

Servicing



Possible Change:

The updated RGS will set clear direction for determining how designated growth areas will be serviced.

What is meant by servicing for designated growth areas?

The primary aim of the RGS is to direct the majority of new development in the region into designated growth areas. Only by encouraging new development in existing developed areas and discouraging growth in previously undeveloped areas can all of the goals of the RGS be achieved. The type of growth envisioned for these areas requires that full community services be provided, in particular sewer and water. Most of the designated growth areas are already serviced by community water and sewer systems but some areas, particularly the village centres located in the unincorporated electoral areas, do not have full services. At this time there are no plans in place to provide these services.

Why is servicing important for a sustainable region?

For the type of sustainable development envisioned in the RGS, namely compact and complete communities, full urban services are required to achieve the desired densities and range of uses. Of prime consideration are sewer and water as communities will not be able to be complete at appropriate densities without access to sustainable water and sewer services.

The provision of urban services is fundamental to having the village centres accommodate a portion of the growth for the region as higher densities cannot be realised without a sustainable water supply and appropriate sewage disposal. Fully serviced village centres are intended to receive future population growth, thereby relieving pressure on rural areas.

How can the RGS provide direction on servicing?

The RGS could provide direction for the Regional District of Nanaimo and municipalities to conduct a land use inventory and residential capacity analysis for all areas designated Urban as a part of future official community plan reviews. The results of these analyses would then be used to set population targets for each of the different urban areas. The RGS may also provide direction for the development of servicing plans to support communities that use resources efficiently and minimize waste. Further, the RGS could recognize that there may be different levels of Urban areas. Some could continue to be growth centres in a limited capacity while others may simply be the location of limited local services.

