

**Regional District of Nanaimo
Summary of the Electoral Area 'A' Official Community Plan Review
Citizen's Committee Meeting Held on Monday, November 8, 2010 at 6:30pm
At the North Cedar Improvement District Hall
2100 Yellow Point Road**

Joe Burnett	Committee Chair
Mike Hooper	Committee Member
Ray Digby	Committee Member
Jill Maibach	Committee Member
Brian Collen	Committee Member
Jack Anderson	Committee Member
Garry Laird	Committee Member
Joanne McLeod	Committee Member
Henrik Kriberg	Committee Member
Geoff Macaulay	Committee Member
Devon Wyatt	Committee Member
Chris Pagan	Committee Member
Anne Fiddick	Committee Member
Donna Sweeney	Committee Member
Mike Donnelly	Manager of Water Services
Christina Metherall	Drinking Water and Watershed Protection Coordinator
Greg Keller	Senior Planner
Stephen Boogaards	Recording Secretary

CALL TO ORDER

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

MINUTES

The Chair asked the Committee for a motion to adopt the summary of the October 18, 2010 meeting.

MOVED Ray Digby, SECONDED Geoff Macaulay, that the summary of the Area 'A' Citizen's Committee meeting held on October 18, 2010 be adopted.

CARRIED

YELLOW POINT AQUIFER PRESENTATION AND DISCUSSION

The Chair introduced Mike Donnelly and Christina Metherall of the RDN's drinking water protection program. M. Donnelly explained that the new service was established region wide to improve information on ground water resources. Researchers are now beginning to have a concept of the ground water resources available in the region. This is information that could be put to use in the OCP.

Ms. Metherall presented on the Yellow Point Aquifer. She explained that the aquifer is very unique and areas not serviced by the North Cedar Improvement District rely on it for their water supply. Since the aquifer is made up of consolidated bedrock it can take a long time to recharge as water slowly infiltrates the fractures in the bedrock. Due to the time for recharge it is not appropriate for urban development. This differs from the Cassidy aquifer that is made up of sand and gravel that allows rapid recharge, though this can be easily contaminated. Due to the Yellow Point aquifer's supply concerns it was ranked #2 priority

bedrock aquifer for protection on Vancouver Island by the Ministry of the Environment. For comparison most RDN aquifers did not make the top 80 and Cassidy was #5.

Ms. Metherall explained several sources of information that indicated problems with Yellow Point Aquifer. The first was that the Yellow Point Aquifer was noticed to be dropping by an observation well at a potential recharge point. The well is a potential indicator of what is going on in the rest of the aquifer. Another source of information was the Area 'A' water vulnerability study which indicated that many people dependent on the aquifer are not having steady water year round and have water delivered in the summer months. Another source of information was the meetings and workshops held with well drillers, Hydrogeologists, and residents to identify water supply issues. Some of the comments from the meetings suggested that there is not ample supply of water.

Greg Keller addressed the options in the OCP for groundwater protection. He explained that the draft OCP includes policies that would apply at the time of rezoning, advocates for other agencies with authority over groundwater to act, supports water conservation efforts, and includes implementation actions such as reducing development potential or supporting groundwater monitoring. The OCP may include an introductory sentence to indicate that there are water quantity concerns in the Yellow Point Aquifer. It may include direction to support the creation of a new subdivision servicing bylaw that would require a well to be drilled and tested on each proposed lot. The OCP may also include a development permit area specifically for lands above the Yellow Point aquifer where there is a subdivision application for more than 3 lots.

The committee members discussed the buildout potential outside of the Growth Containment Boundary and the impact on water quantity in the aquifer. Mr. Keller explained that based on existing regulations there could be an additional 1000 more lots at full buildout with most of the growth potential within the agricultural lands designation. The committee also discussed the implications of conforming with the policies and land use regulations of the Cowichan Valley Regional District in Area 'H'. In CVRD Area 'H' the parcel sizes are much larger for lands designated as rural or agricultural being 12 ha. The smallest parcel size supported without community water is 2ha. There is also a water conservation zone that only allows 1 dwelling per parcel. If Area 'A' was to be consistent than minimum parcel sizes would need to be significantly increased.

Some of the committee members and public attending the meeting suggested some conflicts with the information being presented on the Yellow Point Aquifer. The RDN representatives explained that all of the information available has suggested there could be a problem. The Chair suggested that the OCP already has language in it to support more research. The committee discussed the groundwater options for the OCP and the need to act on the information that was available on the state of the Yellow Point Aquifer. The committee voted on the following options:

General Statement in the OCP Indicating there is a concern

CARRIED

Consider increasing the Minimum Parcel Sizes as supported by the OCP following further Community Consultation

CARRIED

Policy supporting the creation of Subdivision Serving Bylaw

CARRIED

Aquifer Protection Development Permit Area (for all new subdivisions)

The committee members discussed applying the development permit area to subdivisions of 3 lots or more. The suggestion was based on reasonableness, since the cost of hiring an engineer would be excessive for only two lots. The group recommended that the proposed development permit area be revised so that it would apply to all new subdivisions, not just 3 lots or more on lands above the Yellow Point Aquifer. The group also discussed possibly linking the incentives and disincentives of the sustainability checklist in with the development permit area.

CARRIED

BOAT HARBOUR PROPOSAL

The Chair introduced Keith Brown who is the representative for the developer of Boat Harbour. Mr. Brown explained that his client was asking that ancillary marina uses be supported in the OCP such as caretaker residence, repair shop, office and washrooms. Mr. Brown explained that the current proposed total building area represents 3000 square feet in area. However, upon further review, Mr. Brown suggested that the building footprint could be reduced to 750ft.

The committee members discussed the parking associated with the marina. Mr. Brown suggested that his client is undertaking a study to look at using small portions of the foreshore for the primary parking area. The study will be done by a marine biologist and they will compensate for any of the filled foreshore. Greg Keller explained to the committee members that the purpose for coming to this meeting is to recognise boat harbour as a transportation hub and discuss an opportunity to support marina accessory uses in the draft OCP.

The Chair recommended an amendment to proposed policy 9.2.20 that states ‘the RDN may support rezoning of land to accommodate a service repair shop, caretaker’s residence, marina office and washroom facilities with a total building area not exceeding 280m² to include wording like "This Plan supports the applicant undertaking additional community consultation prior to consideration of the application." The Chair explained that public input may revise the proposal even before the public information meeting or rezoning. This may address community concerns prior to the application being considered by the Board.

The Chair called a vote on the potential amendments:

New objective – Support the continued use and improvement of Boar Harbour Marina

CARRIED

New Policy 9.2.19 – This Plan recognises 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.

CARRIED

New Policy 9.2.20 – The RDN may support rezoning of land to accommodate a service repair shop, caretaker’s residents, marina office, and washroom facilities with a total building area not exceeding 70m².

CARRIED

KIPP ROAD PROPOSAL

Greg Keller explained the planning rationale for the option and that from a planning perspective the subject properties may not be suitable for residential use given their proximity to Kipp Road, VMAC, and the Trans Canada Highway. The request being brought forward by the proponent is for the draft OCP to support the expansion of the South Wellington Light Industrial designation to include four properties. Mr. Keller explained that lot 4 should have been identified in the agenda package as one of the properties within the potential expansion area. He suggested that based on the input received so far the community was split on the issue and that it was clear that there are some community members and a community group who oppose the amendment and others who support it. Mr. Keller indicated that the recommendation is a compromise between the two positions. Mr. Keller explained that the OCP could support the lands as a potential expansion area for South Wellington Industrial Area, and support changes to the Regional Growth Strategy based on the outcome of an industrial lands needs assessment. This could help justify the need for more industrial land in this location.

The group discussed the options for the property and the petition that was circulated within the community. Some of the members expressed concern that the question being circulated was not clear to those signing the petition. Also concerns that many of the addresses were for business or for people living outside of the area. Emphasis was on the precedence for continued expansion of the industrial area. Other members expressed support and indicated that the properties do not have potential for residential use and future industrial uses will bring jobs to the community.

The committee members voted on the possible amendment to the OCP for the Kipp Road properties. One of the committee members recommend a change of wording to the proposal to have a conditional statement that limits support for industrial expansion so that the OCP would only support expansion if the industrial needs assessment justifies an expansion.

The Committee voted on the following amendment:

1. *That the subject properties be identified as a potential expansion of the South Wellington Light Industrial Commercial Area subject to completion of the following:*
 - i. *following the adoption of the new RGS, an RDN initiated region-wide industrial commercial needs assessment is conducted;*
 - ii. *that study supports the expansion; and,*
 - iii. *the RDN amends the RGS to support industrial uses on the subject properties.*
2. *That the subject properties be identified as a potential expansion to the South Wellington Industrial Commercial Development Permit Area.*

CARRIED

ADJOURNMENT

The meeting was adjourned at 9:22 pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson