



## SUMMARY OF QUESTIONS AND COMMENTS FROM PUBLIC INFORMATION MEETING

### FOR REGIONAL DISTRICT OF NANAIMO ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN BYLAW NO. 1335.06, 2017

**November 22, 2017 – 7:00 PM  
Public Information Meeting  
Lighthouse Community Hall  
240 Lions Way, Qualicum Bay, BC**

*Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.*

#### **Present for the Regional District of Nanaimo:**

Director Bill Veenhof	Electoral Area 'H'
Director Bob Rogers	Electoral Area 'E'
Paul Thompson	Manager, Long Range Planning
Courtney Simpson	Senior Planner
Jamai Schile	Senior Planner
Nick Redpath	Planner
Sean De Pol	Director, Water and Wastewater Services
Elaine McCulloch	Parks Planner

There were approximately 70 members of the public in attendance.

- 1) **Question:** For Deep Bay Southwest, what is the RDN reasoning for such a big increase from 1.5 to 5 times for the rural transfer value in draft version #3?  
**Comment:** Felt it seemed the jump from 1.5 that for the Rural designation to 5 times increase for Deep Bay Southwest was too big.
- 2) **Question:** When was the community survey done? Who was it sent to and in what format?  
**Comment:** Is it the RDN's scientific philosophy to create opportunities without knowing the outcome?
- 3) **Question Part 1:** For Deep Bay Southwest policy 25, what does a full amenity contribution exist of and what is its approximate value?  
**Part 2:** In an event an RGS amendment is necessary, when would this take place? What is the procedure, would it occur prior to rezoning?
- 4) **Question Part 1:** In regards to clustered development, are there rules regarding percentage of area, more specifically is there a minimum set area? Should there be a set rule/area?  
**Part 2:** In the City of Nanaimo Zoning Bylaw, is there a set greenspace area for Development?

- 5) **Question:** In regards to Community Values in Part 15 and the protection of the marine environment, how does sewer discharge into the Sound come in?
- 6) **Question:** To protect water quality, are there current or new strategies to deter dumpers? A lot of garbage in the watershed area.
- 7) **Question:** Secondary Suites for Deep Bay Southwest. Why include secondary suites as there is already concern with density and development here. Community and developers expressed no need for secondary suites, so why is it going ahead?
- 8) **Question Part 1:** Is improvements to paved shoulders on Highway 19A a priority to improve conditions for bicyclists?  
**Part 2:** Is it possible for a sign to go up at Sunny Beach Road to notify people to not take the rocks off the beach for their gardens?
- 9) **Question:** Can I have a secondary suite on my property on Deep Bay Spit? Why wouldn't we be allowed that with any other developments such as Deep Bay Southwest?
- 10) **Questions:** Deep Bay Southwest – Advantage to have study done to have land based vs water based sewer system to prevent pumping into the ocean?
- 11) **Question:** Sewage questions and marine outfall. Wondering where the RDN was in terms of the sewage plant and outfall and where the feedback from the open houses was as they were mostly negative.
- 12) **Question Part 1:** Is there a comprehensive wastewater servicing plan for the Area H future plan that included all areas?  
**Part 2:** Why is there a reduction of coastal setbacks from 30 m to 15 m (90 ft to 45 ft)?
- 13) **Question:** Bowser sewer study grant, is there any way that all systems in the area could be tied together? Also, any way for them to all be land based?
- 14) **Question:** Coastal setbacks of 15 m, what does it matter when people come in and do something in there without a permit? What is the next step?  
**Comment:** Concerned about nearby property owners in the area coming in and doing work (cutting trees down) within the 15 m setback. Does not want to personally complain as it causes conflict between neighbours, wondering what the procedure is to enforce or prevent this from happening.
- 15) **Question:** What are the DFO and engineering setback requirements for coastal areas in BC?
- 16) **Question:** Installing septic systems near the high water mark, how close to the 15 m setback can it be?
- 17) **Question:** Bower sewer plant, what is the failsafe for ocean discharge?  
**Comment:** If something goes wrong with the ocean discharge, could cause a lot more problems and more risks to the area compared to a land base system.

**Comment Form:** Dave Simpson: For lands deemed to be retained as parks for any developments should be protected by stronger means than covenants. I have seen numbers of developments which later lagged, sold or were developed anyway. My experience showed sales of parks etc. remain only when owned by third parties such as nature trust or ducks unlimited.