

AGENDA

Regional District of Nanaimo
Electoral Area 'A' Official Community Plan Review Citizen's Committee

Wednesday April 14, 2010 @ 6:30 pm
(*North Cedar Improvement District – 2100 Yellow Point Road*)

1. Minutes

Adoption of the March 8, 2010 meeting notes - page 2

2. Draft Official Community Plan Discussion

Sustainability Checklist Presentations and Discussion

- Lisa Bhopalsingh, RDN Senior Planner and Chris Midgley, RDN Manager of Energy and Sustainability
- Jack Anderson and Group

South Wellington Rural Community Land Use Designation - page 4

4. Other

**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 Kriebert | 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 Kriebert, 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

8.10 South Wellington Rural Community Centre

The South Wellington Rural Community land use designation provides an opportunity for the creation of a local community centre focused on the intersections of Morden and South Wellington Roads where residents can go to meet some of their daily needs. This designation is intended to create a focal point for South Wellington and a place where the community can gather to obtain local commercial and professional services geared towards South Wellington residents.

No community water or community sewer services are available within this designation and due to the high cost of providing these services, it is not anticipated that they will be available in the near future. Therefore, development within this designation must be serviced with onsite individual water and sewage disposal systems. Should community water and/or sewer services be available in the future, this Plan supports the provision of these services to lands within this designation for the purpose of protecting the environment and human health, but not to facilitate additional development.

Objectives and Policies

| Section | Policy/Objective |
|-------------------------|---|
| Objective 8.10.1 | Create opportunities for a small-scale rural community centre |
| Policy 8.10.1 | Lands designated South Wellington Rural Community are shown on Map No. 3. |
| Policy 8.10.2 | Permitted uses shall generally include local retail, residential, mixed use, personal and professional services, restaurant, bakery, office, farmers market, recreation, and public assembly. |
| Policy 8.10.3 | Notwithstanding Policy 8.10.2 above, this Plan supports the redevelopment of the existing gas bar located at the Ruckledge Store at the intersection of the Trans Canada Highway and Morden Road to include more gas pumps and a new and/or expanded retail/deli component in conjunction with the gas pump use. |
| Policy 8.10.4 | Residential development shall be limited to the density supported by the zoning which existed at the date of the adoption of this Plan. |
| Policy 8.10.5 | Lands within this designation shall be located within the restricted community water service area as shown on Map No. 5. |
| Policy 8.10.6 | Lands within this designation shall be located within the restricted community sewer service area as shown on Map No. 6. |
| Policy 8.10.7 | It is recognized that an RGS amendment may be required to recognize the full extent of the South Wellington Rural Community Land Use Designation as an area where a limited amount of local commercial could be developed. This Plan supports the RGS recognizing the lands within this designation as a local neighbourhood centre (a step below a village centre in terms of density and intensity of use) which is not intended to be provided with community water or community sewer for the purpose of facilitating additional development. |
| Policy 8.10.8 | New uses proposed within this designation should focus on providing local goods and services for residents of South Wellington, while recognizing that highway traffic may be necessary to ensure its viability. |

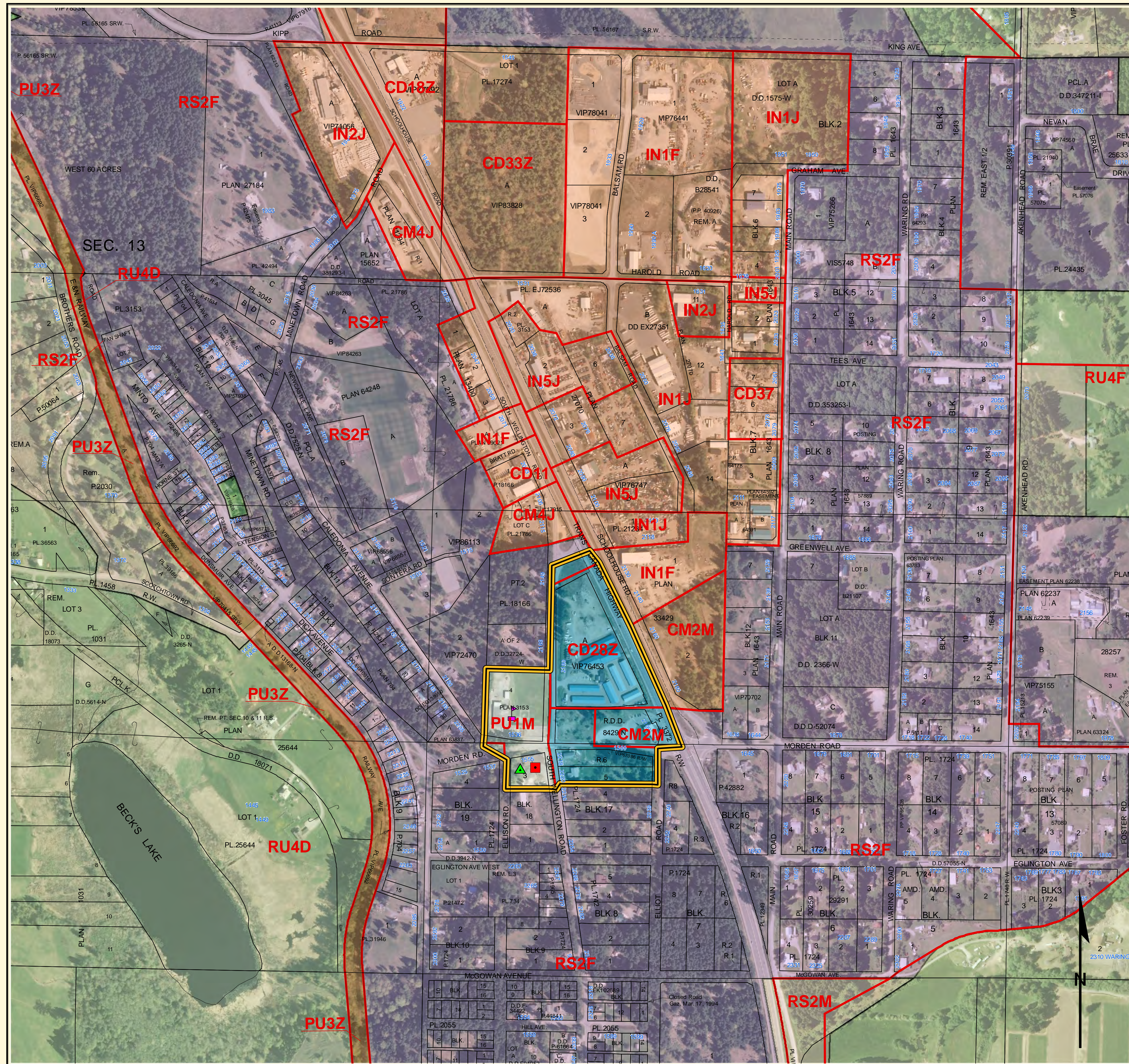
| Section | Policy/Objective |
|------------------|---|
| Objective | Maintain the Rural Character of South Wellington |

| Section | Policy/Objective |
|----------------|---|
| 8.10.2 | |
| Policy 8.10.9 | New development should generally be oriented towards Morden and/or South Wellington Roads. |
| Policy 8.10.10 | The Regional District of Nanaimo shall encourage the Ministry of Transportation and Infrastructure to divert industrial truck traffic off of the portion of South Wellington Road running through this land use designation. |
| Policy 8.10.11 | Development must incorporate high quality design and building materials suited to the local climatic conditions. |
| Policy 8.10.12 | New development within this designation shall not take the form of big box retail, highway commercial, strip commercial, warehouse uses, or fast food outlet. |
| Policy 8.10.13 | Development should be designed to fit within a rural context and should not be more than two storeys in height. |
| Policy 8.10.14 | Lighting should be designated for security and safety. However, there should be no glare on neighbouring properties, adjacent roads or light directed towards the sky. New lighting should be Full-Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas. |

| Section | Policy/Objective |
|--------------------------|---|
| Objective 10.10.3 | Encourage community involvement in the development process |
| Policy 8.10.15 | This Plan recognizes that South Wellington residents wish the opportunity to be involved early and in a constructive way with respect to development proposals within their community. In response, the Regional District of Nanaimo shall encourage developers proposing commercial development to engage the community prior to submitting an application for rezoning within this designation. |

| Section | Policy/Objective |
|--------------------------|--|
| Objective 10.10.4 | Create a sustainable vibrant community that attracts local residents |
| Policy 8.10.16 | Development should include publically accessible community space and should be pedestrian oriented. Functional outdoor civic space which is accessible to the community shall be strongly encouraged as will the provision of community meeting space. |
| Policy 8.10.17 | Development must be consistent with the policies contained in Section 4.0 – Protecting the Natural Environment of this Plan. |
| Policy 8.10.18 | The use of innovative design features, technologies, and materials which improve energy and water efficiency shall be encouraged. |
| Policy 8.10.19 | Design must encourage and accommodate pedestrian movement throughout and beyond the subject property. |
| Policy 8.10.20 | The Regional District of Nanaimo should work with the Cranberry Fire Protection District to consider an addition to the Fire Hall and/or South Wellington Community Hall for community meeting space/community centre. |
| Policy 8.10.21 | When considering a rezoning application, the Regional District of Nanaimo may consider accepting cash in lieu of development amenities within this designation for the purpose of providing improved recreational and community facilities. |

