

Meeting Summary
Electoral Area 'A' Official Community Plan Review
Special Citizen's Committee Meeting
May 30, 2009
Regional Growth Strategy and Village Centres

Policy Option: Cedar Main street

Participant – Stated that he did not like the options in the workbook for the main street concept. He did not think there was anything wrong with the existing street. He inquired who suggested these changes.

Greg Keller – Stated that the options presented in the workbook are consistent with the community vision and the sustainability principles developed earlier in the Official Community Plan review. The intention is to ask residents what they think of the options.

Ray Digby – Reported that 11 out of 13 of the responses were in favour of the Cedar main street in the OCP. He also inquired into the implications of the policy for rezonings. If the OCP supports the main street concept, than any property owner's rezoning would be supported by the Board.

Greg Keller – Clarified that the OCP would permit a zoning bylaw amendment, in which the public will have more input. Just because the OCP supports it, does not mean that the rezoning will be permitted. He suggested there may be a design charette to support the concept in the OCP.

Lynnia Clark – Suggested that the main street concept will only be possible through upzoning properties.

Greg Keller – Clarified that the rezoning is property owner initiated. These property owners cannot avoid rezoning. But the OCP can have strong guidelines for what can happen there.

Gary Laird – Stated that the community is benefiting from main street concept. It would take too long waiting for property owner initiated rezonings.

Greg Keller – The community will benefit from requiring property to be rezoned, as the property owner could be required to provide amenities as conditions for the rezoning.

Lynnia Clark – Question how can they support the idea.

Greg Keller – Suggested that they need to do a lot of outreach and talk to other community members about it.

Lynnia Clark - The main street is going to take long time to develop. How can you ensure that the ideas are retained in future OCP reviews?

Devon Wyatt – Stated that the reality is that it will be 10 to 30 years. He suggested that without specific architectural guidelines, there can be no cohesion between property owners. The OCP needs long term architectural vision. People need to realise that the realisation of the main street concept will not be timely. Also since Cedar is small area the results will be more modest, such as the difference between downtown Ladysmith and North Nanaimo.

Joe Burnett – Stated the OCP process is visionary planning, it will take time to achieve goals. The Cedar main street needs a theme which we can establish through a building charrette. People like 49th Parallel theme.

Henrik Kreiberg – Questioned how quickly the main street process will unfold. What sort of benefits to the community will be obtained through an upzoning? What sort of incentive can you give to developers?

Greg Keller – Some people are saying the community is giving too much. We could look for a balance.

Henrik Kreiberg – People are really interested, but it is a long journey.

Greg Keller – How far does the community go? What should the community get from developers for a rezoning?

Henrik Kreiberg – As part of the form and character development permit area, could the community ask for improvements?

Brian Collen – Suggested a sustainability checklist to determine if the process gets fastracked. Could the sustainability checklist be included as a policy in the OCP.

Greg Keller – The RDN's existing sustainability checklist is more educational. But its role could change.

Participant – She stated that for over 30 years the RDN's plans have not supported lower densities than 5 acres minimum parcel size, but all these areas are now city lots. How will the taxes of people who own land that do not support these changes in land use be affected by the change in regulations?

Ray Digby – Stated that he would like to see some reality in the main street policies. If they are talking about main street, there should be more proactive to encourage this sort of thing. If developer comes in, he would need to go through rezoning with potential of not achieving his goal. This represents a costly delay. If proactive to support this thing, there must be something in there to allow property owners to get there.

Gillian Butler – Education and awareness is needed to get everyone involved and have community buy in. A charrette may support this.

Devon Wyatt – Stated pictures speak louder than words. The RDN may put an advertisement in Take 5 to promote the visuals from the design charrette. The public needs to understand that process would be driven by people, and people need to know that things will not change (i.e. taxes) and will not be affected by the OCP.

Greg Keller – Explained that the benefit of property owner driven rezoning is that it is property owner's prerogative to initiate.

Joe Burnett – Explained that it is standard across the province for property owners to have the option to upzone property.

Lynn Clark – Great to have concept, but without answers for how it will happen it is only concept.

Greg Keller – Suggested that the details are the next step.

Participant – Consensus from sample is that the group can not have all ‘how to’ answers at this stage. As a high level policy we can designate it for certain uses. The designation on the property is different than rezoning. Rezoning is very specific. There needs to be directional statements in place.

Gary Laird – Purpose of this option, to figure out the details of the rezonings. The OCP could provide direction on amenities to ask for, such as adding sidewalks.

Participant – Inquired how many property owners are being consulted as part of the OCP.

Greg Keller – Stated that the process is open to everyone, and it is their decision to participate.

Joe Burnett – Clarified that people who attend will consider preferences of other people.

Greg Keller – Clarified that the purpose of today is not to make any decisions, only have a discussion and ask for general direction. The community will have another opportunity to discuss the details during the draft.

Motion: Include Cedar main street concept in OCP

MOVED Donna Sweeney SECONDED Henrik Kreiberg. Vote is unanimous

Cedar UCB Option 1: Maintain the Status Quo

Donna Sweeney – Explained that the development on the other side of the Cedar village centre boundary did not exist at the time of the creation of the UCB.

Henrik Kreiberg – Suggested that setting up the UCB is pointless if density is the same on either side. He stated that there may be a problem with moving the boundary to incorporate the properties by creating precedence to move it again at a later point.

Greg Keller – Stated that there will always be pressure from properties outside of the boundary to develop regardless of the Urban Containment Boundary location.

Henrik Kreiberg –The results show that the majority of people felt that the status quo was not working. Thought they could do better.

Ray Digby – There were 14 no’s and 3 yes’s. The comments reflect that the community wanted total review of the OCP including the UCB. A lot of the UCB does not make any sense. There are a number of fairly large farms and swamp land. Need to take serious look.

Greg Keller - The intent is to not develop all of land within the UCB. A UCB does not mean that every property will be developed.

Devon Wyatt - The zoning does not match the designation.

Lynnia Clark – Current UCB is not realistic. It will not be held up, because it does not match with what exists.

Joe Burnett – Sewer service in area is limited along Cedar Rd and Cedar Estates. If move to next step of main street, than need to consider servicing.

Cedar UCB Option 2: Support a limited amount of additional residential growth

Greg Keller – Explained this option would bring in existing developed areas into UCB. Higher density in the area could be through secondary suite, carriages houses, etc.

Brian Collen – We know that zoning will still accommodate growth outside of UCB. To be realistic about growth, was there a figure on development potential outside of UCB.

Greg Keller - Assumption is that growth will be occurring outside of UCB. Most growth outside of UCB is 2 ha or greater.

Brian – Stated that the reality is that there is substantial growth in rural areas.

Joe – Explained that they are looking at UCB to determine if it should be increased. Looking at growth outside the UCB is a separate issue.

Donna Sweeney – When the UCB was established, the boundary was based on servicing.

Henrik Kreiberg – If we revise UCB, then servicing boundaries will follow. Will not be serviced tomorrow, but does mean at some point we could provide services.

Anne Fiddick – Suggested that caution in servicing may be necessary, as adjacent land owners become closer to UCB and sewer and water. This may be a justification that they too can subdivide. Moving the UCB does reflect on areas that are outside of the UCB. If we leave the line where is, than there is not the same expectation.

Devon Wyatt – Inquired whether any policy provisions could be written to reduce the justification for expansion. If the UCB matched the zoning regulations, than further changes to the UCB should be prevented.

Greg Keller – Suggested that the RDN does not take changes to the UCB lightly.

Ray Digby – Questioned whether the OCP could support limited residential growth. Adding in the additional subdivision will not allow for additional growth. Even in the existing UCB there is no where for development to go.

Greg Keller – Explained that it will be more efficient use of land within the UCB. For example the increased density could be secondary suites. This would allow for more units to be on a parcel.

Gary Laird- Suggested that for the second option there are more ‘no’ responses than for the first option. The respondents did not understand focus of question. People looked at ½ acre lots as rural.

Greg Keller – Explained that the question to ask is whether it belongs in UCB. Even ½ lots will likely not be satisfactory to support sewer.

Participant – Concerned about affordable housing study that suggests that Area ‘A’ is best choice for low income housing. How would that affect area if affordable housing focused in the area.

Greg Keller – It is about integration of affordable housing into the community not segregation.

Lynnia Clark – Stated that possible expansion area on the map is fully serviced with water. This area will not likely have suites. There is not any empty land for developer to provide sewer, so the taxpayers will need to pay for it if they want it.

Greg Keller – Suggested that the more people there are to share the cost of sewer, the more cost effective it becomes. Sewer is one of the biggest challenges we face inside the UCB.

Joe Burnett – Explained that if water passes property you pay for it. For sewer you do not pay for it unless you are connected.

Brian Collen – Suggested that additional density is impossible without additional capacity for sewer.

Anne Fiddick – Stated that in her experience, it is a health requirement to have separate system for a suite. Is it a wise idea to have densification, but sewer is huge stumbling block

Participant – Recommendations do not address global warming and native animals and plants. Only seems to be about development.

Greg Keller – Explained that making more efficient use of land can reduce greenhouse gas emissions..

Participant – In other jurisdictions, services within the urban boundary usually mean all services including sewer, storm and water.

Henrik Kreiberg – Inquired whether they can add a buffer.

Greg Keller – Stated that there is an option for a development permit area which would require a buffer between farm and non-farm uses.

Henrik Kreiberg – Stated that the temptation to hook up to services is removed through the buffer.

Participant - Questioned whether zoning was already in place to keep properties the way they are.

Greg Keller – Keeping the same zoning, would still means that people may be able to subdivide their land.

Cedar UCB Option 3 - No more growth pull back the UCB

Ray Digby – Stated that there were 11 against 23 in support of the option. The option did not address shrinking UCB to existing sewer service area. The boundaries are not consistent with the location of the sewer line.

Devon Wyatt – Questioned the implication for properties that have contaminated soil from years of septic.

Gillan Butler – Stated that if sewers are unavailable, than cannot consider higher density. It is difficult to discuss higher density options if the infrastructure is not there.

Brian Collen – Stated that growth would continue regardless. The question is only if we pull back UCB

Motion: Which option do the committee members support?

Option #1 – 1 vote

Option #2 – 9 votes

Option #3 – 0

Options for the Cedar Urban Containment Boundary general discussion

Joe Burnett – Stated that option #2 is what committee supports in light of the submissions

Henrik Kreiberg – Questioned whether there was another option.

Joe Burnett – Could come up with some future concepts as part of the review. i.e. should it include Blue Jay?

Devon Wyatt – Suggested that there should have been a fourth option to show the existing sewer system.

Joe Burnett – Stated that the trunk line has been sized for servicing Cedar. But the facility at Duke point has not.

Option for Cassidy UCB

Brian Collen – Stated that some of the areas for expansion are within Electoral Area 'C'.

Participant – Questioned whether there were submissions from Cassidy?

Gary Laird – Suggested that people who do not respond cannot pass judgement. Also suggested that Cassidy residents do not see it as a service centre, it is just where they live.

Chris Pagan – Read a statement from the pub owner. An article also appeared in the newspaper circulated by the pub owner. Most people are in favour of expanding boundary, but need for greater sense of community through improved services such as parks and transit. Expansion is the first step in addressing these problems.

Henrik Kreiberg – Questioned whether the delivery of transit to Cassidy was feasible.

Joe Burnett – Identified a 2009 study to support transit for Cassidy, South Wellington and the airport. The report discussed connection with Ladysmith. Changes made would be put before BC Transit

Gary Laird - Roads are not adequate for the size of buses. The RDN may consider smaller buses.

Greg Keller – Explained that the OCP can ensure that transit is a consideration when development applications are reviewed.

Chris Pagan – Stated that the existing roads are used by large trucks everyday.

Gillian Butler – Identified that there is very little representation from Cassidy. This is especially important for aquifer and the airport. Even discussing more development is premature before the proper studies are done. Driving to access existing urban areas may still have far less impact rather than building new communities.

Lynnia Clark – Felt odd trying to comment on an area that she is not familiar with.

Gillian Butler – Cassidy is right on the rail line which is a possibility for transportation options.

Ray Digby – Expressed that people move out to rural communities by choice, understanding that they cannot have the same services as in the city. If a lot of industrial development was to happen, would have the opposite reaction.

Gillian Butler – Explained that transportation is still the biggest problem, not to have complete services within the village centre.

Ray Digby – Sandstone development will be competing with any possible village centre in South Wellington.

Lynnia Clark – People did want sense of community and distinct identity in Cassidy. A community centre within Cassidy would be good.

Donna Sweeney – Suggested that the community really felt the loss of school.

Gary Laird – Suggested that really can not address these questions without considering water supply and sewage treatment. Densification cannot be talked about without establishing servicing.

Joe Burnett – To make a more complete community, the boundaries may need to be expanded.

Gary Laird – We do not know the direction on this issue from the workbooks.

Chris Pagan – Suggested that people in Cassidy do not seem to be interested enough in the review. Generally if they are involved in business they are more interested in expansion. Others are interested, but first interested in protecting the aquifer. Also emphasized that no place to live or buy in the area, and very little room for growth. Personally would like to see growth.

Ray Digby – Suggested the lack of participation may indicate support for the status quo.

Participant – Wants to hear about options for the future of Cassidy as a resident. How can they have all of services within these areas. A lot of it does not make sense.

Joe Burnett – Stated that they were not discussing what amenities should be, only if it should be encouraged in the OCP.

Brian Collen – Even though the discussion was on UCBs, the group should consider the entire document. All the details of amenities are necessary to understand the big picture. There is little understanding why the UCB was established in the existing locations.

Gillian Butler – Emphasized the impact that the future airport developments will have on the Cassidy community.

Donna Sweeney – The existing UCB was identified due to the failing septic systems in the mobile home parks.

Joe Burnett – Asks the Cassidy resident who recently joined the meeting what she thinks.

Cassidy Resident – She suggested that there should not be more development. She would like to see public transportation, but not population. Concerned about expansion due to the effect sewage may have on the aquifer. She also questioned whether the community would pay for the infrastructure for the expansion.

Stephen Henderson – Replied that Island Timberlands will be holding meeting with the Cassidy community of the possible expansion of the UCB.

Cassidy Resident – Stated that residents like the community the way it is. It is a rural community. A park would be nice. This is the general consensus that she is aware. Would like public transit, but do not have population to support of this. Several people who moved away for transit service. But they are aware they live in a rural community and know they have to drive.

Ray Digby – Questioned whether the needs of residents were provided in Cassidy. It is not, but community is not expecting it. Emphasis is on parks, transit and a range of housing options. Expansion may provide more housing options but not doctors.

Dave Hailey – Question needs two parts. Need to make Cassidy more complete community in light of the airport expansion. Making Cassidy more complete community is problem when beside a busy airport.

Brian Collen – Questioned whether the possible expansion area would have new zoning.

Greg Keller – Explained that the OCP would support rezoning. He explained that this would give property owners the ability to apply to rezone their properties. He indicated that a number of factors would be scrutinized through the rezoning process including aquifer protection, etc.

Ray Digby – Suggested that the expansion does not address the strip allow the highway. Could new development go there?

Greg Keller – Stated that the public provided a lot of different ideas for expansion. Due to the industrial nature of adjacent properties, the location would not be appropriate for expansion of the Cassidy UCB.

Anne Fiddick – Noticed a lot of conditions in the feedback received. She feels really uncomfortable because so many conditions in the comments.

Henrik Kreiberg – Suggested that perhaps need to support expansion in OCP because without it to many things excluded, such as family members ability to find housing. The decision is still in hands of community when time for the rezoning. The current OCP does not support parks and greenspace.

Brian Collen - Inquired whether RDN has adopted the water report by Vancouver Island University.

Greg Keller – Stated that the RDN has an additional report specific to Area A.

Stephen Henderson – Explained that the report identified three zones. Harmac was a big water user and concern. The conclusion of the report is that there are no concerns about quality or quantity due to expansion in Cassidy, because the aquifer drains south to Ladysmith.

Ray Digby – Stated that he supports the possible expansion for draft OCP. If included in draft, then Cassidy members still have chance to come out.

Brian Collen – Stated that he also agrees that most of the public’s suggestions on the expansion were conditional. He suggested that the decision to have the expansion in the OCP be put off until the group can go through more workbooks.

Gary Laird – A lot of context issues and more issues still to go through. The group should wait until after development forum, and then ask question again.

Chris Pagan – Cassidy residents need an opportunity to speak to this issue. If the door is closed now, than we have to wait again until the next OCP review. If the expansion is included then the community would still have a chance to speak to the expansion.

Greg Keller – Emphasized that there would be conditions of rezoning included in the OCP. The details will be addressed in the policies in the Official Community Plan which will be available for the residents of Cassidy to review.

Dennis Carlsen – Suggested that the group should keep in mind the current conditions. Look in context of sustainability principles. If the committee does not include the expansion, than it risks loosing the opportunity to reach its principles.

Motion: Question of postponing the decision until after the developer’s forum

Postponing 4

Opposed 6

Henrik Kreiberg – Questioned whether they can speak to amenities at the time of the policies.

Motion: Support the opportunity to expand the UCB

Motion
In favour 6
Opposed 3

Motion carried

Options for South Wellington

Henrik Kreiberg – Identified that coal mining history was very important in the responses.

Brian Collen – People in South Wellington really identified with coal mining history. He emphasized the need to support heritage in community.

Joe Burnett – Asked whether South Wellington should have a small service centre.

Gary Laird – Emphasized that the history of the region has already been covered in other sources. Maybe should not be included in the community plan.

Greg Keller – Suggested that the OCP can recognise the history of the area. The OCP can provide guidance for incorporating elements of the history in the village centre. There could also be a stronger emphasis on the heritage status of the Morden Mines site.

Anne Fiddick – Suggested that the mine heritage theme could be used to support the provincial park and connecting trail. A bridge may be constructed over the Nanaimo River to connect communities and heritage sites.

Henrik Kreiberg – The heritage theme may facilitate local business opportunities, such as historical tourism.

Anne Fiddick – Emphasized the importance of protecting trails from dirt bikes.

Devon Wyatt – Suggested that if the Morden site was a heritage site, than have Ottawa provide money to support.

Joe Burnett – Stated that there is nothing wrong with referencing heritage for historical context, but the OCP could become a cumbersome document if everything is put into it. Should try and avoid ‘fluff’ statements.

Anne Fiddick – Emphasized the importance of actual policy in the OCP to preserve heritage sites.

Participant – The OCP should also consider where the coal was loaded onto ships, i.e. Boat Harbour. Including a statement on history would also provide support future initiatives.

Lynn Clark – Remarked that it was interesting that history was only identified in South Wellington. This indicates its importance to the community as something that makes it unique.

Brian Collen – Stated that the Friends of Morden Mine has a lot of support in the community.

Gary Laird – The suggestion is more specific to South Wellington than coal mining. Perhaps it should apply to the entire mining industry, since Morden mine is already protected as a provincial park.

Ray Digby – Suggested that the group has spent a lot of time on this question.

Motion: Support for recognising historical values of South Wellington

In favour – 8

Opposed – 1

Motion Carries

Group discussed designating South Wellington as a village centre

Gillian Butler – Stated that it should not because it is already a distinct community. The residents do not need the local services since they are a short distance from Cassidy, Sandstone or Ladysmith. Emphasis should be placed on keeping the school and building a new community social centre. The area does not need more commercial development.

Participant – Also stated that she can not see South Wellington as a neighbourhood centre.

Brian Collen – Suggested that the Sandstone development will be massive. It would be better to service those centres with transit. Very little land within South Wellington is vacant for future development. A new community or social centre would be more appropriate for the needs of the community.

Motion: Support village centre designation for South Wellington

Opposed – Unanimous

Ray Digby – Suggested that the South Wellington community supports a new community facility.

Greg Keller – Stated that a community facility will be hard to provide without the population to support and pay for it.

Ray Digby – Suggested that if it is not supported in the OCP, than it may be difficult to get a rezoning if there was an opportunity for funding.

Brian Collen – Stated that there was no available land for the centre, but the policy should be in the OCP.

Joe Burnett – Can work towards the language.

Gillian Butler – Still need to consider the entire electoral area, and should not put communities in competition with each other for resources. She would like to see what is best for the entire electoral area.

Joe Burnett – Access to services all based on personal choice. Individuals are going to choose where they live.

Participant – Suggested that there was little emphasis on growth in the area. The residents would rather have more transportation options rather than other services.

Henrik Kreiberg – Stated that the purpose of this workbook is to emphasize growth management. There was no strongly felt need for a village centre in South Wellington. Maybe focus for the community is a social centre and school.

Joe Burnett – The OCP will have a statement to work towards a community centre. Statement will also clarify that it is not a neighbourhood centre.

The committee agreed to have the next meeting June 8, but they will only be able to go through 2 documents in the evening. In addition to the meetings of June 8 and 15, there will be a couple more community sessions to go through all the workbooks.

**Electoral Area 'A' Official Community Plan Review
Summary of the Special Citizen's Committee Meeting to Discuss the
Transit, Parks and Recreation and Community Affordability and Diversity Workbooks
Held June 8, 2009**

Policy Option: Do Nothing

Donna Sweeney – Stated that the majority of people felt it was a bad idea to do nothing

Gary Laird – Stated that it is important to consider the conditional statements and caveats such as support for transit if population density are adequate or appropriate ridership. Also indications in responses that number of people who filled out the workbook had no intention of using the bus.

Ray Digby – Stated that it was obvious that respondents will say yes. Anywhere from 13 to 15 responses for the transit workbook, this is pretty insignificant. The workbook has only a very small sampling of the population.

Joe Burnett – Suggested that the committee had to work with what they had received. When a draft is prepared there may be more interest in the OCP. For now the committee must need to keep moving forward.

Participant – Inquired how transit is currently paid for.

Joe Burnett – Clarified that BC Transit pays 40% and the Electoral Area pays for the majority of the service. Each Electoral Area pays for transit..

Participant – Stated that it should not be put on taxpayer, but on those who use it.

Joe Burnett – Stated that we cannot go into specifics on transit in the OCP. There will be a transit assessment for Electoral Area 'A', and the study will identify the associated costs.

Greg Keller – The OCP may provide a good first step for what the community may want to see.

Joe Burnett – For example the OCP may indicate that South Wellington may want transit.

Jill Maibach – The OCP may indicate that transit is feasible in the future.

Ray Digby – The OCP will not have anything to do with the delivery of transit. What the OCP will do will focus on bus pullouts and related facilities.

Greg Keller – The OCP could also be looking at considering the types of infrastructure that provide for transit.

Participant – Could look at affordable transit options that would not need additional development, such as shuttle vans.

Anne Fiddick – Concerned that transit only considers bus. The OCP should consider every transportation option, such as boats and trains. Many respondents were really keen on using an enhanced

commuter train on daily basis. That is a solution that needs to be talked about. Are these options considered in the transit survey.

Joe Burnett – It is part of transit review, not survey. The survey is about what the RDN controls. It is done through BC Transit in conjunction with RDN.

Anne Fiddick – Approach is short sighted.

Joe Burnett – Suggested that in the OCP we can include the option to explore rail transit. As part of the next steps following the OCP review, the RDN can talk to E&N about putting stops in the area.

Anne Fiddick – People identified rail transport in the answers.

Joe Burnett – Suggested that the community can explore rail transit. People would like to see rail reflected in policy.

Jill Maibach – Support for Anne's comments. It would be valuable for a representative of E&N to attend the OCP process.

Sharon Stannard – Questioned whether the OCP should define what transit is.

Dave Dunaway – At workshops the community identified that transit is the integration of these different modes.

Support Transit Oriented Development within the village centres

Greg Keller – Most responses from the workbook are in support of Transit Oriented Development.

Support transit where costs justified by density and demand

Greg Keller – Responses support either side of the question

Gary Laird – Stated that it is the opposite of previous question. Support expansion of transit where density supports. Speakers suggested that the area will not get dense enough UCB to support hourly bus service.

Joe Burnett – The area can support some bus service.

Participant – The OCP can establish bus service for certain times of the day.

Joe Burnett – Yes it can. Transit held open houses to consider demand and the use in the area. Understand that there are quite a few students in Ladysmith who would like transit to the university.

Greg Keller – Cannot give specifics in OCP. The OCP only can give general goals and policies to achieve the community vision.

Ray Digby – Including the concerns in the OCP leads to expectations. Transit service has nothing to do with OCP. It needs to be very clear that the regional transit authority is the body to go to for frequency of transit, not the OCP.

Joe Burnett – Could have some specifics.

Greg Keller – The OCP could specify community desire in the future.

Ray Digby – Should clarify in the OCP the role of the other authority.

Henrik Kreiberg – It does make sense to try and make people understand how an OCP works. It would make sense to make comment in OCP on the alternatives and ingenuity for the delivery of the service.

Participant – Suggested that the delivery of transit is not just based on economics. Economics is what demand is based on. Ingenuity needs to be emphasised.

Support a broad range of transit models

Greg Keller – Most responses in support.

Ensure that transit is a consideration for all new development

Greg Keller – Can include guidelines which ensure that transit is a consideration of development.

Anne Fiddick – Road standards are not appropriate for transit. Currently Firetrucks can not turn around.

Joe Burnett – Option for small community buses that connect with larger busses, but this has not worked everywhere.

Gary Laird – Inquired what is meant by all new developments?

Greg Keller – Clarified that transit infrastructure incorporated into new developments through rezonings and development permit areas.

Gary Laird – Stated concerns that there are obvious costs with making transit provisions, which increase the cost of property.

Greg Keller – May be enforced through an agreement or covenant, easement, or other instrument registered on title for a transit pullout.

Support infrastructure that enables transit

Joanne McLeod – Will Ministry of Transportation come to the meetings?

Greg Keller – They have not responded favourably in the past when requested to attend.

Establish compatible land use framework

Greg Keller – Explained the option is to support land uses adjacent to transportation networks. These are land uses that support active transportation, not hinders it.

Participant – Stated that policies will have huge impact on people. Non existent trails have been mapped on her property, even after she petitioned the RDN and consultants to remove it. Trails study done several years ago stated that there would be consultation with property owners. She would have not

found this out if they did not attend the OCP vision workshop. She suggested that the RDN will use these mapped trails to their advantage when adopted into their OCPs. On Morden Colliery there was damage to trail and ATVs on the trail. She maintained property in a pristine and in natural state. She was frustrated with the RDN maps encouraging trespassing.

Greg Keller – Explained that the community workshop was for identifying connections and trails within the community. Currently there is only one formal trail. Everything else is on private property. Any trails must have a proper agreement with the property owners. The Active Transportation Plan is not a statutory document. It only represents what people would like to see. The RDN is respecting the feedback that is shown, as an appendix. Again before a trail could be constructed there must be agreement between the property owner and the RDN.

Participant – Concerned that people could look at the maps and consider it okay to trespass. It was only one person who identified it on the map. The RDN continued to show the maps at events.

Participant – If property owner does not want trails, why show it.

Anne Fiddick – The map could be seen as a validation of the trespassing. Current land owners concern that there are ATVs and dirt bikers that trespass across the land. People may see the map on the website or in a planning document. Feeling the OCP is advertising trespassing.

Joe Burnett – Community members have heard concerns. Questioned whether it is the committee's position that the OCP should not show any trails on private property without consent of owners.

Ray Digby – Stated that he respected concerns, but suggested that one of the key goals was connecting Hemer park to Boat Harbour. If people cannot identify these areas as a priority to acquire a trail, than it is difficult to accomplish.

Participant – It should be looked at the time of development.

Greg Keller – If the community thinks trails are important they have to show where trails are going to go. We have documents that show parks on private property. The two conflicting objectives are reducing trespass and desire to have trails. The Regional District of Nanaimo respects private property rights and before any trail is established there would have to be agreement with property owners.

Jill Maibach – Questioned whether concern was if the trail might happen?

Participant – Her property was presented as an existing trail. She stated that she disapproved.

Jill Maibach – Was trail identified prior OCP process?

Greg Keller – The trail came from the workshop held for the active transportation process. It was identified by a community member not the Regional District of Nanaimo.

Participant – Insinuated that they stayed for entire workshop and the trail was not marked on the map. Then it came back as marked. She stated that the map was inaccurate since there was not trail on the property. She was at the meeting.

Jill Maibach – Are people using property for trail?

Joe Burnett – Information provided by community workshop and by the community only. Question before we continue, should we have owners permission before identifying.

Gary Laird – Suggested that they do not have to identify existing trail, but have to acknowledge that if we identify how to get from one specific location to another. Worse thing to do is identify a specific location. For example the Harmac pipeline.

Anne Fiddick – This issue need to be tabled, until there is a legal opinion. Would like to hear municipal solicitors opinion first. She likes the idea of only stating a policy for a trail from “point A to B”.

Jill Maibach – Is the suggestion viable? May still provide guidance for acquiring trails and make people more comfortable.

Greg Keller – The OCP could still provide a wide swath. Only get small pieces of trail as properties develops. We must have the foresight to plan ahead, otherwise the community will be unable to develop a well-connected trail network.

Jill Maibach – The RDN cannot acquire land anyways if owners are not willing.

Devan Wyatt – There are two different maps. The RDN cannot show the planning map to the public, since it will show access that is not there.

Joe Burnett – Can the OCP verbally state way of connecting trails in OCP? The OCP might not show anything, only goals.

Gary Laird – E&N is different because they have showed an interest in providing access.

Joe Burnett – Look at prominent items on map, and come up with some general wording. The wording will be brought back to the committee.

Improve Roadside conditions

Greg Keller – Seems like most people agree with the option.

Devan Wyatt – Most people agree with it, but without Ministry of Transportation it does not make any difference.

Joe Burnett – Suggested there are ways and partnerships.

Motion: Improve Roadside Conditions

In favour: All

Opposed: 0

Motion Carried

Support continuing development of regional trails in Electoral Area ‘A’

Joe Burnett – Everyone in the region pays towards parks and trails.

Henrik Kreiberg – Should reiterate the definition of regional trail.

Greg Keller – In a regional trail everyone pays into the trail function versus community parks where only the local area pays.

Motion: Support continuing development of regional trails in Electoral Area ‘A’

In favour: All

Opposed: 0

Motion Carried

Make full use of existing public lands for trails

Ray Digby – There are no large tracts of public land to use that is not park?

Participant – What happens when trail is part of roadway?

Greg Keller – The RDN would need to apply for a permit from the Ministry of Transportation to use undeveloped road allowance.

Participant – Need some definition for the amount of public lands available for trails.

Joe Burnett – The option is only being put in to pursue later.

Motion: Make full use of existing public lands for trails

In Favour: All

Opposed: 0

Motion Carried

Prepare for future trail corridor acquisition

Motion: Prepare for future trail corridor acquisition

In favour: All

Opposed: 0

Motion Carried

Formalise blueway network

Participant – Suggested that the access on Duran Road is a bluff.

Greg Keller – There would still need to be a feasibility study. The mapping only identified access to the river through existing roadways. Not all of them would be suitable for public access nor required.

Participant – Stated she felt the network will increase traffic on the river. The river is too rough in winter for recreation and topography make the flow of river too low in summer. Also felt that too much access over private land. Users also leave garbage along the riverbanks. These portions of the river are also dangerous. There is already sufficient access into the river right now.

Joe Burnett – Stated that we can improve access through existing right of ways.. The access will only be on public roads, not private property.

Participant – Still concerned will increase traffic on the river.

Joe Burnett– Will not develop every access to river.

Participant – River trail will be used for acquisition of lands along the river. This was mentioned in the community trails study.

Joe Burnett – The question is whether there should be a plan to develop access to the river.

Greg Keller – A blueway network is meant for citizens of Area ‘A’ to have recreational opportunities.

Participant – Stated that he encourages the focus on the blueway network. If managed and designed properly, it is good way to make this region unique. It goes back to the sustainability principles, it has cultural and environmental effects.

Participant – Suggested that community trails study may push people off of land.

Jill Maibach – Blueway policy not only includes the river, but also ocean.

Henrik Kreiberg – Stated that the last community plan went to the high school. One of things was to go to the community and try to inspire to use and respect the river. Bluesways do belong in the community plan.

Participant – How is river the being managed for animals and fish? How are Nanaimo lakes being managed? Public use of the river will only cause more destruction.

Participant – Questioned whether the RDN can protect the river from vandalism in the OCP.

Motion: Formalise blueway network

In favour: All

Opposed: 0

Motion Carried

Provide trip end facilities

Motion: Provide trip end facilities

In favour: All

Opposed: 0

Motion Carried

Improve signage

Anne Fiddick – Stated that she is in favour of signage, but they are consistently being ripped down.

Greg Keller – Indicated that the Regional District of Nanaimo could have a brand in Area ‘A’ to show RDN trails.

Motion: Improve signage

In favour: All

Opposed: 0

Motion Carried

Undertake community based social marketing

Motion: Undertake community based social marketing

In favour: All

Opposed: 0

Motion Carried

Improve neighbourhood connections

Motion: Improve neighbourhood connections

In favour: All

Opposed: 0

Motion Carried

Support transit improvements

Anne Fiddick – Stated her support as long as transit is not just buses.

Harmac pipeline

Gary Laird – Stated that if the OCP identifies the Harmac pipeline, people will think that a trail is there. This will be hazardous.

Gary Laird – Suggested that the RDN should approach private land owners with respect to designating trails.

Joanne McLeod – Inquired if they owned the land.

Henrik Kreiberg – Emphasized that it is a logical candidate for trail. It would not be a new thing in this OCP.

Gary Laird – Harmac would say no. People will try using it as a trail. Harmac is concerned about injury.

Henrik Kreiberg – Understand worries and concerns, but does not take away from potential. Can the committee see the potential and address liabilities.

Chris Pagan – Stated that there is already a trail in existence.

Dave Dunaway – Identified that Harmac is the largest user of water in the area. It is only reciprocal to provide public trail access.

Participants – Stated he owns property along the trail and there is too much vandalism.

Jack Anderson – Best protection is to have a lot of people use the trail on a regular basis. This may reduce vandalism.

Joe Burnett – Suggested that the Official Community Plan could include general wording that there is a desire to have a trail along side of the Harmac pipeline.

Anne Fiddick – Opposed to the trail because it identifies private land. This is too specific. Do not think it should be in the OCP.

Joe Burnett – Suggested tabling until next meeting. Could talk about expanding trail that is being used right now and find out how we got the existing trail.

Prevent motorised users of trails

Ray Digby – Could include policy that it is not supported, but how does OCP prevent it. Is the OCP creating expectations that are not achievable.

Joe Burnett – Maybe include a policy that no vehicles are permitted on trails.

Motion: Prevent motorized users of trails

In favour: All

Opposed: 0

Motion Carried

Mitigate truck traffic

In favour: 10

Opposed: 1

Gary Laird – Stated that Cedar Road is important for truck traffic. The OCP cannot mitigate.

Ray Digby – Reality is when Duke Point Rd. went in, 90% of the traffic going through Cedar was reduced.

Joe Burnett – Asked about South Wellington and Cassidy

Chris Pagan – Stated that Hallberg Rd. in Cassidy had a lot of truck traffic because drivers live there.

Anne Fiddick – Concerned that identifying routes in OCP will encourage more truck traffic.

Motion: Excluding policy to mitigate truck traffic

In favour: All

Opposed: 0

Motion Carried

Support range of approaches to obtaining parkland and trails

Bert Vermaskari – Inquired in the situation of a water lot, would RDN also take 5% of water lot.

Joe Burnett – Might only take a corner of the lot.

Bert Vermaskari – Should be tied into the water lot for public use.

Dave Dunaway – Suggested the committee should explore issues of density bonussing. The group should not be tying hands to only 5%.

Greg Keller –As a requirement of subdivision, the RDN could consider whether to accept 5% cash, land, or combination of cash and land.

In favour: All

Opposed: 0

Motion Carried

Support park and trail on any land with Area ‘A’ where there is an opportunity to meet predefined criteria.

Greg Keller – Explained this is the approach taken by the OCP now and provides an opportunity to accept park anywhere where there is an opportunity to meet certain criteria defined by the plan.

In favour: All

Opposed: 0

Motion Carried

Where should parks occur in Area ‘A’

Other ideas?

Anne Fiddick – Suggested that other postage stamp lots be sold and larger parks be purchased. RDN could take cash, and put it towards the purchase of larger parks.

Greg Keller – If the OCP does not identify, at least general areas, for larger parks, than it would not likely happen.

Joe Burnett – Parks and recreation commission could liquidate parks and put money towards other parks. Better to go through the commission rather than the OCP.

Community diversity and affordability Workbook Discussion

Policy option Support inclusionary zoning

Greg Keller – The option would support additional density provided that a certain number of affordable housing units are provided. He indicated that the responses show quite a bit of support.

Gary Laird – If a developer produces identical housing, than it is unfair to those who pay market value. How does the RDN determine if the purchaser is low income? Do they need to apply for the housing?

Greg Keller – The City of Langford requires a developer sign a housing agreement that maintains the affordability of the housing. He indicated that Langford also has a selection process for deterring who qualifies for the housing.

Jack Anderson – Housing agreements in the Local Government Act is one method and the other is dictating a size limit which will reduce the market value. Better to be able to mix it into community instead of segregating affordable housing.

Greg Keller – The incentive is that if a developer provides affordable housing they can put in more units on the property. We secure that through housing agreements or perhaps as Jack mentioned through limiting the size of the property and/or unit.

Ray Digby – This will probably only occur within the mainstreet strip. They will still have to go through rezoning.

In favour: All

Opposed: 0

Motion Carried

Support secondary suites, granny flats, accessory dwellings

Greg Keller – Indicated that this option would support for a broader range of housing types. Health and safety issues can be addressed by recognising existing suites

Joanne McLeod – Primary focus of suites would still be in the UCB.

Gary Laird – Can see potential problems with permitting these uses. People have purchased single family dwelling based on perception that it will stay rural. Permitting suites may generate more traffic on the road. Accessory dwellings also already take up a large piece of the property.

Greg Keller – Suggested that the RDN needs to look at size of the suites and accessory dwellings. These are still only meant to create affordable housing options.

Gary Laird – Expressed concern that it will produce monster homes and overbuilding.

Jack Anderson – Suggested that the percentage lot coverage in the zoning bylaw prevents monster houses. If houses can be accommodated within the UCB, than the impact on farmland is reduced.

Jill Maibach – Stated that this is good option to keep young and old.

Ray Digby – All responses support this policy option.

Greg Keller – Inquired if changes to the zoning bylaw would address concerns for the appearance of the property.

Gary Laird – Suggested that there may be some concern by people in the UCB.

Motion: Support secondary suites, granny flats and accessory buildings

In favour: All

Opposed: 0

Motion Carried

Support Manufactured Home Parks inside the UCB

Greg Keller – The OCP could support design guidelines for manufactured home parks. He also expressed concern that occupants could be evicted because of redevelopment. The OCP could support individual tenure for mobile home pads. Including policies for manufactured homes does help build community diversity.

Dave Dunaway – Elemental in Chile provides low cost housing options. These are prefabricated modular homes.

Devon Wyatt – Identified that there is no standard for the types of manufactured homes.

Ray Digby – Suggested that there is no room in Cedar's UCB for any more density.

Greg Keller – Benefit is in the difference in land value. If residents do not need to purchase large property it makes it more affordable

Ray Digby – Inquired what the feasible minimum lot size is in the current zoning.

Greg Keller – The smallest lot size is 2000 square metres.

Greg Keller – Suggested that the rise in land value may result in more evictions from these parks. Although in Electoral Area 'A' most of the mobile home parks are zoned for that use. In terms of property size the RDN will need to study this issue. These areas may provide more than just housing but also social space.

Jack Anderson – Stated that he liked the idea of heterogeneous mix in the community. Concern is that we put maximum size on mobile home park.

Joanne McLeod – Could this be tied to a range of housing options?

Greg Keller - This issue is different. The group may also want to provide guidance for a high standard in mobile home parks.

Joe Burnett – Stated that there will be a charette for the OCP review which may deal with this issue further.

Jill Maibach – Stated that there should be certainty of what is going into a park, and it is not clear at this point.

Greg Keller – He will draft guidelines and come back to the group.

Jill Maibach – Will support if there is criteria coming back to the community. There is no criteria for the quality of housing going into park.

Motion: Support Manufactured Home Parks inside the UCB

In favour: 3

Opposed: 8

Motion Defeated

Joe Burnett – Emphasised that large mobile home parks are not what the group wants to see.

Sharon Stannard – Questioned how to service mini mobile homes in Cassidy without servicing.

Jill Maibach – Suggested that the size of park and criteria for manufactured homes should be established.

Sharon Stannard – Suggested that it would not make any sense for more mobile homes with the lack of services.

Greg Keller – Explained that the RDN is in the process of hiring a consultant to prepare a strategy for providing sewer in the area.

Sharon Stannard – Questioned whether the infrastructure be in place in the next 10 to 20 years.

Greg Keller – Hoping the study will be done by end of summer.

Ray Digby – Questioned whether the committee members would reconsider the question.

Gary Laird – Questioned if it would prevent mobile home park from being put into Cassidy.

Joe Burnett - Stated that with the information the group now has, maybe there is enough within the boundaries.

Greg Keller – Stated that it is important to support existing manufactured homes, because it is form of affordability.

Support range of housing options

Greg Keller – Could be a general statement to support a range of options.

Joe Burnett – Comments in the workbooks are very positive.

Ray Digby – Caveat is that it supports the existing neighbourhood.

Motion: Support range of housing options

In favour: All

Opposed: 0

Motion Carried

Aging in place through flex housing

Greg Keller – Suggested that a flex housing policy would be voluntary on part of property owner.

Jack Anderson – Explained that flex housing may have graduated level of care within same complex.

Greg Keller – Added that flex housing could provide more accessibility and flexibility in the design to meet various stages of life. All alterations would be voluntarily.

Ray Digby – It is a good statement but no one would consider that far ahead.

Gary Laird – Stated that it will increase the cost of construction, and reduce affordable housing.

Greg Keller – This is not a must have policy. It is a nice to have.

Gary Laird – Do not want ‘fluff’ to be put in document.

Motion: Aging in place through flex housing

In favour: 1

Opposed: 10

Motion defeated

Support Cluster housing

Greg Keller – Creates smaller footprint for development. Downside is that it may not be affordable. Policy would allow for rezoning that supports cluster housing. The RGS would need to be amended to include this policy. This could be anywhere in the plan area.

Joe Burnett – Similar to Boat harbour developments.

Donna Sweeney – Questioned how the bulk of the property would be protected.

Greg Keller – Suggested it is protected through covenant or zoning.

Donna Sweeney – Seen examples in North Nanaimo where greenspace is a golf course which was not viable.

Gary Laird – Questioned whether it would work in areas without sewer system.

Greg Keller – There has to be an approved means of septic disposal. There are some innovative methods to extract resources from waste water.

Anne Fiddick – Stated she is opposed to this policy. She does not think that it will preserve greenspace and farmland.

Jack Anderson – Exact process at ecovillage in Shawnigan Lake. Proponents for ecovillage sought to protect wetland through land use covenant and clustered residential around least fertile part of it.

Greg Keller – Clustering is really reducing need for infrastructure and roads.

Ray Digby – Houses are not taking any more land in terms of footprint. On the mainland for similar cluster developments, the greenspace became a large bush area that was not maintained. If you do not get right people into the community it does not work.

Participant – Suggested that this is one of best land uses. Really desirable communities can be created, that will work anywhere.

Jill Maibach – Questioned how the greenspace is maintained.

Greg Keller – The greenspace could maintained by the RDN if it was a park, or by the owner. This options is also density neutral. If the community does not like 5 acre lots with 2 houses, than this is another option.

Motion: Support cluster housing

In favour : 8

Opposed: 3

Motion Carried

Support small scale town houses inside the UCB

Greg Keller – This option may be suitable for lower income. But it should be in scale its surroundings.

Dave Dunaway – Suggested looking at the example Elemental from Chile.

Jill Maibach – Questioned if this could fit into the range of range of housing options.

Motion: Support for small scale town houses in the UCB

In favour: All

Opposes: 0

Motion Carried

Support affordable housing programs and strategies

Joanne McLeod - Questioned whether the OCP material will be considered in the RGS review.

Greg Keller – Yes, it will.

Motion: Support affordable housing programs and strategies

In favour: All

Opposed: 0

Motion Carried

**Electoral Area 'A' Official Community Plan Review
Special Citizen's Committee Meeting
June 10, 2009
Environmental Protection**

Policy Option: Continue to support the Fish Habitat Protection DPA

Greg Keller – Suggested that the option would continue with what is in current OCP for development permits. The sole purpose is to protect fish habitat. Watercourse is very broadly defined in the legislation and requires a Qualified Environmental Professional to determine if act applies. The majority of responses support the permits, though it is not really an option since the province requires it.

Ray Digby – Some of responses suggested changes, but should be done under the legislation.

Greg Keller – The legislation provides a little bit of flexibility on how to word the guidelines on development permit areas.

Henrik Kreiberg – Suggested that the development permits derailed the process during the last community plan. People seem to have come to terms with this. Point 12 in the responses made a good point on the quality of the mapping.

Greg Keller – The RDN has begun to make the mapping more accurate by environmental reports submitted.

Participant – Suggested that the land in managed forest and ALR is completely covered in terms of streams. Without a hydro geological survey, really do not know what is under the ground. The water in the stream goes with land title.

Greg Keller – Emphasized that the direction is under provincial legislation and the RAR does not apply to managed forest or farm uses in the ALR.

Anne Fiddick – We have to find ways to harmonize the development permits with the blueways network, because it is not compatible. More access to river is natural conflict. How can they come together?

Greg Keller – Before any access to the river is permitted there must be an assessment and a plan.

Motion: Continue to support the Fish Habitat Protection DPA

In favour – 8

Opposed – 0

Motion Carried

Policy Option: Provide Incentives for green development

Greg Keller – Explained that the incentives will help developers make good choices. The incentives may be to fast track development applications or programs to retrofit existing buildings. Another consideration is to use a more comprehensive sustainability checklist to

determine if a fee is waived. The RDN does have a sustainability checklist now, but it is used as an education tool.

Ray Digby – Questioned whether there was a Board policy or direction that supports this.

Greg Keller – Responded that the Strategic plan and RGS give direction for sustainability initiatives.

Ray Digby – Suggested that such initiatives come down to money. He questioned whether there was a Board policy to provide support with money.

Greg Keller – As part of bylaw adoption process for the OCP, there must be consideration given to if there are financial implications, such as the incentives in a sustainability checklist.

Ray Digby – Suggested that a lot of policies in the previous OCP did not go anywhere. That is why he would like to know in advance if the suggestion was possible.

Joe Burnett – The RDN is undergoing building renovations to green building standards. Green building is fairly new, but some areas have adopted green building policies.

Greg Keller – Suggested that an initiative like this starts with the OCP.

Anne Fiddick – There has been a lot of positive responses, but also a lot of qualifiers and ‘but’ statements. People have a lot of questions about no revenue coming in from this initiative. She stated that she is concerned about the number of qualifiers.

Greg Keller – Until they see language in OCP there are some uncertainties. This is new and something that has not been seen before.

Gary Laird – Stated that he is concerned about the revenue neutral fee structure. The RDN should not be penalising people for building to appropriate standards that are not green.

Greg Keller – The RDN is not penalising them, it is supporting the kind of development that the community desires.

Gary Laird – Different between encouraging and forcing. Why penalise the developer if he did not make it as green as the community thought. If going to require that of developer, than make it necessary of every purchaser.

Greg Keller – It applies to everyone, not just developer (such as through rezonings and development permit areas).

Joe Burnett – Potential for payback over time from building to green standards. An example is Dockside Green in Victoria which reuses grey water. People are willing to pay for development constructed to a higher green standard.

Gary Laird – As a resident he would not want to pay more money than he has to on home repairs.

Greg Keller – Clarified it is the difference in the cost of applying for a permit. If you build green you pay a little bit less, and if not than a little bit more.

Participant – Inquired into what the standards was.

Greg Keller – Suggested that it is too early to know what the standard is. The group needs to work out the details.

Joe Burnett – Suggested that a point system may be used. The score will work out to the fee.

Joanne McLeod – Questioned whether the standards would have to stay within existing building codes, or if a builder could permit straw bale construction and other alternatives.

Greg Keller – May not be appropriate for this system.

Brian Collen – This may attract development into the area. If this was in the OCP, than even a rezoning application would be scrutinized if it was a green application.

Greg Keller – The sustainability checklist is a way of evaluating proposals against a predetermined criteria to determine how sustainable the proposal is. The RDN cannot waive the rezoning process.

Motion: Provide incentives for green development

In favour – 8

Opposed – 0

Motion Carried

Policy Option: Protect Sensitive Ecosystems and rare species with both policy and DPAs

Greg Keller – Explained the intent would be to reduce the impact of development on environmentally sensitive areas. Some of these policies would only apply at the rezoning stage. The development permit areas are the best tool available for the continued protection of sensitive ecosystems, including red and blue listed species in Area 'A'. Right now there is the fish habitat protection development permit that covers the entire region. Because the definition of stream is so broad a biologist is needed to state whether the provincial legislation applies. There is another development permit area for streams, nest trees and estuaries, which is more comprehensive to cover other wildlife. He also explained that the impacts of development are minimised under the development permit, and cannot proceed until there is further review. But development can and will still happen in a development permit area. The development permit only ensures that people have to follow the same guidelines.

Anne Fiddick – Asked about middens.

Greg Keller – Referred her to the archaeological branch, as middens are under the provincial jurisdiction.

Ray Digby – Suggested that when the development permit areas get to the public, there could be concern since everything is identified.

Greg Keller – The province and DFO identified areas to be included in the development permit areas, as well there are red and blue listed species that will be included in the guidelines. Can also specify what uses are exempted from the development permit.

Gary Laird – Questioned whether there has been a problem in Area ‘A’, since there is already something in the OCP for development permits.

Greg Keller – Maggie Henigman at the speaker’s series explained that the coastal douglas fir is one of the rarest ecosystems in the province. Red and blue listed species were also important to preserve.

Gary Laird – He questioned if someone’s land was in the douglas fir zone, would that individual be prohibited from harvesting.

Greg Keller – Responded that coastal douglas fir zone includes a number of unique ecosystems. The purpose of having a Development Permit Area is to minimize the impact of development, not necessarily prohibit it.

Joe Burnett – Provided the example that most of the coast line and boat harbour are not in the development permit areas.

Ray Digby – Questioned whether these areas will be identified in the draft OCP.

Greg Keller – Yes, for this particular development permit area, but not going beyond this.

Gary Laird – Questioned whether it does not exist now.

Greg Keller – No these are in the sensitive ecosystem inventory, but not a Development Permit Area.

Anne Fiddick - Would like to see this, but would also like to see incentives for protecting these sensitive areas. Where is the incentive for not destructing it? Could there be a tax incentive for large or small land tracts so people realise the important value of the land.

Greg Keller – Stated that it was an excellent idea. Land convents could be used to protect the land under such an incentive.

Brian Collen – Suggested that covenants are even more effective than development permits. The only effective way is to enforce development permits is through complaints.

Greg Keller – Covenants can sometimes be required through development permits but cannot just be placed on properties.

Brian Collen – Benefit of covenants is that it goes onto consecutive owners. Development permits are designed only to ensure impacts are minimized.

Greg Keller – A notice of the issuance of a Development Permit gets filed on the title of a property indicating that a Development Permit has been issued.

Motion: Protect Sensitive Ecosystems and rare species with both policy and Development permit areas

In favour - 7

Opposed – 1

Motion Carried

Policy Option: Encourage Environmental Stewardship

Greg Keller – The policy option would be the least invasive way of encouraging environmental protection.

Gary Laird – The option implies that property owners are not responsible, and need to be told. The option also provides ammunition for a third party to create problems for people who may not be doing anything wrong.

Ray Digby – Voluntary thing that has to be done with education and support. Will not be anything that is specifically targeted to the area.

Greg Keller – May be a group that forms that wants to educate people on Gary Oak ecosystems. This is more of a general statement that encourages environmental stewardship.

Henrik Kreiberg – If someone is already doing a good job then there is no consequences. And the policy may be helpful to encourage those who are not.

Motion: Encourage environmental stewardship

In favour - 7

Opposed - 1

Motion Carried

Policy Option: Protect groundwater through policy and Development permit areas

Ray Digby – Questioned what the development permit areas would be.

Greg Keller – Based on assessment done by GW Solutions, the OCP would identify moderate and high risk areas. The development permit areas would also include guidelines for development.

Participant – Clarified that in a development permit areas no matter what happens development can go ahead.

Greg Keller – The development permit area is not meant to prevent development, only minimize the impacts and ensure that all development within the Development Permit Area is reviewed based on the same set of guidelines.

Participant – Questioned if it only mitigates the problem.

Greg Keller – Explained that there is very little opportunity for rezoning in Area A, especially in the rural areas outside the Urban Containment Boundary. It is important to focus on types of

development with most impact. For example a shed might not pose a significant risk, but a five lot subdivision could.

Participant – Questioned whether the development permit area could limit the number of homes.

Greg Keller –The only way to limit the number of homes would be to change the zoning. The Official Community Plan could support this, but it would require the Regional District of Nanaimo to amend the zoning.

Henrik Kreiberg – The development permit makes a lot of sense. Property owners own the hole to access the common resource. Development could compromise way of life by affecting this common resource. The development permit could give greater certainty for the common good. It is not just one well, but a common water resource.

Joanne McLeod – Questioned the existing commercial and industrial development.

Greg Keller – Development Permit Areas a only apply to new developments or when a property owner is altering land.

Anne Fiddick – Cable Bay will have a significant impact on groundwater resources. How does this fit with neighbouring OCPs, i.e. city of Nanaimo and Cowichan Valley Regional District. Will this OCP be discussed with others who share the ground water resource. She would like some kind of wording in the OCP to alert other jurisdictions of the affect on the aquifer.

Joe Burnett – The issues may more effectively be dealt with through the RGS.

Motion: Protect groundwater through policy and Development permit areas

In favour – 8

Opposed – 0

Motion Carried

Policy Option: Manage rainwater as a resource rather than a waste product

Greg Keller – Explained that it would encourage rainwater reuse on site. Any kind of development could follow this policy.

Henrik Kreiberg – Questioned what the downside would be of doing a very proactive thing. It might be worthwhile to get a handle on the consequences.

Joe Burnett – The policy is more encouraging rather than a requirement.

Greg Keller – It may be a consideration at the time of rezoning

Joe Burnett – An example would be Cedar Estates which uses engineered ponds.

Ray Digby – Questioned whether this could this lead to an electoral area rainwater management plan.

Greg Keller – The OCP can give direction for the RDN to work with the Ministry of Transportation on a plan for subdivision. This could be applicable from subdivision to rezonings.

Gary Laird – With the rainwater management function, there could be increases in staff to manage the plan. The RDN has already gone through the situation with water management. The concept might be reasonable, but he questioned whether it is something the community is willing to spend money on.

Joe Burnett – It would be more likely to be used for the approval of permits.

Ray Digby – Questioned whether these are the requirements in place now.

Greg Keller – No. In the Cedar Estates example there were requirements through the rezoning for these amenities.

Motion: Manage rainwater as a resource rather than a waste product

In favour - 4

Opposed - 3

Motion Carried

Joe Burnett – This one might be too close. It may need some more consideration.

Policy Option: Encourage water conservation through policies and development permit area guidelines

Greg Keller – Policy would take multi-faceted approach to address water conservation. Such as rebate programs for the replacement of toilets.

Participant – If there is going to be more development, than it is hardly mitigating the problem. She suggested there should be some form of moratorium on development.

Greg Keller – Provided the example of the City of Calgary which focuses on water conservation.

Participant – The increasing population conflicts with this.

Ray Digby – Most people on wells know how to conserve water. Anything like that is totally unnecessary. Cedar residents use far less water than urban counterparts. Best way to control water use is to increase the rates for the city.

Henrik Kreiberg – Questioned for land areas where NCID does not serve if there is an idea of the build out. He suggested if there is a high build out, than there may be a need of such a policy.

Greg Keller – Have done research and there is subdivision potential in these areas.

Joanne McLeod – The workbooks never addressed water for agricultural. The Cowichan Valley agricultural plan suggested that the area has 1% top quality agricultural land. If agriculture was a priority for water use then the amount of top quality agricultural land would increase to 5%. Agricultural never gets on the priority list.

Henrik Kreiberg – Harmac consumes a lot of water. Wonder if this is not a subject that should be brought to the Board's attention for the RGS. This may be an issue that would be handled at the regional level.

Joe Burnett – Emphasised the priority to conserve water. Area 'A' introduced policy for toilet rebates ahead of rest of RDN. He was also surprised to hear that residents in the trailer park in Cassidy were asked to cut back on water use. It is good thing to put in OCP.

Joanne McLeod – A big concern is that golf courses are drilling their own wells to draw water.

Participant – Her concern was about coal bed methane found in water and wells. Vancouver Island University found variability in the quality of the water in the area.

Motion: Encourage water conservation through policies and development permit area guidelines

In favour - 6

Opposed - 2

Motion Carried

What types of uses, buildings, and structures should be allowed on the coastal shoreline?

Policy Option: Designate a Coastal DPA to maintain native vegetation and ecological function

Greg Keller – A development permit area could apply within 15m of natural boundary. The development permit area does not prohibit development. A report by a biologist is required to ensure that impacts of development are mitigated. The development permit guidelines could also include exemptions to make it less onerous on property owners.

Gary Laird – He did support the policy option, but the comments made suggested that the vegetation is dynamic. Also the Board already has a retaining wall policy which is in place.

Greg Keller – There is a retaining wall policy in place, but it does not apply to other new development.

Anne Fiddick – Her experience is to not to put any distance for structures from shoreline. Her experience at the Comox-Strathcona Regional District is that retaining walls affect other neighbouring properties. She would vote against it because of the affect development has on foreshore. She does not think the group should be talking about engineered structures

Greg Keller – Explained that development permit area is different than the retaining wall policy. The development permit area would apply to much more than retaining walls.

Anne Fiddick – Explained that she does not like the retaining wall policy.

Greg Keller – The really important part here is to retain the integrity of the foreshore.

Ray Digby – Inquired whether foreshore alteration was addressed in the development permit areas or in the regulations.

Greg Keller - Zoning applies to buildings and structures. Removing vegetation where land is altered, construction of structures, and land alteration could be addressed through the development permit area guidelines.

Gary Laird - Under erosion and sediment control, the workbook suggests that shoreline erosion is a natural process.

Greg Keller - The development permit area guidelines would be clear that you cannot disturb the natural process without a valid rationale. It would make sure that land alterations and retaining walls are justified and that their impact are identified and mitigated.

Gary Laird – Whether a development permit area is set up or not is immaterial. It will be eroded one way or another.

Joe Burnett – Clarified that the issue is more than erosion.

Ray Digby – Coastal development permits should be reworded to maintain native vegetation.

Greg Keller – The biologist may make suggestions to mitigate the impacts of construction on the vegetation.

Gary Laird – Problem is hardship, not just cost of permit. The next storm may destroy the structure.

Greg Keller – The major issue is to protect the integrity of the coast line. The OCP considers more than just the concept of erosion. Other electoral areas already have these development permit areas in place. They are of value since these areas have seen maintenance of these ecosystems. Most of the responses are in favour of having a coastal Development Permit Area.

Motion: Designate a Coastal DPA to maintain native vegetation and ecological function

In favour 4

Opposed 1

Motion Carried

Policy Option: Provide guidelines for beach access stairs and boat launches

Greg Keller - Explained the concern for beach access stairs and boat launches from residents. Directions in the OCP could form basis of Board policy. The policy will give direction on how public access is to be protected, how the structures are minimised and how shoreline uses will protect the environment. There will need to be a lot further discussion with the community.

Gary Laird – Suggested that this is not a significant issue.

Ray Digby– Questioned whether this has to do with float houses.

Joe Burnett – The issue emerged at the Board where a deck was put on a stair case. Should stairs be engineered to be built down to the beach. Should there be landings that are consistent with the width of the stairs.

Donna Sweeney – Identified the problem of garbage on the beach when stairs do get destroyed. She would prefer if there was some regulation.

Motion: Provide guidelines for beach access stairs and boat launches

In favour - 4

Opposed - 2

Motion Carried

Policy Option: Discourage hardening of the foreshore

Greg Keller – The option is about maintaining natural marine processes. Introducing hard surfaces to foreshore will change the natural processes. The option supports the existing marine retaining wall policy, which applies when considering applications for the retaining walls for variances. The marine retaining wall policy maintains guidelines for what needs to be provided with applications, such as an engineering report.

Anne Fiddick – Clarified that the policy does allow the structure.

Greg Keller – The coast development permit area would also consider natural process. The retaining wall policy only considers the structural aspect.

Motion: Discourage hardening of the foreshore

In favour – 8

Opposed - 0

Motion Carried

Policy Option: Maintain ocean view corridors

Greg Keller – The policy option would support further investigation in protecting these corridors. RDN has no control over impeding views. Language can try and preserve view corridors. The OCP could include more specific height restriction.

Ray Digby – This could apply to any property with a view.

Greg Keller - Difficult challenge to establish a limit to the policy. Something the group needs to look into.

Ray Digby – Questioned who the view corridor is intended.

Anne Fiddick – Cannot protect the view corridors unless they are protected from everything.

Greg Keller – This may be a motherhood statement that the group needs to consider. Accretion has allowed some property owners to enter the view corridor of their neighbours.

Anne Fiddick – May be problematic to have in the OCP.

Ray Digby – Questioned whether there are any areas where there is accretion.

Anne Fiddick – Do have to assume will lose view.

Motion: Maintain ocean view corridors

In favour - 0

Opposed - 5

Motion Defeated

Target Option: Develop an eco-industrial network in Area A

Greg Keller – Developing compatible uses where waste from one input can be used in another. For example, high level sewage treatment, may use effluent on agricultural lands. The policy may be a broad general statement to use more efficient use of resources and transportation.

Gary Laird - Do not have any industries in Area A that are sufficient size that could partner.

Greg Keller – Might be applicable through curbside collection material that could be turned into a compost tea that could used on agricultural land.

Ray Digby – The region has been mandated to undertake initiatives, and the OCP could support. But several of these areas are way beyond scope of Electoral Area ‘A’. The potential is greater at a regional scale. If region is mandated to undertake this, it should be a regional function.

Joe Burnett – Should have motherhood clause to lead into the RGS.

Greg Keller – Province has given direction to include targets for greenhouse gas reduction in the OCP.

Ray Digby – Questioned whether Harmac has been approached to use facilities. The capacity is huge.

Joe Burnett – If they cease to exist that could be addressed.

Brian Collen – Would this be an eco-industrial network specific to Area ‘A’.

Greg Keller – It would be specific to Area ‘A’ and its immediate surroundings. If a company wants a rezoning, the OCP could support it.

Ray Digby – It may mean that the community gets something they do not want.

Greg Keller – The OCP does not commit the Board to anything. A rezoning would be required, which would include further community input.

Ray Digby – Questioned whether the support means anything then.

Brian Collen – If this ties into GHG reduction then would need proof of net reduction. If the development does not include provisions for net reduction in emissions, than the OCP does not have to support the proposal.

Greg Keller – At this time it is very difficult to have hard number for emission reductions. It is about taking something that was being discarded and adding value to it.

Participant – Questioned whether it will apply to RDN facilities. Suggested it could be through sewage treatment.

Joe Burnett – Sludge can be taken from sewage plants and deposited on Malaspina woodlot. It is private once the sludge is taken to the woodlot.

Ray Digby – Clarified that he can support if the policy says it is through the regional level.

Motion: If group support concept of an eco-industrial network in Area A

In favour - 8

Opposed – 0

Motion Carried

Target Option: Increase the number of kilometres of cycling and walking paths by 5% per year

Greg Keller – Explained that there could be a measurable amount for increasing cycling and walking to encourage walking and cycling and reduce green house gas emissions.

Gary Laird – Could support if there was improved safety for cyclists and walkers through improvement to road shoulders. More people out there if it was safer. Right now it is very dangerous.

Ray Digby – This is what community would like and need more of instead of new trails. Though some trails needed like connecting Morden Colliery. Priority should be improving roads and shoulders.

Anne Fiddick – Explained that she sees kids on the road along the Quennell Road. It would be much better to work with the Ministry of Transportation to improve arterials.

Participant – Emphasised that it is also important to obey speed limit.

Brian Collen – Explained that as a cyclist would he would rather be on narrow road, because it forces traffic to slow down. Best thing that can be done is to lower the speed limits.

Greg Keller – Explained in the Sunshine Coast Regional District they hired EMCOM to do assessment of road shoulders and establish cost estimates. Then they have numbers to work with and to prioritize improvements.

Participant – Emphasised that the speed limit is the problem

Greg Keller – If this is general direction, then it will be included in the OCP as a starting point. Areas could be prioritized to focus on.

Ray Digby – Emphasised the need to establish the base line

Greg Keller – If the number of paths could be increased and if more people walk or cycle there will be less greenhouse gas emissions. These routes need to be prioritized such as getting to school or for recreation.

Ray Digby - Supports walking paths once there is a base line and there is a cost estimate.

Donna Sweeney – If only considering Morden trail, than the target could too low.

Greg Keller – Explained that there will not be cost estimates until the RDN supports it.

Joe Burnett – Key to road shoulder is to collaborate with the Ministry of Transportation.

Gary Laird – Part of it may be identifying where the use will be. There are a lot people who would walk in Boat Harbour

Joe Burnett - Can explore with Ministry of Transportation other options

Motion: Increase the number of kilometres of cycling and walking paths by 5% per year

In favour - 7

Opposed - 1

Motion Carried

Sharon Stannard – Also emphasised that there are roads that need to be addressed.

Increase organically produced food

Greg Keller - Can measure by establishing base line for the number of organically grown farms.

Joe Burnett – Should just encourage farming.

Gary Laird – Do not like the target, would rather see more farmland being brought back into production. Important thing is that it is grown. Another thing is that it is grown locally.

Joanne McLeod – Peak oil has increased to cost of fertilizers dramatically. More farmers are using manure because it is cheaper.

Gary Laird – There is no specific definition. Need clarification on how many people have organic certification.

Joe Burnett – Questioned about land for forage crops.

Brian Collen – Suggested that organically produced grain could receive certification

Joanne McLeod – It could be sustainable growth.

Motion: Increase land area farmed in Area ‘A’

In favour – 8

Opposed – 0

Motion Carried

Target Option: Increase the proportion of locally grown food which is consumed locally by 10% per year.

Greg Keller – Transporting foods over long distances increase green house gas emission from transportation.

Joanne McLeod – Canadians expect cheap food. People are more likely to buy organic apples from New Zealand because they are cheaper. Has been changing because of education, but has not happened quickly

Participant – Asked whether the OCP could support a heritage coop.

Greg Keller – The OCP could support these markets.

Joanne McLeod – Already a lot of markets in the region.

Participant – Think it would be a good idea to have farmers coop to jointly purchase combine and other equipment.

Motion: Increase the proportion of locally grown food which is consumed locally by 10% per year

In favour – 7

Opposed – 0

Motion Carried

Target Option: Increase the number of existing dwelling units and other buildings upgraded to higher energy efficiency standards

Greg Keller – Transportation and buildings are the highest source of greenhouse gas emissions in the region. Policies and development permit areas could lead to efficiency improvements.

Ray Digby – On new buildings this could be possible, but will not work for existing buildings. This is already occurring on existing buildings through BC Hydro and federal government incentives.

Greg Keller – RDN could provide incentives to improve the efficiency of homes. One option may be to provide contact information for other efficiency programs and incentives.

Motion: Increase the number of existing dwelling units and other buildings upgraded to higher energy efficiency standards

In favour - 6

Opposed – 0

Motion Carries

Target Option: Increase transit ridership by 5% per year, double commuters every 5 years.

Anne Fiddick – This option must include trains

Greg Keller – Most of the traffic is from commuters.

Joe Burnett – Suggested that the option may be too optimistic. It will not be possible to double commuters every 5 years.

Ray Digby – It is a difficult situation since the density would need to double in the UCB for bus service. Something else has to come in place to make transit desirable.

Joe Burnett – Suggested that the target should be 1%.

Greg Keller – Emphasised there needs to be some measure to tell if the area is getting better or worse.

Ray Digby – Questioned whether they could look at any incentives such as a park and ride facility.

Joe Burnett – 1% may be a reasonable target.

Gary Laird – Emphasised there must be an aggressive target or nothing will happen. Maybe 5% is not a bad thing. Transit authority will also have forecasts and have expectations.

Joanne McLeod – Questioned whether it is legal for private business to have commuter service.

Joe Burnett – The business would also need to be approved from the province for licensing. He asked whether the group would want to stay with 5%.

Motion: Increase transit ridership by 5% per year, double commuters every 5 years

In favour – 8

Opposed – 0

Motion Carried

Target Option: Increase the amount of mixed use development occurring in the village centres.

Motion: Increase the amount of mixed use development occurring in the village centres

In favour – 8

Opposed – 0

Motion Carried

Target Option: Increase the amount of locally produced renewable energy (co-generation, solar, wind)

Ray Digby – Questioned whether it is beyond initiatives that BC Hydro already has in place. This just seems to support BC Hydro’s initiatives. This may require additional approvals.

Joanne McLeod – Questioned whether there was a process to follow for renewable energy.

Anne Fiddick – Expressed her concern for the size of wind turbines.

Anne Fiddick – Stated that windmills are really noisy and need to be large enough to produce energy.

Brian Collen – Emphasised the loss of the night sky. There is no discussion in the OCP about energy reduction in OCPs. Putting more energy on grid for more consumption is a slippery slope.

Joe Burnett – Bothered by the reference to co-generation.

Anne Fiddick - Bothered by wind power. Wind turbines can really disturb neighbours. Also solar energy is a problem because it requires banks of batteries. It is exchanging one sort of pollution for another. She would rather not specify any sort of renewable energy. She is in favour of trying to decrease energy use, but not in favour of this.

Ray Digby – Concept being pushed by other authorities. Renewable energy can be considered through green building side, not the OCP.

Motion: Increase the amount of locally produced renewable energy (co-generation, solar, wind)

In favour – 0

Opposed – 4

Motion Defeated

Target Option: Decrease the amount of solid waste going to the landfill

Motion: Decrease the amount of solid waste going to the landfill

In favour – 8

Opposed – 0

Motion Carried

Policy Options for GHG Emission Reductions in Area A

Policy Option: Support alternative sewer systems

Greg Keller – Emphasized the high cost of sewage treatment in the area. On site package treatment is not currently considered as an adequate treatment method. But can consider oversizing these systems to service the entire community.

Motion: Support alternative sewer systems

In favour – 5

Opposed – 1

Motion Carried

Policy Option: Increase the minimum parcel sizes for properties outside of the UCB such that the smallest minimum parcel size is 1.0 hectare

Greg Keller – Explained that 1 hectare minimum parcel size is a prerequisite for grants for community sewer. This is a regional initiative and must be done in all electoral areas. This can affect the subdivision potential of private property. It will not affect existing properties that are already subdivided to the minimum parcel size as they could not be further subdivided.

Ray Digby – Questioned whether there are vacant properties that can be reduced below a hectare.

Greg Keller – There are properties that can be further subdivided. Properties that are larger than ½ acre are mostly affected. Zoning still allows less than 1 ha. Any property with a ‘M’ subdivision district will be affected.

Ray Digby – Becomes mute policy, because nothing outside UCB that can be further subdivided

Joe Burnett – Clarified that there are lots of properties that can be further subdivided.

Greg Keller – If it is not done than the regional district will not be eligible for grants from the Ministry of Community Development. The ministry does not want to have to come into areas and bail them out if/when their septic systems fail and there is not adequate site area for a reserve field.

Ray Digby – Clarified that the zoning needs to be changed in the entire area to be eligible for grants.

Joe Burnett – Area G got up to 3rd reading and was not adopted. Area H is also facing opposition to the zoning changes. People had expectations that people will be able to subdivide. Enforcing the different standards could affect them.

The Director tabled the issue for further discussion.

Policy Option: Continue to support community sewer within the UCB

Greg Keller – The UCB would still be the population receiving area in the electoral area. There could be a sewer service planning area in the UCB and a restricted sewer service planning area.

Motion: Continue to support community sewer service within the UCB

In favour – 8

Opposed – 0

Motion Carried

Brian Collen – Stated that a 1 ha parcel size should also be important to rural character.

**Electoral Area 'A' Official Community Plan Review
Special Citizen's Committee Meeting
May 30, 2009
Agriculture**

Joe Burnett – Asked that anyone not part of the committee to introduce themselves.

Dave Hailey
Maxine Haley
Mayta Ryn
Dave Dunaway
Lavonne Garnett
Marj Stupich

Option: Support for the development of an Agricultural Plan and/or Farm Bylaw for Area 'A'

Greg Keller – Explained that the OCP could support separate study specifically for agriculture. An example of an issue in the plan is support for greater flexibility in farm standards or ways to reduce the red tape. Majority of responses agreed with the plan, but disagreement with the farm bylaw.

Gary Laird – The focus of the plan is good, but not necessary for red tape. He said that he sees the farm bylaw as more red tape. There cannot be another set of rules and regulations. People will go elsewhere to farm, such as North Cowichan.

Anne Fiddick – Very much in favour of agricultural plan, as well is the Farmers Institute. It is a very complex question and the respondents did not understand what it looked like. There are a lot of 'yes but' statements. From the perspective of the Farmers Institute, there needs to be support for such a plan in the OCP. Do want to encourage farming, and keep as few rules as possible.

Ray Digby – Any time bylaw is introduced it means more regulations.

Joanne McLeod – Agricultural plan is very good thing, but unsure of the farm bylaw.

Greg Keller – Explained that an agricultural plan is not a statutory document. One possible way of implementing the Plan is through the farm bylaw. The bylaw may promote agriculture as well as reduce its impacts.

Joanne McLeod – The Farmers Institute petitioned the RDN to work with the CVRD to combine efforts in the agricultural plan. Need to get a plan in this area. The benefit of the plan is that it also provides an inventory of agricultural products. Unless you know what you have, you do not know where to go.

Jill Maibach – 12 out of 18 responses were opposed or uncertain. People may have been confused.

Joe Burnett – To recap the discussion the responses do support agricultural plan, but unsure of the bylaw.

Motion: Support for the development of an Agricultural Plan

In favour – 13 Unanimous
Opposed – 0

Motion Carried

Motion: Support for the development of a Farm Bylaw for Area ‘A’

In favour – 0
Opposed - 13 Unanimous

Motion Defeated

Joe Burnett – Suggested the issue be held in abeyance until the agricultural plan is developed.

Option: Provide incentives that support agriculture

Greg Keller – There are a number of people who support some of the options, but not others.

Participant – Suggested that cash would be nice, but where would you get it from.

Lynnia Clark – Stated that this is a hard thing for local government to do. Federal and provincial governments are the ones with money.

Greg Keller – Stated that the incentives are more than cash. Other options are waiving of fees for permit, reducing taxes to encourage owner initiated downzoning or environmental protection covenants, language to support financial benefits from senior levels of government. This is the starting place for the discussion to find what should be included in the OCP.

Gary Laird – There are a number of options for tax relief. Farming already gets substantial tax relief, so may not accomplish its objective. Covenants are also a slippery slope. It may be good for the moment to have a covenant on the property, but things change over time. May not be the direction in 25 years down the road. The option for covenants in the OCP sounds like giving credence to the idea.

Henrik Kreiberg – Thought that covenants only applied to environmentally sensitive areas.

Greg Keller –The Land trust is considering the option, since food production is also a desirable feature.

Henrik Kreiberg – Expressed that it is important to distinguish between the two. Wayne Haddow at the presentation suggested that the OCP support owner initiated inclusion in ALR.

Joanne McLeod – Some of terms were not defined. Some people do not completely understand.

Greg Keller - Conservation covenants allow property owners to place covenant that restricts use of portion of property to preserve sensitive features forever. In return property is reassessed and may receive a corresponding decrease in taxes. Under property owner downzoning, owner may voluntary downzone for a potential tax reduction.

Brian Collen – Currently property owners can place a covenant on property on their own initiative, but the RDN would provide the incentive.

Participant – Questioned if this is the same tax incentive that farmers already get. A major reason that a farmer would not put land into environmentally sensitive areas is that he may get a greater tax incentive for farming it.

Brian Collen – Suggested that the Island's Trust has developed a covenant process that explains the tax incentives.

Ray Digby – Do not see how downzoning will decrease assessed value. Not a big difference between the assessed value of 2 ha and 4 ha minimum parcel size. Also how would these policies prevent the situation that affected the Shady Mile Market. Over bearing regulations put the market out of business (such as requirement for washrooms).

Greg Keller – Suggested that this is a different situation. Always need to ensure they meet health and safety requirements.

Ray Digby – Do not see how this supports agriculture.

Anne Fiddick - Would hope that one of the incentives is that they will not have to go through the subdivision process when they are consolidating lots. She had to pay for subdivision, surveying and road allowance to consolidate her property. There are no incentives under the current system. This is not just tax relief, but also from fees and process. Did not see this reflected in the material. That is something that RDN can do.

Joe Burnett – Suggested that this could be under the Ministry of Transportation.

Anne Fiddick – Only so much that is considered a subdivision. The RDN could have made the changes to the subdivision bylaw.

Gary Laird – Expressed concern about the environmentally sensitive areas provisions. What is really said is that they are taking farmland out of production. A property may be very productive that is being protected for sensitive areas.

Joe Burnett – Questioned how to approach this, as they are only talking about encouraging the incentives.

Gary Laird – Would not want to see some of these included in the OCP. These incentives are doing the opposite of what they are intended to do and giving people the wrong impression. Some properties right now are not being used, because they cannot drain as they did several years ago due to environmentally protected areas.

Lynnia Clark – Considering the comments, would not the OCP say that it supports the incentives. Than allow the agricultural plan to explore those incentives. May be good to just say that it supports the incentives.

Joe Burnett – Supported the suggestion.

Joanne McLeod – Suggested a different form of land tenure, where farmer can cut land into several acres to rent. It is a form of subdivision without actually subdividing.

Motion – Provide incentives that support agriculture

In favour – 13 Unanimous

Opposed – 0

Motion Carried

Policy Option: Support maximum setbacks and maximum floor areas

Greg Keller – Suggested that this is about more efficient use of land. This does not concern the farmer who knows how to build efficiently, who don't intend to farm the land.

Jack Anderson – Key consideration is locating on the least fertile part of the property.

Greg Keller – Agree but hard to put in zoning.

Jack Anderson – Would this go through the variance if it is in a fertile area.

Greg Keller – This could be a justification for a variance.

Greg Keller – All rural zones in RDN require 8m setbacks from property lines. Provided they meet minimum setbacks, they could be anywhere. For agricultural buildings where livestock are held or manure is stored this must be 30m.

Anne Fiddick – Questioned about maximums instead of minimum.

Greg Keller – Explained the idea is to reduce land fragmentation. Allows farmers to still run machinery and the house will not be taking up too much room on the land.

Joanne McLeod – Questioned about the floor area.

Greg Keller – Intent is to discourage large estate housing. This does not apply to agricultural buildings. This will also require changes to zoning.

Gary Laird – Asked for clarification if it was for maximum setbacks for all buildings.

Greg Keller – No, it is intended for non-farm uses. The maximum floor area is to prevent large estate housing.

Ray Digby – Problem is that it will not discriminate. The bylaw cannot discriminate between large estates and farmers wanting to build for worker housing.

Marta Ryn – Thinks it is draconian. This bylaw will prevent farmers from making the decision to best locate the house.

Devon Wyatt – Opening can of worms by requiring maximum setbacks.

Lynnia Clark – Asked for the definition of state house.

Greg Keller – Suggested that there would need to be further discussion to work out the details.

Lynnia Clark – If definition is 5000 square feet, these are all the size of houses on normal lots. The OCP cannot say that this should not be on agricultural lands.

Jill Maibach – The committee previously supported in-law suites. What is the maximum floor area for these suites. It is open for interpretation.

Joe Burnett – More specific detail will be provided.

Motion – Support maximum setbacks and maximum floor areas

In favour – 0

Opposed – 13 Unanimous

Motion – support regulating floor area

In favour – 0

Opposed – 13 Unanimous

Policy Option: Encourage value-added agricultural uses

Greg Keller – Make agriculture more viable to encourage local food production. Agricultural Land Commission now considers these allowed uses within the ALR subject to local government bylaws.

Ray Digby – Confirmed that it is allowed right now.

Greg Keller – The RDN bylaws do not currently allow it. But the ALC does.

Ray Digby – Are those value added uses defined in the ALC Regulations

Greg Keller – The regulations just specify these uses.

Ray Digby – Concerned about destination resort in the RGS, which could be anything.

Greg Keller - Control on that would be through a rezoning. Have to show how it is supported. One way is to change the definition of agriculture to include those uses. Need to be clear that there is a difference between provincial and regional district regulations.

Jill Maibach – If support the policy option, when will the committee know what these options are. Questioned where were the interpretations.

Greg Keller – May reference the wording used in the Agricultural Land Commission Act.

Lynnia Clark – When the ALC spoke to the committee, they explained that the issue for Area 'A' farmers is that people in the ALR but cannot make a living. ALR recognised that someone could look at other options such as a bed and breakfast. Parts of the area are not really as farmable.

Gary Laird – Bed and breakfasts are not value added agricultural uses. It is taking raw products and doing something to it to make it more valuable.

Lynn Clark – Also concerned about smaller properties that are not very big.

Gary Laird - Agro tourism is not in this option. It is a tourist business. It is not an agricultural thing.

Joe Burnett – Questioned if there is a spinoff for agricultural.

Gary Laird – It has become so large that the tourist part is more important than the farming operations.

Greg Keller – These uses are only what the province says could be located within the ALR.

Joanne McLeod – Agri-tourism includes a lot of things. There are huge benefits. If a farm is in active production, the farmer does not have the time for large scale accommodations.

Joe Burnett – This could be part of agricultural planning, to see if it is feasible. He suggested deferring the issue until the agricultural plan.

Mayta Ryn – The option is not about value added agriculture. This is other activities to supplement agricultural income. Need to change the wording of the option.

Brian Collen – Can either change zoning bylaw or make owner go through rezoning process. For alternative energy, then would not need to go through rezoning.

Joe Burnett - If they put in wind generators, than they would have to go through amendment process.

Greg Keller – At this point in time there is support for idea, but maybe it could be consider through the agricultural plan.

Henrik Kreiberg – Looking at comments on accessory uses, it seems reasonable to harmonize the OCP and ALC.

Greg Keller – That is the intent of this option.

Maxine Hailey – What is the difference between the ALR and non-ALR farmland. The option does not allow the owners to manage it.

Greg Keller – In rural zones agriculture is a permitted use. It is still a permitted use regardless of whether the land is in the ALR or not. It is not the RDN that determines the farm class, it is BC assessment.

Jill Maibach – Questioned if somebody with a 10 acre parcel not in the ALR cannot do value added industries because they are not in ALR.

Joe Burnett - Think they would have ability to rezone under this policy option.

Greg Keller – Suggested that it could be expanded for all agriculture.

Brian Collen – Questioned if you would have to apply to be included in the ALR to do these uses.

Henrik Kreiberg – Would make sense to harmonize OCP with the ALC. The workbook specifies on non-ALR land. If community wants to encourage agriculture, then it should support these uses both inside and outside the ALR.

Alec Macpherson – Current practices in Langley piles carcasses on land and let compost. He suggested that the compost industry is one to exclude.

Henrik Kreiberg – Should exclude two to be careful. These are sawmills and composting.

Motion – To encourage accessory and value added, not necessarily on ALR.

In favour – 13 Unanimous

Opposed – 0

Motion Carried

Policy Option: Explore alternate land tenure options

Greg Keller – Explained that the farming community is aging. Alternate land tenure may encourage alternate tenure for the next generation of farmers.

Joanne McLeod – Suggested better going through area agricultural plan, instead of the Agricultural Advisory Committee.

Motion – Policy to explore alternate land tenure options.

In favour – 13 Unanimous

Opposed – 0

Motion Carried

Policy Option: Support the Retention of ALR Land

Greg Keller – The RDN has 4 types of applications to the ALC. These are for a non-farm use, subdivision, exclusion and inclusion. When the application is made, the RDN prepares a report on the RGS, OCP and zoning. The report also states the motion from RDN Board to not take a specific position.

Henrik Kreiberg – Questioned what would happen if the OCP says it supports ALR land.

Greg Keller – There is a report that goes to the ALC with the OCP statement.

David Dunaway – The RDN omitted the section of the OCP that supports the ALR in the report submitted for the airport exclusion.

Marta Ryn – When development going on and around ALR land, the property can be taken out of the ALR. Land in south Nanaimo automatically taken out of ALR. She questioned if ALR land is surrounded by sewer lines if it could be taken out of ALR.

Greg Keller – Stated that he was not familiar with her example. For local governments development must be consistent with the zoning zoning. If it is in the ALR they must make an application to the ALC. This is at the discretion of the ALC. For sewer, it is only in a distinct area of the Cedar UCB

Brian Collen – Questioned if it is Board policy to not make comments and if the ALC would look at the OCP.

Joe Burnett – Could go further with policy and support for agriculture in the RGS.

Jack Anderson – During the presentation from the ALC it was explained that they do not distinguish farming operations based on sustainability. Many of the policies of the OCP are not sustainable in their nature. If the OCP is to be innovative it needs to go beyond. The ALC allows local governments to make provisions for more dwellings on an agricultural property. How can the OCP make comments to support sustainability. i.e. ecovillages.

Greg Keller – Ecovillages do not need to be in the ALR. Lack of differentiation in agriculture is a concern from ALR. We can have advocacy policy.

Jack Anderson – Explained that in Cowichan the ecovillage was not in the ALR. But in most cases the most fertile land is in the ALR.

Greg Keller – Explained that the report to the ALC is at staff level that only states the OCP policy and the zoning.

Jack Anderson – Policy needs to clearly support sustainability.

Henrik Kreiberg – Wording in the policy option goes some distance.

Participant – No policy option on industrial farming and sustainability. Is there some way that these issues be considered in the OCP.

Dave Hailey – It must be written to deal with incentives and value added. There needs to be stick and carrot. Otherwise burden falls on the landowner. That would be inequitable. If only support retain of ALR, than cost is simply past onto the landowner. Also need to couple the restriction with the incentives discussed earlier.

Motion – Support the Retention of ALR Land

In favour – 13 Unanimous

Opposed – 0

Motion Carried

Policy Option: Discourage development of arable land

Greg Keller – Intent to minimize non-farm development on arable farmland. Also supports and encourages the ALC. It could be through development permit area for the protection of farmland, where subdivision and non-farm uses would need a development permit. This would specify guidelines for development, such as a soil assessment.

Ray Digby – Asked for clarification if it is ALR lands or any lands.

Greg Keller – It can be both. It is an option to reduce impact on arable lands.

Anne Fiddick – This can be very subjective. If the development permit area includes all land than she is opposed to it. The option is getting into too much detail. There is already a statement to support farming.

Lynnia Clark – Is this not contradicting policies they just supported.

Greg Keller – Explained the intent that if it is going to occur it will be on least arable land.

Mayta Ryn – Agrologists not going to support removing from the ALR because you can always put a greenhouse on rock. She supports the ALR which selected most arable land, but does not support putting more land in the ALR.

Lavonne Garnett – Questioned if it is all farmland and not just ALR.

Greg Keller – It is important to discourage the development of arable land. Do not have more details at this point.

Frank Garnish – The way it is written is too restrictive. What can be done to protect the interface with agricultural land.

Joe Burnett - Presentation from ALC talked about buffers.

Lynnia Clark – Just because the person can do a use, does not mean that someone wants to do something. There is no economic thought in what is being said in the option.

Joe Burnett – Option considers all farmland productive, but it should not need to worry about backyard lots.

Joanne McLeod – Wayne Haddow thought this too harsh on agricultural land.

Motion – Discourage development of arable land

In favour - 0

Opposed – 13 Unanimous

Brian Collen – Asked if they just voted against discouraging development on arable land.

Joe Burnett – Confirmed that they made a statement.

Jack Anderson – Stated that they are being very general the way it is written. It needs to have more context to it.

Joe Burnett – If the land is used for agriculture than it is supported.

Brian Collen – This policy option only seems to address the ALR. This is about all farmland.

Policy Option: Support the concept of Transfer of Development Credits as a way to preserve farmland, environmentally sensitive features, and other lands valued by the community

Greg Keller – Option would support high level statement on the transfer of development credits. This is a response to development pressure on farmland. The theory is that farmers would be able to extract value from lands without subdivision. Also help assist with GHG reduction through reducing new lots in rural areas far removed from services. Have development credits issued to each property in rural areas, and areas within urban areas are growth receiving areas. Have to purchase development credits from someone in the rural area.

Joanne McLeod - Can you get cash.

Greg Keller – Each property owner receives development credits and can sell it to people inside the UCB. These credits can be for a profit. Land remains intact for resource and food production purposes.

Henrik Kreiberg – Are they sold in the open market forum.

Greg Keller – There is a form of land bank that is led by local government, but prices are through the local market. Not something that would just jump into, but would require further study. This is one way of extracting equity without subdividing land.

Ray Digby – Questioned if there were examples from BC and if there was any legal background.

Greg Keller – There are examples of density transfer, but not selling credits. There would need to be further research.

Joe Burnett – Confirmed that the question is that they would support supporting the option.

Gary Laird – Do not see any value of having it in the OCP. The OCP should only have things in that are straight forward.

Henrik Kreiberg – Emphasised that the zoning does not match the OCP designation. For example two houses are still permitted on 5 acres. Seems like an opportunity to address the long untouchable paradox where density is twice as high as is permitted in the OCP. Would it be possible to remove the density on the parcel or second house and compensate the owner?

Greg Keller – That is the idea behind the concept, but it needs more research. Density is much higher than is supported in OCP. Still a lot of work needs to be done on the feasibility on this subject.

Henrik Kreiberg – Seems like an opportunity for a realistic solution.

Jill Maibach – Seems to be a viable option to pursue. People with ESA and ALR could use concept to receive value. At least be beneficial to support the concept.

Participant – Questioned if you sell the property in the future.

Greg Keller – It would be registered on the title. So it would not matter if it is sold.

Ray Digby – Questioned if this subject would be looked at through the RGS.

Greg Keller – It has not at this point. Perhaps Area ‘A’ is the first part of a much larger project.

Motion – Investigate the concept of the transfer of development credits

In favour – 8

Opposed – 1

Motion Carried.

Policy Options: Provide an agricultural focus for new rural development

Greg Keller – Provide agricultural focus for new rural development. Agriculture should be focus outside of UCB. This option may require buffering.

Maxine Hailey – How do you define a non-farm building?

Greg Keller – These are buildings not required for non-farm operations. This is just a broad level statement.

Gary Laird – Rather than having a statement, it would be better to have general statement. Say it is compatible with agriculture and contribute to making it more viable.

Greg Keller – An example of specific policies is to not support road endings on ALR lots. This statement would be used to make comments to provincial agencies, such as the Ministry of Transportation. A general statement would be open to interpretation.

Jack Anderson – Wanted to make sure sustainable is added to the statement. He also made the point that the floor area is already addressed.

Joe Burnett – Suggested removing bullet number five.

Michael Hooper – Spruston Road needs upgrades that may affect ALR land. Could there be an exception for something like that.

Motion: Support Bullet 1

In favour - 13 Unanimous

Motion Carried

Greg Keller – Explained bullet 2. This would be support for rezoning, where the development will have minimal impact on agriculture.

Ray Digby – Asked what is meant by agricultural assessment.

Greg Keller – The assessment determines appropriate buffers and setbacks.

Ray Digby – Confirmed it is not to determine viable and arable land.

Greg Keller – Option is only for nonfarm use.

Lynnia Clark – Asked why it cannot just be adjacent to ALR land.

Greg Keller - All rural land is zoned for agriculture. Want to make sure land is protected from any impact that may affect agriculture. This only applies to rezoning. Goes back to statement that agriculture is priority use outside UCB.

Gary Laird – Who sets the standard for this?

Greg Keller – Looking for guidelines from province and professional doing assessment.

Ray Digby - Is this pressure from the ALC?

Henrik Kreiberg - Intent of it is that agriculture may take place in a location that it does not exist now. What can be lost from doing an assessment? This may bring some new information to light.

Joanne McLeod – Questioned if this is like the RAR.

Greg Keller – Goes back to priority use outside of UCB is agriculture.

Ray Digby – Implies the setbacks and buffers for agricultural land apply to all properties.

Joe Burnett – No this is existing operations.

Devon Wyatt – Have to get rid of the word regardless.

Lynnia Clark - Potentially mean that every time there is a rezoning, they will have to do this.

Greg Keller – There are only a few rezonings a year.

Joanne McLeod – Asked if it only applies to existing operations.

Lynnia Clark - Do not like regardless statement.

Jill Maibach – Only a few rezonings today. But there could be a lot more in the future.

Joe Burnett – Change the wording for development next to existing operations.

Motion: Support the option in bullet 2 as ‘regardless’

In favour – 5

Opposed – 7

Motion Defeated

Joe Burnett – Asked to change wording.

Lynnia Clark– Take out regardless, so that it is only to existing farm operations.

Motion – Bullet 2 only applies where there is existing farm operations

In favour – 10

Opposed - 1

Motion Carried

Dave Dunaway – Suggested that should not use the term ‘could.’ The proper term is ‘shall.’

Greg Keller – Bullet number 3 option is to support a limited number of dwellings on farmland.

Brian Collen – Questioned if this is not done in zoning.

Greg Keller – The zoning supports 2 dwellings on a property larger than 2.0 ha. But one is manufactured home if the property is located in the ALR.

Jack Anderson – If there is going to be sustainable agriculture, there needs to be more accommodation on farms. The bylaws should not limit the number of dwellings.

Joe Burnett – Rather than limiting, there should be more flexibility.

Mayta Ryn – Land commission very strict on this. A lot have two houses. It is unfair that they will be unable to put second house on property for children. ALR has already refused her. There needs to be flexibility.

Ray Digby – ALR have regulations beyond local jurisdiction. But the OCP should not discourage families or help to live on the farm. Should not add any regulations beyond what is in the current regulations. OCP should encourage and support the regulations.

Greg Keller – Could support use of land, but not who uses it. The challenge is the next guy could come in to put in rentals.

Ray Digby – Purpose is to support farmers.

Lynnia Clark – Logic is not evident for the limit of houses. She was able to have three houses on property from the preceding bylaws. This contradicts policy to support green space.

Jill Maibach – Discouraging renters may also discourage farmers.

Motion – Bullet 3 to support a limited number of dwellings on farmland

In favour – 0

Opposed –All

Motion Defeated

Joe Burnett - Asked if the group wanted a statement in there for a second house. He may make a recommendation to staff for wording that could go into the OCP.

Greg Keller – The 4th bullet is that the OCP could discourage the subdivision of land outside of UCB except where subdivision does not impact agriculture.

Alec Macpherson – Biggest obstacle is road improvements that make it more difficult to access other properties with farm equipment.

Greg Keller – There is a lot of subdivision potential at two hectares.

Ray Digby – If zoning is in place and the region will not change zoning, than it is only a feel good statement that does not mean anything.

Mayta Ryn – Impressed with Boat Harbour. This statement would affect their development.

Greg Keller – Statement strongly supports local food production and security.

Motion: Bullet 4 that the OCP could discourage the subdivision of land outside of the UCB except where subdivision will not impact agriculture.

In favour – 5

Opposed – 4

Motion Carried

Greg Keller – Bullet 5, the OCP could support parcel consolidation for agriculture and ecologically sensitive areas.

Anne Fiddick – Hope broad enough to cover both.

Jack Anderson – Consolidating will only limit the number of people who could farm. It is more sustainable to have smaller properties where you can rotate crops with more people.

Greg Keller – Asked if the issue is the number of farm houses.

Jack Anderson – It is about limiting the number of dwellings.

Jill Maibach – Asked if consolidation is a subdivision.

Greg Keller – Yes

Jack Anderson – Asked how to go about parcel consolidation.

Greg Keller – Encouragement will be up to the property owner. Maybe could make it easier for people.

Jack Anderson - Concerned that it is a motherhood statement.

Frank Garnish – Does it require public hearing? Why is such a long and expensive process being considered? Owners could claim density transfer credits when these are consolidated.

Motion: Bullet 5, the OCP could support parcel consolidation for agriculture and ecologically sensitive areas.

In favour – 4

Opposed – 8

Motion Defeated

Greg Keller – The OCP could support use of all parcels regardless of size.

Motion: The OCP could support the use of all parcel regardless of size

In favour – 13 Unanimous

Opposed – 0

Motion Carried

Greg Keller - Could support organic greenhouse and more efficient agricultural uses.

In favour – 13 Unanimous

Opposed – 0

Motion carried

Joe Burnett – Suggested they still consider a blanket statement.

Gary Laird – Suggested number 13 of the responses. OCP statement supports any development outside of UCB that make agriculture more viable and makes a contribution to food security.

Motion: Statement for any development outside of UCB that makes agriculture more viable and make contribution.

In favour – 13 Unanimous

Opposed – 0

Motion Carried

Policy Options: Designate a Farmland Protection Development Permit Area

Greg Keller – Explained that farmland protection development permit area are the best tool available to reduce the impact of non-farm uses in agricultural areas.

Joanne McLeod – Suggested that Wayne Haddow had shown several effective ways to buffer.

Ray Digby – Interesting idea because some people may want a view of the property and agricultural operations.

Greg Keller – Starting point for discussion could be 15 m.

Participant – Questioned if buffers were part of the road allowance.

Greg Keller - Some areas are from the property lines and other areas are from the road.

Michael Hooper – It is a tool that creates discussion so people are aware of what they are doing beside an active farm.

Greg Keller – A development permit area is not a setback, it only establishes guidelines.

Frank Garnish – Purpose is to protect farmland. What would farmers like to see?

Lynnia Clark – Not sure it can be effective for odour. It would be more for view.

Greg Keller – Intent is to reduce complaints, educate, and reduce some of the perceived nuisances.

Mayta Ryn – Do not think that you can create a buffer for odour. It will not achieve anything. In Cedar, there are entire lots that are in the development permit area. Do not like this at all. Development permit areas can be horrendous.

Lavonne Garnett – Buffer will not protect the farmer. It is only about mitigating. It means you can still do it.

Greg Keller – To help alleviate some of the impacts is to reduce some of the visual impacts. Zoning in place that allows significant development, and one way to reduce impacts is to out a development permit area in place.

Jill Maibach – Asked if there are other regional districts using the buffer.

Greg Keller – Yes. Some areas have much larger buffers.

Michael Hooper – Development permit areas may educate people on the actual farm use.

Joe Burnett – Emmanuel Hayack wants to put nine lots on property recently excluded out of ALR. The development may be impossible if there was a buffer around the property.

Jill Maibach – Asked if he would he need variance.

Greg Keller – No, it is only that it triggers the requirement for a development permit. It does not prohibit development.

Michael Hooper – If it does affect the ability to build, than not in favour.

Greg Keller – Explained that development permits do not prohibit development, only require it follow certain guidelines. In this case it would mean they would have to provide a buffer.

Motion: Designate a Farmland Protection Development Permit Area

In favour – 13 Unanimous

Opposed – 0

Motion Carried