AGENDA

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

Monday October 18, 2010 @ 6:30 pm
(*North Cedar Improvement District Fire Hall - 2100 Yellow Point Road)*

1. Minutes
Adoption of the September 13, 2010 meeting notes - Page 2

2. Nanaimo Airport Update
Carol Mason, RDN Corporate Administrative Officer
RDN News Release (September 24, 2010) - Page 5

4. Kipp Road Industrial Proposal
Presentation by Maureen Pilcher

5. Growth Management in Rural Areas
Comprehensive strategy discussion and recommendation - Page 7

6. Potential Amendments to the Draft OCP
Potential amendments table - Page 20
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Regional District of Nanaimo
Summary of the Electoral Area 'A' Official Community Plan Review
Citizen's Committee Meeting Held on Monday, September 13th, 2010 at 6:30pm
At the North Cedar Improvement District Hall
2100 Yellow Point Road

Joe Burnett	Committee Chair
Geoffrey Macaulay	Committee Member
Chris Pagan	Committee Member
Garry Laird	Committee Member
Jack Anderson	Committee Member
Donna Sweeney	Committee Member
Joanne McLeod	Committee Member
Greg Keller	Senior Planner
Kristy Marks	Recording Secretary

CALL TO ORDER

The meeting was called to order at 6:34 pm by the Chair. There were approximately 6 people in attendance.

MINUTES

The Chair asked the Committee for a motion to adopt the summary of the July 19, 2010 meeting.

MOVED Garry Laird, SECONDED Donna Sweeny, that the summary of the Area 'A' Citizen's Committee meeting held on July 19, 2010 be adopted.

CARRIED

OFFICIAL COMMUNITY PLAN IMPLEMENTATION

Greg Keller gave a presentation reviewing the current subdivision potential outside the Growth Containment Boundaries (GCB) and outlining 9 potential options for reducing development potential in rural areas.

The group discussed how and if the policies adopted in the OCP would be implemented and that community support and initiation by the local Area director would be required. Mr. Keller explained that including policies regarding minimum parcel sizes in the OCP provides an arena for implementation of those policies to be considered in the future. The chair confirmed that if the plan makes recommendations for immediate implementation then this could be brought forward following adoption of the OCP. Mr. Keller explained that the list of options is not an exhaustive list and that the OCP could include a number of options. Mr. Keller also clarified that implementation of any of the options would require an amendment to the zoning bylaw and some of the options would require more research prior to implementation.

The group discussed the advantages and disadvantages of each of some of the 9 options. One of the committee members noted that Option 1 is the only option that allows for community servicing grants and asked what the benefits of the grants would be. Mr. Keller indicated that grants could be important in supporting village centres.

Mr. Keller explained that in order for the RDN to be eligible for community service grant all lands outside the UCB in all Electoral Areas must have a minimum parcel size of 1 ha or larger. Committee members also agreed that Option 1 would help to preserve agricultural land. One of the committee members indicated that the concern with Option 2 as it could prevent elderly people from being able to remain on their property i.e. limiting the number of dwelling units to one per parcel wouldn't allow family members to move to the property to help out older parents. One of the committee members noted that with Option 3 the density might not end up in the same Electoral Area or even within the Growth Containment Boundaries and Mr. Keller agreed that this option would require more study into the feasibility of this option. Another committee member gave an example of density transfer from the CVRD and Mr. Keller explained that unlike the CVRD, the challenge at the RDN is that the RGS controls how density could be transferred from one property to another.

The group discussed Option 4 and how it encourages green development and helps to reach the objectives of the OCP. One of the committee members asked for clarification of what would be considered a community amenity and Mr. Keller stated that the bylaw would specify what the amenities could include and that any amenity needs to provide a benefit to the community. The committee noted that Option 7 would allow people time to decide whether they want to subdivide or not however it could result in a rush of applications. Mr. Keller clarified that a phased approach to changing minimum parcel sizes would be date specific and not dependent on ownership.

The committee members discussed the possibility of including more than one option in the OCP, in particular Options 4, 5, and 7 or the possibility of combining these options into one hybrid option. One of the committee members suggested that Option 9 be included and noted that the RGS and OCP contain statement that support cluster housing. The group also suggested that different options could be applied depending on land use designation, for example the committee noted that Option 7 could be applied to farm land and Option 4 might be better suited to Rural Resource and Rural Residential lands.

One of the committee members made a motion to explore a hybrid option including a combination of options 4, 5, 7, and 9 as they relate to different land use designations and Mr. Keller to report back at the next committee meeting. All members voted in favour.

ROUNDTABLE

Laurie Gourlay noted that he had material to bring forward to the committee members and expressed concern concerning the RDN's ability to regulate the Nanaimo Airport Lands had not been clarified following his request. Mr. Gourlay stated that members of the community and the OCP committee are operating under false and misleading information and that section 8.8 of the Draft OCP should be amended. The attendee handed out copies of a letter he received from the RDN's. The Committee Chair explained that the letter had not been received by the RDN Board yet and suggested that the attendee

direct his comments to the RDN's Chief Administrative Officer (CAO). One of the committee members clarified that the Draft OCP is just a draft and has not been adopted yet so the contents could change still.

Mr. Keller noted the upcoming open houses and stated that he would send out an e-mail with an alternate date for the next meeting due to a conflict with the next meeting and the Thanksgiving holiday.

The Chair brought forward a letter from ABC Precast requesting an opportunity to give a presentation to the committee proposing to include a small number of properties on Kipp Road within the South Wellington Industrial / Commercial Area. The committee members agreed to listen to the presentation by ABC Precast at the next meeting.

ADJOURNMENT

The meeting was adjourned at 8:55pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson

News Release - September 24, 2010

RDN Planning Nanaimo Airport Consultations

The Regional District is planning a region wide public consultation process on the Nanaimo Airport to involve the community in providing input on airport development. Public consultations on the airport will help shape long range planning policies for the RDN, and potentially lead to an Accord between the RDN and the Nanaimo Airport Commission (NAC) over certain aspects of development on Airport lands. It is expected that the proposed process, endorsed by the Area 'A' OCP Review Citizen's Committee and also adopted by the RDN Board, will provide greater certainty to all stakeholders regarding the future development of Nanaimo Airport lands.

Recent media reports have exposed a continuing misunderstanding and confusion over local government authority in relation to development at the airport. The RDN is taking this opportunity to clarify its position acknowledging federal government jurisdiction over aviation related land-use and development at the airport.

"The RDN is faced with the challenge of integrating public input on the Nanaimo Airport into its long-range plans, while recognizing federal jurisdiction over airports where all development related to aviation is concerned," said Electoral 'A' Director Joe Burnett. "It has become clear that we need a separate forum for public consultation on the Airport so that our Area 'A' OCP can proceed. Our legal position on the airport also leaves room to pursue regulatory options where non-aviation development at the airport is concerned, and we need to work directly with local residents, the broader region, and the Nanaimo Airport Commission to establish a framework for addressing with these land-use questions."

The need for public input specific to the airport has arisen over the past two years for two reasons. First, through discussions at the Area 'A' OCP Review, which started in 2008 and includes regular meetings between RDN staff, elected officials, and an citizen's committee of local residents, questions have arisen about how the airport intends to develop its lands. The airport's local significance, both economically and environmentally, has often resulted in airport issues to taking precedence over other planning issues, extending the already lengthy Review process.

Second, the airport has expressed an interest in recent months in developing its groundside lands to enhance its economic viability. As a result, there is a need to have a clear understanding of how that development will occur over time to ensure that this development is consistent with the overall goals of the Regional Growth Strategy and Electoral Area 'A' Official Community Plan where the intended development is non-airport related. In July the RDN Board directed staff to prepare a separate consultation plan for the airport. The Board also removed a section in the draft OCP relating to the airport, with the understanding that the document could be amended at a later date following separate consultations on the airport.

A separate process to identify and respond to community concerns regarding the airport will require significant RDN resources and a region-wide scope, since the airport is widely used by all local communities. The RDN cannot accommodate this project until next year, pending 2011 budget deliberations. Representatives of the NAC have indicated an interest in moving forward on a Master Planning process for the airport aimed at providing greater certainty and clarity regarding future development. The RDN has called on the NAC to undertake this level of consultation for some time and it is well timed to be aligned with the proposed broad public consultation on the airport to be undertaken by the RDN.

Local Government Jurisdiction Over Airport Lands

In 2007 the RDN issued a news release acknowledging that airport lands and aeronautic-related land use is excluded from local government jurisdiction. Since then the RDN has also determined that it could pursue the application of local government regulation at the airport to address operations that would not affect a vital aspect of airport function. It is out of this situation that the community consultation on the airport proposed for 2011 has been developed to address perceived and real gaps in jurisdiction and to provide clarity on the future of the airport for all stakeholders

Canadian and provincial courts have consistently upheld federal jurisdiction over airports, where development related to aviation is concerned. In reality land use or development can be interpreted quite broadly where any use might be argued that it is connected to airport operation and considered "vital" and thereby avoid local government regulation. To date, recent development undertaken at the airport has been directly related to airport operation.

It is not the RDN's position that the Nanaimo Airport is entirely exempt from local government jurisdiction and regulation with respect to development. The proposed public review of the airport and airport development along with the Master Planning work to be undertaken by the NAC is intended to ensure that proposed development is consistent with local government land use regulations where the use cannot be reasonably connected to aviation.

It is important to note that the RDN has consistently supported the Nanaimo Airport as a key economic driver and an important transportation link for the entire region. The Regional District has supported NAC in engaging with the local and broader community in planning and developing the recent upgrades and expansions to their airside operations. The RDN and the NAC are committed to continuing this process of consultation and cooperation to ensure that any and all future development at the airport occurs with a view to sustainable practices and protection of local attributes of significance, particularly with respect to the Cassidy Aquifer. It is expected the consultation process planned for 2011 will provide the necessary understanding and information to secure these protections within RDN regulations.

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Comprehensive Option for Controlling Future Growth in Rural Areas
Combination of Options 4, 5, 7, and 9

INTRODUCTION

The Citizen's Committee has, over several meetings, been provided with information on development potential on lands both inside and outside of the Growth Containment Boundaries (GCB). A Regional District of Nanaimo analysis presented to the Committee indicates that the current zoning supports approximately 1056 additional lots on lands located outside the GCB with a trend towards a higher percentage of new development being located on lands outside of the GCB. Throughout the discussions, the Committee has provided the rationale for considering various options which limit future development opportunities on rural lands. The rationale can generally be summarized as follows:

Achieving the vision

The Community Vision strongly supports the creation of compact, complete communities within well-defined areas. Continuing to allow further residential sprawl on lands located outside of these areas and far removed from services (employment, commercial, schools, medical, etc.) is contrary to the community vision and will eventually lead to significant changes in the rural areas.

Protecting the environment. (wildlife, groundwater, rivers, lakes, coastlines, etc.)

There is concern over protection of groundwater resources. In unserviced areas such as the rural areas of Electoral Area 'A', there is uncertainty over the quantity of water available to serve existing residents as well as the potential for up to a maximum of 1056 more lots. The effect of climate change on local ground water supplies is not fully understood.

Also, as lands are subdivided and cleared to make way for residential development there is increased risk of habitat loss and/or fragmentation. In addition, with further development comes the risk of changes to natural drainage patterns (land alteration, introduction of impervious surface, and damage to native plants) which can lead to disruptions to the natural water cycle and the plant and animal species which have evolved to rely on it. Development adjacent to sensitive areas such as riparian areas and the coastline can also have an impact on aquatic and upland ecosystems.

Preserving lands for agriculture use

If Electoral Area 'A' supports agriculture and actions which make it more viable, then the community should also be concerned with:

- *protecting lands for agricultural uses including large land holdings;*
- *reducing the potential for future land use conflicts and incompatible uses; and ,*
- *ground water allocation to ensure that agriculture is given priority over additional residential development when there is a finite supply of water and agriculture is intended to be the primary use of the land.*

Reducing Green House Gas (GHG) emissions

Approximately 75% of GHG emissions in the RDN are a result of transportation. Continuing to support more auto-dependent development in areas far removed from daily services increases our reliance on the use of the automobile. This has serious implications in terms of increasing per

capita GHG emissions and making it increasingly more difficult to reach the needed reduction of GHG emissions (80% below 2007 levels by 2050) to avoid the most severe impacts of climate change.

Encouraging development on lands within the GCB

Many community members have indicated that they are in support of limiting sprawl and encouraging the creation of compact complete communities within well-defined areas. This is consistent with the Community Vision and is an integral component of the Regional Growth Strategy (RGS) and the draft Official Community Plan (OCP) strategy for reducing auto-dependence, providing more cost-effective services, increasing energy efficiency, and reducing the ecological footprint of new development.

When significant opportunities to develop lands located outside of the GCB's, most often with lower costs, fewer required approvals, less risk, faster processing times, and with less complexity, it becomes difficult to achieve the community vision of creating compact, complete communities. Allowing more development in the rural areas has a direct effect on the future viability of the village areas (Cedar, Cassidy) to provide the level of services and development required to make them self-sufficient and more complete.

The Committee has had several opportunities to discuss the implications of various options including maintaining the status quo and downzoning lands to the minimum parcel sizes supported by the OCP. There was concern amongst the Committee members and those in attendance at the meetings where this was discussed.

DISCUSSION

The concerns are summarized below:

Concern No. 1 - Financial Implications

Increasing the minimum parcel size could have a negative short term effect on property values by reducing and/or eliminating the ability to subdivide property. Financial impact on property owners was a concern for many Committee members, despite that fact that the majority see the importance of addressing development potential in the rural areas. It was felt that many property owners bought property with the intent of subdividing the land and/or had substantial investments in property and it would be a big financial blow if these properties could no longer be subdivided to the extent allowed by the current zoning.

Concern No. 2 - Property rights

Some felt that increasing the minimum parcel size was an infringement of their property rights. As explained at previous meetings, neither the Canadian Constitution or the Charter of Rights and Freedoms includes the right to profit from land or in any way maintain the current regulations that apply to land when it was purchased. In addition, Section 914 of the Local Government Act provides protection to Local Governments against being sued for damages (i.e. reduction in the value of land) that result from the adoption of an OCP, rezoning property, or issuing a permit. Section 943 of the Local Government Act provides property owners with a 12 month grace period to complete an instream subdivision which is not consistent with a newly adopted bylaw.

Concern No. 3 - Small parcels (2.0 ha) can be farmed productively

It was suggested that small parcels can be successfully used for agricultural production and smaller 2.0 ha parcels may be more sustainable and attractive in encouraging agricultural operations. While it is entirely possible to successfully farm using intensive farming practices on smaller parcels of land, the size of parcel may limit the types of agricultural activities that can reasonably be accommodated. This is especially of concern for agricultural uses which are land intensive and require adequate separation distances between adjacent uses and sufficient land area to store manure and house livestock. In addition to the above, it would appear that 2.0 ha parcels are in demand for residential use. Regardless of parcel size, personal choice is a primary factor in determining whether or not to farm. The RDN can not create regulations that require a property owner to farm the land. However, zoning regulations can be used to limit development to support a minimum parcel size which is more conducive to agriculture and less likely to result in estate residential and/or non-farm/hobby farm use. It was suggested by some Committee Members that larger parcels may be more likely to be farmed in a way which contributes to local food production and sustainable agriculture than used for non-farm uses and/or small hobby farms.

Concern No. 4 - Need more farm labour

It was suggested that organic forms of agriculture are very labour intensive and that there is a need to have smaller parcels with more people in the area to work the land. As stated above, local government cannot require land to be farmed, but can put regulations in place to allow for the creation of parcels most conducive to productive and diverse agricultural production.

Concern No. 5 - Increasing the minimum parcel size will have a negative impact on the ability to cluster development and preserve environmentally sensitive areas

The draft OCP supports the clustering of development within the rural land use designation and the agricultural land use designation subject support by the Regional Growth Strategy. Density neutral clustering allows for the creation of parcels smaller than what the current zoning supports in an overall number not exceeding that which is permitted by the current zoning. Regardless of the minimum parcel size, clustering is beneficial where the community does not support wide-spread increases to minimum parcel sizes. When compared to conventional subdivision, clustered development can result in more efficient use of land, less land fragmentation, reduced requirements and costs for infrastructure and roads, opportunities for the preservation of land for agriculture, and opportunities for the protection of environmentally sensitive features. Larger minimum parcel sizes simply means fewer potential parcels in the rural areas and fewer opportunities for clustered subdivisions. This is consistent with the community vision and the need to focus growth into well-defined areas and avoid more growth in the rural areas.

PROPOSED COMPREHENSIVE APPROACH

This approach for growth management in rural areas has been developed in response to a request made by the Electoral Area 'A' OCP review Citizen's Committee to combine four previously presented and discussed options (options 4, 5, 7, and 9) at the September 13, 2010 committee meeting. Please refer to Attachment No. 1 for a complete list of the options presented to the Citizen's Committee.

In response to the Committee's request, staff has prepared a comprehensive strategy that takes a multi-faceted approach. This approach supports taking a slightly different approach to managing growth in each of the proposed land use designations which apply to lands located outside of the

GCB's. Please refer to attachment No. 1, which provides a table indicating how each of the following four options would be applied to the various proposed land use designations for lands located outside the GCB's.

Option 4: Use of Amenity Zoning

Properties would be rezoned to a new zone that permits a base density based on the draft OCP (equivalent minimum parcel size) and a bonus density based on the current zoning (equivalent minimum parcel size). Property owners/developers would be eligible for the bonus density if a community amenity is provided. In this context, the community amenity could potentially include preservation of green space, land for agricultural use, housing designed to meet certain energy efficiency targets, green design and infrastructure, clustering of development, minimizing the length of new roads, etc. The amount of community amenities would be established through public consultation as part of the implementation process and could vary depending on community expectation. The intent is to make it reasonably easy to achieve a bonus density, while still making a positive contribution towards community sustainability.

This option provides property owners with choice and does not affect the ability to subdivide land. Property owners/developers could either create a standard traditional subdivision based on the larger minimum parcel size supported by the OCP or create a green subdivision and be allowed to have a smaller minimum parcel size. Although this option may not result in fewer additional lots on lands located outside the GCB, it would assist the community in achieving its vision by reducing the impacts of residential development and helping to preserve land for agricultural use.

> ***Potential Concerns with Option 4***
> *Some may see Option 4 as being similar to downzoning in that there may be a perception that it is somehow taking something away. Others may see this as simply being more regulation. What Option 4 does is set the bar high in terms of the expectations for new residential development. It is also closely linked with the incentives and disincentives of Option 5 as the bonus density provision provides a very compelling incentive in the form of additional lots in exchange for green development. Property owners would continue to be able to subdivide land based on the current zoning, but to do so would introduce new green standards. Those who do not want to develop green would have a significant disincentive in that they would be able to develop fewer lots based on the larger minimum parcel size supported by the draft OCP.*

Option 5: Incentives and Disincentives

This approach would establish disincentives for subdividing land outside the GCB which could include increased fees and more stringent requirements for proving water supply. This approach would also create incentives for development located on land inside the GCB. This option would help the community achieve its vision by encouraging development in appropriate locations and by establishing higher standards for proving water for new residential development to ensure that it is provided with a long-term sustainable groundwater supply. This may include the requirement to drill a well on each proposed lot to prove that it will be serviced with a sustainable groundwater supply.

> ***Potential Concerns with Option 5***
> *Some community members may not support the increased cost of providing additional detailed engineering work required to prove that their development will be served with a sustainable water supply. This option could be linked with the proposed sustainability checklist, however, the value of potential incentives that the RDN could offer through a sustainability checklist to encourage green development is*

very low, especially in comparison to the overall cost of a project. This could result in low participation numbers and may not achieve the desirable outcome of enticing green development.

Option 7: Phased Approach to Increasing Minimum Parcel Sizes

As per the Committee's recommendation, this option would only apply to lands within the agricultural land use designation. In this option, minimum parcel sizes would incrementally be increased over time (5-10 years?) to be consistent with what is supported by the OCP. A schedule would be created with input from the community that specifies when each incremental increase would take effect. A lenient timeframe could be built in to provide property owners adequate notice of upcoming changes. This option would assist the community in achieving its vision by reducing potential land use conflicts between farm and non-farm uses as well as protecting large land holdings for future agricultural uses.

Potential Concerns with Option 7
Some community members are likely to be concerned with this option as it would eventually lead to increases to the minimum parcel size. It may be difficult to gain community support and agreement on an acceptable timeframe for the proposed changes.

Option 9: Clustered Development

This option provides an opportunity for subdivision to occur within a smaller footprint thereby reducing infrastructure requirements, improving land use efficiency, preserving land that has ecological or agricultural value, and maintaining large areas of open and green space (not necessarily publically accessible space). This option supports a density neutral approach which means that the overall number of parcels being proposed must be less than or equal to the number of parcels supported by the current zoning. For example, if the current zoning supports the creation of five 2.0 ha lots, clustering of the development would allow an equal number of lots within a smaller footprint such as five 1.0 ha lots and one remainder.

Although this approach would not reduce the potential number of additional lots, it would assist the community in achieving its vision by reducing the impacts of residential development and potentially preserving large tracts of land for agriculture including natural areas and green space (not necessarily publically accessible). In addition, through good design and layout clustering can help to maintain the rural look and viewscapes which are desirable community benefits.

Potential Concerns with Option 9
This option requires a basic understanding of growth management and the importance of reducing the impact of residential development. Some community members may not fully understand this option, especially with regards to the benefits of this form of subdivision as compared to traditional residential subdivision. Some may not support the creation of smaller lots, even if the overall number of lots remains the same.

Attachment No. 1
Options for Reducing Development Potential on Lands Outside the Growth Containment Boundary
For Discussion Purposes Only

The following represents a brief overview of potential options for reducing development potential on lands located outside the Growth Containment Boundary. Please note, this is for information purposes only. None of the following options are being recommended or proposed at this time.

	Option Description	**Pros**	**Cons**	**Observations**
1	**Increase Minimum Parcel Size in Zoning Bylaw** This option supports increasing minimum parcel sizes on lands located outside the GCB to be consistent with what is supported by the OCP.	• From a community perspective it addresses development potential in rural areas. • Most direct method of helping to achieve the community vision • Strongest tool available to direct growth into designated areas within the GCB in order to preserve rural lands for rural activities and address issues of fragmentation and suburban sprawl. • It is consistent with the draft OCP and every previous OCP for Area A. • Addresses historic zoning patterns which were put in place at a time when the issues facing the community were different. • Would help preserve rural character. • Reduced subdivision potential in rural areas. • Helps preserve lands valued for agricultural production, environmental protection, etc. • Helps strengthen the village centres by directing future residential growth. Increased density is needed in these	• Perceived/real financial impacts on property owners. • Likelihood that it would be difficult to gain community support. • Politically difficult decision for the Board to make. • Some property owners would no longer be able to subdivide land and or have reduced subdivision potential.	• It has been done elsewhere in the RDN (Electoral Areas 'C' and 'E'). • Satisfies all legal requirements. • Issue with this option appears to be primarily financial. • Zoning is subject to change over time. • There is no right to profit from property in Canada. • There is a strong perception that increasing minimum parcel sizes is taking away 'a right'.

	Option Description	Pros	Cons	Observations
		areas to support services, shops, transit, etc. • Would become eligible to receive community servicing grants.		
2	**Increase minimum Site Area Requirements for a second dwelling** This option would reduce the number of potential dwelling units by increasing the amount of land which is required for a second dwelling unit.	• No loss of subdivision potential • Limits the number of additional dwelling units in the rural areas • Places limits on future residential development.	• Does not help limit the number of potential new lots in the rural areas • Some properties may not be able to have two dwelling units • May affect property values of some lots. • Continue to be ineligible for community servicing grants.	• This is something that is easily achievable • Could apply only to new lots created after a specified date. • Does not strongly address the issue of development potential in rural areas due to existing minimum parcel sizes.
3	**Support the creation of a density transfer program** This option would allow for the creation of a program to allow the sale and transfer of development potential between sites especially from lands outside the GCB to inside the GCB. Areas outside the GCB would be designated as donor areas where sub-dividable properties would be issued development	• Could substantially address the financial impacts of downzoning. • Encourages growth within the GCB's. • Less subdivision and development in rural areas. • Participation is voluntary. • Little if any cost to the community at large. • Helps preserve lands valued for agricultural production, environmental protection, etc.	• Market conditions need to exist to warrant sale of development credits at a suitable price. • More complex than downzoning and requires the development of a system for issuing and tracking credits and administering the program. (E.g. finding a suitable matching donor and receiving sites would likely be challenging) • May require cooperation from the City of Nanaimo or other municipalities as a growth receiving area. • The community would have to be willing to accept more growth	• A study is needed looking into the feasibility of a density transfer program in Electoral Area 'A'.

	Option Description	**Pros**	**Cons**	**Observations**
	credits to sell to properties inside the GCB designated to receive the additional growth.		within the GCB's to provide a location for the development credits to be applied. • Voluntary participation may limit use of program.	
4	**Use of Amenity Zoning** This option would include a form of downzoning. Properties would be rezoned to a new zone that permits a minimum parcel size equal to what the OCP supports. The new zone would also permit a smaller minimum parcel sizes equal to what is in place now if a community amenity is provided. In this context the community amenity could potentially include preservation of green space, housing designed to meet certain energy efficiency targets, green design and infrastructure, clustering of development, minimizing the length of new roads, etc. This option provides choice: either create a standard traditional subdivision based on the larger minimum parcel size supported by the OCP or create a green	• From a property owner's perspective, does not reduce subdivision potential. • Encourages green development by providing a significant density bonus. • Rezoning to obtain the smaller minimum parcel size is not required as it would be specified in the zone.	• From the community perspective, it may not result fewer subdivisions in the rural areas. • Introduces more stringent controls on new subdivision. • May make it more difficult for property owners to subdivide as they would be required to do extra work in the design process and in proving that they met the new standards. • For those not interested in green development, subdivision potential is reduced. • Does not necessarily reduce development potential. • Relies on property owners making the right choices. • Continue to be ineligible for community servicing grants.	• A more thorough review on the use of Amenity Zoning for this purpose would need to be done prior to implementing this option.

	Option Description	Pros	Cons	Observations
	subdivision and be allowed to have a smaller minimum parcel size.			
5	**Incentives and Disincentives** This approach would establish disincentives for subdividing land outside the GCB which could include increased fees, more stringent requirements for proving water supply. This approach would create incentives for development located on land inside the GCB.	• May not affect long-term subdivision potential. • Discourages development which does not help the community achieve its vision. • Encourages development in appropriate locations.	• No guarantee that it would have desirable results as it relies on personal choice. • It would cost more to subdivide land in areas where the community does not support more subdivision. • Continue to be ineligible for community servicing grants.	• May help protect groundwater resources by ensuring that new subdivisions are only created where they can be provided with a sustainable water supply which does not have a negative impact on groundwater resources.
6	**Do nothing (Status Quo)** This approach would involve maintaining the status quo. The OCP would continue to support larger minimum parcel sizes than the current zoning permits. The OCP could note that increases to minimum parcel sizes are important in achieving the community vision, but are not being proposed at this time.	• Would not affect any property owners. • Could be considered at a later date.	• Would not help to achieve the community vision. • Impedes ability of village centres to thrive. • Increased cost of provincial services to fragmented and scattered development. • Risk of losing rural qualities of Electoral Area 'A'. • Continued loss of productive agricultural land and agricultural productivity • Zoning would continue to support significant development potential in the rural areas. • Continue to be ineligible for community servicing grants.	• This approach is consistent with what has happened since the first OCP was adopted which supported larger minimum parcel sizes than what the current zoning supports. • The zoning has not changed since it was applied in the mid 1970's at a time when the issues facing the community were

	Option Description	Pros	Cons	Observations
			• Increasing threats to groundwater quantity and quality. • Increasing conflicts between residential and rural resource/ agricultural lands.	much different.
7	**Phased Approach to Increasing Minimum Parcel Sizes** In this option, minimum parcel sizes would incrementally be increased over time (5-10 years?) to be consistent with what is supported by the OCP. A schedule would be created that specified when each incremental increase would take effect. A lenient timeframe could be built in to provide property owners adequate notice of upcoming changes.	• Prepares property owners for change. • The change is predictable and property owners could plan accordingly. • Reduces development potential over time. • Those serious about subdividing would have adequate time to make a subdivision application. • Would help achieve the community vision by preserving rural character over time through small incremental steps. • Would help preserve land for agriculture and resource use. • Changes could be location specific (i.e. changes only in certain land use designations such as Agricultural Lands). • Would become eligible for community servicing grants over time.	• Could have a rush of property owners applying to subdivide land. • May have similar financial impacts as downzoning all at once. • A longer timeframe to obtain consistency with the Official Community Plan. • May force subdivision, which may have an effect on land values as more lots become available in the rural areas.	• May be a challenge to draft an appropriate zoning designation to capture the essence of this option. • May be challenges associated with developing an appropriate schedule for increasing minimum parcel size.
8	**Provide Compensation** This option supports providing compensation to property owners who would be affected by reduced property values as a result of	• Rural property owners would be compensated for any loss of property value which is a result of increases to minimum parcel sizes. • Helps reduce development potential and achieve the community vision. • Distributes the costs of reduced	• It would be difficult, if not impossible, to account for all costs and benefits associated with increasing the minimum parcel size. • In the absence of significant grant funding, this approach is cost prohibitive for the tax payers in	• This option is not considered feasible. However, the transfer of development credits option shares some similar

	Option Description	Pros	Cons	Observations
	increasing minimum parcel sizes. This is based on the premise that the community at large benefits from reducing the subdivision potential of lands located outside the GCB.	development potential evenly.	Electoral Area 'A' who would have to fund this option. • The community would not have access to any additional land. • The community would be paying for a right that does not exist (i.e. right to develop/subdivide and profit from land). • Continue to be ineligible for community servicing grants.	characteristics. • This approach may work for large parcels that the community values for other purposes such as park, aquifer protection, etc.
9	**Clustered Development** This option encourages subdivision to occur within a smaller footprint. A density neutral approach would be taken. For example, if the current zoning supports the creation of five 2.0 ha lots, the OCP could support an equal number of lots within a smaller footprint such as four 1.0 ha lots and one 6 ha lots.	• From a property owner's perspective, it does not reduce subdivision potential. • Supports more efficient forms of subdivision which reduce land fragmentation, maintain larger parcels for agricultural use, reduce the cost of infrastructure and roads, reduced ecological footprint, and provide opportunities for additional green space and natural area. • Allows for proposals to be evaluated on a case by case basis with opportunities for public input.	• From a community perspective, it does not reduce subdivision potential. • Continue to be ineligible for community servicing grants. • Does not address one of the core issues, which is auto dependency and the need to locate development in appropriate areas close to services.	• May be considered 'green washing' by some. • Could be accomplished by rezoning or potentially through the issuance of a Development Variance Permit on a case by case basis.
10	**Comprehensive Approach (combination of options 4,5,7, and 9)** This option was identified by the OCP Review Citizen's Committee as a means of reducing the impacts on property owners while continuing to support			

	Option Description	**Pros**	**Cons**	**Observations**
	the vision, goals, and objectives of the OCP. This option is a multi-faceted approach which combines options 4, 5, 7, and 9 above.			

Attachment No. 2 **Hybrid option for controlling growth on lands outside of the Growth Containment Boundaries** **Applicability of each option (For Discussion Purposes Only)**					
Draft OCP Land Use Designation	**Option 4 (Amenity Zoning)**	**Option 5 (Incentives and Disincentives)**	**Option 7 (Phased Increases)**	**Option 9 (Clustered Development)**	Notes
South Wellington Rural Community Centre	✗	✓	✗	✗	There is limited opportunity for residential development within this designation as community services are not supported and land area is limited.
Kirkstone Place	✓	✓	✗	✓	The draft OCP contains policies which require development within this designation to meet higher standards if it is included within the GCB.
Rural Residential	✓	✓	✗	✓	Although there is significant development potential within this land use designation, the Committee did not support any increases to minimum parcel sizes.
Agricultural	✗	✗/✓	✓	✗/✓	Clustered development requires support of RGS and Agricultural Land Commission.
Rural	✓	✓	✗	✓	The minimum parcel sizes supported by the current zoning is, for the most part, consistent with the minimum parcel sizes supported by the rural land use designation. This is one of only two land use designations in the rural areas where there is consistency between the minimum parcel sizes supported by the zoning bylaw and the OCP.
Rural Resource	✗	✗	✗	✗	There is very little opportunity for additional residential development. Therefore, there is little justification in taking further action at this time. Also, the minimum parcel sizes supported by the zoning bylaw are consistent with what the OCP supports.

✓ - Applicable
✗ - Not Applicable

Potential Amendments to the Draft Official Community Plan
October 18, 2010

The following is a list of potential amendments to the Electoral Area 'A' Official Community Plan following further public consultation and review.

Page (June 21, 2010 draft)	Policy/ Section	Potential Amendment/Concern	Rationale/Concern	Consistency with Draft OCP Vision, Sustainability Principles, and Goals	RDN Planning Staff Recommendation
24	Section 4.1	Insert new policy after advocacy Policy 4.1.3 as follows: **Advocacy Policy** Work with senior provincial and federal agencies, non-government organizations, property owners, and other community interest groups to identify wildlife movement patterns and needs in order to work towards creating and/or protecting opportunities for ecological connectivity within the Plan Area and adjacent lands.	Ecological connectivity provides opportunities for the safe movement of various animal (mammals, invertebrates, etc.) species between different habitat types. Many animal species are dependent on a range of habitat types for their survival. Land alteration and development can alter the natural movement patterns of various species and can restrict access to critical habitats. The maintenance of wildlife corridors and/or ecological connectivity is important in preserving the biological diversity of the Plan Area and region.	This amendment is consistent with the community vision by helping to minimize the impacts of human activity of the natural environment. This amendment is consistent with the following sustainability principles: • Principle 1 Nature Has Value; • Principle 2 Maintain Local History, Culture, and Rural Character; and • Principle 4 Manage Growth Carefully. This amendment is consistent with Community Goals 7, 12, 13, and 14.	Amend as suggested.
26	Section 4.1	Insert two new policies after Policy 4.1.12 as follows: **Policy 4.1.13** This Plan recognizes the importance of protecting Coastal Douglas Fir (CDF) ecosystems which are among the rarest and endangered coastal ecosystems within the Plan Area and on the east coast of Vancouver Island. **Advocacy Policy 4.1.14** The RDN should support developing a strategy for conservation measures within Coastal Douglas Fir ecosystems which occur within the Plan Area. **Insert a new implementation item as follows:** Work with the Ministry of Forest and Range, Ministry of Environment, Integrated Land Management Bureau, and other interested groups and agencies to develop a strategy for conservation measures on lands within the Coastal Douglas Fir Ecosystem.	Coastal Douglas Fir (CDF) ecosystems occur at lot elevations along southeastern Vancouver Island, from Bowser to Victoria, the Gulf Islands south of Cortes Island, and a narrow strip along the Sunshine Coast near Halfmoon Bay. CDF ecosystems are among the most imperiled coastal ecosystems mainly because they occur along the coast, in regions favoured by people. They were some of the first forest types targeted for logging, and cleared for urban and agricultural development. Today, very few older forest ecosystems remain in the CDF zone, and those that do are highly fragmented. In other words, they exist as isolated "islands" among a landscape altered by human development.	This is consistent with the community vision as it would help the community become more sustainable. This amendment is also consistent with the following sustainability principles: • Principle 1 Nature has value; • Principle 2 Maintain Local History, Culture, and Rural Character; and, • Principle 4 Manage Growth Carefully. This amendment is also consistent with a number of the community goals contained in the draft OCP.	Amend as suggested.
n/a	n/a	A request by Keith Brown and Associates (attached) to recognize Boat Harbour Marina and support its continued use and improvement including support for the establishment of uses which are accessory to	The proposed 'Townline' subdivision adjacent to the marina has left Boat Harbour without a service repair shop, office, and accessory dwelling unit. There are examples of marinas along the coast that both have	This potential amendment could help the community achieve the vision of becoming more economically sustainable.	Amend as suggested.

Page (June 21, 2010 draft)	Policy/ Section	Potential Amendment/Concern	Rationale/Concern	Consistency with Draft OCP Vision, Sustainability Principles, and Goals	RDN Planning Staff Recommendation
		the marina. This could be accomplished by adding an additional objective and policies on **page 88** as follows: **Objective 9.2.4 Support the continued use and improvement of Boat Harbour Marina** **Policy 9.2.19** This Plan recognizes the importance of the Boat Harbour Marina in providing local boat moorage and facilitating access to the outer islands including Mudge, Link, De Courcy, Ruxton, and Pylades. **Policy 9.2.20** The RDN may support rezoning or land to accommodate a service repair shop, caretaker's residents, marina office, and washroom facilities with a total building area not exceeding 280m^2.	and do not have these facilities. The ability to provide a repair shop, office, washrooms, and an accessory dwelling unit could provide increased security and convenience with little impact to surrounding properties.	This amendment is consistent with the following sustainability principles: • Principle 7 A Diverse Community; and • Principle 8 A Diversified Local Economy. This amendment is consistent with Community Goals 16 and 17.	
38	Last implementa-tion item	Delete this item.	The RDN has a green building policy which applies to its own facilities. In addition, the draft OCP contains policies which support green building and development.	This amendment is consistent with Community Goal 6.	Amend as suggested.
54	Policy 6.4.6	Add to policy "all applications must be consistent with all RDN bylaws".	To clarify that all applications, for new or changes to existing manufactured home parks, must, in addition to the policies in the OCP, be consistent with all other RDN bylaws.	This amendment is consistent with Community Goal 6.	Amend as suggested.
46	Section 5.2	Add two new Advocacy Policies after Policy 5.2.5 as follows: **Advocacy Policy 5.2.6** The RDN should work with the local farming community and other agencies to consider the feasibility of establishing a composting facility whereby dairy manure and other organic material could be processed in to a viable alternative to raw manure and chemical fertilizers for use on local fields. **Advocacy Policy 5.2.7** The RDN should help control the spread of noxious weeds by working with the Ministry of Transportation and Infrastructure to ensure frequent cutting of roadside vegetation adjacent to farming areas.	This was a request from a community member/farmer to address concerns over aquifer protection and the use of raw manure and chemical fertilizers. It was suggested that the spread of noxious weeds could be controlled by more frequent cutting of roadside vegetation.	This amendment is consistent with the Community Vision as it may help the community become leaders in local food production and could help protect groundwater resources by reducing dependence on chemical fertilizers and raw manure.	Amend as suggested.

Page (June 21, 2010 draft)	Policy/ Section	Potential Amendment/Concern	Rationale/Concern	Consistency with Draft OCP Vision, Sustainability Principles, and Goals	RDN Planning Staff Recommendation
55	Section 6.5 – Cassidy Rural Village Expansion Area	Replace Section 6.5 with the amended Section 6.5 In summary the proposed amendments to Section 6.5 include: • more stringent requirements for water supply • clarification on the requirements for an RGS amendment • clarification that a range of housing types is required and a range of residential densities is supported from 15-25 dwelling units per ha. • A requirement has been added to ensure that any commercial areas are within walking distance of residential areas. • A provision has been added to ensure that all amenities being provided are to the satisfaction of the RDN and based on the immediate and future needs of the community. • Support for the use of amenity zoning to secure the desirable amenities. Please refer to the attached draft Section 6.5 for more detailed information. Proposed changes have been highlighted.	Based on comments received at the Open Houses and other meetings, it became clear that there is a need to ensure that the development supported by Section 6.5 is conducted in an appropriate manner to ensure that ground water is protected and that the development results in a positive contribution to the Cassidy Village in a way which contributes to the OCP's goal of creating complete compact communities. The proposed amendments are intended to create more certainty with respect to the requirements for development.	This amendment is consistent with the Community Vision as it could result in development which is more environmentally, socially, and economically sustainable. This amendment is consistent with the following sustainability principles: • Principle 1 Nature Has Value; • Principle 2 Maintain Local History, Culture, and Rural Character; • Principle 4 Manage Growth Carefully; • Principle 5 Safe, Healthy, and Active Communities for all Residents; • Principle 7 A Diverse Community; • Principle 8 A Diversified Local Economy; and • Principle 9 Efficient and Cost Effective Services. This amendment is consistent with a number of Community Goals.	Amend as suggested.
68	Sustainability Implications	It has been suggested that the draft OCP should provide more emphasis on the importance of business operations in the community. In response to this request, the draft OCP could be amended by including the following additional subsection under 'Social Equity' as follows: **A Strengthened and Diversified Local Economy** A diversified local economy is an important factor in creating sustainable communities. Local business operations contribute significantly to the community by providing opportunities, by providing local employment, goods and services, and by supporting the local community.	There was a suggestion that the draft OCP does not provide enough emphasis on the importance of business operations in the community. Although the potential amendment is not a policy, it is intended to address this concern.	This amendment is consistent with the Community Vision which supports economic sustainability and the creation of local employment that contributes to the local economy.	Amend as suggested.
78	Policy 8.10.12	Rewrite policy to read as follows: New development within this designation shall not take the form of big box retail, highway commercial, strip commercial, warehouse uses, or uses which include the use of a drive through window.	Concern was raised that restricting fast food outlets would not allow for the development of an internal deli or small restaurant where food was taken off the premises for consumption. That was not the intent of the policy. The proposed amendment would clarify that there could be a restaurant or deli type use where food could be taken off the premises.	This amendment is consistent with Community Goal 6 – to ensure that all policies in the OCP are clear and understandable.	Amend as suggested.

Page (June 21, 2010 draft)	Policy/ Section	Potential Amendment/Concern	Rationale/Concern	Consistency with Draft OCP Vision, Sustainability Principles, and Goals	RDN Planning Staff Recommendation
80	9.1	Remove this section and not support active transportation.	There were a few comments from people who do not support the active transportation plan.	This amendment is not consistent with the Community Vision, Sustainability Principles, or Community Goals as it does not support a multi-modal transportation system nor does it encourage safe pedestrian and cyclist access. In addition, this potential amendment does not encourage active communities nor does it contribute to greenhouse gas reduction.	Maintain the current draft OCP because the amendment is not consistent with the Community Vision.
82-94	9.1, 10.1, and 10.2	In response to community input during both the Active Transportation Planning process and the OCP review, the draft supports acquisition of lands adjacent to the Nanaimo River for preservation and low-impact recreation (walking trail). Acquisition would be in accordance with Section 6.4 (willing donor/seller, subdivision, rezoning, etc.). Concerns have been raised over the suitability of acquiring land for park and trails adjacent to the Nanaimo River. The concerns were primarily the environmental impact of a trail and unauthorized access to private property. The following is proposed to address these community concerns: Add the following to each policy that supports a trail adjacent to the Nanaimo River to ensure that a trail would not result in negative environmental impacts. **"Where it can be shown that the construction of a trail would not have a negative environmental impact."**	This amendment would support low impact walking trails adjacent to the Nanaimo River where it can be shown that it would not have a negative environmental impact. Lands for a trail would continue to be considered for acquisition in accordance with Section 6.4.	This amendment is consistent with the Community Vision and Sustainability Principles as it ensures the impacts of human activities are minimized while allowing an opportunity for local recreation.	Amend as suggested. **Another option is to remove support for a trail along the Nanaimo River** (Note: this option is not be consistent with some of the other comments received during the OCP review.)
83-84	Policies 9.1.17 and 9.1.19	Some of the completed questionnaires indicated that the draft OCP should not support a blueway. The concerns include the possibility of environmental impacts from garbage and other debris left behind as well as the possibility of users of the blueway trespassing on private property. In response to these concerns, the following potential amendment has been identified: Amend Policy 9.1.18 to read as follows: **Policy 9.1.18** This Plan supports the creation of a blueway on Stewart Channel and Holden and Quenell Lakes.	The draft OCP recognizes that the Nanaimo River is and has historically been used for a number of recreational activities including swimming, kayaking, and tubing. Concerns have been raised regarding the impact of additional people using the Nanaimo River for recreational purposes. Concern has also been identified regarding the current use and lack of designated signage, garbage left behind, and well as concerns with unauthorized access to private property. Notwithstanding the above, regardless of what the OCP contains the Nanaimo River will continue to be used for recreational purposes. The draft OCP could (and currently does) support actions aimed at reducing	This amendment is consistent with the Community Vision as blueways, both existing and potential provide opportunities for active transportation. This amendment is consistent with the Sustainability Principles 1, 2, and 5.	Amend as suggested. **Another option is to remove support for a blueway along the Nanaimo River.** (Note: this will not address the concerns with the existing use)

Page (June 21, 2010 draft)	Policy/ Section	Potential Amendment/Concern	Rationale/Concern	Consistency with Draft OCP Vision, Sustainability Principles, and Goals	RDN Planning Staff Recommendation
		Add an additional policy as Policy 9.1.19 and renumber existing Policy 9.1.19 **Policy 9.1.19** This Plan supports maintaining and enhancing the existing blueway network on the Nanaimo River to address concerns with refuse and to provide identifiable entrance and exit points. Amend Policy 9.1.20 as follows: **Policy 9.1.20 (currently Policy 9.1.19)** Prior to the establishment of a blueway network, the RDN shall in consultation with **affected property owners** and the community, develop a management plan which addresses/includes the following…..(same as draft OCP). **Amend Map No. 8 by removing the desired blueway on the Nanaimo River.**	the impacts of the current use.		
93	Policy 10.1.25	Specify 'community parks' in place of all parks.	A park management plan is developed for regional parks. If there are concerns with invasive species, it will be addressed in the park plan.	This amendment is consistent with Community Goal 6.	Amend as suggested.
96	Section 11.1	Insert new policy after Policy 11.1.7 as follows: **Advocacy Policy 11.2.1** This Plan supports the RDN working with School District 68 and the Ministry of Transportation and Infrastructure to conduct a safety/suitability assessment of pedestrian and cyclist routes used by school children to access school facilities within the Plan Area. Where improvements are identified by the assessment, the Regional District of Nanaimo should work with the School District and Ministry to cooperatively plan and fund improvements.	There have been a number of comments during the OCP review regarding the safety of children walking and cycling to school due to narrow and uneven road shoulders, high rates of speed, etc. Safe pedestrian and cyclist routes to school facilities are important components in creating sustainable communities.	This amendment is consistent with the community vision as it would help create opportunities for walking and cycling and would help reduce greenhouse gas emissions. This amendment is consistent with the sustainability principle: • Principle 5 Safe, Healthy, and Active Communities for all Residents. This amendment is consistent with Community Goals 9 and 10.	Amend as suggested.
n/a	n/a	Support secondary suites in all land use designations.	The draft OCP supports secondary suites subject to a secondary suite review within the Suburban Residential and the Cassidy Rural Village land use designations. These designations occur on lands within the Growth Containment Boundary (GCB).	This amendment is not consistent with the Community Vision since it would support forms of affordable housing and increased population on lands located outside of the GCB. Secondary suites located on lands located outside the GCB would not help the community create compact complete communities. In addition to the above, supporting secondary suites on lands located outside the GCB is not consistent with the	Maintain the current draft OCP because the amendment is not consistent with the Community Vision.

Page (June 21, 2010 draft)	Policy/ Section	Potential Amendment/Concern	Rationale/Concern	Consistency with Draft OCP Vision, Sustainability Principles, and Goals	RDN Planning Staff Recommendation
				Regional Growth Strategy.	
n/a	n/a	It has been suggested that the draft OCP contains requirements for rezoning and subdivision that are too onerous and that the Development Permit Areas should be removed. Potential amendment: **Reduce the requirements for rezoning, subdivision, and remove Development Permit Areas.**	Throughout the OCP review process the community indicated a strong desire to protect groundwater resources, protect the environment, and generally ensure that the impacts of development are minimized. In order to meet community expectations and ensure that development contributes rather than detracts from achieving the Community Vision, the draft OCP must contain appropriate policies and Development Permit Areas (DPA). Comprehensive policies and DPA's provide certainty to the community, the RDN , and to developers with respect to the requirements for development.	Comprehensive policies and DPA's are critical in helping the community achieve its vision. The draft OCP is heavily dependent on these policies and DPAs to help the community achieve its vision. Without appropriate policies and DPA's, the community vision can not be achieved. This amendment is not consistent with the Community Vision, Sustainability Principles, or Goals.	Maintain the current draft OCP because the amendment is not consistent with the Community Vision, Sustainability Principles, or Community Goals.
140	Appendix 2	Add the following text above the Best Management Practices table: The following table represents Best Management Practices (BMP) for various activities carried out over the Plan Areas sensitive aquifers. These BMP's are a result of the Electoral Area 'A' Groundwater Vulnerability Study. The BMP's do not represent regulations and are not intended to be enforceable.	This potential amendment is to clarify that the BMP's are intended to guide not regulate land owners on how to best protect the Plan Area's groundwater resources.	This amendment is consistent with Community Goal 6.	Amend as suggested.

Electoral Area 'A' Official Community Plan Review
Draft Official Community Plan Questionnaire Results

What do you like about the draft Official Community Plan and why?

- Very well done, responsive to concerns.
- I like the major themes. They are well thought out and bring up concerns around our rural community.
- Well explained
- My general comment as someone who has followed the process. Job well done for the most part.
- It is an excellent communication tool for the community. Will comments be available in the future for residents to see either in paper or on line?
- I like the opportunity that we have a say through 3 Open Houses. I like that it talks to all important areas, agriculture, environment, community, and business.
- Section 12.4 – Farm land Protection Development Permit Area - Bravo!
- Very good consultation effort
- Good proposals for Cedar Main Street and for Cassidy Village expansion
- Like the idea of farmers markets
- I like the promotion of local food production however whether this will be a revenue producer remains to be seen.
- Expanded transit service
- Education programs
- Hope to see more centres open that relate to health care
- Would like to see rail service
- The acknowledgement of increased seniors housing
- Cedar would benefit from better bus and public transportation.
- Support for more bus service. Do like the idea of being able to live and work in the community.
-

What do you dislike about the Official Community Plan and why?

- Restriction against secondary suites in rural residential lands. This limits the opportunity for adult children to live with their parents while attending school or for caregiving. This is an important issue to address due to high costs of housing and aging population.
- I am a little concerned about what Cedar Main Street will look like. I do not have a clear picture on what sort of businesses will occupy this space. Therefore, I am a bit concerned of what the "real plans" look like.
- Still an early stage. Feedback may attempt to change.
- The airport, water, and sewage concerns.
- The Morden trail is not marked as a public trail which should be available for community use.

- There is not enough emphasis on the business operations in the community. These operations contribute significantly to the community through taxes as well as donations.
- Dislike Active Transportation Plan
- Dislike the promotion of trails along the river because it disrupts environmentally sensitive areas and agricultural land and dislike the Active Transportation Plan because of inaccurate maps and false information is being made available to the public. I dislike blueway network because of the sensitive nature of the river low-lying and dangerous sections that will be increasingly polluted (garbage, etc) with extra traffic. Also ESA mapping is incorrect and have identified areas that are not in ESAs.
- Growth Containment Boundary should not include the huge block of land off of Gould Road on the new draft map.
- I like the OCP much more than the draft OCP being proposed. The draft OCP is designed to take property rights away from property owners.
- I dislike the draft OCP because I do not like the idea of proposed blueway. It promotes trespassing and vandalism. Dislike river trails, fire hazard, pollution, etc.
- River trails with public access would ruin the natural features of land surrounding the Nanaimo River.
- Dislike the draft Official Community Plan. Blueway is not a good idea. Cowichan River is an example of what our river may become. Already have problems with garbage. Trails along the river will slowly destroy the natural environment.
- I dislike the draft Active Transportation Plan because it disrupts environmentally friendly areas in agricultural land on the Nanaimo River. I don't agree with having a blueway network for the same reasons. I dislike the draft OCP because it portrays false information. This draft fives the impression that its "what the community wants" when in fact its only a small select group of people expressing their views that are RDN directed.

Are there policies that you would like to see included, amended, or removed from the draft Official Community Plan? If so, please share your thoughts with us in the space below.

- We would like to see increased flexibility in provision of secondary suites/granny suites throughout the land use designations.
- As stated above, I think a 'job well done' in creating the policies
- Bus transportation to Cedar by the Sea
- Well done.
- All new and present roads should have a paved shoulder. This is even more important when they are doing road improvements such as the village of Cedar, Cassidy, and South Wellington.
- For business expansions, it should be recognized that existing operating companys have an opportunity to expand to create jobs in Area A. This should be supported by the RDN as a priority that benefits the community.
- New rezoning requirements should be removed. These new requirements will stifle landowners from providing benefits to the community by choosing not to rezone or subdivide because of the extra regulatory requirements DPA's etc. within the draft Plan.
- Remove Active Transportation Plan. Implementation of trails on river and a blueway will have a huge impact on the environment, wildlife, and everyone who has homes along

the river. Terrible idea – air mattresses, beer cans, pop cans, etc. River should not be uses as a transit system.

- I reject any policies that limit the choices property owners are now able to decide with regards to their own land – no extra policies and regulations, we already have enough in place. We do not need any extra parks, current ones are not being fully utilized. Active Transportation Plan should be omitted especially river trails and blue way. Pollution is a major concern. All existing properties should be grandfathered under current OCP.
- Include grandfather clause for property owners that fall under the current OCP guidelines.
- Remove blueway plan, do not want more people disturbing the river bed. Dislike large portions of the Active Transportation Plan. No DPA's, land return to crown, no rezoning requirements, no well monitoring, no make full use of public land and trails.
- Remove rezoning requirements, well monitoring and remove dedicating land back to the crown, gifting to a nature preservation. Registering a restrictive covenant should be done as a person's free choice.
- Policies I don't support Area A OCP draft point 7 page 122 a, b,c.

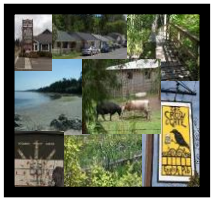
Are you satisfied with the draft Official Community Plan? Please tell us why or why not.

- Satisfied
- Yes, I am glad to see there is a plan to connect the many trail networks in our community.
- I hope we will still see changes as requested by the community.
- I am quite satisfied with the draft – a whole lot of work has gone into it and I am impressed with the effort to consult the public.
- Yes well thought out, very comprehensive studies, improved community's, the trail network
- No Blue way – very bad idea. Look at Cowichan River talk to the CVRD too much garbage, drunk kids, trespassing, etc.
- No I do not believe the draft reflects the greater communities desires. Only a handful of people have influenced this draft. The draft is based on RDN objectives not the larger communities.
- No. Discussions with others agree we do not need more policies and regulations.
- No I do not believe the OCP represents the desires of the community. The open house response sheets limited response closure date of Sept 24, 2010 do not allow for a reasonable timeframe regarding input.
- I am not satisfied. I find it unfair to property owners that have enjoyed their land respectfully and peacefully for years. Do not need more parks.
- No I am not satisfied. I have read the draft and dislike 99% of it. Regulations and policies are already in place and we do not need any more added or any changes made.
- No need more flexibility for rural residential zoning to allow for more viable opportunities with larger parcels that are being proposed
- No way too many policies and regulations that are RDN directed

Please use this space to provide any other comments, ideas, or suggestions with respect to the draft Official Community Plan.

- Thanks to everyone for their hard work on this draft OCP.
- Section 8.0 – Creating a Vibrant and Sustainable Economy – Despite old zoning forestry and mining do not contribute to rural character nor are they sustainable.
- There should be more incentives for organic farming and gardening that will protect our groundwater and provide food in a sustainable manner. \
- Cassidy village equals urban sprawl. Protection for the Nanaimo River must be provided. Please protect our night sky by keeping night lights to a minimum and aiming light downwards not up.
- Nanaimo Airport development has been an example of how not to plan a development. This is a huge detriment to the surrounding area especially by creating so much distrust and by undermining the efforts of the OCP.
- I support the direction for Cassidy and Cedar
- Would like to see "Encouragements to all builders to keep good' air by cutting costs if they do not burn slash.
- I have been informed that yawning acres is for sale and consideration is being given to endorse the purchase of this property with regards to the RDN.I would support exploring this option further at this particular point in time.
- Please acquire land within the Cedar Containment Boundary area and river area for future public facilities, river park for both Cedar and South Wellington, and open up the Morden Trail for the whole community of South Wellington and Cedar to use. We need a river park, or continuation of the Morden Trail and land saved for future community gardens.
- There needs to be an effort to include the business community. Business expansion should be made easier on adjoining properties to redesignate to reduce the carbon footprint.
- I am on the OCP Committee and look forward to hearing if this draft is meeting the wishes of the majority of Area A residents.
- Housing for people with disabilities
- Social gathering spaces for youth and teenagers
- Hydrants and adequate water for new development (Cassidy Expansion)
- Maybe better trails along the side of Cedar Road so the school kids are safer.
- Would like to see the viability of a train service further explored
- Subdivision and rezoning requirements too cumbersome. Policy of land being returned to crown should be omitted. Well monitoring, DPA's should be omitted. Do not need more parks.
- Access to Harmac pipeline as a trail is a bad idea. Dislike Cedar Village concept (too compact to retain rural lifestyle). Return land to crown is dictorial. Well monitoring is an initiative that is not needed and undesirable as are DPA's. Policies regarding rezoning to dedicate park land and or cash will discourage land owners from better using their lands for a community benefit. All property owners are not developers.
- Remove policy 4.4.1, 4.4.5, 4.6.15, 9.1.2, 9.1.11, 9.1.6. I do not agree with expanded DPA's and return land to crown policy.

- Next time you decide to ask for public opinions in a questionnaire provide more time for discussion and review of your proposed plan. Two days isn't enough time to gather opinions on such a serious matter.
- ESA mapping is misleading and incorrect.
- I've read the literature and don't support many concepts being introduced such as the adoption of a green building policy, compacting everything into one small area. I do not agree with well monitoring. We should be able to look after our own property.



A Shared Community Vision

Electoral Area 'A' Official Community Plan Review

The following represents verbatim results of comments provided at a series of three open houses where the draft Official Community Plan was presented.

Ideas

- Transport – Bus service to Cedar By the Sea (9am, 12 noon, 5pm, and 9pm)
- Riverfront park in Cedar
- Riverfront park at Cedar Bridge
- Can we work towards more ecological connectivity?
- Yawning acres should be parkland central to all of Cedar
- Commuter bus service and need to explore innovative ideas of pooling for accessing services and work in Nanaimo
- Develop Haslam Creek Park
- Bus line from Ladysmith to Nanaimo with stops in Cassidy and Cedar (small buses, frequent enough to use full)
- Community hall an playground in Cassidy
- Help to create a community with people/responsible representatives (like a municipality)

Comments

- Many seniors there – would have to encourage
- I really like the farm land protection Development Permit Area
- I support RDN's contributions to building community in Cedar, i.e. Cedar Heritage Centre, Cedar Community Hall, and recreation and cultural activities
- In South Wellington - RDN buy land for a campground and water park and swimming area. A bridge could connect to the other side of the mine.
- Good work
- In regards to agriculture and local food there are many people suggesting the importance of organic farming as the viable long-term sustainable goal
- Strongly support the idea of a sustainability checklist for development that would give priority to green development
- Yes to strong protection for the Nanaimo River
- No to trails along the Nanaimo River and the blueway route that is being suggested. This is not a sound ecological idea. The flora and fauna, wildlife will be affected. There will be extra garbage, pollution with an increase of people on the river and trails that are prosed along the river. We need to leave some of the areas alone so that vegetation and wildlife can flourish and wildlife can be protected.

Questions

- Good work so far
- And how can we create/encourage river and waterfront parks, particularly ones that are wheelchair accessible.
- Sustainability is one of our fundamental value. How can we make it part of our community awareness and an integral part of all change and development??

