

**Regional District of Nanaimo
Summary of the Electoral Area ‘A’ Official Community Plan Review
Citizen’s Committee Meeting Held on Monday February 22, 2010 at 6:30
At the Cranberry Community Hall
1555 Morden Road**

Joe Burnett	Chairperson
Mike Hooper	Committee Member
Anne Fiddick	Committee Member
Bert Vermaskari	Committee Member
Garry Laird	Committee Member
Chris Pagan	Committee Member
Joanne McLeod	Committee Member
Jill Maibach	Committee Member
Jack Anderson	Committee Member
Greg Keller	Senior Planner
Stephen Boogaards	Recording Secretary

CALL TO ORDER

The meeting was called to order at 6:30 pm by the Chair. There were approximately 18 people in attendance.

MINUTES

The motion to adopt the summary of minutes from February 3, 2010 was held in abeyance pending an appropriate quorum of Citizens Committee members.

OFFICIAL COMMUNITY PLAN

Greg Keller explained the format for the meeting. The discussion for each section of the draft Official Community Plan would allocated a set amount of time to ensure that the committee would complete the review of the document by the end of the meeting. Mr. Keller explained that the Committee would be asked for its comments first followed, time permitting, by an opportunity for comments from the general public. Mr. Keller explained that comments related to specific policies in the draft will be recorded directly in the document, which was projected on a screen at the front of the room.

Section 6 – Creating Complete Communities (continued from previous meeting)

Greg Keller explained the remaining sections for the suburban residential and the Cassidy rural village designations. The group discussed including targets for affordable housing and wording to support a Cassidy village plan.

Section 7 – Protecting Rural Integrity

Greg Keller explained the land use designations for the rural and resource lands. The committee discussed the provisions for the 1 hectare minimum parcel size and alternate forms of land tenure that may preserve rural lands.

Section 8 – Vibrant and Sustainable Economy

Greg Keller explained the section on a vibrant and sustainable economy. The committee discussed the implications of policies for the primary processing of aggregates which the RDN has control over. Such operations should only be supported in the rural resource designation and not adjacent to any residential areas. The group also discussed the light industrial designations and referencing home based businesses within accessory buildings.

The group discussed the jurisdiction of the airport lands. There was no agreement among committee members on the content of the section, in particular if the RDN had authority over land uses on the airport lands. Mr. Keller explained the RDN Board's policy with respect to the airport and suggested that there would be more time to discuss the topic prior to the adoption of the Plan. He also indicated that the OCP must be consistent with the Board's policy.

Section 9 – Supporting a Multi-modal Transportation and Mobility System

Greg Keller explained the section for multi-modal transportation and mobility system. The committee identified a conflict between agricultural lands and adjacent trails. The group also discussed what the OCP may do to limit dirt bikes and the new regulations from the province for licensing.

Section 10 – Enhancing and Maintaining Park Land, Green Space, Natural Areas Recreational Opportunities and Culture

Greg Keller explained the section for enhancing and maintaining park land. The group discussed the enhancement of Cedar Community Hall and the adjoining lands. One member suggested purchasing the adjoining lands to support an agricultural fair area. The Chairperson also explained how park land was dedicated within the electoral area and the parkland committee's procedure for the accepting land dedications.

Section 11 – Institutional Uses and Improving Servicing Efficiency

Greg Keller explained the section for institutional uses and improving servicing efficiency. The group discussed keeping local schools open and if Sandstone would increase the number of children attending schools in Electoral Area 'A'. The group also discussed working with the North Cedar Improvement District to protect groundwater and the recent completion of the sewer servicing study.

Section 12 – Development Permit Areas

Greg Keller explained the development permit areas within the OCP. The group discussed whether environmental protection was best left to individual property owners or if development permits were a necessary tool. The development permit for environmentally sensitive areas is similar to the existing OCP, except it will include coastal areas and ecosystems as identified within the province's Sensitive Ecosystem Inventory. Mr. Keller explained that coastal areas are important to include within a development permit area as they are sensitive ecosystems which are highly vulnerable to disturbance and the impacts of development.

The group also discussed the development permit area for the Nanaimo River floodplain and whether it would apply if the floodplain bylaw was to be expanded for the entire electoral area. Mr. Keller explained the reasoning for the farmland protection development permit area is to create a visible buffer for new developments, not necessary to reduce odour or noise. The group discussed the setbacks that might be appropriate to screen farmland from new development and the role of the Agricultural Land Commission in the process. The group also reviewed the form and character development permits for South Wellington, Cedar, and Cassidy.

Section 13 – Cooperation Among Jurisdictions

Greg Keller provided a brief explanation of the cooperation among jurisdictions section. The group discussed the implications of the RDN assuming responsibility of subdivision approving officer.

Section 14 – Development Amenities

Greg Keller explained the development amenities section. Due to the increase in the value of land by providing a rezoning, the RDN may negotiate for certain amenities in return. The group discussed including a formula based on the assessed appreciation in value of the property and incorporating the sustainability checklist. Mr. Keller also asked for the committee's thoughts on amenity zoning in which density in the zone is based on providing certain amenities.

ADJOURNMENT

The meeting was adjourned at 9:40 pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson