encouraging denser development within Rural Village Centres will help protect and enhance rural qualities of life and interrelated environmental values by:

- Creating conditions that increase opportunities to live, work, learn and play in compact, complete Rural Village Centres;

- Increasing the feasibility of providing cost effective servicing and amenities by concentrating demand;

- Linking adjacent rural and residential suburban areas to RVC's through the use of bicycle paths, pedestrian walkways, multi-use trails, and public transit;

- Providing development opportunities within the RVC thereby reducing development pressure on lands located outside of the RVC and helping to preserve lands which are valued for agriculture and other rural uses.

Section 1: Overview

1.10   Community Participation

The CMS Village Plan is the result of a comprehensive public engagement process which provided numerous opportunities for community input early and throughout the planning process. Dedicated community members, community leaders, and business owners worked collaboratively with RDN staff and design professionals to share knowledge and ideas that resulted in the direction and policies in this Plan.

The community engagement process included:

- Multiple Community Workshops and Open Houses
- Displays at Community Events
- A four day Community Design Charrette
- A Citizen's Advisory Group which met numerous times to discuss issues related to the Plan
- Informational Mail Outs and Press Releases
- Commercial Needs Assessment
- Online Questionnaires
- Press Releases
- Radio Interviews
- Shaw Cable Interview

Section 1: Overview

2   Cedar Main Street Vision

The CMS Village Plan builds upon the Electoral Area 'A' OCP by providing more detailed objectives, policies, and guidelines. Extensive community input went in to the creation of the vision titled *'A Shared Community Vision' that* is in the OCP. As a result, the CMS Village Plan works towards achieving that vision rather than creating a separate vision that only applies to CMS.

A Shared Community Vision can be found in Section 3.1 of the Electoral Area 'A' OCP.

2.1   A Vision for Cedar Main Street

The CMS Village Plan helps achieve 'A Shared Community Vision' by:

- Encouraging new opportunities for local employment;
- Supporting a range of housing types and sizes that cater to a range of age groups and income levels;
- Creating a vibrant village that attracts and retains new area residents;
- Encourages the creation of a more complete community;
- Supporting land uses and development patterns which help reduce automobile dependence and greenhouse gas emissions;
- Creating a strong sense of place and enhancing community pride; and,
- Creating safer opportunities for pedestrian, cyclist, and non-motorized forms of transportation.

2.2   Sustainability Principles

As an integral component of the Electoral Area 'A' OCP, the CMS Village Plan is consistent with the Sustainability Principles contained within Section 2.3 of the Electoral Area 'A' OCP. In summary, the principles are as follows:

Principle 1:	Nature Has Value
Principle 2:	Maintain Local History, Culture, and Rural Character
Principle 3:	Leaders in Local Food Production and Local Marketing
Principle 4:	Manage Growth Carefully
Principle 5:	Safe, Healthy, and Active Communities for all Residents
Principle 6:	Participatory Democracy
Principle 7:	A Diverse Community
Principle 8:	A Diversified Local Economy
Principle 9:	Efficient and Cost Effective Services

Section 2: Vision

For more information, refer to Section 2.3 of the OCP

2.3   Community Goals

As an integral component of the Electoral Area 'A' OCP, the CMS Village Plan helps achieve the Community Goals contained within Section 3.3 of the Electoral Area 'A' OCP. Please refer to the OCP to view the complete list of community goals.

Section 2: Vision

3   Design Ideas

A four day Community Design Charrette, held from January 25th to 28th, 2012 at the Cedar Heritage Centre, provided an opportunity for the community to work with a team of highly skilled design professionals to visually explore participants' ideas for CMS. The Charrette resulted in 14 distinct Design Ideas which were further tested through an online questionnaire to determine the level of community support. All 14 of the Design Ideas are supported at varying degrees by the community. Please refer to the CMS Community Design Charrette Report for results of the online questionnaire available at the RDN Planning Department or online at www.rdn.bc.ca .

The purpose of this Section is to provide guidance to the RDN Board and Staff, senior government agencies, property owners, and developers with respect to what the community has identified as desirable future development and improvements within CMS.

The Design Ideas provide general guidance, inspiration, and transferable design elements that could be considered within the Plan Area. While the Design Ideas generally encourage growth and change, inform the objectives, policies and guidelines, and specify implementation actions of this Plan, they do not commit the RDN, senior government agencies, property owners, or developers to undertake any of these specific projects or ideas. Refer to Sections 4, 5, and 6 for detailed direction on the preferred characteristics and requirements of growth and change within the Plan Area.

This Section is also intended to assist in identifying future projects and preparing work plans and budgets.

How to use this Section

The subsections below provide a short description of each of the 14 Design Ideas. The Design Ideas are intended to:

1. Provide inspiration to builders, developers, and land owners;

2. Indicate community preference on various building and landscape improvements; and,

3. Represent desirable projects, land uses, form and character, and features that should be encouraged as part of any future development proposal in CMS.

Please refer to Sections 4 – 6 for detailed policies, guidelines, and requirements related to future development. Should an inconsistency arise between this Section and Sections 4 - 6 of this Plan, Sections 4 - 6 shall prevail.

3.1   Design Idea 1 – Preserve the Rural Character of the Larger Lots

There is strong community desire to strike a balance between accommodating future growth and preserving the rural character of the larger lots within the CMS. Residents strongly support maintaining a rural village quality within Cedar. In order to achieve these seemingly opposite goals, this Design Idea supports development of the larger lots in CMS in a way which preserves their rural character and charm.

Illustration of what residential development might look like if this idea was constructed. Notice the retention of mature trees and minimal access to Cedar Road.

This Design Idea primarily applies to what are considered to be the 'larger' lots within CMS which have maintained a buffer of mature vegetation and trees adjacent to Cedar Road. The mature trees located on these lots are valued by the community and help create a rural atmosphere.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 3**
  Increase the percentage of development that is located within well-defined areas within the GCB.

- **Goal 7**
  Protect the rural character of Electoral Area 'A' from the impacts of future development.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

(See Section 4.2.1 for site specific development policies.)

Section 3: Design Ideas

3.2   Design Idea 2 – Engage with the York Lake Wetlands

CMS lies on a ridge of land located between the Nanaimo River and York Lake, yet there is currently little physical connection between CMS and the surrounding natural environment. The location of CMS provides an opportunity to develop low impact connections with nature such as access to the York Lake wetlands.

Conceptual illustration of what a boardwalk and viewing platform could look like.

Having a low impact access trail, viewing platform, and or/boardwalk would provide opportunity for wildlife viewing and nature appreciation as well as opportunities for local recreation. A boardwalk around York Lake may help improve pedestrian connectivity between CMS and Cedar Community Secondary School and nearby residences. This type of community amenity may also provide educational opportunities for students who attend school in the area.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 10**
  Ensure that community services are geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

- **Goal 13**
  Increase public awareness of environmental issues and the importance of environmental stewardship.

- **Goal 15**
  Reduce Greenhouse Gas Emissions.
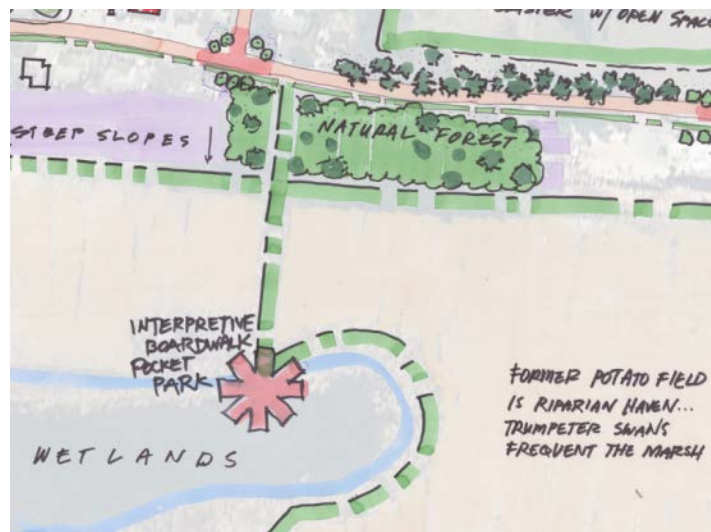
Conceptual plan of boardwalk viewing platform at York Lake

Section 3: Design Ideas

3.3   Design Idea 3 – Expand the Village Square Shopping Centre

An expansion to the village shopping area (49th Parallel Plaza) to include a broader range of uses including more shops, services, and a public plaza.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

Conceptual site plan showing new buildings framing a public space.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

- **Goal 16**
  Increase economic diversity.

- **Goal 17**
  Ensure that opportunities exist for economic development which creates local employment, minimizes negative environmental impacts, and does not detract from the quality of life enjoyed by area residents.

(See Section 4.2.2 for site specific development policies.)

Section 3: Design Ideas

3.4   Design Idea 4 – Ensure that Commercial Development Embraces the Natural and Rural Setting

In keeping with the community's desire to maintain a rural village feel for CMS, it is important to ensure that commercial development embraces the natural and rural setting.

Further direction around this Design Idea is provided within the Development Permit Area Guidelines in Section 6 of this Plan.

Conceptual illustration showing how future development could be integrated into the environment by using energy and water conservation measures, green building practices, and quality design and building materials.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 4**
  Ensure the demand for water does not exceed the sustainable supply.

- **Goal 11**
  Increase the amount of green development which makes efficient use of land, energy, and resources.

- **Goal 14**
  Ensure that the impacts of development on the natural environment are identified and minimized.

Section 3: Design Ideas

3.5   Design Idea 5 – Support Redevelopment of the Anglican Church Site

During the Design Charrette the Anglican Church was open to consider the redevelopment of its property to include some community space and a village square, while retaining the historic portion of the existing church. It was suggested that the church site could include additional worship space, a community library, public meeting space, and community open space.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

Conceptual illustration showing Anglican Church site redevelopment

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

- **Goal 10**
  Ensure that community services are geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

- **Goal 18**
  Ensure that infrastructure and community services are provided in an efficient manner.

(See Section 4.2.3 for site specific development policies.)

Section 3: Design Ideas

3.6   Design Idea 6 – Encourage the Redevelopment of Private Property

Nearly all of the lands located within the CMS are privately owned. As such, individual property owners can choose to either develop in accordance with existing zoning or apply to the RDN to rezone their property in accordance with this Plan.

The focus of this Plan is to guide future growth and change within CMS most of which is expected to primarily come from redevelopment of previously developed lands. As buildings reach the end of their useful lives, or when property owners wish to redevelop their lands, this Plan encourages redevelopment that will help achieve the vision for CMS and make a positive contribution to the community.

Illustration of a carriage home facing York Lake with a triplex facing Cedar Road.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 3**
  Increase the percentage of development that is located within well-defined areas on lands within the GCB.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

Illustration of a carriage home storefront facing Cedar Main Street. The main house is facing the rear of the lot.

- **Goal 17**
  Ensure that opportunities exist for economic development which creates opportunities for local employment, minimizes negative environmental impacts, and does not detract from the quality of life enjoyed by area residents.

Section 3: Design Ideas

3.7   Design Idea 7 – Support Buildings Up to Three Storeys

Three storey buildings that take the appearance of a two storey building, provide opportunities to increase density and promote mixed-use buildings on existing lots while maintaining the rural character associated with two storey buildings.

Although three storey buildings are supported in some cases, fire protection and rescue services are important considerations which must be addressed prior to considering approval of any three storey buildings.

Illustration showing how topography or creative roofscape architecture can fit a third floor into the roof or as a walkout basement.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 3**
  Increase the percentage of development that is located within well-defined areas on lands within the GCB.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

- **Goal 17**
  Ensure that opportunities exist for economic development which creates opportunities for local employment, minimizes negative environmental impacts, and does not detract from the quality of life enjoyed by area residents.

Section 3: Design Ideas

3.8   Design Idea 8 – Get Creative with Parking and Park on the Street

On street parking acts as a buffer between pedestrians and traffic. It is easy for a moving car to jump a curb and hit a pedestrian but it is difficult for cars to hit pedestrians if parked cars sit between the travel ways and the sidewalk.

As well, traffic moves slower along tight streets with on street parking. Parked cars create a warning to drivers that car doors may open so they

Illustration showing the use of a combination of on street and off-street parking to slow traffic and reduce the need for large parking lots.

should drive slower. Parked cars also become hazards that moving cars do not want to hit, thus slowing traffic.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 3**
  Increase the percentage of development that is located within well-defined areas on lands within the GCB.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

Section 3: Design Ideas

3.9   Design Idea 9 – Support Roundabouts

Roundabouts are an effective method for controlling traffic movements at key intersections and are safer for drivers than stop signs and traffic lights as the landscape median makes it nearly impossible for two cars to collide. They also act as visual reference points announcing the beginning and end of a 'place', such as a Main Street.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

Conceptual illustration of a roundabout in a rural setting. Note the location of sidewalks.

- **Goal 10**
  Ensure that community services are geared towards all ages including active transportation, recreation, culture, sports, then arts, and education.

- **Goal 9**
  Ensure that infrastructure and community services are provided in an efficient manner.

Section 3: Design Ideas

3.10 Design Idea 10 – Support Mixed Use Buildings

Mixed use buildings are buildings which contain a range of uses, typically having street-front ground floor commercial with residential and/or office space above. Having mixed-use buildings within CMS supports the concept of complete compact communities.

Mixed use buildings also increase community safety and security by increasing the number of residents who live on CMS. They may also increase commercial viability by providing live/work arrangements and/or rental space to offset building costs.

Mixed use buildings need not appear like standard commercial buildings. This illustrates that the character of a mixed use building, if creatively designed, can fit alongside a traditional dwelling unit.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 3**
  Increase the percentage of development that is located within well-defined areas on lands within the GCB.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

- **Goal 16**
  Increase economic diversity.

3.11   Design Idea 11 – Support Improvements Within the Road ROW

Pedestrian and cyclist safety and the speed at which traffic moves through the CMS corridor were the most significant concerns raised by the Community at the Community Design Charrette. Improvements within the road right-of-way (ROW) are highly desirable and are required to enhance cyclist and pedestrian safety. In addition, improvements within the road ROW are critical for the creation of a successful Main Street in Cedar.

