

7.0 - Institutional Uses, And Improving Servicing Efficiency

7.1 Schools

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 bussing.

The School District No. 69 Board is responsible for the administration of school facilities in the Plan Area. Currently, Oceanside Middle School is the only school in the Plan Area. Children in Electoral Area 'G' also go to schools located in Qualicum Beach and Parksville.

The current enrolment trends in School District No. 69 are unlikely to result in the need for additional school facilities in the School District until at least 2012. Electoral Area 'G' residents have indicated that they would support continued monitoring and consideration, by School District No. 69, of the changing demographic trends within the School District and the school facility needs of the Plan Area, as well as community involvement in future school facility planning.

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:

1. Work with School District No. 69 in planning for future school facility needs as well as planning for parks and open space in the Plan Area.
2. Promote continued communication between School District No. 69 and the Regional District to maximize efficiency of resources.

Policies:

1. Future school sites shall be supported in urban areas with a focus on the nodal centre at Wembley Mall. Existing and proposed schools, as identified by the School District, are illustrated on Map No. 4 (Park land, Green space, Natural Areas, Schools, Institutional, and Cultural Facilities).
2. The continued availability of schools and school grounds to Electoral Area 'G' residents for recreation, cultural activities and educational programs during non-school hours is supported.
3. The Regional District shall consult with School District No. 69 as needed and shall request input on the following:

- a. the actual and anticipated needs for school facilities and support services;
 - b. the size, number, location, access and service areas of future school sites;
 - c. when school sites are anticipated to be required;
 - d. how existing and proposed school facilities in Electoral Area 'G' relate to existing and proposed community facilities in the Plan Area.
4. In considering an amendment application, the Regional District of Nanaimo in cooperation with School District No. 69 may as a condition of rezoning require school site dedication to meet the needs of the community and such dedication may be considered a community amenity in accordance with Section 11 of this Plan.
5. Where there is an agreement between the School District and the Regional District pursuant to Section 937 of the *Local Government Act*, all subdivision of land in the Electoral Area 'G' Official Community Plan Area shall comply with the school site acquisition requirements, pursuant to the *Local Government Act* and the Regional District shall determine if the owner of the proposed land being subdivided shall be required to provide:
- a. land for school purposes in a location selected by and acceptable to the School District, where it is consistent with an agreement pursuant to the *Local Government Act*; and/or
 - b. cash-in-lieu payment pursuant to the *Local Government Act*, where the land is determined not to be suitable for school site purposes by School District No. 69; and/or
 - c. land for park purposes pursuant to Section 6.4 of this Plan.

Advocacy Policies:

6. The Ministry of Transportation, in considering applications for subdivision, is encouraged to consult with School District No. 69 to consider school bus routing and access in public road way dedication.

7.2 Institutional Uses and Community, Social, and Cultural Services

In addition to schools and parks, community, social and cultural services, in the Plan Area, are provided by a wide variety of public and private non-profit organizations. The Electoral Area 'G' Official Community Plan provides a framework to assist in future planning of community cultural and social services, including cultural services provided through religious or service organizations.

Objectives:

1. Establish a framework to assist in future planning of community, social and cultural services.
2. Encourage coordination, efficiency and compatibility of community, social and cultural services.

Policies:

1. The locations of existing Institutional uses are illustrated on Map No. 4 (park land, green space, natural areas, schools, institutional, and cultural facilities).
2. Direct the location of institutional facilities for public assembly for educational, religious, cultural and service organizations to urban areas. In particular the Wembley Neighbourhood Centre.
3. The introduction of zoning bylaw amendments to provide opportunities for housing special needs' populations and establishing other community care facilities within this designation within the Urban Containment Boundary as defined by the Regional Growth Strategy is supported.
4. The concept of establishing medical or dental service clinics and establishing lands reserved within Area 'G' for future institutional uses such as trade or technical schools, a Jr. College, a seniors' residential care facility and in the longer term, a health care facility in cooperation with the Town of Qualicum Beach, the City of Parksville and service providers may be supported within the Urban Containment Boundary as defined by the Regional Growth Strategy.
5. The Regional District shall consult with the Vancouver Island Health Authority and shall request input on the following:
 - 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.
6. Establishing public or private community information and drop-in medical centres within the Urban Area of this Plan is supported.
7. The services of the volunteer fire fighting and emergency services provided by the Volunteer Fire Departments in the Town of Qualicum Beach and the City of Parksville shall continue to be supported.
8. The strategic location of fire halls, ambulance and police stations or substations in close proximity to urban centres shall be supported. Improved coordination of services to serve the growing needs of Electoral Area 'G', the Town of Qualicum Beach and the City of Parksville shall be supported.

