

**Regional District of Nanaimo
Summary of the Electoral Area 'A' Official Community Plan Review
Citizen's Committee Meeting Held on Monday March 8, 2010 at 6:30
At the Cranberry Community Hall
1555 Morden Road**

Joe Burnett	Committee Chair
Henrik Kriberg	Committee Member
Jill Maibach	Committee Member
Chris Pagan	Committee Member
Anne Fiddick	Committee Member
Garry Laird	Committee Member
Brian Collen	Committee Member
Jack Anderson	Committee Member
Donna Sweeney	Committee Member
Joanne McLeod	Committee Member
Greg Keller	Senior Planner
Stephen Boogaards	Recording Secretary

CALL TO ORDER

The meeting was called to order at 6:36 pm by the Chair. There were approximately 26 people in attendance.

MINUTES

The Chair asked the Committee for a motion to adopt the summary of the February 8, 2010 meeting.

Donna Sweeney corrected the minutes to include her attendance at the meeting.

MOVED Donna Sweeney, SECONDED Henrik Kreiberg, that the summary of the Area 'A' Citizen's Committee meeting held on February 8, 2010 be adopted.

CARRIED

The Chair asked the Committee for a motion to adopt the summary of the February 22, 2010 meeting.

Joe Burnett corrected an error on page 3 of the minutes that reads Cable Bay but should be Sandstone.

MOVED Garry Laird, SECONDED Chris Pagan, that the summary of the Area 'A' Citizen's Committee meeting held on February 22, 2010 be adopted.

CARRIED

DEVELOPMENT PERMIT AREA DISCUSSION

Greg Keller provided a presentation on the purpose of development permit areas. The overview addressed the form of development that triggers the permits and common misunderstandings.

The group discussed if a development permit would apply to the cutting of trees or the repair of existing retaining walls. Mr. Keller explained that the coastal area development permit only applies where there is alteration of land. The group also discussed using covenants along with development permit areas and tax incentives for conservation covenants.

Mr. Keller submitted a copy of the Agricultural Land Commission's *Guide to Edge Planning* to the committee which could be used with the development permit area for establishing visual buffers adjacent to the Agricultural Land Reserve. He explained that the development permit area is only recommending the buffer in the guide, not the setbacks. The group discussed the cost and implications of the development permit areas.

Section 12.1 Environmentally Sensitive Features Development Permit Area

Greg Keller asked if the committee had any further comments on the section than was already discussed. The group discussed if the development permit area applies to the airport lands.

Section 12.2 Watercourse and Fish Habitat Protection Development Permit Area

Greg Keller explained that two development permit areas from the existing Official Community Plan have been combined to make it simpler. The development permit area includes streams subject to the provincial Riparian Area Regulations and other lakes, wetlands, and ponds, which are not subject to the RAR.

Section 12.3 Nanaimo River Floodplain Development Permit Area

The group discussed the uses that may be exempted from the floodplain development permit area, such as trails. The group also discussed removing vegetation within the development permit area. Greg Keller explained that the Riparian Area Regulations do not permit vegetation removal within the Streamside Protection and Enhancement Area. The group discussed the qualifications and accountability of environmental professionals who prepare assessments for the Riparian Area Regulations compared with other development permit areas.

Section 12.4 Farmland Protection Development Permit Area

Greg Keller explained that the development permit area does not apply to land within or not adjacent to the Agricultural Land Reserve. The section incorporates the recommendations from the Ministry of Agriculture and Lands' *Guidelines to Edge Planning*. The group discussed the Agricultural Land Commission's process and the specifications for the buffer in the development permit area.

Section 12.5 South Wellington Industrial – Commercial Development Permit Area

The committee expressed concern that the language used in the development permit guidelines is not strong enough. The group discussed the benefit of having a sustainability checklist and incentives to attract green developers to the area. The group also discussed the screening guidelines in the development permit area for industrial land uses and incentives to decrease the impacts of existing industrial lands on groundwater.

Section 12.6 Cedar Main Street Development Permit Area

Greg Keller asked the committee if they had any comments on the development permit area.

Section 12.7 Cassidy Development Permit Area

The committee disagreed over if there was support at the Cassidy meeting for the expansion of the Growth Containment Boundary. Some of the committee members also expressed that the discussion on the Growth Containment Boundary expansion at the committee level was not finished. The chairperson explained that there will be more opportunity for discussion with the community in Cassidy.

Section 12.8 Cedar Estates and Cedar Commercial – Industrial Development Permit Area

The chairperson explained the status of the Cedar Estates application.

Land Use

Greg explained that the section on implementation would have to wait since the information was not yet available. Implementation would mean bringing the zoning in line with the OCP.

Roundtable

The committee held a roundtable for the issues still to be discussed in the process. These topics were the sustainability checklist, the airport, OCP implementation, and affordable housing.

ADJOURNMENT

The meeting was adjourned at 9:32 pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson