



*A SHARED COMMUNITY VISION
ELECTORAL AREA 'A' OCP REVIEW
COMMUNITY WORKSHOP # 1 -
GROWTH MANAGEMENT RESULTS*



Community Workshop # 1 - Growth Management Results

A workshop was held on January 31, 2009 from 9:00am - 12:00pm. The purpose of workshop 1 was to develop goals and objectives related to **growth management** which help us achieve the Community Vision. Participants were asked respond to 4 questions provided in a workbook both individually and then in small groups. Then their ideas were shared with the larger group. The results are presented in this document.

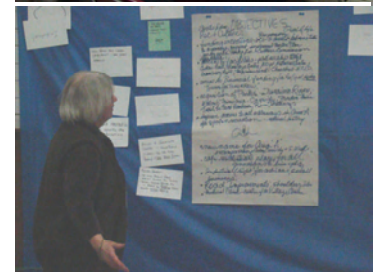
Participants worked with Regional District of Nanaimo staff to organize their goals into six main categories including Sustainable Agriculture, Industrial, Accountability, Urban Containment Boundary, Environmental, and Other. The first part of this document presents the goals and objectives developed by participants for each category while all other comments received at the workshop are provided at the end of this document. Please note, a summary of all the completed workbooks will be provided in a separate document.

<i>Category</i>	<i>Goals</i>	<i>Objectives</i>
Sustainable Agriculture	Develop a sustainable food production strategy as part of Area 'A' Growth Management Strategy (coop green-houses).	Provide land use designations for eco-village style community farming for greater crop diversity, intensive permaculture, and allow opportunity to showcase sustainable practices.
	Encourage diverse and sustainable agricultural production in Area 'A'	Provide incentives (tax breaks) for all Area A residents, regardless of property size to do sustainable food production.
	Permit subdivision of farmland into 10-20 acre parcels.	Support opportunities for increasing rural density on non-fertile portions of farmland to increase seasonal or year round farm help.
		Provide incentives to farmers to: allow community gardens, provide youth training in agriculture, provide roadside farmer's market, and co-op marketing.
		Encourage and support 4H clubs



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<i>Category</i>	<i>Goals</i>	<i>Objectives</i>
Urban Containment Boundary	Avoid additional development outside the UCBs (Development Requires Definition)	UCB must tie in with Regional District of Nanaimo RGS - Cross boundary requirements (CVRD)
	UCB is important but Neighbourhood Nodes are also required.	Definition of UCB review for future—Do network nodes play on future growth?
	Create employment Etc. within UCBs (to avoid commuting)	Develop an inventory of products and services—define what is still required.
	Establish nodal neighbourhood centres throughout the community that provide multiple land uses and activities on the least fertile portions of the land	
	Direct growth into well-defined village centres within the UCB	
	Mange change in designated areas	
	Develop community plan for village centres (UCB) enhance character/Encourage Growth/Encourage Diversity/Keep Retail Centres in UCB.	
	Direct growth to UCB's (Growth Requires Definition)	





<i>Category</i>	<i>Goals</i>	<i>Objectives</i>
Environment	Protect and Promote Bio-Diversity over area outside UCB	Retain natural habitat for indigenous species
	Amount of growth should respect and should be limited by the local water supply	Promote/establish corridor linkages (trails) to allow animals to move
		Waterfront parks
		Ensure greenbelt areas and community forests are part of the Official Community Plan
		Promote Eco-tourism, demonstration forests, and reforestation (eg. Wildwood)
		Promote/enforce selective logging
		Climate change and essential ecological system needs, are prerequisites to all development permits
		Develop and promote incentives for green development
		Independent and public review and studies will be required as part of applications before development is permitted
	Full public access to information and reports regarding water quality and quantity in our watershed.	

<i>Category</i>	<i>Goals</i>	<i>Objectives</i>
Accountability	OCP - Adopted must be respected and adhered to - Community, staff, and directors	
	Area 'A' OCP would be ironclad with respect to development outside UCB for 5 years (review period)	
	RDN Staff and Politicians listen to and respect community opinions	

<i>Category</i>	<i>Goals</i>	<i>Objectives</i>
Industrial	Revise the South Wellington Development Permit Area to accommodate heterogeneous activities	Development guidelines be established including a buffer from residential/roads (green construction)
	Designate Heavy and Light Industrial Areas—Create Jobs (sustainable)	Industrial lands would be included in Development Permit Areas
	Recognize and regulate Industrial use of lands along	Steering Committee to identify preferred locations for light industrial developments
		Down-zone of existing problem areas (Industrial) (Car Crushing)

<i>Category</i>	<i>Goals</i>	<i>Objectives</i>
Other	Protect aquifers/groundwater and all other community resources through incentives for sustainable development	Initiate and support community education and outreach on sustainability at all levels
	Build and encourage economic diversity: home based business, agriculture, farm markets, designated industrial areas, recognize tourism, recreation, biodiversity	Improve access to bodies of water (lakes, rivers, ocean, etc.) by identifying existing accesses/right of ways. No infringement of private property without property owners agreement
	Improve access to bodies of water/develop network of trails within village and rural areas/ assess green space in proportion to development/preservation of regional forests and promote reforestation.	To develop a policy that would preserve a percentage of Area A as greenspace in urban areas.
		Develop sustainability checklist for developers/builders to achieve community sustainability objectives
		Create a directory of community groups and experts

Improve access to bodies of water (lakes, rivers, ocean, etc) by identifying existing public accesses/right of ways.
 - No infringement of private property without property owners agreement.

Develop sustainability checklist for developers/builders to achieve community sustainability objectives

GOAL #1
 PROTECT AQUIFERS/GROUNDWATER AND ALL OTHER COMMUNITY RESOURCES THRU INCENTIVES FOR SUSTAINABLE DEVELOPMENT.

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The following pages include a list of all ideas and input provided at the workshop (not including the workbooks).

RDN reps and staff must respect approved OCP	Full public access to information and reports re water quality and quantity in our watershed
Create jobs for local community	Independent and public review and studies will be required as part of applications before development is permitted
Encourage access to railway (use existing infrastructure)	Establish permits that spell out water use
Designate Industrial Containment Areas (Heavy and Light)	Develop and promote incentives for conserving water
Designate small play areas near residential (Parks Playgrounds)	Address industrial (light, heavy, commercial)
Permit subdivision into in to 10-20 acre parcels	Contemplate industrial containment boundary
Support Village Centres and Rural Character	Use railway and airport access for industrial development - Services cost effective
Manage change with identified areas	Bring Chemainus and other local First Nations peoples into planning process
Review South Wellington Development Permit Area to accommodate more heterogeneous activities	Amount of growth should respect and be limited by the local water supply
Protect aquifers/groundwater and all other community resources through incentives for sustainable development	Protect and promote biodiversity of our area outside UCB
Develop community plan for village/UCB Centres, enhance character, encourage growth, diversity, rental in UCB	Ensure a balance between social, economic, and environmental aspects within the OCP
Build and encourage economic diversity/home based business/agriculture/biodiversity/Farmers Markets/Designate industrial area/recognize tourism/recreation	Area A OCP would be ironclad with respect to development outside UCB for 5 years (review period)
Improve access to bodies of water/develop network of trails and roads within village and rural areas/asses green space in proportion to development/ preservation of regional forests and reforestation.	Ensure local residents have a say through their OCP and Area Director to improve and maintain roads in Area A.
Direct growth into UCB	Develop a sustainable food production strategy as part of Area A Growth Management Strategy (Coop Greenhouses)
Avoid additional development outside UCB	Recognize and regulate industrial uses of lands along highway corridor
Make agriculture, resource etc. priority uses outside UCB	Develop community plan for Village Centres
To coordinate local authorities to maintain community goals	
RDN staff and politicians listen to and respect community opinions	
Flexible outside UCB	
Open mind	
UCB is important but neighbourhood node is also important	
Employment etc. inside UCB	
Sanitary inside UCB is important	
Use sustainable building materials	
Amount of growth should respect and be limited by the local water supply	

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Existing lot sizes to remain as is to contain development	Definition of UCB review for future UCB– Does network of nodes play on future growth
To enhance the character of the Villages	UCB to tie in with RGS
Farmland and industrial (light) containment boundary	Goal: Biodiversity
Build/encourage diversity for area	Promote/enforce selective logging
Set % of green space to be preserved proportionate to residential development	Ecotourism - promote demonstration forests, reforestation (i.e. Wildwood)
Develop network of trails and roads within village centres	Ensure greenbelt areas and community forests are part of OCP
Encourage growth into the UCB's	Use all available means to procure waterfront parks
Encourage more home based business in Area	Retain natural habitat for indigenous species
Encourage growth within UCB by allowing diversity in UCB	Promote corridor linkages (trails) to allow animals to move
Encourage sustainability, job creation, tourism commercial throughout area	No land released from ALR
Encourage growth/incentives for agricultural protection	Not so much change maximize what we have
Keep retail in UCB	Farming
Encourage economic sustainability	Crop rotations
Trails should be matched by growth of area	Real farms not hobby farms
Facilitate markets for farmers	
Facilitate tourism/job creation	
Improve public access to water bodies, ocean etc.	
Make agriculture, resource use, conservation of biodiversity the priority	
Protection of property rights	
Preserve and encourage forests lands reforestation	
Develop inventory of products and services and define what is still required and what is multiple	