7.3 Community Water Servicing

The Regional District of Nanaimo operates the San Pareil, French Creek (Sandpiper), Morningstar Creek, Surfside, and Englishman River Water Local Service Areas. There is also a private water utility, currently operated by EPCOR Water Services French Creek Operations, within the French Creek area. There is also a water improvement district known as the (Little Qualicum Waterworks District) that provides water servicing in the Dashwood Area. The French Creek and Morningstar Creek Water Local Service Areas are wholly within the Urban Containment Boundary, while the EPCOR is primarily within the Urban Containment Boundary. The other water service areas are existing systems located outside of the Urban Containment Boundary.

Community Water throughout the Plan Area is supplied through a series of groundwater wells located throughout the Plan Area as well as surface water extraction from French Creek and Little Qualicum River. Some parts of the *local* water service areas are affected by limited groundwater supply as well as water quality issues such as elevated levels of iron and manganese. These concerns are further exacerbated by the fact that there is a lack of reliable data on the location, quantity, and quality of groundwater resources in the Plan Area. This poses a challenge to both the RDN and the other water service providers in planning for future water supplies.

The limited groundwater supply is of special concern within the UBC, as the densities supported by this OCP can not occur until a sustainable groundwater supply is developed.

Groundwater supplies in the Regional District of Nanaimo French Creek Bulk Water Service Area will be supplemented in the future by water supply from the Englishman River via the Arrowsmith Water Service. However, it is not anticipated that this additional water capacity would become available until at least 2012.

Recent trends in climate change, variation in precipitation pattern, along with increased development pressure has led to a heightened awareness of groundwater issues and the need for reliable and sustainable community water services that serve both the existing and future needs of the community without jeopardizing the long-term viability of groundwater resources in the Plan Area. The following objectives and policies work towards Goal No. 7 of the Regional Growth Strategy (efficient services), which in this case, includes ensuring that development does not exceed the water servicing capacity.

Objectives:

1. Recognize existing water service areas outside of the UCB, but not support the expansion of existing service areas or creation of new water service areas outside of the UCB other than to address health and environmental concerns.
2. Ensure that development does not exceed the servicing capacity of the local water service provider(s) and/or negatively affect groundwater resources within the Plan Area
3. Ensure that the densities supported by this Plan within the UCB do not occur without the provision of a sustainable community water supply
4. Ensure that servicing approaches for neighbourhood centres and adjacent municipalities are compatible.
5. Integrate future expansions to the community water systems with the City of Parksville and the Town of Qualicum Beach systems, as part of the servicing strategy within the UBC.
6. Support the use of proven and innovative techniques and technologies that encourage and/or result in the efficient use of water resources.

Policies:

1. The provision of community water services shall be supported to all urban areas within the UBC. The locations of existing community water service planning areas are shown on Map No. 5 (Community Water Service Planning Areas). Without community water servicing, the densities supported within the UCB are not supported.
2. It is recognized that there are existing community water services located outside of the Urban Containment Boundary. However, this Plan does not support the creation of new community water systems or the extension of existing systems outside of the UCB unless there is evidence provided by a qualified professional that the existing on-site services have failed and an ensuing health problem is evident, and where there is no alternative means of resolving the supply problem through on-site measures.
3. Notwithstanding Policy No. 2 above, approved extensions shall not result in additional development beyond what is permitted with no community services. To implement this Policy, the RDN will use restrictive covenants and establish local service areas requiring landowners in the service extension area to pay for the capital and operating costs of service provision.
4. Proposals for new groundwater supplies must meet all Regional District of Nanaimo engineering requirements and the Canadian Drinking Water Guidelines. An aquifer assessment and an impact assessment of the subject property and neighbouring properties shall be required.
5. This Plan supports the development of a rating system for all new public drinking water well sources from a quantity perspective to ensure long-term viability and performance.
6. Zoning Amendment Applications for properties within the Urban Containment Boundary, that propose to increase the density or intensity of use shall not be supported unless an approved service connection from a community water provider is provided.
7. The location and design of community water infrastructure shall be fully integrated with the systems in the City of Parksville and the Town of Qualicum Beach, and shall avoid the disturbance of environmentally sensitive areas.
8. Development cost charge bylaws for community water services shall be amended in accordance with the build out unit projections of this Plan, in the urban area.
9. The use of Latecomer Agreements, pursuant to the *Local Government Act*, shall be supported. Revenue generated under these Agreements shall be required from new development only.
10. Where publicly held institutional facilities are approved for development consistent with this Plan, Board approval of a connection to community water and sewer services is supported.
11. The development of a Regional Bulk Water System to complement existing groundwater sources for domestic use in French Creek is supported.
12. The suitability of RDN acquisition of the EPCOR community water system should be considered.

13. Further subdivision at densities greater than one dwelling unit per hectare shall only proceed with the provision of a community water supply to each lot.
14. New groundwater sources proposed to be included within a community water system shall, in addition to meeting provincial standards for quality and quantity, be reviewed to ensure that the subject well(s) has capacity to endure changes in groundwater levels as a result of climate change and changes in precipitation patterns.
15. Infrastructure in close proximity to fish habitat or sensitive areas shall not be supported without prior consultation with the Ministry of Environment and Fisheries and Oceans Canada, to mitigate any negative impact on fisheries and their habitat.
16. The Regional District of Nanaimo shall consult with the private water service provider and Little Qualicum Waterworks District (LQWD) as needed to discuss water servicing capacities, proposed expansions, and future upgrade requirements in order to ensure that densities supported by this Plan and other Regional District of Nanaimo regulations can be serviced and are compatible with and do not have a negative impact on groundwater resources within the Plan Area.
17. This Plan supports and encourages innovative techniques and technologies that promote the efficient use of water resources including, but not limited to, gray water recycling, use of low maintenance landscaping, low flow plumbing fixtures, incentive programs, reduction in the amount of lawn surface area and/or top soil bylaws, and water conservation based pricing.

Advocacy Policies:

18. All water service providers are encouraged to record, gather, and analyse groundwater data in order to gain better understanding of groundwater resources within the Plan Area to ensure the long-term viability of a sustainable water supply within its service area.
19. All water service providers are encouraged to work with the RDN to develop a water conservation strategy.
20. The Town of Qualicum Beach and the City of Parksville are encouraged to work with the Regional District of Nanaimo to promote water conservation including consistency between jurisdictions with respect to watering restrictions.

7.4 Community Sewer and Drainage Servicing

The long-term sewer servicing strategy for the Electoral Area 'G' Plan Area is to have all urban areas fully serviced by community sewer. This Plan recognizes that there are areas outside of the Urban Containment Boundary that are serviced with community sewer to address health and environmental concerns.

There are three Community Sewer Local Service Areas within the Plan Area: the Surfside Sewer Service Area, the French Creek Sewer Service Area, and the Barclay Crescent Sewer Service Area.

The French Creek Pollution Control Centre (FCPCC) treats sewage from residential, commercial and industrial users in Parksville, Electoral Area 'G', and Qualicum Beach. After being treated,

the final effluent is discharged into the Strait of Georgia through a long and deep outfall with multiple diffusers to ensure rapid and complete mixing with the receiving waters.

The FCPCC is currently nearing its designed capacity of 24,000 people. However, with on-going upgrading and other optimization measures the plant capacity can be increased by approximately 10 percent to a maximum of 26,400 people. Beyond 26,400 people may require major capital works including an expansion, which, at this time, is anticipated to occur in 2013.

There is currently one drainage local service area located in the River's Edge Subdivision. The Regional District of Nanaimo continues to have the authority to establish local drainage service areas to address local concerns related to rain water management.

Objectives:

1. Identify Community Sewer and Restricted Community Sewer Planning Areas.
2. Minimize the impact on the natural environment during service extension and construction.
3. Design compatible servicing approaches for neighbourhood centres and urban neighbourhoods.
4. Restrict community sewer service to urban areas, and only permit community sewer services areas outside of urban areas to service existing development to address health and environmental concerns.
5. Integrate future expansions to the community sewer and drainage systems with the City of Parksville and the Town of Qualicum Beach systems, as part of the servicing strategy within the Plan Area.
6. Ensure that adequate treatment capacity is available to service proposed development within the urban area of Electoral Area 'G'.
7. Reduce the need for rain water management infrastructure through the use of natural processes and development techniques that minimize rain water flows.

Policy:

1. The Community Sewer Service Planning Area is designated on Map No. 6 (Community Sewer Service Planning Areas).
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 Urban Containment Boundary.
3. The Restricted Community Sewer Service Planning Area is the area of land that may be provided with community sewer service to service areas of existing development in order to mitigate or prevent environmental and health concerns. It should be noted that there may be areas other than those shown on Map No. 6 as Restricted Community Sewer Service Areas, that are experiencing or are likely to experience septic failure and these areas may be considered for inclusion into the Restricted Community Sewer Service Area without an amendment to this Plan subject to compliance with Policies 5 and 6 below.

4. The provision of community sewer services to those areas of land designated as within the Community Sewer Service Planning Area is supported subject to an engineering feasibility review.
5. Community sewer service shall not be provided to parcels within an existing or proposed Restricted Community Sewer Service Planning Area to facilitate additional development beyond that supported by the land use designation on Map No. 3 (Land Use Designations) and corresponding Plan policies or what is permitted with no community sewer services in the current zoning bylaw. To advance this Policy, the RDN will use restrictive covenants to limit the uses to those supported by this Policy.
6. The inclusion of properties into the Restricted Community Sewer Service Planning Area may be considered by the RDN Board when there is evidence from a qualified professional that an existing sewage disposal system has failed, an ensuing health problem is evident and/or there is no alternative means of resolving the disposal problem through on-site measures, including pump and haul, to address environmental or health concerns.
7. The use of pump and haul services for the removal of wastewater shall only be supported where an existing system has failed and/or where there is no alternative means of resolving the treatment problem through on-site measures for existing developed lots.
8. Where publicly held institutional facilities are approved for development, a connection to the local community sewer service is supported.
9. Where possible, community sewer service infrastructure shall be located in a manner that avoids the disturbance of environmentally sensitive areas 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 of Environment and the Department of Fisheries and Oceans, to mitigate any negative impact on fisheries and their habitat.
10. The Regional District of Nanaimo shall continually monitor the current capacity levels of the FCPPC in order to ensure appropriate coordination and timing of the future expansion of the FCPPC and to support development in the French Creek Sewer Service Area, including the provision for the service expansion needs of the City of Parksville and the Town of Qualicum Beach. Improvements to the French Creek Pollution Control Centre will be ongoing including the reduction of odours.
11. The location and design of sewer infrastructure shall be fully integrated with the systems in the City of Parksville and the Town of Qualicum Beach.
12. Development Cost Charge Bylaws for Community Sewer Services shall be amended in accordance with the build out unit projections of this Plan, in the urban area.
13. The use of Latecomer Agreements, pursuant to the *Local Government Act*, shall be supported.
14. The Regional District shall generally require that further residential development only proceed by way of a community sewer system where:

- 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.
15. The use of private package sewer treatment plants on existing lots located outside of the Urban Containment Boundary 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 engineered, properly installed, inspected, and maintained.
16. On-site retention and re-use of rain water is strongly encouraged.
17. The Regional District of Nanaimo may consider establishing drainage in local service areas where local soil conditions do not support on-site rain water management.
18. The development of rain water management standards for the Plan Area shall be supported.
19. Rain water generated from all development within the Plan Area should be managed in accordance with Section 2.7 of this Plan. The installation of storm water infrastructure to convey rain water off site is generally not considered to meet the objectives of this Plan and should only be used where on-site rain water management methods are not feasible given local soil conditions.