Concerns

- Expansion of sewer is needed – particularly for properties on the river
- Cedar Road needs wider shoulders for pedestrians and cyclists
- As above (Cedar Road needs wider shoulders for pedestrians and cyclists)
- Students at 3 schools use Cedar Road as their route to school. Lets have safer walk/pathways
- Need wider shoulders on Cedar Road for walking, biking.
- Yes and traffic does not need the 50kmh speed limit on Aikenhead - Very dangerous for cyclists and walkers
- I want to see ecologically sensitive areas protected
- Sewer for everyone in Cassidy
- Development in Cassidy with industrial zones and more residential zones
- No blue way network or river front trails. Fish and Wildlife protection first.

6.5 Cassidy Rural Village Potential Expansion Area

The Cassidy Rural Village Potential Expansion Area is located to the southeast of the Cassidy Rural Village. This designation includes the portion of land located within Electoral Area 'A' which has been identified as a potential village expansion area. The remainder of the expansion area is located in Electoral Area 'C'. It is recognized that an expansion to the Growth Containment Boundary (GCB) and an amendment to the Electoral Area 'C' Official Community Plan is required to permit the comprehensive development supported by this designation.

The intent of this designation is to recognize potential future opportunities for the Cassidy Rural Village to expand to accommodate a broader range of housing types and sizes, local employment, limited commercial services, and opportunities for recreational uses.

Objectives and Policies

Section 6.5	**Policy/Objective**
Objective 6.5.1	**Protect the Plan Area's future resource potential.**
Policy 6.5.1	Lands within the Cassidy Rural Village Potential Expansion Area are shown on Map No. 3
Policy 6.5.2	The minimum parcel size for lands within this designation shall be 50.0 ha.
Policy 6.5.3	Despite policy 6.5.2 above, the minimum parcel size shall be 2.0 ha for the lands legally described as: i. Lot 1, District Lot 15, Bright District, Plan VIP56362 ii. Lot 1, District Lot 15, Bright District, Plan 8830 Except Part in Plans VIP67298 and VIP73475 iii. That Part of District Lot 15, Bright District, Shown Outlined in Red on Plan 892R
Policy 6.5.4	Residential development shall be limited to a maximum of two dwelling units per parcel provided the parcel is greater than 2 ha in size.
Policy 6.5.5	Permitted uses within this designation shall be generally limited to those activities associated with natural resource harvesting, resource extraction, and primary processing that are deemed compatible with a Rural Resource Lands designation.

Section 6.5	**Policy/Objective**
Objective 6.5.2	**Create opportunities for Cassidy to become a more complete community**
Policy 6.5.6	Despite policy 6.5.2 – 6.5.5 above, an amendment to the Cassidy Rural Village Growth Containment Boundary (GCB) as identified on Map No. 3 may be supported. Prior to considering an expansion, the following information must be provided at the applicant's expense and to the satisfaction of the RDN: 1. A hydrological assessment report prepared by a professional hydrogeologist or other qualified person which shows: i. there is an sustainable supply of potable water and suitable conditions for sewage disposal; and,

Section 6.5	Policy/Objective
	ii. the proposed development would not have a negative impact on the water quantity or quality in the Cassidy aquifers; 2. A commercial industrial needs assessment which shows that additional commercial and industrial land is needed in Cassidy including the anticipated benefits for the residents of Cassidy and the region. The report must consider commercial and industrial supply and demand on a regional basis. 3. An environmental assessment prepared by a Registered Professional Biologist which inventories the subject property and identifies the existence of any environmentally sensitive features, rare or endangered plant and animal species, and site-specific sensitive ecological conditions. The report must take into consideration the types of development being proposed and make recommendations on environmental protection and if applicable mitigation and enhancement. 4. Any other information as required by the RDN in support of a RGS amendment.
Policy 6.5.7	Should the RGS be amended to include the lands within this designation within the GCB and an amendment to the Arrowsmith Benson/Cranberry Bright Official Community Plan is approved, a rezoning application may be supported without an amendment to this Plan to permit a comprehensive development which includes the following uses expressed as a percentage of the property: **Residential Mixed Housing – an area of approximately 40%** Residential mixed housing including a range of ground-oriented dwelling units of various sizes, styles, and types is required. The development must integrate affordable housing in a form, type, and price point suitable for the intended occupants and to the satisfaction of the RDN. The RDN shall encourage a mix of traditional on-site built homes, factory built homes, clustered housing on smaller parcels, accessory dwelling units, and secondary suites. Generally, the target residential densities within this designation shall be between 15 and 25 dwelling units per hectare based on the gross area of each residential development/subdivision area. In the case of Manufactured home park, policy 6.4.6 of Section 6.4 shall apply. **Commercial – an area of approximately 5%** A Commercial area located on Timberlands Road must be provided with a focus primarily on serving the needs of the local community. Commercial development shall not take the form of highway commercial and must not front nor have direct access on to the highway. Commercial must be located within walking distance of residential areas. A range of uses is supported such as retail, farmers' market/local grocer, restaurant, garden centre, and professional services to a maximum of two storeys in height. Commercial development must be oriented towards the street with parking areas located either within or behind the buildings. Development must not be focused on the Trans Canada Highway and must include a buffer of native vegetation screening it from the Trans Canada Highway. **Business Park/Multi-Modal Low Impact Manufacturing – an area of approximately 25%** Uses may include professional services, office use, low impact indoor manufacturing, food processing and packaging, indoor warehousing and distribution, and other uses which do not require the use or storage of materials or substances which pose a threat to the Cassidy Aquifers and which would not subject the adjacent residential neighbourhoods to noise, dust, glare, odour, or vibration. Uses which integrate modes of travel such as rail, road and

Section 6.5	Policy/Objective
	air shall be encouraged on the site to take advantage of the proximity to all of these modes of transportation. **Green Space and Village Amenities – a minimum of 30%** The proposal should include a minimum of 30% green space and amenities with an extensive publicly accessible trail network. The proposal should include a neighbourhood activity centre and playing fields fronting Timberlands Road and adjacent to the Cameron Road residential site. It is noted that this location is within Electoral Area 'C' and is the preferred location, although this Plan supports the community centre and sports fields being constructed within Electoral Area 'A'. The neighbourhood activity centre should consist of a community meeting space including meeting rooms and activity space as well as space for a community garden. The playing fields should include an area for sports as well as a children's play area. These amenities will be developed to the satisfaction of the RDN and based on the immediate and future needs of the community.
Policy 6.5.8	The development described in policy 6.5.6 must provide an abundant amount of interconnecting and publicly accessible open green space and trails, clustered and compact development, smaller streets and laneways, green and efficient infrastructure, and must preserve wildlife values and minimize environmental impacts.
Policy 6.5.9	A rezoning will only be supported if the subject property is serviced with approved community water and community sewer systems in accordance with RDN bylaws which cover the provision of water and sewer servicing.
Policy 6.5.10	It is recognized that to create a more complete community in Cassidy, portions of the development concept for the lands described in Policy 6.5.6 above lie within Electoral Area 'C' of the RDN and outside of the Plan Area. Therefore, this OCP supports future amendments to the Electoral Area 'C' OCP which are consistent with the general development concept for Cassidy contemplated by this Plan.
Policy 6.5.11	The development described in policy 6.5.7 above shall not be supported unless and until the Electoral Area 'C' Arrowsmith Benson - Cranberry Bright OCP is amended. This Plan supports the development being considered as one comprehensive development under one application for the lands located in both Electoral Areas 'A' and 'C' and should not be considered separately.
Policy 6.5.12	This Plan supports as, a condition of approval, that the RDN enter into a phased development agreement with the developer in accordance with Section 905.1 of *The Local Government Act* and a housing agreement(s) in accordance with Section 905 of *The Local Government Act*.
Policy 6.5.13	In addition to the Community amenities identified in Section 14 of this Plan, the following amenities or combination of amenities shall be required in consultation with the developer and the community as part of an amenity package specific to the development of the land within this designation and part of the comprehensive development plan: 1. design and construction of a neighbourhood activity centre and sports field; 2. publically accessible green space and trail; 3. design and construct sewage treatment facilities with additional capacity to accommodate the proposed development and to contribute towards the future build out capacity of Cassidy based on this Plan; and, 4. design and construct an offsite sewer trunk main system sized and located to serve the existing three mobile home parks and other areas of Cassidy along the sewer trunk

Section 6.5	Policy/Objective
	route.
Policy 6.5.14	The RDN shall work with developers and the Nanaimo Airport Commission to coordinate community water and sewer servicing and shall discourage the establishment of separate community systems. The intent of this policy is to encourage joint servicing for Cassidy and the Airport. However, this policy is not intended to prevent the establishment of a sewage treatment facility in Cassidy separate from the Airport.
Policy 6.5.15	At the time of rezoning, the RDN shall require the use of Amenity Zoning in accordance with Section 904 of the LGA, to permit the higher densities as identified in this plan in exchange for providing the amenities identified by this Plan.

Section 6.5	Policy/Objective
Objective 6.5.3	**Minimize the impact of development and protect the Cassidy Aquifers**
Policy 6.5.15	As recommended by the Electoral Area 'A' Groundwater Vulnerability Assessment, applications for rezoning for commercial and light industrial use must provide the following: 1. a detailed description of waste (type and volume) and waste disposal method; 2. a detailed list of the type and quantity of hazardous products handled, stored and used; and, 3. where hazardous materials are proposed to be present on site, a report demonstrating how the highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans, etc.) are being incorporated into the design.
Policy 6.5.16	The use of innovative technologies and materials which improve energy and water efficiency and reduce greenhouse gases shall be required.
Policy 6.5.17	Uses which require the use, storage, or handling of hazardous materials that pose a threat to the aquifer shall not be supported. Where rezoning or a Development Permit is required, hazardous materials shall be managed based on highest industry standards.

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REGIONAL DISTRICT OF NANAIMO
Development Services,
6300 Hammond Bay Road,
Nanaimo, B.C. V9T 6N2

Attention: Mr. Paul Thompson, Mr. Greg Keller and Area A OCP Review Citizens Committee.

Re: Kipp Road Properties – South Wellington – Area A

I am in support of the initiative to re-designate the properties bordering Kipp Road (Lots 1,2,3 and 4 on Kipp Road and adjacent portions of 1979 Minetown Road and 2003 Brothers Road) to the South Wellington Light Industrial and Commercial Designation in the Area A Official Community Plan (OCP), currently being drafted.

I feel that the *South Wellington Light Industrial and Commercial Designation* better reflects the present use of Kipp Road and local properties, which includes a range of highway-oriented industrial and commercial uses adjacent to the Trans Canada Highway. Kipp Road provides quick and easy access from these properties to the highway for the movement of cargo without affecting any residential areas. Thus Kipp Road properties are an ideal location for light industrial and commercial enterprise.

This area, predominantly industrial in nature, does not negatively impact residential properties and will not compromise the rural lifestyle of the residents of the South Wellington area, but will secure the future of important industrial companies that headquarter and provide jobs in the community.

Yours truly,

D. ROBINSON CONTRACTING LTD.

John Barker, P.Eng.

CSABC SAFETY STAR
CSABC SAFETY STAR

0703262 BC Ltd.
dba Schoolhouse Road Developments
7025 Aulds Road
Lantzville, BC
V0R 2H0

Oct 5, 2010

Regional District of Nanaimo,
Development Services,
6300 Hammond Bay Road,
Nanaimo, B.C. V9T 6N2

Attention: Mr. Paul Thompson
Mr. Greg Keller
Area A OCP Review Citizens Committee.

Re: Kipp Road Properties – South Wellington – Area A

As an owner of property located on Schoolhouse Road, I am in support of the initiative to re-designate the properties bordering Kipp Road (Lots 1, 2, 3 and 4 on Kipp Road and portions of 1979 Minetown Road and 2003 Brothers Road) to the South Wellington Light Industrial and Commercial Designation in the Area A Official Community Plan (OCP), currently being drafted.

I feel that the *South Wellington Light Industrial and Commercial Designation* better reflects the present use of these properties, which includes a range of highway-oriented industrial and commercial uses adjacent to the Trans Canada Highway. Traffic counts have indicated over 100 large trucks per day, including concrete mixers, B-trains, flat decks and cranes, utilize Kipp Road. The companies along this road need quick and easy access to the highway for the movement of cargo, and Kipp Road affords them that, without affecting any residential areas.

This area, predominantly industrial in nature, does not negatively impact residential properties and will not compromise the rural lifestyle of the residents of the South Wellington area, but will secure the future of important industrial companies that headquarter and provide jobs in the community.

I look forward to your support of this initiative.

Sincerely,

Dave McNaught
President
0703262 BC Ltd.

Keller, Greg

From: Jean and Dave Haley <jd.haley@shaw.ca>
Sent: Tuesday, October 12, 2010 8:53 PM
To: A, Area
Cc: 'D & J Burnett'
Subject: Additional comments on the Draft OCP

Good day Greg – this is to provide you with additional comments on the draft OCP.

Topic	Page	Comment
Greenhouse Gas Emissions Reduction Strategy - General Policy Direction	17	• Add a commitment to "Explore opportunities and management practices with Ministry of Forests and Range (MFR) – Zero Net Deforestation (ZND) initiative"; • See link http://www.for.gov.bc.ca/hfp/znd/index.htm
Principle 1 – Nature has Value	20	• I am in agreement with the words shown but am wondering if most people realize that making this principle effective will require resources of the RDN; including staff and funding • No response needed but see my proposal regarding buffers on Managed Forest lands (below)
Sec 4.4 – Drinking Water Protection and Groundwater Resources	31 – 33	• Support the recommendations to establish monitoring stations for saltwater incursions and for monitoring groundwater extraction
4.5 – Rainwater Management ; Policy 4.5.4; " The RDN shall strongly encourage rainwater retention and collection and should, *where feasible*, ensure that development proposals do not increase the peak flow run off into adjacent areas." [emphasis added]	34	• Support the first part • Have concerns with the wording ' where feasible' • It is unclear what this might mean for the adjacent landowner who would be receiving the peak flow run off • I hope that it would mean that the developer would either have to contain the peak flow volumes or provide mitigation activities so that the negative impacts are not simply transferred to the adjacent landowner;
Sec 4.5	34	• Support the development of a watershed management plan;
Sec 4.7 – Hazard Management	38 & 39	• Suggest that an additional implementation action be added • Conceptually this would support fuel abatement programs in cooperation with the Ministry of Forests and Range, Union of BC Municipalities UBCM), South Island Woodlot Association (SIWA) and Private Managed

		Forest Land Council (PMFLC) • I have some knowledge on this and can provide some contact names
Policy 5.1.12 (DPAs) and Policy 5.1.17 (conservation covenants and transfer of development credits)	42, 43 respectively	• Good policies • Recommend that they be duplicated in Sec 7.3 (Rural Resource Lands) and 8.1 (Forestry)
Sec 8.1 Forestry	68, 69	• Thank you for recognizing the Managed Forest classification by BC Assessment
Sec 8.1 Forestry; Policy 8.1.16	69	• Disagree with the statement " Forest companies are encouraged to ensure that buffering is provided between forestry operations and adjacent non-forestry development." • Rather, it is suggested that the buffering stated on p. 117, Sec 12.4 [Farm Land Protection Development Permit Area] should apply equally to Managed Forest lands and other lands identified in Sec 7.3 (Rural Resource Lands) and to the land in Sec 7.4 Ecoforestry • The buffering should occur on the lands being proposed for development, NOT on the Managed Forest lands
Policy 9.1.19- Blueway network	84	• Concerned that garbage is not identified in the list of bullets • Based on the problems in the Cowichan River, garbage is a major concern and pollutant and needs more recognition
Sec 13 – Cooperation Among Jurisdictions	135	• Recommend the addition of 13.11 which would recommend working with (or continuing to work with Ministry of Forests and Range and Ministry of Environment on items such as hazard identification and reduction (especially forest fuel reduction), invasive plants, Zero Net Deforestation and other aspects of mutual benefit • This would be similar to the proposed 4.1.13 on the CDF

Thank you for the opportunity to comment. If there are any questions, please contact me at 250-748-9166 or at jd.haley@shaw.ca

Yours truly

D. Haley, RPF

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September 6, 2010 File No. 724.01

Regional District of Nanaimo
6300 Hammond Bay road
Nanaimo, BC V9T 6N2

Attention: Mr. Greg Keller, Senior Planner

Dear Sir:

SUBJECT: OFFICIAL COMMUNITY PLAN (OCP) REVIEW FOR LANDS COMPRISING BOAT HARBOUR MARINA.

This letter serves to clarify issues raised in recent discussions and e-mails with Electoral Area 'A' Director Joe Burnett and you regarding the designation of the Boat Harbour Marina lands with the draft Electoral Area 'A' OCP.

For your reference, the Boat Harbour Marina (lands) functions as a transportation terminus for a large number of small boats which are moored year round at the marina. Boat Harbour Marina is uniquely situated to the south of Dodd Narrows and False Narrows of which both passages being difficult for small boats to navigate under various storm/tidal conditions. Therefore, the owners gain advantage by utilizing the marina to gain access to their recreational properties on the outer islands namely: Mudge, Link, De Courcy, Ruxton and Pylades islands.

The proposed adjacent "Townline" subdivision development when registered leaves the Boat Harbour Marina without a service repair shop, office and an accessory dwelling. These uses remain within the subdivision lot development. The Boat Harbour Marina must contain a service repair shop, caretaker's residence, office and washrooms. The total building area to accommodate the foregoing represents 3,000 sq. ft. in area.

Given consideration to the foregoing we hereby request that the Boat Harbour Marina be more accurately designated in the draft OCP to reflect the importance of the Boat Harbour Marina in its relationship with the outer islands recreational communities. Further, that the draft OCP recognize this relationship in land use.

We thank you for your consideration and look forward to an early response.

Yours truly,

R.K. Brown,
Consultant Planner

p.c. - Joe Burnett, Director Electoral Area 'A', RDN
- Alvin Hui Law Corporation

September 20, 2010

Joe Burnett
Electoral Area 'A' Director
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.

Dear Joe

I have found that following the process of creating an Official Community Plan for Area A has been very interesting and the present draft is comprehensive and in some places inspiring. I would like to compliment you for your leadership in creating this document.

There are several issues that I would like to comment on before the Official Community Plan is passed by the Regional District and becomes an official document.

1. I would like to support the proposal for expansion of the Growth Containment Boundary to reflect the extent of present residential development around the Cedar Village core. I feel that it would be counter productive to leave existing residential neighbourhoods out of the growth area. It would just lead to irregular extensions of water and/or sewer to meet health and other concerns. Good planning should lead to servicing existing residential neighbourhoods and then considering or denying further development over the long term. This would be achieved by including existing residential development within an expanded Growth Containment Boundary.
2. I would like to support the inclusion of Appendix 2 Groundwater Protection only if the following conditions are met.
    a. It must be made clearer that this table outlines best practices and not the regulations for activities carried out over the aquifers. As it stands, this table has the potential to create a lot of conflict between farmers and their neighbours as farmers continue with present practices and their neighbours report on them.
    b. The table needs to include manure in the section containing fertilizers as I feel that manure, as used by the dairy farmers in Area A, is a far more dangerous contaminant of aquifers than fertilizers.

c. There need to be policies included in the plan whereby government and the community can help the individuals and businesses who carry out activities over the aquifers achieve the best practices outlined in this table. For instance, I think that the Regional District needs to facilitate composting sites where dairy manure can be mixed with other products and aged to make a viable alternative to raw manure and chemical fertilizers for local farmers to use on their fields. I also think that the Regional District needs to pressure the Department of Highways to do more frequent cutting of roadsides in rural areas to combat the spread of invasive weeds and thereby reduce the use of herbicides.

3. I want to applaud you for Policy 5.1.14 which is a step in the right direction to supporting and promoting sustainable agriculture on ALR land within Area A. The Agricultural Land Commission is presently reviewing all its facets including operations, policies, and legislation so that it can more effectively and efficiently administer the Agricultural Land Reserve. I will be suggesting that they review your Policy 5.1.14 with the intent of adopting a similar policy supported with legislation to make it easier for young farmers to buy farm land and, with less of an investment in the land, actually make a living farming.

Congratulations on an Official Community Plan almost completed for Area 'A' and thank you for all your hard work.

Yours sincerely

Mayta Ryn
mryn@shaw.ca