
TO: Neil Connelly
General Manager, Community Services

DATE: December 4, 2001

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SUBJECT: GROWTH MANAGEMENT PLAN REVIEW – PHASE I & II INPUT

PURPOSE

This report has three purposes:

- To provide an update on the information obtained in Phases 1 and 2 of the Growth Management Plan Review;
- To obtain approval regarding the topic areas relevant to each Growth Management Plan goal that might require revision; and
- To obtain direction to prepare policy alternatives, additions and options to respond to these topic areas.

BACKGROUND

The Growth Management Plan Review was initiated on January 9, 2001, with Regional Board approval of Terms of Reference for the project.

Planning Process Update

The focus of Phase I of the Growth Management Plan Review was the research and preparation of reports¹ on topics pertinent to growth management in the region.

During Phase II, the public was invited to share their perspectives regarding the Growth Management Plan by attending one or more of the four public workshops held on October 24th and 25th, and November 1st and 3rd, reading and completing discussion paper questionnaires, and submitting specific suggested changes to the Growth Management Plan.

Consultation Findings Update

Workshops and Discussion Paper Questionnaire

General public input regarding the Growth Management Plan was invited at four public workshops (Oct. 25th, Oct. 26th, Nov. 1st, and Nov. 3rd) facilitated by the RETHINK GROUP and through the submission of completed discussion paper questionnaires developed by the RETHINK GROUP. The RETHINK GROUP has prepared a report that documents the findings of the completed discussion paper questionnaires and workshops (*The Executive Summary is included as Attachment 1 and the entire report is included under separate cover*). The discussion paper requested public feedback regarding the current vision and policies of the Growth Management Plan, and the recommendations of the technical studies completed in Phase I of the project. Approximately 100 completed discussion paper questionnaires were

¹ Complete copies of the reports were circulated to Board members previously and are available at the RDN office.

submitted to the Regional District. Overall, a majority of the people that completed the questionnaires support the Growth Management Plan vision statement, goals, and policies, and most of the technical study recommendations. The component of the Growth Management Plan that received the greatest degree of support among those who completed the discussion paper is the Environmental Protection goal, policies and technical study recommendations. Growth Management Plan issues which were the most controversial among those people that completed the discussion paper questionnaires include the frequency of considering requests to change the Urban Containment Boundary (there were strong feelings that individuals should have the opportunity to apply for expansions to the UCB on a more frequent basis), and the development potential of land outside the Urban Containment Boundary (there were strong feelings that existing zoning should remain intact).

Changes Suggested by Individual Property Owners and Residents

Individual property owners and residents submitted a total of twenty-eight property specific and five general suggested changes to the Growth Management Plan (*see Attachment 2*). Four key types of changes were suggested: [1] changes to support the provision of services to land outside the Urban Containment Boundary even though widespread health or environmental problems as required in the current policy context are not evident; [2] changes to support the maximum level of development possible under the current zoning where community services are provided; [3] changes to support the designation of land for more intensive development than that envisioned under the current land use designation; and [4] miscellaneous changes. Most of the changes submitted by the public involve requests to make changes to the Growth Management Plan to increase the development potential envisioned by the Plan for particular parcels or areas of land. Examples include suggestions to permit the designation of an additional node at Deep Bay, permit a residential golf course community at Boat Harbour, permit the development of a gas station on the new inland Island Highway in Electoral Area H, permit industrial use of gravel pit land in the Nanaimo River Road area, and to permit a nodal development on Stewart and Davenham Roads.

Changes Suggested by Member Municipality and Electoral Area Planning Staff

Staff responsible for community planning in the member municipalities and electoral areas also submitted suggested changes to the Growth Management Plan (*see Attachments 3-6*).

The changes suggested on behalf of the City of Parksville (*see Attachment 3*) involve the urban containment boundary, the City of Parksville Municipal Boundary Plan Study, the area of land designated as a regional industrial park in Electoral Area F, and a number of 'housekeeping' items (i.e. too much detail is provided in some areas of the Plan, such as specifications regarding native plants, and not enough information is provided about other topics, such as the node concept).

