

11.0 Institutional Uses and Improving Servicing Efficiency

This section of the plan outlines the community's preferences with respect to schools, institutional uses, and community services.

Section 11.0 helps achieve the Community Vision by contributing towards community goals 3, 4, 6, 8, 10, 12, and 18. Please refer to Section 3.3 for a list of community goals.

11.1 Schools

Nanaimo Ladysmith School District No. 68 is responsible for the administration of two elementary schools, one intermediate school, and one secondary school within the plan area.



Schools and school facilities play an important role in the plan area not only for education, but also for providing opportunities for community recreation, cultural activities, and educational programs during non-school hours. As well, decision making regarding the location of future schools is aided if it is known where new residential development will be located. New schools, especially for primary aged children, are best located close to where families with school age children will be living thus reducing the need for bus transportation.

The plan supports a strategic approach to school site planning in order to ensure continued availability of school facilities which transcends electoral and jurisdictional boundaries. The plan will also ensure a coordinated approach for school site and parks and open space acquisition to ensure coordination of these services.

Objectives and Policies

Section 11.1	Policy/Objective
Objective 11.1.1	Assist School District No. 68 in planning for future school facilities.
Policy 11.1.1	The location of existing schools is shown on Map No. 4 (parkland, green space, natural areas, Crown land, institutional, schools and cultural facilities).
Policy 11.1.2	The RDN shall consult with School District No. 68 on an annual basis pursuant to the <i>Local Government Act</i> .
Policy 11.1.3	All subdivision of land shall comply with the school site acquisition requirements pursuant to the <i>Local Government Act</i> if applicable.
Policy 11.1.4	The RDN should support maintaining the existing schools in the plan area and should work with School District No. 68 to take steps towards maintaining and increasing the student population.

Section 11.1	Policy/Objective
Objective 11.1.2	Coordinate school sites and parks and recreation planning with School District 68.
Policy 11.1.5	The development of new school and educational facilities on land within the GCB's shall be supported. However, school facilities may be considered in any



Section 11.1	Policy/Objective
	land use designation of this plan subject to rezoning where: <ul style="list-style-type: none"> a. There is no possible site within the GCB or it is necessary to provide a public service in a more isolated location; b. The need for the proposed use clearly overrides the value of the land for agriculture and/or forestry; c. The proposed use is not within ALR lands; d. If the use is proposed to be adjacent to ALR lands, there is sufficient buffering between the ALR lands and the proposed use; and e. The proposed use is considered compatible with surrounding land uses.
Policy 11.1.6	The RDN should pursue a partnership with School District 68 to utilize and improve existing sports fields and facilities for community use.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Approach School District 68 to discuss the possibility of a partnership to utilize and improve existing sports fields for community use.	Short Term

Section 11.1	Policy/Objective
Objective 11.1.3	Promote communication between School District No. 68 and the RDN to maximize efficiency of resources.
Policy 11.1.7	The RDN shall consult with School District No. 68 on development and planning related matters on an ongoing basis.

11.2 Institutional Land Use Designation

Educational, social, and cultural services in the plan area are provided by a wide variety of public and private non-profit organizations. The Electoral Area ‘A’ OCP provides a framework to assist in future planning of community cultural and social services including educational and cultural services provided through non-profit groups and religious or service organizations.

Objectives and Policies

Section 11.2	Policy/Objective
Objective 11.2.1	Establish a framework to assist in future planning of community, social and cultural services.
Policy 11.2.1	Lands designated Institutional are illustrated on Map No. 3.



Section 11.2	Policy/Objective
Policy 11.2.2	The RDN shall consult with the Vancouver Island Health Authority and shall request input on the following: <ul style="list-style-type: none"> a. The actual and anticipated health care facilities and support services; and, b. The size, number, type, location, service areas, and timing of anticipated health facilities.

Section 11.2	Policy/Objective
Objective 11.2.1	Encourage coordination, efficiency and compatibility of community, social and cultural services.
Policy 11.2.3	Direct the location of institutional facilities for public assembly for educational, religious, cultural and service organizations to lands within the GCB's, except where such educational facilities require access to lands in close proximity to resources such as agricultural, environmental, and resource education. This plan recognizes institutional uses which existed prior to the adoption of this plan which are located outside of the GCB.
Policy 11.2.4	Permitted uses supported within this designation shall generally include public or private community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, public assembly uses, and community health care facilities.
Policy 11.2.5	Expansions to this designation may be supported primarily within the GCB's to accommodate additional uses which are consistent with policy 11.2.4 above.

11.3 Community Water Services

The North Cedar Improvement District (NCID) provides water, fire protection, and street lighting to a large portion of the plan area. NCID provides approximately 1,300 community water connections both inside and outside the GCB, the majority being residential. This plan recognizes that the NCID water service area boundary extends to lands outside the GCB and that NCID has jurisdiction to service properties within its boundary.

NCID is responsible for approving community water service connections as well as operating, surveying, and maintaining the community water system within its servicing boundaries. NCID is also responsible for ensuring that the water quality meets the Canadian Drinking Water Standards and that there is adequate water supply available for firefighting purposes within its boundary.

The RDN operates the Decourcy Water Service Area which was established in 1998 and comprises a small number of properties on Pylades Drive.

Elsewhere in the plan area potable water is drawn primarily from individual wells on private property.



Objectives and Policies

Section 11.3	Policy/Objective
Objective 11.3.1	Coordinate community servicing and facilitate cooperation with the NCID.
Policy 11.3.1	The RDN shall coordinate groundwater protection efforts with the NCID to ensure that developments within NCID boundaries do not pose a risk to groundwater quantity or quality.
Policy 11.3.2	The RDN shall work with the NCID to assess groundwater impacts and on drinking water protection.
Policy 11.3.3	This plan recognizes that the NCID provides community water service connections to properties located outside of the GCB which facilitates additional development. While this is permitted under current zoning, it is not consistent with the intent of this plan and the RGS. To address this inconsistency, the RDN will work with the NCID by exploring ways to limit future water service connections outside of the GCB where these additional services result in additional development beyond what is supported by current zoning for properties without community water.
Policy 11.3.4	Notwithstanding Policy 11.3.3 above, it is recognized that the provision of water may be necessary for the purpose of fire protection.

Section 11.3	Policy/Objective
Objective 11.3.2	Support the provision of community water service to all properties within the GCB's.
Policy 11.3.5	The community water service planning area is defined by the GCB's as shown on Map No. 5.
Policy 11.3.6	The community water service planning area is the area of land that may be provided with community water service for the purpose of facilitating increased development. This planning area is only supported on lands within the GCB.
Policy 11.3.7	Despite Policy No. 11.3.6 above, for RDN Community Water Systems, community water service may be extended outside the GCB to serve existing development. Servicing will only be extended in recognition of environmental or public health concerns or where there is a proven water shortage. The provision of service connections shall be subject to the following conditions: <ul style="list-style-type: none"> a. The existing development complies with the current land use regulations; b. The registration of a covenant restricting further subdivision; and, c. The registration of a covenant restricting additional development and the construction of further dwelling units.
Policy 11.3.8	In areas outside of the NCID water service area, despite any other policy in this section, where a publicly held institutional facility is located outside the GCB and has been approved for development, the Regional Board may consider approval for connection to community water services.
Policy 11.3.9	This plan recognizes that the NCID may provide community water service connections to properties within its servicing boundary.



Section 11.3	Policy/Objective
Policy 11.3.10	The RDN should, if the opportunity arises, approach Harmac to discuss accessing water from the Harmac water pipeline and/or intake for domestic and/or agricultural use.

Section 11.3	Policy/Objective
Objective 11.3.3	Minimize the costs of providing community water to parcels within the GCB's.
Policy 11.3.11	The RDN shall pursue all opportunities for available infrastructure grant funding for design and construction of community water services in areas not serviced by NCID.
Policy 11.3.12	The RDN will strive to minimize costs to individual property owners through efficient management of the construction and operation of a community water system.

11.4 Community Sewer Services

Community sewer servicing is intended to be provided to lands within the GCB to accommodate additional growth for the purpose of protecting health, the environment, and helping the community achieve its goal of creating compact complete communities. Due to the varied nature of the soils in Area 'A', community sewer servicing is required to support the types of development envisioned by this plan on lands within the GCB. Although the focus for community servicing is lands within the GCB, it is recognized that there may be cases where properties require community sewer to address a demonstrated health or environmental concern.

Currently, the RDN provides sewer servicing from the Duke Point Pollution Control Centre (DPPCC) located in the Duke Point Industrial Park in the City of Nanaimo to the Cedar Community Secondary School, the Cedar Heritage Centre, the 49th Parallel Plaza, and works are underway to extend the sewer line to accommodate a proposed development called 'Cedar Estates' located at the intersection of Cedar and Hemer Roads and a limited number of properties adjacent to the proposed sewer extension route.

The DPPCC is currently operating at significantly less than its operating capacity. However, the additional capacity available at the DPPCC has been fully funded by and allocated to industrial properties located in the Duke Point Industrial Park located in the City of Nanaimo. The DPPCC can accommodate a further 220 single family equivalent units, however this has been allocated to properties associated with the recent sewer extension into Cedar and the future Cedar Estates development which was paid for by the property owners who connected to the system and was facilitated by the developer of the Cedar Estates property. The result is that Electoral Area 'A' cannot convey additional sewage for treatment at the DPPCC until there is an expansion of the facility at Duke Point and/or current underutilized allocations can be transferred to other users.

The balance of the plan area is not serviced with community sewer. Therefore, until the proposed sewer extension is operational, with the exception of the few properties currently



connected, all lands within the plan area will continue to be serviced with individual on-site sewage disposal systems, or other sewage collection, treatment, and disposal option.

A community wastewater servicing study prepared by Worley Parsons Resources and Energy was conducted as part of this OCP review, which also coincided with a review of the RDN Liquid Waste Management Plan. The servicing study looked at a number of sewer servicing options for Cedar, Cassidy, and South Wellington and based on a triple bottom line approach, came up with specific recommendations for community sewer servicing and identified opportunities or integrated resource recovery.

Prior to the Worley Parsons study, the RDN conducted two sewage predesign studies looking at the feasibility of constructing a sewage collection system in the Cedar Village Area to connect to the DPPCC.

Objectives and Policies

Section 11.4	Policy/Objective
Objective 11.4.1	Support the provision of community sewer service to all properties within the GCB's.
Policy 11.4.1	The community sewer service planning area is designated on Map No. 6.
Policy 11.4.2	The community sewer service planning area is the area of land that may be provided with community sewer service for the purpose of facilitating increased development. This planning area is only supported on lands within the GCB.
Policy 11.4.3	Despite Policy No. 11.4.2, community sewer service may be extended outside the GCB's to serve existing development. Servicing will only be extended in recognition of environmental or public health concerns where existing sewage disposal systems have failed and additional capacity is available from community sewer system. The provision of service connections shall be subject to the following conditions: <ul style="list-style-type: none"> a. The existing development complies with the current land use regulations; b. The registration of a covenant restricting further subdivision; and, c. The registration of a covenant restricting the construction of additional dwelling units.
Policy 11.4.4	Despite Policy No. 11.4.2 and 11.4.3, where a publicly held institutional facility is located outside the GCB's and has been approved for development, the Regional Board may consider approval for connection to community sewer services.
Policy 11.4.5	Despite any other policy in this section, this plan supports the provision of Community Sewer services in accordance with the commitments identified in the RDN Liquid Waste Management Plan.
Policy 11.4.6	This plan supports a study looking at what is required to expand the Duke Point Pollution Control Centre to service all of the Cedar GCB.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a study looking at the requirements for expanding the Duke Point Pollution Control Centre to service all lands within the GCB. Apply for grant funding where available.	Immediate