For most of its length, Cedar Road is contained within a standard 20 metre road ROW with private land on either side. The paved surface of Cedar Road does not occupy all of the road ROW. This standard width provides a number of possibilities for how the road ROW could be used in the future. This Plan does not identify a preferred road ROW design option, but rather indicates support for significant improvements within the road ROW. Two examples of road ROW designs that could be accommodated within the existing 20 metre road ROW are shown on the following page. More examples are available in the Charrette Final Report.
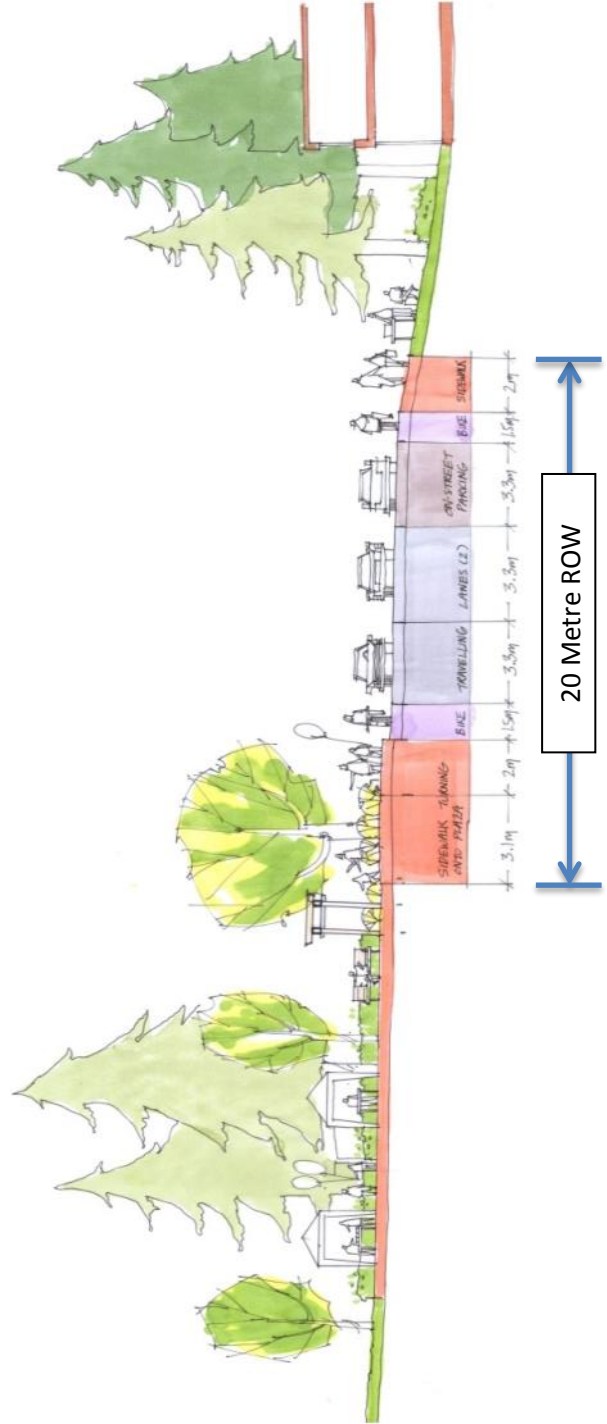
The ideal streetscape improvements could result in reduced traffic speed as well as increased pedestrian and cyclist safety. In addition, creating better conditions for pedestrians and cyclists offers alternatives and thereby supports reduced automobile dependence. Improvements within the road ROW also help create conditions that encourage walking and cycling and a healthy community.

One of the challenges associated with this Design Idea is that the RDN does not have jurisdiction to make improvements within the road ROW without MOTI approval. In addition this Design Idea may require the RDN to obtain new authorities from the Provincial Government which allow the establishment of a local service area to fund construction and maintenance of uses within the road right of way and which permit the RDN to regulate sidewalks and/or roadside trails.

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

- **Goal 10**
  Ensure that community services are geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

- **Goal 16**
  Reduce GHG emissions.

Section 3: Design Ideas

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20 Metre ROW

SIDEWALK — 2m
LANDSCAPE — 2.1m
BIKE LANES (1) — 2m
LANDSCAPE — 2m
TRAVELLING LANES (2) — 3.3m
— 3.3m
ON STREET PARKING — 3.3m

20 Metre ROW

SIDEWALK TURNING INTO PLAZA — 3.1m
BIKE — 2m
TRAVELLING LANES (2) — 1.5m
— 3.3m
— 3.3m
ON-STREET PARKING — 3.3m
BIKE — 1.5m
SIDEWALK — 2m
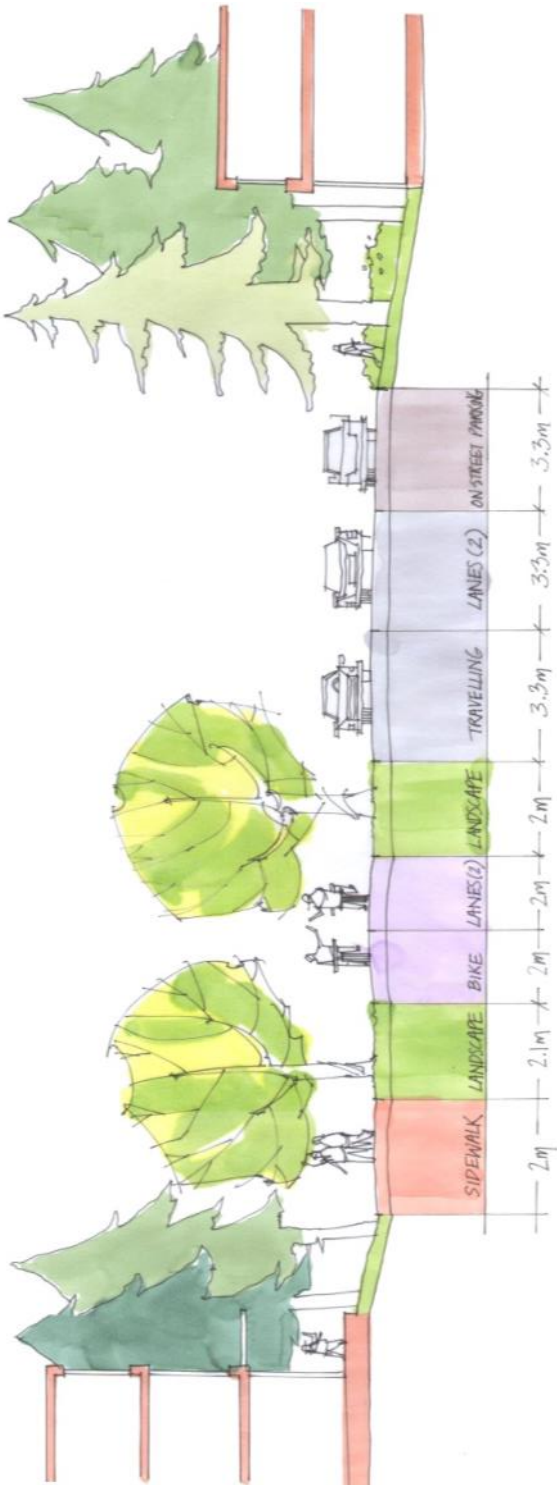
3.12   Design Idea 12 – Create an Entry Monument

An entry monument creates a gateway which signifies the entrance to a community and welcomes guests. Many communities utilize entry monuments as it provides an opportunity to showcase local culture, unique history or attributes, or artistic talent.

Entry monuments also help create a gateway to the community which aids in building community identity by clearly marking the entrance to the community.

This Design Idea helps work towards the following Community Goal as outlined in the OCP:

Illustration of what an entry monument could look like.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

(See Section 4.2.4 for site specific policies.)

Section 3: Design Ideas

3.13 Design Idea 13 – Encourage a Variety of Architectural Expressions

Rather than re-create history with a unified design scheme, home owners, architects, and developers could strive for creative expression that speaks to the climate, site, and character of the landscape as well as the history of the site. Residents spoke to the desire for a mixture of materials, architectural details, and styles rather than a single design theme such as west coast, frontier, or craftsman style architecture.

A photo montage showing a range of architectural styles and various Design Ideas that were favoured at the Community Design Charrette

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

Section 3: Design Ideas

3.14 –Design Idea 14 - Create an Alternate Route Around Cedar Main Street

Although public roadways are under the jurisdiction of the MOTI, this Plan indicates the community's support for future road improvements.

Cedar Road is currently the primary road running through the community. An alternate route may:

1   Allow Cedar Road to be temporarily closed for special events;

2   Support a reduced speed limit; and,

3   Reduce traffic volumes during highway incidents.

Powell River Blackberry Festival

This Design Idea helps work towards the following Community Goals as outlined in the OCP:

- **Goal 5**
  Ensure that the community is provided an opportunity to be involved in decisions that affect them.

- **Goal 9**
  Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.

- **Goal 10**
  Ensure that community services are geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

Section 3: Design Ideas

3.15   Illustration of Select Design Ideas

Map No. 1 is an illustration of select Design Ideas based on the 14 Design Ideas from the Charrette. Map No. 1 represents how the Design Ideas could be configured based on community input and is not intended to be a blueprint for future development.

