

**A Shared Community Vision
Electoral Area 'A' Official Community Plan Review
Cassidy Rural Village Meeting
Questions and Answers**

The following is a summary of the questions and answers from the meeting held in Cassidy on November 12, 2009 to discuss a potential expansion to the Cassidy Rural Village.

	Questions	Answers
1	I am curious to know why people would build nice large homes on land beside a busy highway and a growing airport? I find it way too noisy here already. Who would invest?	As part of the conditions of approval, the developer would have to do a commercial industrial needs assessment which would look at the demand for the proposed development.
2	Will the existing farmers market in Cassidy be affected by further development further up the highway?	It may, but depends on what is in the new development.
3	Would we get our roads fixed? Pot Holes!	The Regional District of Nanaimo does not have jurisdiction over public roadways, but can work with the developer and MOTI to work towards improvements.
4	Will my taxes go up?	Property owners pay taxes based on the services they receive.
5	What offsite improvements will Island Timberlands be required to in exchange for permission to develop their property.	The community through the Official Community Plan can specify what types of community amenities the Regional District of Nanaimo should consider when negotiating with the developer during the rezoning process.
6	Is this the first area forest land owned by Island Timberlands has been designated for development?	This is the first for Electoral Area 'A'.
7	Where will the waste treatment plant be located and how large will it be? Will this treatment remove pharmaceuticals from the waste water?	The Official Community Plan specifies the general direction for servicing. The exact specifications for a sewage treatment facility would be worked out during the rezoning stage.
8	You are not going to metre my well are you?	No. The Regional District of Nanaimo does not have jurisdiction over ground water extraction.
9	Has anyone discussed the possibility of hotels or motels to give air travelers a place to stay close to the airport?	This has not been discussed so far, but could be considered. The Timberlands Pub has considered this in the past.
10	Would local residents have access to sewer and water? Would they be required by the Regional District of Nanaimo to connect to these services, or would it be voluntary?	Local residents may have access to community water or sewer. The developer would have to pay for and install a community water and sewer system to service its development and as a community system it would likely be

		<p>sized, or at least designed, to accommodate additional demand from Cassidy. The installation of such services by the developer would significantly reduce the cost to current residents to hook up to these services in the future. The connection to these services would be voluntary, meaning that the residents of Cassidy would decide if they were to hook up.</p>
11	<p>The Cowichan Valley Regional District has Development Permit Areas on the aquifer to protect it. Has there been any dialogue with the CVRD to have a uniform protection of our aquifer?</p>	<p>The draft Official Community Plan supports the use of Development Permit Area for the purpose of aquifer protection. The purpose of the Development Permit Area is to require a groundwater assessment as part of a development to ensure that it does not have negative impacts on the aquifers.</p>
12	<p>Let's assume nothing happens. How long will health of residents be deemed acceptable?</p>	<p>We do not know, but should septic systems start failing the community may need to consider community water and sewer.</p>
13	<p>Let's say the Urban Containment Boundary changes. How does the existing situation get cleaned up (packaged treatment plants, connection to major project, tax implications)?</p>	<p>Good question this is something that requires additional consideration. One scenario is that if there was a centralized sewage treatment facility built and paid for by a large developer, residents could be offered to connect to the system. There would be a cost associated with connecting to the system, but it would be far less than if a developer did not construct a treatment facility with capacity to serve Cassidy.</p>
14	<p>The Location for commercial: Too Far away from local area and spaces Does it have to have Highway exposure? If MOT upgraded the intersection this would interfere causing problems.</p>	<p>The location of the commercial development should serve the needs of the community and should be located in a location which would give it the best chance to be successful.</p> <p>The proposal would see a limited amount of commercial close to the highway, which would be screened from view.</p> <p>As part of the Official Community Plan review process, the Ministry of Transportation and Infrastructure will be asked to provide comments on the draft Official Community Plan to ensure that it is consistent with its plans for future road upgrades.</p>

15	How would development not affect the flight path of the airport?	The proposed development is not located within the Nanaimo Airport's flight path. In addition, the developer has been working with the airport to ensure that the flight path is protected,
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Comments and Concerns:

1. Please try to include a skateboard park in your recreational plans and a small building with water and washrooms.
2. I don't think we need anymore amenities. Not looking forward to gravel trucks and more development. I would like to stop it.
3. I didn't move here for amenities. I want to protect the Aquifer.
4. I can't access Crystal Lake to take my grandson fishing anymore because Island Timberlands cut off the access.
5. Island Timberland's policy is not good.
6. If it doesn't meet the guidelines it won't be considered.