Section 11.4	Policy/Objective
Objective 11.4.2	Minimize the costs of providing community sewer to parcels within the GCB's.
Policy 11.4.7	The RDN shall pursue all opportunities for available infrastructure grant funding for design and construction of community sewer services within GCB's to reduce the cost for property owners who connect and must contribute financially to the system. This includes grants related to sustainable development, green infrastructure, and integrated resource recovery.
Policy 11.4.8	The RDN will strive to minimize costs to individual property owners through efficient project management, maintenance, and operation.
Policy 11.4.9	This plan recognizes that part of the strategy for reducing costs to provide community sewer is to support more compact forms of development in accordance with Section 6.0 of this plan.
Policy 11.4.10	Development Cost Charge Bylaws for Community Sewer Services shall be amended in accordance with the build out unit projections of this plan, in the GCB.
Policy 11.4.11	The RDN may develop a DCC program to expand wastewater treatment capacity at the DPPCC to service the plan area.
Policy 11.4.12	The use of Latecomer Agreements, pursuant to the <i>Local Government Act</i> , shall be supported.

Section 11.4	Policy/Objective
Objective 11.4.3	Support a range of options for community sewer servicing and integrated resource recovery.
Advocacy Policy 11.4.13	The RDN should encourage and cooperate with the Ministry responsible for septic disposal systems to prevent and mitigate failing septic disposal systems and enhance private onsite system regulations.
Policy 11.4.14	This plan supports an initiative with the Ministry responsible for septic disposal systems with respect to investigating alternative methods of septic and gray water disposal.
Policy 11.4.15	The RDN should consider the use of triple bottom line accounting principles in the selection of appropriate sewage collection, treatment, and disposal systems.
Policy 11.4.16	In evaluating options for sewage collection, treatment, and disposal, the RDN should consider where feasible integrated resource recovery options and the anticipated revenues associated with recovered energy as a factor in the evaluation.



Section 11.4	Policy/Objective
Policy 11.4.17	The use of pump and haul services as a temporary solution for the removal of wastewater may be supported where an existing septic disposal system has failed, where a connection to a community sewer system is not possible, and/or where there is no alternative means of resolving the treatment problem through on-site measures for existing developed parcels.

Section 11.4	Policy/Objective
Objective 11.4.4	Support initiatives which reduce the environmental impact of septic disposal systems.
Policy 11.4.18	The RDN should provide educational information to encourage residents to keep existing septic disposal systems in good working order.
Policy 11.4.19	Where possible, community sewer service infrastructure shall be located in a manner that avoids the disturbance of Environmentally Sensitive Areas (ESA) and poses no significant negative impact on the environment. In cases where this is not possible, infrastructure in close proximity to fisheries or sensitive areas shall not be supported without prior consultation with the Ministry responsible for watercourse protection and the Department of Fisheries and Oceans, to mitigate any negative impact on fisheries and their habitat.
Policy 11.4.20	The RDN shall generally require that further residential development only proceed by way of a community sewer system where: <ul style="list-style-type: none"> a. A development proposal will exceed a density of five dwelling units per hectare; and, b. The site is serviced by a community water system.
Policy 11.4.21	The use of private onsite systems on existing parcels located outside of the GCB that discharge high quality effluent are encouraged for environmental protection purposes, but shall not be considered as community sewer services for the purpose of determining permitted density or minimum parcel size. All private package treatment plants must be installed, inspected, and maintained in accordance with relevant provincial requirements.

Section 11.4	Policy/Objective
Objective 11.4.5	Support the Recommendations of the Electoral Area ‘A’ Wastewater Servicing Study
11.4.22	With respect to sewer servicing within the Cedar GCB, this plan recognizes that Cedar has variable limitations for onsite wastewater management due to unfavourable soil conditions and moderate groundwater vulnerability. The densities and uses supported by the plan within the Cedar GCB are dependent on the provision of community sewer servicing.
11.4.23	The RDN should, if the Sandstone or Oceanview developments are approved by the City of Nanaimo, enter into discussions with the City and the developers to explore the possibility of a connection to the Greater Nanaimo Pollution Control Centre or other approved treatment facility through newly proposed wastewater infrastructure as an alternative to expansion of the DPPCC.



Section 11.4	Policy/Objective
Policy 11.4.24	The RDN should explore possibilities for making unused treatment and disposal capacity at the Duke Point Pollution Control Centre, Greater Nanaimo Pollution Control Centre, and Harmac Pulp Mill available for Electoral Area 'A' community servicing as these were identified by the study as superior options over the development of new wastewater treatment and effluent disposal facilities.
Policy 11.4.25	With respect to sewer servicing within the Cedar GCB and without limiting future opportunities which may arise, this plan recognizes that the best servicing option at this time is connection to the existing force main leading to the DPPCC. It is recognized that additional capacity is not available (despite the fact that the DPPCC is running at significantly less than capacity) to service properties within the plan area until and unless suitable arrangements are made with the City of Nanaimo and the Duke Point Industrial Property users to transfer underutilized allocations to the plan area.
Policy 11.4.26	With respect to sewer servicing within the Cedar GCB, this plan recognizes that if connection to DPPCC proves to not be feasible, the RDN may consider connection to the Harmac wastewater treatment plant. It is noted that this secondary option is dependent on reaching an agreement with Harmac Pulp Mill and conducting a more detailed feasibility study.
Policy 11.4.27	With respect to sewer servicing in Cassidy, this plan recognizes that community sewer servicing should be a priority due to unfavourable soil conditions for onsite wastewater management due to high potential for groundwater contamination. Further development, beyond what the current zoning permits, should only be allowed to proceed if an approved means of sewage treatment is provided.
Policy 11.4.28	With respect to sewer servicing in Cassidy, this plan supports two options. Without limiting future opportunities which may arise, the preferred option is to convey sewage for treatment at either the DPPCC or if financially and administratively viable, Harmac Pulp Mill. The second option is a local treatment facility owned by the RDN and operated by or on behalf of the RDN to service the airport, proposed development, and existing septic users in Cassidy. If a local treatment plant is chosen, it must be designed to achieve a high level of treatment in order to adequately protect the upper Cassidy aquifer which is considered highly vulnerable to surface contamination.
Policy 11.4.29	With respect to sewage treatment in Cassidy, the RDN should work with the NAC and area developers to develop a joint community servicing solution for the airport, proposed development in Cassidy, and as many existing septic users as possible.
Policy 11.4.30	With respect to sewage treatment in South Wellington, this plan recognizes that South Wellington has unfavourable conditions for onsite wastewater management.
Policy 11.4.31	With respect to sewage treatment in South Wellington, this plan recognizes that the modest densities and changes in land use supported by this plan could be accompanied by more advanced onsite wastewater treatment technologies for specific developments or alternatively connection to the Greater Nanaimo Pollution Control Centre in the City of Nanaimo.



Section 11.4	Policy/Objective
Policy 11.4.32	With respect to sewage treatment in South Wellington, despite Policy 11.4.2 above, this plan supports a connection to Greater Nanaimo Pollution Control Centre to service the South Wellington Industrial Commercial Area and existing small parcel residential located within the Rural Residential Land Use designation especially on Minto and Dick Avenues to address health and environmental concerns, but not facilitate additional residential development beyond that which is supported without community sewer services.