Map No. 1 provides context to the Design Ideas and is intended to assist the RDN Board and Planning Staff visualize how the CMS corridor could be redeveloped over time. Although development will be encouraged to be generally consistent with Map No. 1, an amendment to this Plan shall not be required for development which differs from this arrangement but is still generally in keeping with the direction of this Plan. More detailed direction on land use patterns is provided on Map No. 2. Land Use Designations. It should be noted that Map No. 2 shall take precedence over Map No. 1.

The following provides a summary of the preferred land use concept identified on Map No. 1.

Suggested locations for roundabouts

Three strategically placed roundabouts are supported: the first at the intersection of MacMillan and Cedar Roads; the second at the intersection of Burchell Road and Cedar Road; and the third at the location of the Wheatsheaf Inn intersection at Cedar Road.

Suggested locations for sidewalks, crosswalks and trails

A range of pedestrian and cyclists' safety improvements and traffic calming measures such as sidewalks and bicycle lanes is supported. In addition, an alternative pedestrian route between Cedar Community Secondary School and the 49th Parallel Plaza along the perimeter of the York Lake wetlands is supported.

Section 3: Design Ideas

4   Development Policies

This Section is intended to compliment Section 3.0 in guiding future land use within CMS by providing objectives and policies that apply to new development. The objectives and policies in this Section are derived from the results of the Community Design Charrette and the ideas and comments from the community. The objectives and policies primarily apply when a property is subject to a rezoning application and to a lesser extent when properties are proposed to be subdivided and the RDN provides its comments to the MOTI. Future land uses and direction provided by this Plan are based on the Charrette results and guided by the objectives and policies contained within this Section.

4.1   General Land Use Policies

CMS is intended to guide future change and development in the community towards the creation of a 'village atmosphere' in Cedar by supporting traditional main street development that is fitting with what might be found in a small village. Higher residential densities than compared with other lands within the Cedar Rural Village Centre as well as a range of local commercial services, and public space are desirable characteristics for CMS.

The CMS land use designation supports the community's desire to create and preserve community identity and a sense of place, and provide opportunities for local employment, services, and a range of housing types and sizes. The CMS land use designation is a mixed use, commercial residential corridor, which is intended to create a vibrant place for local residents to live, work, shop, access services, socialize, and participate in recreational activities.

This Section guides development and focuses on site planning, building, and design criteria that are not specifically addressed through the Development Permit Area (DPA) Guidelines included in Section 6.0 of this Plan.

This Section is intended to compliment the policies included within the Electoral Area 'A' OCP. References to the OCP are made throughout this Section. Where a topic is not specifically addressed by this Plan, please refer to the OCP for further guidance.

4.1.1   General Land Use and Design Policies

Almost all of the lands within CMS are privately owned. Therefore, this Plan provides direction for future development and change which, for the most part, are dependent on property owners initiating redevelopment of their lands. The following general policies apply to redevelopment of private property within CMS.

Section 4: Development Policies

Objectives and Policies

Objective 4.1.1.1   To encourage redevelopment within CMS in a way that is consistent with the community vision and values.

Section 4: Development Policies

Section 4.1.1	Policies	Related Actions	Who	When
Policy 1	Rezoning of any lands shall not be supported unless the subject property(s) is serviced with community water and a sewage treatment and disposal system that is acceptable to the RDN. Connection to a system operated by the RDN is preferred.	n/a	n/a	n/a
Policy 2	CMS shall serve as the predominant employment centre in Cedar due to its current and supported broad mix of commercial, residential, recreational, and institutional uses.	n/a	n/a	n/a
Policy 3	The development form for CMS should be predominately commercial, mixed use, intensive residential, recreational in a form that is compact and readily accessible by foot, wheelchair, bicycle, transit, and car.	n/a	n/a	n/a
Policy 4	Preference shall be given to development proposals which include: 1. Storefronts along Cedar Road; 2. buildings that maintain a rural design character; and, 3. Creative site planning including the creation of small scale plazas, patios, courtyards, creative placement of garages, and creative parking strategies.	n/a	RDN	Ongoing
Policy 5	Buildings shall: 1. Be a maximum of three storeys; 2. Take the character of one or two storeys as viewed from Cedar Road; and; 3. Be designed to minimize size and massing, especially as viewed from Cedar Road and York Lake.	n/a	RDN	Ongoing
Policy 6	Notwithstanding Policy 5 above, where a third storey is proposed, it shall be integrated in the roof design, or as a walk out basement.			
Policy 7	Fire protection should be addressed early in the development review process.	Refer all rezoning applications to the Fire Chief of the NCID at the application submission stage.	RDN NCID	Ongoing

Section 4.1.1	Policies	Related Actions	Who	When
		Work with NCID to address any fire protection/building safety issues.		
Policy 8	Sight lines between buildings to protect views towards York Lake or enhance and create views towards Nanaimo River should be maintained.	Where the possibility of an impact exists, require applicants to provide a sight line analysis identifying potential and existing sight lines in relation to proposed development as seen from Cedar Road.	RDN PO's	Ongoing
Policy 9	The use of drive-throughs is not supported.	n/a	RDN	n/a
Policy 10	A location for a year-round farmers market is supported.	n/a	n/a	n/a
Policy 11	The preservation of historic buildings is encouraged.	n/a	n/a	n/a
Policy 12	Development within the 1:200 year floodplain (both setback and elevation) is not supported. Agriculture, seasonal recreation, and other uses not affected by and which do not require protection from floodwaters may be supported.	n/a	n/a	n/a
Policy 13	Should development occur adjacent to land within the Agricultural Land Reserve (ALR), consideration must be given to the need for edge planning along the ALR boundary.	n/a	n/a	n/a

Objective 4.1.1.2   To create an attractive outdoor realm that is inviting and encourages social interaction.

Section 4.1.1	Policies	Related Actions	Who	When
Policy 1	Outdoor improvements such as benches, drinking fountains, and other street furniture are encouraged.	Work with MOTI and developers to create acceptable standards.	RDN MOTI	Ongoing
Policy 2	The creation of outdoor publically accessible space is encouraged. Target a minimum of 20% green space (both private and publically accessible).	Use DPA Guidelines to encourage the provision of outdoor public space.	RDN	Ongoing
Policy 3	The provision of street trees to provide shade and define pedestrian spaces and give scale to larger buildings is encouraged.	1. Use DPA to require landscaping. 2. Work with MOTI to establish criteria and	RDN MOTI	Ongoing

Section 4: Development Policies

Section 4: Development Policies

Section 4.1.1	Policies	Related Actions	Who	When
		guidelines for trees planted within or near the road ROW.		
Policy 4	Opportunities for sidewalk cafes and sitting areas should be considered wherever possible.	1. Consider a reduced minimum setback requirement adjacent to Cedar Road for structures relating to outdoor cafes, outdoor spaces, and outdoor displays that are publically accessible. 2. Work with MOTI to develop guidelines for uses close to or within the Road Right-of-Way	RDN MOTI MCSCD	Ongoing
Policy 5	Design should encourage interaction between storefront and sidewalk.	Ensure that proposed site plans illustrate connectivity.	RDN	Ongoing

Objective 4.1.1.3   To encourage a variety of Architectural Types

Section 4.1.1	Policies	Related Actions	Who	When
Policy 1	In evaluating development applications, a variety of complementary architectural types is preferred over a unified design scheme at both a site and street level.	Use DPA Guidelines to support a variety of Architectural Expressions.	RDN	Ongoing

4.1.2   Commercial Mixed Use

Commercial uses provide local employment and a broader range of local services which can encourage residents to shop locally and be less car dependant. Mixed use buildings typically provide space for both commercial and residential uses to occupy one building. Mixed use buildings provide opportunities for live/work arrangements or rental income which can help business viability and increase community security and vibrancy by having people live on Cedar Main Street.

The creation of commercial and mixed use buildings and sites that integrate well within a rural setting is desirable within the Plan Area.

