

# Electoral Area 'A'

## Official Community Plan Review



**Area 'A' OCP Review  
Sustainability Visioning Workshop Results  
December 6, 2008**

*Comments are recorded verbatim*

## **Community Well-being and Services**

### **NOW**

- strong community involvement
- strong youth group – scouts encourage involvement, education services, well-rounded citizens
- Lots of people to meet: i.e. sports fields, fall fairs, artisan tours, folk music/any music, connection, dances.
- community investment and active participation (PAC, schools, volunteer firemen)
- world class natural beauty
- health and wellness – sports fields, youth organizations, adult participation, parks and trails
- diversity of people including long-term resident's contributes to the strength of community
- long term residents (4-5) generations preserves sense of history
- world class, talented, artisans and painters
- diversity of people contributes to strength of community (and tolerance?)
- seniors are within the Urban Containment Boundary i.e. water and sewer
- Official Community Plan that reflects community values and upheld by politicians, residents, and bureaucrats
- services are within the Urban Containment Boundary i.e. water, sewer in Cedar
- fire protection, first responders, recycling, buses, garbage collection, handy dart, parks maintenance, services we enjoy

### **WOW**

- Vibrant Community – Sense of pride and celebration of your artisans, local produce in a world class (economically viable) farmers market.
- Parks – Natural beauty respected – network of trails access to rivers, oceans, and lakes.
- Health and wellness – sports centre, children's playground, early childhood education, medical facility, seniors programs, and tennis courts.
- Physically fit populations that uses bike/walkability, trails, swims, and participating in organized sports.
- Development is in scale and appropriate to its surroundings.
- Service i.e. water etc. can be expanded for health and protection provided adequate controls on lot size and development are in place and maintained.
- Encourage development in scale with its surroundings, within the urban containment boundary.
- Consistent zoning regulations that recognize existing density allowances i.e. 2 houses on 2 ha vs. 1 house on 1 ha.
- OCP is respected and held by residents and bureaucrats and politicians.

## **Economic Vitality**

### **NOW**

- marginal agriculture exists, the potential is there
- not so much change, maximize what we have
- no big box stores
- currently there is little to no economic vitality
- Its good that there is no business license needed and we need to keep that rule
- there is no large industry, which is nice
- wild life, all sorts,
- quietness
- clean air
- rural feel hiking trails
- not far from oceans and mountains
- lots of fertile land to allow food production
- enhancement of agriculture
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### **WOW**

- Economically viable farming markets
- accountable, effective planning of community growth
- seniors residences and facilities
- employment for local people of all ages
- encourage eco-friendly business, building and residences
- network for local businesses and people
- enforcement of a clean environment (water, air, and land)
- encourage economic drivers
- encourage employment opportunities
- plan carefully for future economic vitality
- assistance to farmers with food production
- expanding the Urban Containment Boundary
- encourage agricultural activities large and small;
- encourage micro-industry throughout the area
- controlled and sustainable growth (new families)
- consider village nodules
- allow a diversity of economic (business activities) to exist in small ways throughout the community
- keep development to the minimum
- using a common sense approach to developing that can benefit the community
- welcome retirees to the community as well as youth
- support and enhance local business
- cedar-Yellow Point biosphere reserve working area as economic driver
- Is growth sustainable in a finite world?

- community bus network connecting to city wide facilities
- sustainability as the bottom line – 7 generation planning
- expanding urban containment boundary
- without families you have no community we encourage family growth
- make agriculture central to the RGS objective of community/village: work, shop, live, recreate
- continue to promote village centres
- support gardening and farming farmers market initiatives for teaching farming and gardening techniques
- retain functioning ecosystems so that fishing, hunting, and food production is retained for personal and food needs
- support communal farm/garden lands
- attract emerging industries: renewable energy, IT high tech
- privately owned and operated micro transit systems i.e. cedar citizen Joe Blow drives his 1 ton van in Cedar only
- everyone should be gardening some vegetable and/or planting fruit and nut trees
- biodynamic farming
- controlled and sustainable growth
- encourage real farming (more productive)
- develop market ready nature-based heritage tourism products
- encourage farmers to sell at farm gate
- not so much change maximize what we have
- need effective planning to community in needs being met
- no big box
- seniors residences
- employ people locally
- keep seniors in the community – win win
- need land use for commercial and light industry away from residential but near highway and rail line
- business licensing
- promote an eco-green industrial park – new jobs in the area, buildings and businesses
- potential
- pollution?
- I love to be able to live and work in the same area
- build a business base which services the community needs
- green community
- green building and self sufficient communities
- new housing using green materials
- capturing rain water to be used for irrigation of green spaces
- growing own food (produce)
- plan for economic nodes
- employment for young people within the community
- bylaw enforcement

- need business with responsible planning
- services provided within the community
- develop inter-connected businesses i.e. logging-milling-building-furniture making-wood windows and doors
- encourage eco-friendly business
- encourage small home-based business with small numbers of employees
- co-op
- network to tie in local small business (interconnect directory)

## **Rural Character and Village Centres**

### **NOW**

- no rush hour
- climate
- village feel
- varied wildlife
- access to beaches
- The "VILLAGE" FEEL with rapid access to the necessities: beaches, trails, shopping, pubs, wildlife viewing
- Mix of open and residential areas
- know your neighbours
- clean river (Nanaimo)
- 3 good pubs
- I like the rules of the Urban Containment Boundary, that development can only happen within it.
- I like the style of cedar village
- I like the village feel of the area
- rural character is totally dependant on agriculture and/or forestry lands
- rural character must be defined for all its components i.e. rural subdivision, Blue Jay, Cedar by the Sea, Decourcy
- consistency of zoning regulations
- rural (working) landscapes
- contrast between village nodes – their amenities and the natural landscapes (Nanaimo River, trails, beach accesses)
- proximity to major centre (Nanaimo) without being urban in any way
- great Nanaimo River: wildlife watching, swimming, fishing, near pristine waters
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### **WOW**

- agriculture is a viable and important component of Area 'A'
- rural character is an important management objective

- rural character is food production
- transportation solutions are essential for preservation of our rural character
- densification should occur around village centres and within nodes and walking distance apart
- village centre in Cedar expanded to provide some more services, but not Walmart
- commercial centre in Cedar Village area that limits commercial development to retail with themed residential space above
- Cassidy support Village Centre
- Cassidy, consider frontage road along commercial strip to promote access and encourage additional services
- village centres accessible to non-vehicular traffic
- themed village centres: need design panel to decide themes
- encourage green building
- South Wellington depends on Sandstone Development
- recognition of 1. farm/forest land preservation based on its potential for food and ecological goods and services
- active farm/forest management
- there needs to be a financial incentive for land managers to preserve the rural character
- refine definition of agriculture and forestry to be more of a mixture i.e. agro-forestry
- multi-use facility for: agricultural fair/exhibitions/public market and museums
- reflect on indigenous cultures as they lived in harmony – with the land
- rural sustainability in global crisis may well be harder than urban sustainability likely since urban life has all resources and need only food production
- we need nodes of work, play, personal services within 10 minutes walking distance
- provide policies that support food producing activities
- more of building design that accommodates the natural site
- diversity of agricultural land uses (vineyards', berries, herbs, non-traditional livestock, stud farms, heritage species, conservation centres)
- wider acceptance of concept that next generation landowners may have to live/work differently than their parents
- limits of acceptable change
- more permaculture design
- more non-motorized transportation options
- housing in urban centres goes up (high rise) not out (sprawl)
- use density averaging, etc.
- node concept uses to give high efficiency to health care, food distribution, other services while conserving/sparing loss of green space and agriculture and forestry
- agricultural production contributing heavily to 100 mile diet objective
- tax break, etc. allows local agriculture to survive in a range of economic conditions

- settlement growth is guided by natural carrying capacity for water and waste handling
- ground/surface water polices encourage sustainable use of rain fall
- liquid waste policies encourage site-truthed alternative treatment methods (gray water separation, package-plants, new/unconventional technologies).
- Electoral Area 'A' agricultural management plan developed and enabled/supported same as Official Community Plan is
- limited farmland/growth?
- preserve and maintain farmland for food production, use peripheral areas around for residential use (for farm workers)
- rural character is food production\
- has 3 central communities all with populations less than 2000
- lots of open land to support sustainability densification
- pattern # 3 – Pattern Language – urban fringe less than 1 mile wide within country (farming fingers) minimum 1 mile wide
- politicians and bureaucrats respect and uphold our Official Community Plan
- local health food in Electoral Area 'A' e.g. food policy to support food production
- leadership and planning that encourages and supports respect for the land
- housing to reflect rural character
- correct existing industrial problem areas
- village centre in South Wellington and Cassidy
- residential densification around village centres
- alternate transportation essential to preserve rural character
- municipal/government incentives essential to new systems
- we want our way of life to respect the land
- preserve and respect local history
- agriculture is a viable and important component of Electoral Area 'A'
- rural character, as defined by residents of the day, continues to be an important growth management objective.

## **Ecological integrity**

### **Now**

- area A is green
- community cares and appreciates "rural integrity"
- community awareness
- balanced land use
- lot of green space
- diversity of natural flora and fauna
- it is real – farms, working people in touch with nature
- a sense of community
- waterways, rivers, creeks, wetlands, and ocean
- abundance of nature

- this is home
- rivers, lakes, streams, creeks, wetlands, ocean
- nature: birds, bears, salmon, trees, stars, fresh air
- balance still exists in Area 'A'
- area 'A' green space is inadequate

## **WOW**

- strong social network for all ages
- no dependence on automobile
- many meeting places and opportunities
- many, many parks
- biosphere reserve
- working area with environment as bottom line
- conservation society – stewardship
- education: school curriculum environment reflective of local ecology
- best practices
- creating thinkers
- lifelong learning
- complimentary planning between districts
- regulatory power
- multi-use networks of parks, greenspace, nature spaces, corridors, trails, web of connectedness for nature and social
- respect recognize intrinsic value of nature
- strong communication links within the community
- watershed protection
- community that considers big environmental pictures and creates opportunities
- definition of 'green space' improved to exclude low-biodiversity uses like golf courses
- community working together to support each other
- our future connection
- think globally act locally: what happens elsewhere affects us – what we do here makes a difference
- farmers marketplace
- farmland expanded
- greenspace and neighbourhoods
- safe pathways for kids, horse to all areas – beaches, village, etc.
- water resources pure
- farmers (private land owners) compensated for protection of wildlife and watersheds
- green buffers along property lines and roadways: habitat, corridors, greenspace
- trails and parks connected
- retain riparian areas and stream protection
- helping biodiversity



- green nodal points
- inventory existing historical and natural places and begin to protect these
- education: learn environmental, teach best practices for farming, intrinsic value nature, create critical thinkers, life long approach to learning, practice what we preach
- Community values: respect for people and place, we can take charge, proactive not reflective, the needs of the community over the 'rights' of the individual (incl. corporate), link community ideas, interests get involved
- regulating power is required
- think globally act locally
- be proactive not reactive
- tourist arts and culture nature mecca
- concentrated development 'nodes' that support unique community needs defined green space buffer zone
- agriculture taxation laws
- value 'uncultivated' greenspace
- farms need fallow times
- recognize 'tree' areas are important to buffer and preserve water
- do not tax as 'developable land)
- balance must have priority
- we must maintain farmland, forest, community
- land use is always the bottom line
- change must always be managed to retain balances
- environment trumps economic values
- recognize the value of nature
- biodiversity is most important
- nature nodes as well as development nodes
- stewardship not ownership (including timber companies)
- establish a price tag for ecological integrity how to balance the needs of nature
- watershed aquifer protection
- shared definition i.e. greenspace, rural integrity
- are golf courses greenspaces?
- how to measure success? inventory/indicators
- protect water
- ban all 'cides' i.e. pesta, herba, funga
- ban all corrosive cleaners – nitrates
- multi-use web of green corridors

## **Transportation**

### **Now**

- connectivity: transportation issues i.e. Nanaimo River and Duke Point Highway

- total dependence on the automobile and something has to be done to get us out of the car e.g. tax shift from roads to rail should be considered
- underutilized bus service – large busses should be replaced by more cost effective shuttles, vans
- largely negative because transportation and mobility issues need improvement

### **WOW**

- latent potential wasted but now could be developed i.e. railways, underutilizes farm land
- effective use of existing Regional District of Nanaimo/BC right-of-ways – clear road allowances
- freight and public transportation shift to light rail
- vision: Area 'A' leader in integrating various alternate transportation options connecting the island corridor
- regular and convenient local public transit (airport, vehicle buses, rail, pathways, rails, traffic roundabouts,
- multi-use shoulders
- safe walking, biking, horse pathways and routes
- traffic signalling devices that are friendly to non-vehicular traffic
- connectivity
- traffic issues: Nanaimo River, Duke Pt. Highway, lack of sidewalks
- road safety
- improved shoulders
- pathways to travel through the community safely
- we want a 4 way stop sign

### **Arts and Culture**

#### **NOW**

- huge number of talented artisans in area 'A' (cedar, yellow point artisans Christmas craft tours)
- Yellow Point drama group
- Yellow Point Christmas extravaganza, Dec 10-21
- Music – farmers market, cedarbrook restaurant, back 40 boys
- heritage centre – meeting and activity rooms
- home garden tours – agri-tours, gardening as an art
- concerts
- morden mine historical society

#### **WOW**

- Nanaimo River bridge

- History – Cedar Hall – preserve and protect
- first nations cultural workshops (like in Duncan)
- farm and mine history trails
- promote and recognize artisans (tours, plays, exhibitions, musicians, etc.)
- arts and culture coordinator (finder for venues, etc.)
- Electronic resource book, website, maps, arts culture, food production with links to the community
- educational classes dedicated and daytime venues in existing buildings (more access to schools) for kids, youth, and adults
- more live music
- local agricultural fair
- expanded 4H
- outdoor folkfest concerts at the sports field in a bandshell
- first nations dance performances
- organize a local folkfest
- encourage first nations groups to show their crafts at a local fair
- have more art shows

### **RDN summary of round 4 – reporting back**

#### **Arts and Culture/History and Culture**

##### **Now**

- Musicians, excellent farmers market, cedar hall, etc.
- Morden Mine site
- More arts attract more artisans

##### **WOW**

- preserve Cedar Hall and others, as well as First Nations history
- Farm machinery museum is desirable
- promote what we have through tours, exhibitions, and plays
- build an outdoor band stage
- An Arts and culture coordinator is desirable
- Cultural mapping is needed
- better use of the existing venues in Electoral Area 'A' is needed
- Connect with First Nations

#### **Community Well-being and Services**

##### **NOW**

- Strong community involvement – PAC's
- world class natural beauty
- health and wellness
- services (water and sewer) inside the Urban Containment Boundary
- Official Community Plan upheld
- like existing services i.e. 1<sup>st</sup> responders, etc.

##### **WOW**

- meeting places
- vibrant community with sense of pride
- promote First Nations history and involvement
- need for recreational facilities, social programs and a need to promote health and wellness
- development in scale with its surroundings
- consistent zoning needs to make sense
- Official Community Plan is accepted and upheld

#### **Transportation and Mobility**

**NOW**

- Connectivity within the community
- too much dependence on the automobile
- lovely right-of-ways, but there are too many obstructions to use them (i.e. private land infringement, vegetation growth, lack of maintenance)

**WOW**

- regular convenient local public transportation
- safe
- multi-use
- wide shoulders
- traffic signalling is needed
- area A is the leader of transportation links to the island corridor

**Economic Vitality 1**

**NOW**

- marginal agriculture with potential
- no big box stores

**WOW**

- economically viable farming should be supported
- eco-friendly industry
- local employment
- clean environment
- seniors housing and facilities

**Economic Vitality 2**

**NOW**

- Encourage economic drivers
- Need to encourage youth to come to and stay in the community
- diversity of business opportunities
- encourage micro-industry
- more new families
- support village nodes

**Ecological Integrity 1**

### **NOW**

- Area 'A' is green
- land use patterns are balanced and its not all developed
- the community appreciates rural integrity
- community awareness

### **WOW**

- being part of an environmental reserve
- a society of conservation (stewardship)
- education reflects local environmental conditions and economy
- complimentary planning between districts and social networks
- multi-use networks of parks, trails, etc,
- big picture – think global act local

## **Rural Character and Village Centres 1**

### **NOW**

### **WOW**

- focused on the wow
- strength of agriculture as an important part of Area 'A'
- rural character is an important aspect of growth management and we can not loose it
- rural character is food production
- how to accommodate growth
- transportation solutions are essential for preservation of rural character
- maintain who we are while accommodating changes
- food production is essential to our future
- protect farms, encourage small scale farming not monoculture

## **Rural Character and Village Centres 2**

### **NOW**

- No rush hour
- great climate
- knowing your neighbours
- village feel
- trails
- we like the style of the cedar village
- rural is dependant on agriculture and forestry land

- rural is difficult to define and the definition varies by location

### **WOW**

- village centres expanding to provide some services, but no big box stores, support small local services
- new development in village centres could include commercial below with residential above
- Cassidy Village centre needs a road frontage to allow highway commercial
- South Wellington is a special situation and is dependant on the Sandstone development
- accessibility by non-vehicular traffic is important
- themed village centres is a good idea
- green building
- recognize that farmland is important
- need financial incentives to help farmers
- refine agriculture definition to include agroforestry
- need a multi-use facility to showcase agriculture

### **Key Phrases**

- **agriculture character**
- **inclusivity – seniors**
- **diversity of people**
- **village centres in support of transportation, arts, economy, and society**
- **effective planning and due process**
- **a vibrant community which includes venues and meeting places**
- **sustainable growth and preserve what we have**
- **economically viable agroforestry and agrotourism**
- **connectivity**
- **non-vehicular traffic**
- **integrate planning**
- **nature and natural beauty**
- **education**
- **preserve wildlife**
- **best practices**
- **aquifers/watershed**
- **precautionary principle**
- **accountability**
- **problems and solutions**
- **maintain**
- **climate change**