

## 1.4 THE REGIONAL CONTEXT

While the Official Community Plan and the Regional Growth Strategy (RGS) are separate documents, their content is inter-related. The Regional Growth Strategy for the RDN (Bylaw No. 1309, 2002) describes a vision of a desirable future region and a strategy for attaining that vision.

Official community plans are the means of implementing the RGS. Through the integration of RGS goals into official community plans and the translation of RGS policies into official community plan policies, residents can work together towards the future desired for the Region.

The eight goals of the RGS are to:

1. contain urban sprawl;
2. create complete, livable communities;
3. protect rural integrity;
4. protect environmentally significant features and ecosystem functions and other biologically sensitive ecosystems;
5. improve mobility;
6. create a vibrant and sustainable economy;
7. improve servicing and resource use efficiency; and
8. encourage cooperation among jurisdictions.

## 1.5 REGIONAL CONTEXT STATEMENT

The Nanoose Bay Official Community Plan works to achieve consistency with the Regional Growth Strategy through the incorporation of regional goals and policies into the official community plan's objectives and policies. It is recognized that any

additions, deletions or amendments to the policies in this OCP may result in inconsistencies with the Regional Growth Strategy. Inconsistencies requiring amendment of the RGS require the consensus of all member municipalities and electoral areas.

Further, it is noted that a review of this OCP is not contemplated for at least five years, or until it no longer serves community and regional needs. In addition, OCP amendment applications prompted by new development will not be considered for 2.5 years (the half life of the OCP).

All policies in the Nanoose Bay Official Community Plan are consistent with or complementary to the goals and policies of the RGS, with the exception of those relating to urban containment boundaries. The OCP's response to the RGS is outlined below.

### 1.5.1 Urban Containment

The Nanoose Bay Official Community Plan designates Urban Containment Boundaries (UCBs) consistent with the Regional Growth Strategy around three areas- Red Gap, Fairwinds, and Schooner Cove. The community supports the development of more sustainable and economically efficient servicing enabled by these UCBs. This OCP proposes an expansion of the Urban Containment Boundary contiguous with the boundary of the Red Gap Village Centre. It is anticipated that an enlarged boundary will assist in attracting a greater mix of commercial uses and residential housing forms and densities to the Red Gap area. This boundary adjustment will require a Regional Growth Strategy Amendment, is subject to review pursuant to the Urban Containment and Fringe Area Management Implementation Agreement, and the changed UCB will not take effect unless approved pursuant to the Agreement. In addition, notwithstanding that all future

residential development that is denser than one unit per hectare will be directed to the Urban Containment Boundary areas, it is noted that there are residential areas of Nanoose Bay that have been historically subdivided to less than 1.0 hectares. These lands are designated Coastal Residential in the OCP; the future development potential of these lands is limited to infill development.

### ***1.5.2 Creating complete, nodal communities***

The three areas delimited by Urban Boundaries are also the focal points for growth in the Plan Area. Of these three, it is intended that the primary commercial and service centre for Nanoose Bay will be the Red Gap Centre. Schooner Cove will remain as a tourism focused service centre, and a node will eventually be developed within the Fairwinds UCB as the Fairwinds Community develops. It is intended that the communities develop from collaboration with the local community to determine the size, scale and design of these nodes, with an appropriate scale and range of retail, residential, employment opportunities, public amenities and travel alternatives. It is noted that throughout the public process, citizens supported focusing attractive, planned future development in the Red Gap Centre and the Area's neighbourhood centres.

### ***1.5.3 Protecting rural integrity***

The OCP supports the preservation of large rural holdings and maintaining the rural land base in Nanoose Bay for forestry, agricultural and resource uses. The OCP only supports parcels sizes that are as large as, or larger than, the parcel sizes supported in the previous OCP, with the exception of the lands that were within a Community Water Service Area when the Regional Growth Strategy was adopted. In addition, the Plan is consistent with and fully supports the mandate and policies of the

Provincial Agricultural Land Commission. The Nanoose Bay Official Community Plan designates land considered to be rural into four designations: Coast Residential Neighbourhoods, Rural Residential Neighbourhoods, Rural Lands and Resource Lands. The Resource Lands designation provides for forestry and agricultural uses. Policies are included for each land use designation to protect and enhance the rural characteristics of these lands. Citizens in Nanoose Bay place a high value on protecting the quality of life in the Area and keeping growth focused away from rural lands. The OCP designates a Farmland Protection Development Permit Area to reduce land use conflicts between agricultural areas and adjacent non-agricultural areas.

### ***1.5.4 Protecting the natural environment***

The Nanoose Bay Official Community Plan includes mapping of environment features, sensitive areas and natural hazard areas, and designates development permit areas to protect these important features. Many sections of the Plan discuss the importance of the natural environment to sustaining life and the lifestyle of Nanoose Bay residents. Policies for water, sewer and storm water management also reference the importance of protecting the quality of life in Nanoose Bay. Residents have placed the highest value on the protection of the natural environment – including watercourses, green spaces, views, beach accesses, and sensitive ecosystems as defined and inventoried in the Sensitive Ecosystem Inventory: East Vancouver Island and Gulf Islands. The plan supports the protection of undisturbed green spaces for the use and enjoyment of wildlife and native species.

### ***1.5.5 Improving mobility***

The Nanoose Bay Official Community Plan supports the RGS policies to encourage non-automobile modes of transportation along

safe pathways and trails. Within UCBs, it is intended that the provision of a mix of uses (including opportunities for recreation, employment, institutional uses and intensive residential development) will promote walking, cycling and other modes of 'human powered' travel within these boundaries. In addition, the OCP recommends a new alignment route for the Inland Island Highway at the Northwest Bay Road crossing. The continuing need for automobile transportation is recognized in the OCP through the Road Network Plan. Citizens in the area maintain a high level of interest in development in their community, and anticipate community involvement in the issues that affect Nanoose Bay.

#### ***1.5.6 Vibrant and sustainable economy***

Policies that support the expansion of complete communities and encourage local employment are key to creating a vibrant and sustainable local economy in Nanoose Bay. It is anticipated that retail and service sector activities will be directed to the Red Gap Centre (and the neighborhood level centres) and that economic activities compatible with the rural character in Nanoose Bay will locate within lands designated Industrial, Tourist Commercial, and Resource. Residents support the development of new cooperative local employment opportunities, with emphasis on focusing these opportunities within the urban containment boundary areas. The OCP supports the expansion of community services (sewer and water) to attract desirable economic development. Tourism related uses are encouraged on lands designated Tourist Commercial (as well as within the UCBs). Aggregate extraction and other resource uses are supported in those areas designated as Resource Lands.

#### ***1.5.7 Improving service and resource use efficiency***

The OCP fully supports cooperation in servicing among the electoral areas and member municipalities for providing community services, and anticipates that community servicing will be expanded throughout the UCB areas to accommodate future growth and development to Restricted Community Service areas for the purpose of addressing environmental or public health hazards and not for the purpose of facilitating additional development. Joint initiatives that require partnerships in servicing and operating community water, sewer, storm water, solid waste and recycling are all supported in the Nanoose Bay Official Community Plan. Other community facilities, such as parks, recreation facilities and schools, are also referenced in the OCP. Nanoose Bay residents support the development of sustainable, economically efficient servicing, where supported by the Regional Growth Strategy.

#### ***1.5.8 Cooperation among jurisdictions***

The Nanoose Bay Official Community Plan fully supports the interjurisdictional cooperation of electoral areas, member municipalities, First Nations, and provincial and federal agencies in advancing the shared goals of the RGS. The policies and goals of this official community plan are consistent with the collective efforts of these parties in creating a livable, vibrant region.