Objectives and Policies

Objective 4.1.2.1   To support commercial and mixed use buildings and sites within CMS

Section 4.1.2	Policies	Related Actions	Who	When
Policy 1	Lands within the Commercial Mixed Use land use designation are shown on Map No. 2.	n/a	RDN	Ongoing
Policy 2	Permitted uses within this designation shall generally include local commercial, professional office use, personal service, mixed residential commercial buildings and sites, and intensive residential.	n/a	RDN	Ongoing
Policy 3	Notwithstanding Policy 2 above, preference shall be given to applications which propose local commercial and/or mixed use fronting Cedar Road and in the case of mixed use buildings where commercial uses are on the first floor and fronting Cedar Road.	n/a	RDN	Ongoing
Policy 4	Residential development should only be supported where densities are maximized on the site. Net densities below 20 dwelling units per hectare are generally not supported. Single detached forms of housing should generally be avoided.	n/a	RDN	Ongoing
Policy 5	Commercial and mixed use development must be pedestrian oriented and should include publically accessible outdoor space.	n/a	RDN	Ongoing
Policy 6	Buildings that can be adapted to multiple uses (i.e. commercial to residential and vice versa) to reflect market demands are encouraged.	Work with developers to consider flexible space requirements and adaptive building design.	RDN	Ongoing
Policy 7	Mixed use buildings should be in scale with surrounding buildings.	At the time of rezoning, require building elevations which illustrate how a proposed building relates to adjacent properties.	RDN	Ongoing

Section 4: Development Policies

Section 4: Development Policies

Policy 8	Mixed use buildings should be designed to be visually compatible with surrounding buildings.	At the time of rezoning or DP, require building elevations which illustrate: 1. How the proposed buildings integrate with Cedar Road and adjacent buildings. 2. Where applicable, the potential impacts of shading on the adjacent properties.	RDN	Ongoing
Policy 9	Larger buildings should be 'stepped' to reduce overall appearance and massing.	n/a	RDN	Ongoing
Policy 10	Commercial and mixed use buildings should integrate well within a rural setting and not take the form of large format retail, highway commercial, strip commercial, warehouse, or uses that include a drive-through.	n/a	RDN	Ongoing
Policy 11	Commercial and mixed use development must, where feasible, be pedestrian-oriented and have minimal set-backs from Cedar Road except for the purpose of enhancing the pedestrian street level appeal. This may include recessed entrances, planters, shrubs, street furniture, outdoor seating, public art and walkways.	Amend Bylaw No. 500 to allow reduced minimum front lot line setback requirements for commercial and mixed use buildings following the completion of a satisfactory strategy for the provision of sidewalks and/or pedestrian pathways. Amend Bylaw No. 500 to exempt that portion of Cedar Road within the Cedar Main Street Plan Area from Bylaw No. 500 landscaping requirements.	RDN	Short Term
Policy 12	The creation of new lots that will include commercial use that do not front Cedar Road is not supported.	At the time of subdivision, advise MOTI of this policy.	n/a	n/a

4.1.3   Residential

Most of the land within the CMS Plan Area is currently developed with low density residential uses. Although these historic residential uses may continue, the intent of this Plan is to encourage a transition towards the creation of a compact village that includes a range of housing types and sizes suitable to

accommodate a range of ages and income levels. Higher densities and a range of housing types and sizes that are well designed and respect the rural character of CMS are supported and are critical to the success of CMS.

Objectives and Policies

Objective 4.1.3.1   To increase the density, overall number, and diversity of dwelling units within CMS

Section 4.1.3	Policies	Related Actions	Who	When
Policy 1	Lands within the Residential Land Use Designation are shown on Map No. 2.	n/a	n/a	n/a
Policy 2	Residential development may be supported at the following densities (note a rezoning may be required): **Single Unit Residential:** • 20 - 25 dwelling units per hectare (400m^2 – 500m^2 maximum parcel size) **Multiple unit residential:** • Minimum of 20 dwelling units per hectare • Maximum of 50 dwelling units per hectare	n/a	RDN	Ongoing
Policy 3	**Mixed Housing Type Development** • Minimum of 20 dwelling units per hectare • Maximum of 50 dwelling units per hectare Rezoning applications that propose residential development at densities less than 20 dwelling units per hectare should generally not be supported as they are not considered to be consistent with the vision of CMS. Exceptions may be made in cases where a significant natural feature is proposed to be preserved and density is maximized on developable portions of the land.	n/a	RDN	Ongoing
Policy 4	Larger developments shall be strongly encouraged to include a range of housing types and/or sizes.	n/a	RDN	Ongoing
Policy 5	Comprehensive development proposals which include a mix of single residential units, duplex, ground oriented multi-unit residential, and other unit types shall be encouraged.	n/a	RDN	Ongoing

Section 4: Development Policies

Section 4: Development Policies

Section 4.1.3	Policies	Related Actions	Who	When
Policy 6	Dwelling units should: 1. Create visual interest when viewed from Cedar Road; and, 2. Avoid repetitious design features; and; use a variety of textures and colours.	n/a	RDN	Ongoing
Policy 7	Residential development should maximize green space in keeping with a rural theme in Cedar. **Note: Green space requirements include both publically accessible and private green space.**	n/a	RDN	Ongoing

4.1.4   Cedar Main Street Reserve

According to some members of the community, the natural northern boundary of CMS, is located near the intersection of Cedar and Harmac Roads where the rocky outcrop with the signs on it are located. In recognition, Map No. 1 designates the Cedar Main Street Reserve which follows the GCB. The intent of the reserve area is to identify an area where CMS could expand once the existing Plan Area is built out.

Objectives and Policies

Objective 4.1.4.1   To support phased, timely, and controlled expansion of CMS towards the north.

Section 4.1.4	Policies	Related Actions	Who	When
Policy 1	Lands within the Cedar Main Street Reserve are shown on Map No. 2.	n/a	RDN	Ongoing
Policy 2	All lands which are not within the Commercial Mixed Use Land Use Designation, shall only support residential in accordance with the Suburban Residential Land Use Designation.	Amend the OCP to change the land use designation of all lands designated Rural Residential to Suburban Residential.	RDN	Short Term
Policy 3	Preference is that amendments to the CMS Boundary should generally be considered in conjunction with an OCP review. However, it is recognized that a property adjoining the current CMS Boundary may be included through an amendment to this Plan.	n/a		

Policy 4	Guiding principles for CMS expansion such as: 1. Demonstrated demand for additional commercial space and residential use; 2. All lands are within the Growth Containment Boundary; 3. Community walkability; 4. Existing vacancy rates and development potential; and, 5. Community water and sewer servicing are supported.	n/a		
Policy 5	Prior to amending this Plan to include additional lands within CMS, a Community Design Charrette and/or village planning process must be completed.	n/a		
Policy 6	Notwithstanding the area identified as Cedar Main Street Reserve on Map No. 3, future expansion may be considered to the south as an alternate to expansion to the north.	n/a		

4.1.5   Recreation

Recreational uses are an important component of a community as they provide opportunities for activities that promote active healthy lifestyles. This designation applies to a recreational property, currently developed with baseball diamonds and other outdoor recreational uses located on the west side of Cedar Road where it intersects Hemer Road.

The intent of this plan is to support a range of recreational uses that are compatible with and contribute towards the creation of a vibrant village in Cedar.

Objectives and Policies

Objective 4.1.4.1   To support and enhance recreational opportunities within the Plan Area

Section 4.1.4	Policies	Related Actions	Who	When
Policy 1	Lands within the Recreation Land Use Designation are shown on Map No. 2.	n/a	n/a	n/a
Policy 2	A range of recreational uses including outdoor recreation, recreation facility, and uses accessory to the recreational use of the property are supported.	n/a	n/a	n/a
Policy 3	Subdivision of the subject property is generally not supported.	n/a	n/a	n/a
Policy 4	Residential development shall be limited to one dwelling unit per parcel.	n/a	n/a	n/a

Section 4: Development Policies

Section 4: Development Policies

4.1.6   Community Services[1]

Community water and fire protection services in the CMS Plan Area are provided by the NCID. Community sewer services are provided by the RDN to a select number of properties based on the availability of sewer service connections allocated to the CMS Plan Area.

The provision of community water, sewer, and other related government-provided services are critical to achieving the goals and objectives of the CMS Plan. These services also help protect the environment and the health of CMS Plan Area residents by protecting groundwater resources and providing the community with a secure and sustainable source of drinking water.

Objectives and Policies

Objective 4.1.6.1   To support the provisions of community services within the Plan Area

Section 4.1.6	Policies	Related Actions	Who	When
Policy 1	Lands within the Community Services Land Use Designation are shown on Map No. 2.	n/a	n/a	n/a
Policy 2	Permitted uses supported within this designation shall generally include community water or sewer service facilities, government offices, community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, recreational facilities, public assembly uses, and community health care facilities.	n/a	n/a	n/a
Policy 3	Expansions to the designation may be supported within the CMS Plan area to accommodate uses which are consistent with Policy 2 above.	n/a	n/a	n/a

Objective 4.1.6.2   To preserve the Rural Character of Larger Lots

Section 4.1.6	Policies	Related Actions	Who	When
Policy 1	Rezoning proposals should retain and/or enhance mature trees and vegetation along Cedar Road.	At the time of rezoning or DP, require the retention and/or enhancement of vegetation along Cedar Road through the use of a Section 219 covenant or other appropriate	RDN	n/a

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[1] Bylaw 1620.04 adopted December 4, 2018

Section 4.1.6	Policies	Related Actions	Who	When
		mechanisms.		
Policy 2	Access points to Cedar Road should be minimized.	At the time of rezoning or DP, work with the applicant and MOTI to minimize access points on to Cedar Road.	RDN MOTI	n/a

4.2   Site Specific Land Use Policies and Community Projects

The Community Design Charrette produced a number of Design Ideas relating to specific properties. It is not the intent of this Plan to require property owners to develop the specific projects identified, but rather to ensure that these properties are developed in ways which are generally consistent with the Design Ideas or at least include elements or inspiration from the applicable Design Idea.

These Design Ideas also represent projects that may be supported by the community and the RDN. Where an inconsistency is found between this section and the OCP, this section shall prevail.

This section provides site specific development policies which apply in addition to the underlying land use designation policies.

4.2.1   Residential on Larger Parcels

There are three larger parcels with significant development potential that have a dense buffer of mature vegetation adjacent to Cedar Road. The shrub and tree canopy along Cedar Road is an important scenic, heritage, and environmental amenity that enhances the rural character of Cedar Main Street This Plan encourages redevelopment of these properties in a way which preserves the trees to benefit the natural environment and preserve rural character.

The following objectives and policies shall apply to the development of the three specified *'larger lots'* within the Residential Land Use Designation identified in Map No. 2.

Objectives and Policies

Objective 4.2.1.1   To preserve the rural character of the larger lots on Cedar Main Street

Section 4.2.1	Policies	Related Actions	Who	When
Policy 1	Lots that are larger within the context of CMS and have significant residential development potential are identified on Map No. 2.			
Policy 2	The policies of Section 4.1.4 – Residential Land Use Designation shall apply to the identified lands in addition to the policies in this subsection 4.2.1.	n/a	n/a	n/a
Policy	Rezoning to accommodate residential densities	n/a	n/a	n/a

Section 4: Development Policies

Section 4.2.1	Policies	Related Actions	Who	When
3	as provided in Section 4.1.3 – residential policies of this Plan is supported.			
Policy 4	Despite policy three above, preference shall be given to applications which propose to maximize residential density in a form consistent with this section.	n/a	n/a	n/a
Policy 5	Residential development shall be encouraged to take the form of small cottages or units within a multi-unit building rather than large detached homes.	Through the rezoning process, limit the dwelling unit maximum floor area and secure the use of a variety of housing types and sizes.	RDN	Short Term/ Ongoing
Policy 6	Dwelling units should be sited in clusters around open green spaces rather than facing Cedar Road and must minimize driveway entrances onto Cedar Road. Like This Not Like This	Discourage the creation of cul-de-sacs and dwelling units facing Cedar Road.	RDN MOTI	Short Term/ Ongoing
Policy 7	As a condition of rezoning and/or Development Permit Area Guidelines the retention of existing healthy trees adjacent to Cedar Road shall be required.	1. Consider requesting tree cutting authority for CMS. 2. Consider the use of covenants to preserve mature trees and vegetation along Cedar Road. 3. Work with MOTI to identify and preserve trees located within the Road ROW.	RDN MCS CD MOTI	Short Term/ Ongoing
Policy 8	Development should be designed to minimize visibility from Cedar Road (i.e. development should not generally be seen from Cedar Road).	1. Ensure that rezoning applications maximize tree retention adjacent to Cedar Road. 2. Work with MOTI to request tree	RDN MOTI PO's Developers	Ongoing

Section 4.2.1	Policies	Related Actions	Who	When
		retention covenants at the time of subdivision. 3. Use Development Permit Area Guidelines to require tree retention. 4. Work with Property owners to preserve trees adjacent to Cedar Road.		
Policy 9	Development proposals should preserve open space and healthy trees.	1. Support conservation design. 2. Encourage shared green space. 3. Use Development Permit Area Guidelines to preserve open space and trees. 4. Support park land dedication where opportunities for tree preservation and community use exist.	RDN MOTI	Ongoing
Policy 10	Residential development is not supported within the Nanaimo River Floodplain.	n/a	n/a	n/a
Policy 11	New access to Cedar Road should be minimized.	1. Require consolidated access through the rezoning process. 2. Work with MOTI through the rezoning and subdivision process to limit additional access.	RDN MOTI	Ongoing

Section 4: Development Policies

Section 4: Development Policies

4.2.2 Village Square Shopping Centre

The Village Square Shopping Centre is the commercial core of CMS and provides a number of local services including a grocery store, restaurant, bank, and a number of small retail stores. There is vacant land adjacent to the shopping centre that may suitable for future development.

This Section is based on Design Idea 4 which supports expansion of the Village Square Shopping Centre to include a broader range of commercial services and publically accessible space.

The following objectives and policies shall apply to the lands within the Village Square Shopping Centre as identified on Map No. 2.

Objectives and Policies

Objective 4.2.2.1   To expand the range of uses within the village square shopping centre

Section 4.2.2	Policies	Related Actions	Who	When
Policy 1	The expansion of the Village Square Shopping Centre to include a broader range of uses including more shops and public plazas is supported.	n/a	n/a	n/a
Policy 2	Residential use in a mixed use building is supported provided it is not located at ground level (with the exception of housing for seniors and those with disabilities).	n/a	n/a	n/a
Policy 3	The one and two storey feeling of the existing Village Square Shopping Centre should be maintained. A third storey may be supported where it is built into the roof line and the building takes on the appearance of a two storey building from Cedar Road (Refer to Objective 4.1.1.1 Policy 7 regarding fire protection).	n/a	RDN	Ongoing
Policy 4	Development applications should include publically accessible outdoor gathering space.	n/a	n/a	n/a
Policy 5	The provision of a permanent farmers market shall be encouraged as a desirable community amenity.	Liaise with the developer, the community, and Nanaimo Cedar Farmers Institute and Cedar Farmers Market Association to determine community farmers' market needs.	RDN PO's NCFI	Long term

Conceptual illustration showing the idea of a village green and farmers market

Conceptual sketch showing new buildings framing a public gathering space.

Section 4: Development Policies

4.2.3 St. Philips Anglican Church Site

The St. Phillips Anglican Church is the only church located within the Plan Area. The property has potential to support a variety of institutional and civic uses if redeveloped in the future. This Section provides the policies that shall apply to the property should it be considered for future redevelopment.

Objectives and Policies

Objective 4.2.3.1   **To support the redevelopment of the Anglican Church Site**

Section 4.2.3	Policies	Related Actions	Who	When
Policy 1	The following uses are supported on this site: 1. additional worship space; 2. a community library; 3. public meeting space; and, 4. community open space.	n/a	RDN PO's	n/a
Policy 2	Development should include publically accessible civic space.	Work with the property owner to consider opportunities for cooperation on building and maintaining publically accessible indoor and outdoor space. The creation of outdoor publically accessible space and/or a community building shall be considered a desirable community amenity.	RDN PO's	n/a
Policy 3	The retention of the heritage portion of the existing church is strongly encouraged.	Work with the property owner to consider preserving the heritage portion of the church. Look at options for encouraging heritage conservation.	RDN PO's	n/a
Policy 4	The use of a tower element as a focal point is supported.	n/a	RDN	n/a

Section 4: Development Policies

Policy 5	Development should facilitate connections to York Lake and adjacent properties.	n/a	RDN	n/a
Policy 6	The provision of a bus shelter adjacent to the Church site is supported.	n/a	RDN BCT	

4.2.4   Gateway Monuments

There is strong community desire to create a distinct identity for Cedar which is separate from the surrounding communities. One way of achieving this desire is to construct gateway monuments which signify the entrance to a Community. This Plan supports the creation of gateway monuments following an additional public consultation to aid in their design and location.

Objectives and Policies

Objective 4.2.4.1   Design and construct a distinctive gateway monument by the end of 2015.

Section 4.2.4	Policies	Related Actions	Who	When
Policy 1	The creation of a gateway monument at each end of CMS is supported.	1. Hold a design competition. 2. Engage the community on preferred design and location. 3. Obtain necessary approvals from MOTI if the location is within the road ROW. 4. Work with local business owners and residents to consider funding options. 5. Seek grant funding.	RDN Parks PO's	Short Term

4.3   Protecting the Natural Environment

The policies and DPA guidelines included in Section 4 and 12 of the Electoral Area 'A' OCP shall apply where applicable to development proposals within CMS.

4.4   Parking

A combination of on and off street parking is supported within the Plan Area. It is the intent of this plan to encourage parking which serves the needs of the community and businesses, reduces the need for large parking lots, encourages safe pedestrian access, and promotes traffic calming. The following policies shall apply to new parking within CMS.

Section 4: Development Policies

Objectives and Policies

Objective 4.4.1   To support on street parking.

Section 4.4	Policies	Related Actions	Who	When
Policy 1	On street parking in portions of CMS served by a sidewalk, separated path, or other means of providing clear distinction between pedestrian and parking space is supported.	1. Ensure that on street parking will not impede pedestrian movements. 2. Require applicants who propose on street parking to provide an engineered parking plan. 3. Work with MOTI to address on street parking. 4. Consider variances and/or amendments to Schedule 3B – Off-Street Parking and Loading Spaces of RDN Land Use and Subdivision Bylaw to permit on street parking.	RDN MOTI	Short Term
Policy 2	Shared driveways and parking lots and smaller shaded parking lots are encouraged.	Work with MOTI to request that access to Cedar Road be limited. Consider reducing onsite parking requirements.	RDN MOTI	Short Term
Policy 3	Bike racks and scooter parking facilities are encouraged near store fronts and offices.	Use DPA guidelines to require the provision of at least one bike rack per development.	RDN	Ongoing

Section 4: Development Policies

4.5   Green Buildings and Site Planning Practices

The CMS Plan seeks to reduce energy and water use and greenhouse gas emissions by encouraging green building and site planning practices. This Section is intended to complement Section 4.6 of the Electoral Area 'A' OCP by providing additional policies which are only applicable to the CMS Plan Area. Should there be a conflict between this Section and Section 4.6 of the OCP, this Section of the CMS Plan shall prevail.

The following policies shall apply.

Objectives and Policies

Objective 4.5.1 To increase the number of green buildings within CMS

Section 4.5	Policies	Related Actions	Who	When
Policy 1	Energy conservation and green building features in new commercial development is encouraged. These could include green roofs, high performance mechanical systems, and drought tolerant landscaping.	1. Use DPA Guidelines to guide form and character and energy and water conservation. 2. Consider the use of incentives and rebates to encourage green building and site planning features.	RDN	Ongoing
Policy 2	High quality rural design that integrates well within the natural setting is encouraged.	1. Ensure light pollution is minimized. 2. Encourage the use of high quality materials and landscape design that integrate well within the natural environment. 3. Require that onsite natural areas be maintained for rainwater infiltration. 4. Ensure that disturbance to native vegetation and the natural environment is minimized.	RDN	Ongoing

5   Community Infrastructure and Services

This Section is intended to compliment the OCP by providing more detailed policies applicable to CMS. Should an inconsistency be found between the OCP and this Plan, the policies in this Plan shall prevail.

5.1   Active Transportation

Active Transportation (AT) is any form of human powered mode of transportation used for both commuting and recreation. The community strongly supports transportation improvements which encourage AT and result in safer and more comfortable conditions for pedestrians and cyclists.

In response to strong community support, improved roadside conditions, increased public safety, and reduced traffic speeds are a top priority in CMS. It is recognized that the RDN must work closely with MOTI and the Ministry of Community, Sport, and Cultural Development (MCSCD) to achieve the desired improvements to the on and off road transportation system within CMS.

The following objectives and policies shall apply.

Objectives and Policies

Objective 5.1.1 To increase connectivity to York Lake Wetlands and the Nanaimo River
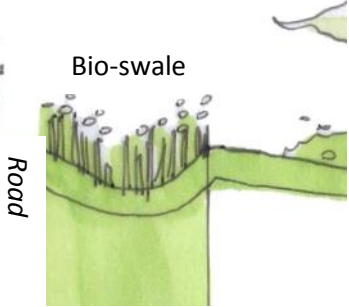
Section 5.1	Policies	Related Actions	Who	When
Policy 1	Desirable active transportation improvements are shown on Map No. 3 – Parks, Trails, and Transportation.	n/a	n/a	n/a
Policy 2	A low impact boardwalk and/or trail accessing and around York Lake is considered a desirable community amenity.	1. At the time of rezoning, where opportunity exists, negotiate for trail, park, and improvements towards the York Lake low impact trail and/or boardwalk. 2. At the time of subdivision, where the opportunity exists, preference shall be given to the provision of land over cash in lieu where the land contributes towards access to or creation of a trail around York Lake.	RDN MOTI PO's	Ongoing

Section 5.1	Policies	Related Actions	Who	When
Policy 3	Existing road ROW's should be used where possible to provide access to York Lake, notwithstanding the fact that additional lands may be required.	n/a	RDN MOTI	Ongoing
Policy 4	Work with landowners adjacent to York Lake to identify opportunities for acquiring land for park, access, and trail.	1. Maintain a willing buyer and seller policy where the RDN shall only acquire lands where there is agreement from the affected property owner. 2. Provide incentives such as waiving development application fees, charitable gift receipts, support for conservation covenants, etc. for property owners wishing to donate land for park, trail, or access.	RDN	Ongoing
Policy 5	The York Lake low impact access trail is a priority community parks project.	1. Apply for grant funding towards the design construction. 2. Consider allocating gas tax funding towards creating a pedestrian commuter route connecting the secondary school to CMS. 3. Consider establishing a York Lake low impact trail fund.	RDN	Ongoing
Policy 6	Improved public access to and the provision of park land along the Nanaimo River is supported.	1. Work with property owners, developers, NCID, and senior levels of Government to acquire park lands	RDN NCID	Ongoing

Section 5: Community Infrastructure and Services

Section 5.1	Policies	Related Actions	Who	When
		located adjacent to the Nanaimo River.		
Policy 7	Lands located within the Nanaimo River flood plain between York and Meynell Roads are identified as preferred areas for riverfront park(s).	n/a	n/a	n/a
Policy 8	Space for a community garden on lands within the Nanaimo River floodplain is supported.	n/a	n/a	n/a

Objective 5.1.2 To improve the safety and efficiency of the Road ROW for pedestrians and cyclists.

Section 5.1	Policies	Related Actions	Who	When
Policy 1	Improvements within the road ROW that increase pedestrian and cyclist safety are strongly supported.	Work with MOTI and other stakeholders to prepare a Transportation Management Plan that includes a preferred design concept for sidewalks, bicycle lanes, and travel lanes, cost estimate, and implementation plan.	RDN MOTI SD68	Short Term
Policy 2	The provision of sidewalks, roadside trails, and landscaped boulevards are supported. The provision of sidewalks either within or adjacent to the road ROW is the preferred option though this may be reconfirmed through completion of a Transportation Management Plan or other similar study.	1. Pursue the authority to regulate sidewalks and/or roadside trails. 2. Work closely with MOTI to obtain necessary approvals. 3. Establish a local service area for the purpose of owning, constructing, operating, and maintaining sidewalks, roadside trails, and landscaped boulevards. 4. Negotiate for sidewalk improvements at the time of rezoning.	RDN MOTI	Short Term

Policy 3	With respect to the creation of sidewalks and landscaped boulevards a phased approach is preferred. Efforts should be focused on extension of the existing sidewalks and boulevards located in front of the 49th Parallel to create a continuous pedestrian pathway on one side of Cedar Road between Macmillan and Hemer Roads. Once complete, efforts should be redirected towards creation of a similar pathway on the opposite side of Cedar Road.	1. Conduct a Transportation Management Plan that includes design and cost estimates for construction of sidewalks within the Plan Area. 2. Explore and pursue funding options. 3. Work with developers and property owners to construct sidewalks within the Plan Area.		
Policy 4	The use of green drainage infrastructure such as a bio-swale is supported where possible. Bio-swale *Road*	n/a	RDN MOTI	Long Term

5.2   On Road Transportation

In response to community concern over traffic speeds and pedestrian and cyclist safety, this Plan supports a number of on road transportation improvements. It is recognized that MOTI has jurisdiction over public roads within Electoral Area 'A'. Therefore, the intent of this section is to indicate the community's preferences with respect to future improvements within the road right of way and provide direction to the RDN Board in future discussions with respect to on road transportation within CMS.

The following objectives and policies shall apply.

Objective 5.2.1 To support the construction of roundabouts at key intersections within CMS

Section 5.2	Policies	Related Actions	Who	When
Policy 1	The construction of roundabouts in the general location shown on Map No. 1 is supported.	1. Work with MOTI to develop appropriate roundabout engineering standards. 2. Seek funding from	RDN MOTI	Long Term

Section 5: Community Infrastructure and Services

Section 5.2	Policies	Related Actions	Who	When
		the Province, infrastructure grant programs, and Federal funding programs to design and construct roundabouts. 3. Consider the provision of roundabouts as a desirable community amenity.		

Objective 5.2.2   To support the construction of an alternate route around Cedar Main Street

Section 5.2	Policies	Related Actions	Who	When
Policy 1	Further consideration of an alternate route around CMS is supported.	1. Meet with MOTI to discuss the creation of an alternate route. 2. At the time of subdivision and rezoning, consider opportunities for road dedication.	RDN	Long Term

Objective 5.2.3   To reduce the speed that vehicular traffic moves through CMS.

Section 5.2	Policies	Related Actions	Who	When
Policy 1	The creation of a 30 km per hour park speed zone adjacent to the Wheatsheaf Ball Diamonds and Morden Colliery Regional Trail crossing is supported.	Request MOTI to consider the creation of a park zone near the Wheatsheaf Baseball Diamonds and Morden Colliery Regional Trail crossing.	RDN MOTI	Short Term

	Traffic calming and safety measures such as on street parking, narrow streets, lighted crosswalks, roundabouts, landscaped boulevards and medians, and speed humps are supported.	1. Seek opportunities to incorporate traffic calming measures at the time of rezoning and subdivision. 2. Work with MOTI when road upgrades/maintenance is proposed to incorporate traffic calming measures.	RDN MOTI	Long Term
Policy 2				

5.3   Public Transit

Public transit is provided within the Plan Area. It is important to consider public transportation in the future development of CMS to ensure that the community's transit needs are met and that new development is compatible with transit services.

The following general objectives and policies shall apply in addition to those included in the OCP.

Objective 5.3.1   To reduce the speed that vehicular traffic moves through CMS.

Section 5.3	Policies	Related Actions	Who	When
Policy 1	When/if Cedar Road is improved, sidewalks are installed, or other changes occur within the road ROW, the RDN should ensure that bus stops and other transit improvements are coordinated with these changes.	Coordinate road and transit improvements.	RDN MOTI BCT	Ongoing
Policy 2	Transit pullouts, bus shelters, and other improvements which make transit use safer and more convenient are supported.	n/a	RDN MOTI	Ongoing
Policy 3	Development should be designed to accommodate transit service.	Review development proposals to ensure that transit is accommodated.	RDN	Ongoing
Policy 4	Bus stops should be provided at regular intervals and at popular destinations throughout CMS.	Review the location and separation distance between bus stops periodically to ensure that enough are provided at the appropriate locations.	RDN	Ongoing

Section 5: Community Infrastructure and Services

5.4   Development Amenities

Development amenities shall be considered in accordance with the objectives and policies contained in Section 14 – Development Amenities of the OCP. However, the following specific development amenities are considered desirable in conjunction with new development within CMS.

- Sidewalk and trail improvements

- Affordable housing

- Traffic circle(s) and other traffic calming measures

- Publically owned roadside beautification improvements (i.e. landscaped boulevards and medians, ornamental street lighting, bus shelter, street art, etc.)

- Outdoor publically accessible space

- Community meeting space

- A play area/playground near the Baseball Fields

- Boardwalk and viewing platform accessing York Lake

- Electric vehicle charging stations

- Park and ride and car share spaces

- Permanent location and building(s)/structures for a farmers market

Section 5: Community Infrastructure and Services

6   Cedar Main Street Development Permit Area (DPA)[2]

6.1   Purpose

The Cedar Main Street Development Permit Area (DPA) is a critical component of the Cedar Main Street (CMS) Village Plan's Strategy to ensure that future development contributes to the community in a positive way. The Guidelines in the Zoning Bylaw No. 500[3] are intended to direct future development in accordance with the vision created by the OCP and this Plan. All developments proposed within CMS must generally satisfy the CMS DPA Guidelines in order to obtain a DP prior to proceeding with any development activities to which the DPA applies.

This Development Permit Area (DPA) has been designated pursuant to the following Sections of the *Local Government Act*:

    i.   *919.1(a): protection of the natural environment, its ecosystems, and biological diversity*

    ii.   *919.1(f): establishment of objectives for the form and character of commercial, industrial, or multi-family residential development*

    iii. *919.1(e): establishment of objectives for the form and character of intensive residential development*

    iv.   *919.1(h): establishment of objectives to promote energy conservation*

    v.   *919.1(i): establishment of objectives to promote water conservation*

    vi.   *919.1(j): establishment of objectives to promote the reduction of GHG emissions*

6.2   Area

This DPA includes all properties within the Cedar Main Street Land Use designation as shown as Map No. 4.

6.3   Justification

The Cedar Main Street DPA has been designated in recognition of the community's desire to support diversity, create and preserve community identity, develop a sense of place, and provide opportunities for local employment, services, and a range of housing types and sizes. In doing so, the coordination of development within this DPA is paramount to ensure consistent standards which will help work towards achieving the community's goals.

The Cedar Main Street Land Use designation is a mixed use commercial residential corridor which is intended to create a vibrant place for local residents to shop, access services, socialize, work, and play.

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[2] Bylaw 1620.05, adopted December 4, 2018
[3] Bylaw 1620.05, adopted December 4, 2018

In accordance with the community's vision of becoming a more sustainable community, it is important for development within this DPA to be designed to ensure that groundwater resources are protected and to incorporate features and construction standards that make more efficient use of energy, resources, and water. In addition, the Cedar Main Street designation is intended to reduce GHG emissions by encouraging more efficient building forms and pedestrian and cyclist use.

Section 6: Cedar Main Street Development Permit Area