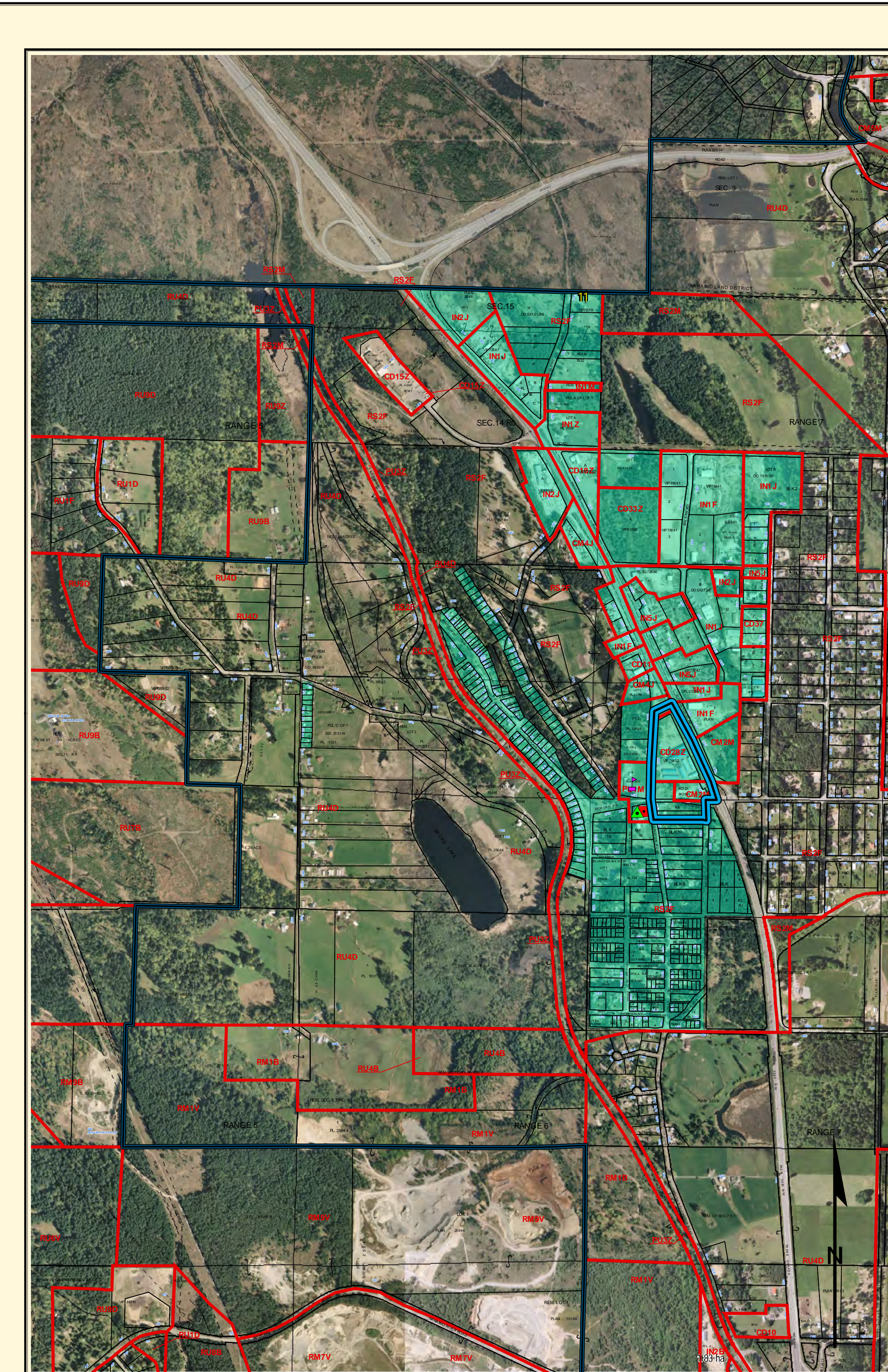
Proposed Changes to Draft Electoral Area A OCP Maps 3, 5, & 6 South Wellington Rural Community Area



Proposed Amendment to Draft Electoral Area A OCP Map No. 3
(Land Use Designations & Growth Containment Boundaries)

Legend

- 2009 Aerial Photography
 - 3241 Address
 - Electoral Area A Boundary
 - BL 500 Zone Boundary
 - Area proposed to be recognized in the Regional Growth Strategy as a *Local Neighbourhood Centre* where a limited amount of additional development may be supported without Community Water and Community Sewer Services.
 - Cranberry Fire Hall
 - Cranberry Hall
 - South Wellington Elementary
- Electoral Area A Draft OCP Land Use Designations
- New** ★ South Wellington Rural Community
 - South Wellington Industrial-Commercial Area
 - Rural Residential Lands
 - Agricultural Lands
 - Rural Lands
 - Rural Resource Lands
 - Institutional Lands
 - Transportation Corridor
 - Parkland / Greenspace / Natural Area



Proposed Amendments to Draft Electoral Area A OCP Map Nos. 5 & 6
(Proposed Restricted Community Sewer & Water Servicing Areas)

Legend

- 2009 Aerial Photography
- 3241 Address
- Electoral Area A Boundary
- BL 500 Zone Boundary
- South Wellington Rural Community Land Use Designation
- Restricted Community Sewer & Water Servicing Areas
(Servicing may be provided to address health & environmental concerns, but not to allow for higher density or more development than would be permitted without these services)
- Cranberry Fire Hall
- Cranberry Hall
- South Wellington Elementary

NOTE: Special provisions for a limited amount of additional development may be supported within the South Wellington Rural Community.