The changes suggested on behalf of the Town of Qualicum Beach (*see Attachment 4*) involve the urban containment boundary, the GMP land use designations for the West Qualicum Beach area, establishing consistency in regional context statements, and the servicing of public institutional uses outside of the urban containment boundary.

The changes suggested on behalf of the City of Nanaimo (*see Attachment 5*) involve the area of land included within the urban containment boundary in Electoral Area F, regional context statements, the designation of additional nodes, recommended requirements for provincial decision making consistency with regional growth strategies, environmental protection policy changes to integrate local parks master plans as environmental protection tools, a watershed planning approach, improving mobility as it relates to development decisions and transit/train service, revising the economic development policies to reflect areas where the region can be proactive, and improving clarity around the level of development permitted in conjunction with the provision of services.

The changes suggested on behalf of the electoral areas (*see Attachment 6*) involve minor changes to the UCB where no additional development would be facilitated, providing more clarity about nodal development particularly as it pertains to how nodal development might be different in rural areas than in urban areas, clarification regarding the amount of open space desired and what open space is comprised of, changes that might provide investor confidence in the longevity of urban containment boundaries and hence investments in land, increasing the amount of land designated industrial in Electoral Area A to match the proposal contained in the recently developed OCP for the area, policies regarding the level of development appropriate with the provision of services and when services should be provided, encouraging common servicing standards among jurisdictions, advocating agreements to simplify information and approval processes, and increasing the flexibility for member municipalities and electoral areas for those issues considered to be local community issues.

Topic Areas for Potential Revision in the Growth Management Plan

The information obtained in the Phase I research and the input received during the Phase II consultation activities suggests that the Board might wish to consider changes to the Growth Management Plan in the topic areas for each goal identified in Schedule 1.

Growth Management Plan Review Phase III

The focus of Phase III of the Growth Management Plan Review will be on responding to the issues raised in Phase I and II of the Review, with the view to affirming the most widely acceptable method of addressing identified issues, to direct the revision of the regional growth strategy bylaw. It is therefore recommended that the Regional Board direct staff to prepare policy alternatives, additions and options to respond to the information obtained in Phases I and II and the topic areas within each Growth Management Plan goal that might require revision that are identified in the preceding table. These would be presented to the Regional Board in early February. Public input regarding the policy alternatives, additions and options would be obtained through a series of workshops and a questionnaire in late February. The Regional Board would have an opportunity to consider the findings of Phase III consultation prior to directing staff to prepare a revised regional growth strategy bylaw for official consideration.

ALTERNATIVES

1. To receive the report and direct staff to prepare policy alternatives, additions and options regarding the identified topic areas within each Growth Management Plan goal that might require revision.
2. To receive the report and provide alternative direction.

FINANCIAL IMPLICATIONS

The Community Services budget provides for the budgetary requirements of the project.

SUMMARY

The Growth Management Plan is being reviewed for possible amendments in 2001-2002 pursuant to the Terms of Reference the Board approved for the project in January 2001. This report provides an update regarding the project planning process to date and the findings of this process. It also provides a list of topic areas the Board may wish to consider having policy options, alternatives, and options developed to respond to, based on information and feedback obtained through project research and consultation.

RECOMMENDATION

That the report 'Growth Management Plan Review – Phase I and II Input' be received, and that staff be directed to develop policy alternatives, additions, and options to respond to the topic areas identified in Schedule 1 of the report.

Report Writer

General Manager Concurrence

CAO Concurrence

**SCHEDULE 1:
 GROWTH MANAGEMENT PLAN TOPIC AREAS TO CONSIDER REVISION**

PART OF GROWTH MANAGEMENT PLAN	TOPIC AND RATIONALE FOR ADDRESSING THE TOPIC
VISION	<p>V1: Rural integrity theme</p> <ul style="list-style-type: none"> Members of the public indicate that rural residents see the current vision as an urban statement that imposes somewhat on their interests. Revisions to include a stronger rural theme may enable rural residents to be able to better relate to the vision <p>V2: Tourism/recreation theme</p> <ul style="list-style-type: none"> The Economic Development Opportunities report identifies tourism and recreation as important components of the region's economy. The RDN has a recreation/parks mandate and leisure opportunity is a defining element of the regional lifestyle, and is important to economic development. <p>V3: Length</p> <ul style="list-style-type: none"> Members of the public indicate that a shorter vision statement would be more powerful and memorable.
<p>Goal 1. Strong Urban Containment</p>	<p>1.1 Urban Containment Boundary (UCB)</p> <ul style="list-style-type: none"> The Cities of Parksville and Nanaimo suggest that the amount of land within the UCB in Electoral Area F should be reduced, citing concerns about a potential oversupply of industrial and commercial land. The City of Nanaimo suggests that only land that is currently developed for commercial or industrial uses be included in the UCB around the industrial area in Electoral Area F. The City of Parksville suggests that the UCB for the City should match the City municipal boundary, citing that the ALR land and other land in this area is urban in nature. The City of Parksville suggests that the Municipal Boundary Plan Study prepared for the City be referenced as a guiding document as it pertains to urban containment/boundary expansion. The Town of Qualicum Beach suggests that a small parcel of land that is isolated from the rural land base and owned by the Town be included inside the UCB. Several members of the public have suggested specific amendments to the UCB (e.g. two alterations in the Fairwinds area, an alteration in Electoral Area D). A majority of the discussion paper questionnaire respondents feel that it is too early to consider major changes to the UCB. <p>1.2 Designation of land within the Town of Qualicum Beach UCB Area</p> <ul style="list-style-type: none"> The Town of Qualicum Beach suggests that the Growth Management Plan land use designations for land north west of Qualicum Beach and inside the UCB that is currently designated as Resource Lands and Open Space and Rural Residential be changed to an Urban Area as the existing GMP land use designations pre-date the incorporation of these lands into the Town and the revision of the Town's official community plan to establish the area as a future urban development area. <p>1.3 The provision of services to land outside the UCB.</p> <ul style="list-style-type: none"> Members of the public have expressed concern regarding the current policy of only providing services to land outside UCBs for the purpose of addressing documented environmental and public health threats, especially in cases where there are service lines in place nearby (i.e. Flamingo Drive

	<p>neighbourhood in Electoral Area G, neighbourhood between Madrona and Craig Bay in Electoral Area E).</p> <ul style="list-style-type: none"> • A majority of the discussion paper questionnaire respondents agreed with restricting services to urban areas, and supported the extension of services to land outside the UCBs where public health or environmental issues have arisen. <p>1.4 The level of development on land outside the UCB where community services are provided.</p> <ul style="list-style-type: none"> • The City of Nanaimo has expressed concern regarding the possibility that the provision of services to land outside the UCB might facilitate more development than appropriate. • Some members of the public have expressed a desire to be able to develop to the maximum extent possible under existing zoning where services are provided to land outside the Urban Containment Boundary (i.e. neighbourhood between Madrona and Craig Bay in Electoral Area E). • Initiatives to establish a minimum parcel size of 1 hectare for land outside UCBs where services are provided have been met with opposition in some areas of the region. • Provincial grants to pay half the cost for the extension of services are contingent upon the implementation of a 1-hectare minimum parcel size for land outside the UCB. • A majority of the discussion paper questionnaire respondents agreed with the concept of using servicing restrictions as a tool to limit growth. <p>1.5 Types of land use and development on land inside versus outside UCBS</p> <ul style="list-style-type: none"> • The Town of Qualicum Beach has indicated that it may wish to establish a public institution use (i.e. a fire hall) on land outside the Urban Containment Boundary. • Some members of the public have suggested that particular types of development be permitted on land outside the Urban Containment Boundary (i.e. gas stations in Electoral Area H, residential golf course community in Electoral Area A).
<p>Goal 2. Nodal Structure</p>	<p>2.1 The level of development in nodes in unincorporated areas.</p> <ul style="list-style-type: none"> • The City of Parksville indicates concern regarding the level of development intended in nodes in unincorporated areas, citing that clarification might be warranted regarding the differences between nodes in urban versus rural areas. <p>2.2 New towns.</p> <ul style="list-style-type: none"> • The Cities of Nanaimo and Parksville and the Land Reserve Commission suggest that the policy that supports the study and future development of new towns be eliminated, citing the premature nature of this sort of development. The City of Nanaimo cites additional concerns that new town development will compromise the development of existing designated nodes. • Discussion paper questionnaire results suggest a low level of support for new town development. <p>2.3 The designation of additional nodes or expansion of existing nodes.</p> <ul style="list-style-type: none"> • The City of Nanaimo indicates concern regarding the designation of additional nodes or the expansion of existing nodes, citing that such designations/expansion will compromise the development of existing nodes. • Members of the public have suggested that additional nodes/nodal type developments be designated (i.e. Deep Bay, Nanoose, Boat Harbour) and that some existing nodes be expanded (i.e. Extension, Woodgrove).

<p>Goal 3. Protection of Rural Integrity</p>	<p>3.1 Development potential for land outside the UCB.</p> <ul style="list-style-type: none"> • The Land Inventory Analysis suggests that there is no evidence of a shortage of land for housing anywhere in the region, that there might be too much land available for housing in the region (particularly in the rural areas), that the level of development possible in rural areas might compromise rural integrity, that problems exist in under-building in designated growth areas, and that the development potential of land outside the UCB might compromise the Plan's nodal development strategy. • Completed discussion paper questionnaire results indicate that there is some concern that the amount of rural residential development permitted in rural areas might compromise rural integrity. • Completed discussion paper questionnaire results also indicate a strong desire for current zoning to be respected, and a feeling that minimum lot sizes are too large. <p>3.2 Agriculture Land Reserve and protecting land for agriculture.</p> <ul style="list-style-type: none"> • Some members of the public are concerned about the agriculture viability of some of the land that is in the Agriculture Land Reserve. The Growth Management Plan could support a "ground-truthing" of agriculture potential, similar to initiatives undertaken to "ground-truth" environmental features. The Growth Management Plan could also direct the development of agreements with the Land Reserve Commission regarding planning and decision making as it pertains to ALR land. • Completed discussion paper questionnaire results suggest a high level of concern about the ALR, particularly in Electoral Area F. There is support for the concept, but a feeling that the designations are inaccurate and the appeal process both insensitive and costly. <p>3.3 Present Status Lands designation</p> <ul style="list-style-type: none"> • An anomaly exists between the Lantzville OCP and the Growth Management Plan. The Growth Management Plan supports the provision of services to land inside UCBs to facilitate additional development, and the provision of services to land outside UCBs to fix environmental or health problems, but not to facilitate additional development. The Lantzville OCP supports the provision of services to some land outside the UCB to facilitate additional development (i.e. Suburban Residential designation). If the intent is to facilitate additional development on these lands they might be better classified as Urban, otherwise a Rural Residential designation may be more appropriate.
<p>Goal 4. Environmental Protection</p>	<p>4.1 The establishment of a regional standard to ensure the long-term integrity of the natural environmental.</p> <ul style="list-style-type: none"> • Aspects of the natural environment, such as watercourses and sensitive ecosystems often span the boundaries of multiple jurisdictions. Consequently activities in one area of the region can have an impact on aspects of the natural environment in a larger surrounding area. • Initiatives have been undertaken to develop and implement measures to protect environmental features in some areas of the region, but in the absence of a regional minimum standard there is sometimes reluctance to develop and implement environmental protection measures. • A majority of the discussion paper questionnaires indicate that the RDN should strengthen its environmental protection role. <p>4.2 A watershed perspective regarding environmental issues</p> <ul style="list-style-type: none"> • One of the themes that emerged from the environmental workshops conducted as a part of the review of the GMP environmental protection goal was the recommendation to take a holistic, ecosystem based approach to environmental protection, using watersheds as a basic unit for addressing land and water-based issues. • A majority of the discussion paper questionnaires indicate support for the

	<p>RDN taking a more holistic watershed protection regarding environmental issues.</p> <p>4.3 Recognizing the role of parks and parks plans in environmental protection</p> <ul style="list-style-type: none"> • The Environmental Protection report and the associated governmental and non-governmental workshops suggest that parks and trail corridors be addressed in the Growth Management Plan, and that their role in protecting the environment be clarified, citing that conflicts may arise in the reconciliation of the recreation and conservation mandates associated with park and trail development and use. • The City of Nanaimo suggests that the potential role of parks in environmental protection be recognized.
<p>Goal 5. Improved Mobility</p>	<p>5.1 Agreements with transportation service and infrastructure providers to enhance mobility.</p> <ul style="list-style-type: none"> • Opportunities exist to improve mobility within the region by supporting the development of agreements with transportation service and infrastructure providers to enhance mobility as it relates to automobile travel between nodes, the movement of goods, emergency access, connections to the inland Island Highway, and pedestrian and bicycle pathway systems. <p>5.2 Relationship between nodal development and improved mobility</p> <ul style="list-style-type: none"> • The Ministry of Transportation suggests the Growth Management Plan direction pertaining to improved mobility could be improved by recognizing where nodal development will support increased transit service (i.e. connecting major nodes on Island Highway), recognizing the threshold density levels required to achieve economical and convenient transit service, and the recognizing the social function of transit, to provide a realistic scope to the goal of improved mobility. • The City of Nanaimo and the Ministry of Transportation also suggest that the potentially conflicting direction of the policies be addressed (i.e. a policy advocates increased densities in nodes and a guideline advocates increased densities along transit routes). <p>5.3 Recognition of role of automobile travel in region.</p> <ul style="list-style-type: none"> • The Ministry of Transportation suggests that the Growth Management Plan recognize that the continued role of the automobile as a mode of transportation in the region • Completed discussion paper questionnaires indicate a need to recognize the continued role of the automobile as a form of transportation.
<p>Goal 6. Vibrant and Sustainable Economy</p>	<p>6.1 The Regional District of Nanaimo role in economic development</p> <ul style="list-style-type: none"> • The Economic Development Opportunities report and associated workshops recommend that clear direction be provided regarding the Regional District's role in economic development, limiting it to the designation of land for desired development, providing infrastructure, coordinating economic development activity in the region, and generally enhancing the quality of life of the region as a magnet to development. • The Environmental Protection report and associated workshops recommend that the significance of the environment to the overall sustainability of the region be emphasized, citing that often the environment is viewed as an impediment to economic activity although it plays a fundamental role in supporting economic and social well-being. • Completed discussion paper questionnaire results indicate agreement with the economic development roles identified in the economic and environmental reports, and support for the RDN to play a coordination role. <p>6.2 The Industrial Areas land use designation</p> <ul style="list-style-type: none"> • The Electoral Area A Official Community Plan proposes the expansion of the industrial land use designation in the South Wellington area, to include

	<p>specific properties that are almost enveloped by the existing industrial area.</p> <ul style="list-style-type: none"> • The Cities of Parksville and Nanaimo cite concern that there might be too much land designated for industrial use. • Some members of the public have suggested that additional land be designated. One suggested area includes the area adjacent to the Duke Point Connector and Highway 19. • A member of the public has suggested that a specific property currently being used as a gravel pit and designated as Resource Lands and Open Space by the Growth Management Plan be re-designated as an Industrial Area to support the long term industrial use of the lands once gravel extraction is complete, or that industrial uses be permitted in the Resource Lands and Open Spaces designation. • Discussion paper questionnaire results indicate the absence of strong support for the designation of additional industrial and commercial oceanfront development, and some support for the designation of additional industrial land in the Nanaimo area. <p>6.3 Sand and gravel resources</p> <ul style="list-style-type: none"> • The Aggregates Study illustrated the need to ensure a long-term supply of aggregate resources in the region, in part by identifying areas within the region where aggregate resources will be developed over the long term. The absence of such a designation results in uncertainty for homeowners and gravel pit operators, and the approval of gravel pits in locations that are sometimes not compatible with community wishes. <p>6.4 Enhancing the viability of agriculture as an economic activity</p> <ul style="list-style-type: none"> • The Land Reserve Commission and the Ministry of Agriculture suggest that a more proactive approach be taken to promote the viability of agriculture as an economically viable activity. The Growth Management Plan could support completing a project or plan that identifies the agricultural land in the region, the types of agricultural activities suitable for the region's agricultural land, ways of encouraging the consumption of locally produced farm products and expanding markets for locally produced farm products. • Members of the public have expressed concern that land in the ALR may not be viable for agriculture and concern about the ability to make a living on agriculture in the region.
<p>Goal 7. Efficient Services and Resource Use</p>	<p>7.1 See 1.3</p> <p>7.2 The servicing of industrial lands</p> <ul style="list-style-type: none"> • The Town of Qualicum Beach suggests that particular land (i.e. the Town's airport) designated as an Industrial Area, outside the UCB, may need to be serviced in the future. • The Growth Management Plan explicitly supports the provision of services to industrial lands that are inside Urban Containment Boundaries and is silent with respect to the provision of services to land outside the Urban Containment Boundaries. • There are significant Industrial Areas that are outside the Urban Containment Boundaries that are presently serviced (i.e. Duke Point). • Servicing might be warranted in all industrial areas to reduce the potential environmental and public health impacts that these types of uses might have. • A majority of the completed discussion paper questionnaires indicate that servicing of industrial lands should be limited to designated/zoned areas or inside UCBs and nodes. <p>7.3 The servicing of public institution lands</p> <ul style="list-style-type: none"> • The Town of Qualicum Beach suggests that the Growth Management Plan permit the servicing of specific types of public institution lands that

	<p>are located on land outside the Urban Containment Boundary.</p> <ul style="list-style-type: none"> • The Growth Management Plan supports the provision of services to public institutional uses on land inside the Urban Containment Boundary, and does not support the provision of services to such uses on land outside the Urban Containment Boundary.
<p>Goal 8. Cooperation Among Jurisdictions</p>	<p>8.1 Provincial government commitment to the Growth Management Plan</p> <ul style="list-style-type: none"> • Unlike municipalities and electoral areas, the provincial government is not bound to respect the Growth Management Plan in its decision-making and planning. This has resulted in decisions to permit gravel pits and rock quarries in locations that are not specifically supported by the Growth Management Plan or local area official community plans. This has also resulted in decisions to establish private water utilities inconsistent with the Growth Management Plan. • The discussion paper results indicate a desire for provincial agencies to take the GMP and associated OCPs into account in provincial agency decision-making. <p>8.2 Regional context statements</p> <ul style="list-style-type: none"> • The Town of Qualicum Beach suggests that conflicts between the different methods of implementing the Growth Management Plan in the electoral areas and municipalities could be reduced if regional context statements are required for all official community plans (municipal and electoral area) and consistent requirements or format are established for such statements. • Regional context statements are only required for municipal official community plans, although regional context statements have been included in electoral area official community plans too. • Regional context statements must currently identify the consistencies and inconsistencies between the official community plan and the regional growth strategy. They must also identify the method of resolving the inconsistencies identified. <p>8.3 Implementation agreements</p> <ul style="list-style-type: none"> • Implementation agreements are a key tool to coordinate the activities of the various organizations with a role in Growth Management Plan implementation. It is suggested that implementation areas that might benefit from such agreements be identified, so that steps can be taken to identify responsible agencies and complete appropriate work. <p>8.4 Cooperation provisions</p> <ul style="list-style-type: none"> • The discussion paper questionnaire results, the Environmental Protection report and associated workshops, and the Economic Development Opportunities report and associated workshops recommend the Growth Management Plan broaden it's direction regarding cooperation, by encouraging cooperation with all land owners, land and water users, non-governmental organizations and First Nations.

ATTACHMENT 1

RETHINK GROUP REPORT ON PUBLIC WORKSHOPS AND DISCUSSION PAPER QUESTIONNAIRE RESULTS



EXECUTIVE SUMMARY

Reviewing the Region's Growth Management Plan - Phase II Public Input

Background

Phase II of the GMP Review was intended to **INFORM** the public about the results of the initial technical review phase and to provide opportunities for the public to identify additional issues. Key activities included:

- A summary of the technical reports was published in 'Regional Perspectives' and distributed to all homes in the region
- Technical Papers from phase I were posted on the RDN website
- A Discussion Paper to encourage feedback was prepared and advertised – it was also distributed to approximately 300 citizens who had participated in the review to date
- Four well advertised workshops were held, attracting approximately 120 individuals.

Overview of Participation

Of the 120 workshop participants, the facilitators estimate that the majority had a personal or vested interest related to their own property. An additional one-third attended because of professional or 'appointment related' interest in the planning process (e.g. planning/development consultants, developers, Performance Review Committee members). Almost one-half were rural residents, with the majority of these concerned or frustrated about limits on development potential, servicing, ALR, and/or inflexibility in the interpretation of GMP policies.

97 individuals returned completed workbooks. The figures in this summary are based on those responses.

Summary of Feedback Received

74% of the public rated the **VISION STATEMENT** as good (51%) or excellent (23%). Those that gave it a lower rating were concerned that:

- that it was too wordy and could be made shorter and more powerful
- that rural residents do not see themselves in the vision – reference to the rural integrity goal in particular was missing, and
- that recreation/tourism was not featured, given that the RDN has a parks/recreation mandate and that tourism is a significant economic activity.

The table on the next page summarizes ratings of level of support and comments received in each of the goal areas. It should be noted that the rating levels were approximately 12% higher before a cluster of organized negative responses was received from one community (picked up on the deadline date and submitted approximately 2 weeks later).

ATTACHMENT 1 (CON'T.)

RETHINK GROUP REPORT ON PUBLIC WORKSHOPS AND DISCUSSION PAPER
 QUESTIONNAIRE RESULTS

FEEDBACK on GMP GOALS

Goal/Level of Support	Overview of Comments/Concerns Received <i>(most common issues raised)</i>
<p>Goal 1: Urban Containment</p> <p>60% strongly agreed or agreed somewhat</p>	<ul style="list-style-type: none"> • majority felt that it was too soon to consider major changes to the UCB – give the policy/approach more time • strong feelings that older zoning should be respected – stay away from downzoning (however 55% felt that zoning should be updated so as to 'be in line' with the GMP and related OCP revisions • several discussions spoke to the need for more flexibility in this policy – some of the policy statements belong more appropriately in OCPs • the 5-Year review policy/practice is too long; more frequent opportunities for revision should be provided for.
<p>Goal 2: Nodal Structure</p> <p>60% agreed with the goal and related policies - 79% support from 120 participants in a workshop on the goal</p>	<ul style="list-style-type: none"> • support for more aggressive development of examples nodes (e.g. use servicing strategies to get things moving in one or two areas) • many believe that the concept does not work in rural areas • not much support for the concept of a New Town – develop what we have • encouragement for planners to be more flexible and to encourage the development community to bring forward proposals for nodes - the RDN should support the first one or two that are large enough to provide the development mix and support infrastructure required
<p>Goal 3: Rural Integrity</p> <p>70% agreed with the goal and policies</p>	<ul style="list-style-type: none"> • rural residents were the most vocal and generally felt under-represented and that their concerns/issues were not heard or dealt with; concern that insensitive 'urban vote' controls rural decisions • some concern that permitted levels of rural residential development compromise the rural integrity goal • high levels of concern about the ALR, particularly in Area F – support for the concept but feelings that designations are inaccurate and the appeal process both insensitive and costly (can the RDN help?) • demand that current zoning be respected (grandfather clause) • feelings that minimum lot sizes are too large.
<p>Goal 4: Environmental Protection</p> <p>72% agreed with the goal and related policies</p>	<ul style="list-style-type: none"> • 71% felt that the RDN should strengthen its environmental protection role • 66% agreed with recommendations from two environmental workshops regarding looking at carrying capacity, taking a holistic/watershed based approach, elevating many guidelines to policy status, and the need for more public education • demand for increased coordination of all regulators having an interest in the environment – partnership programs, one-stop shopping • demand for more flexibility in interpretation of environmental designations and development solutions.

ATTACHMENT 1 (CON'T)

RETHINK GROUP REPORT ON PUBLIC WORKSHOPS AND DISCUSSION PAPER
 QUESTIONNAIRE RESULTS

Goal/Level of Support	Overview of Comments/Concerns Received <i>(most common issues raised)</i>
<p>Goal 5: Improved Mobility</p> <p>69% agreed with the goal and related policies</p>	<ul style="list-style-type: none"> • moderate support (55%) for the concept of a Regional Road System • 69% agreed with the desirability of taking a comprehensive approach to transportation planning (data base, model, plan, advisory committee) • strong support for development of more pathway systems (87%) • support for initiatives to improve ferry (62%), air (60%) and rail (50%) services • need to recognize the reality of the car in policies, particularly in rural areas - policies should emphasize balance • need to focus on east/west roads and access to nodes
<p>Goal 6: Vibrant and Sustainable Economy</p> <p>59% agreed with the goal and related policies</p>	<ul style="list-style-type: none"> • agreement that the government role should be limited to provision of infrastructure, ensuring that appropriate land is available, and facilitation of lifestyle attributes/magnets to development • repeated requests for improved coordination of approval processes and requirements • support for a coordinating role for the RDN • specific recommendations for improvement of individual policies and guidelines provided through the economic development workshop • no strong support for designation of additional industrial and commercial oceanfront development – despite case made in economic development study • some support for designation of additional industrial land in Nanaimo area.
<p>Goal 7: Efficient Servicing and Resource Use</p> <p>73% agreed with goal and related policies</p>	<ul style="list-style-type: none"> • while majority agreed with restricting servicing to urban areas, those adjacent to sewer and/or water lines pushed for access • 57% agreed with the concept of using servicing restrictions as a tool to limit growth ((16% unsure, 25% disagreed) • 50% agreed that servicing of industrial land should be limited to designated/zoned areas or inside UCBs and nodes • requests for review of node designation to embrace areas where development demand is strong and the impact is manageable • 59% supported extension of services beyond the UCB or village centers where public or environmental health concerns have arisen (e.g. failed septic)
<p>Goal 8: Cooperation Among Jurisdictions</p> <p>68% agreed with the goal and related policies</p>	<ul style="list-style-type: none"> • skepticism that governments will take this seriously • desire for provincial agencies to be required to take the GMP and OCPs into account - there must be a way to add this to current regulations (e.g. ALR, FLR, aggregate, road development) • 69% felt that the current policies should be broadened to also encourage cooperation with the private and voluntary sectors • repeated calls for more streamlining and shared approval processes (too many different approving agencies) • need mechanisms to respect rural voice and perspectives • continue efforts to increase public education, information and participation in the GMP planning and implementation process.

ATTACHMENT 2

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY INDIVIDUALS AND MEMBERS OF THE PUBLIC



**Suggested Changes to the Growth Management Plan
SUBMITTED BY INDIVIDUAL PROPERTY OWNERS AND RESIDENTS
AS A PART OF THE GROWTH MANAGEMENT PLAN REVIEW**

NOVEMBER 30, 2001

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN

Individuals were invited to submit forms regarding 'Suggested Changes to the Growth Management Plan' to the Regional District of Nanaimo by October 26, 2001. This deadline was subsequently extended to November 5, 2001.

Individual property owners and residents submitted a total of 28 property-specific and five general suggested changes to the Growth Management Plan.

The suggested changes submitted by property owners and residents are outlined in the following tables. The suggested change is described, and the rationale for the suggested change is provided, as stated by the property owner or resident in their submission. In some cases property owners and residents provided additional descriptive material with their suggested changes (i.e. maps, information about zoning or official community plans). This information is available for viewing at the RDN Administrative offices.

Maps that illustrate the location of the property-specific suggested changes are provided following the tables. Each suggested change is assigned a reference number, and this reference number is used to locate each property that is subject to a suggested change on the maps.

Property Specific Suggested Changes

No.	Property	Suggested Change	Rationale (As stated on form)
1	Legal: Lot 2, Plan 7832, Section 14, Range 6 Street address: Fielding Road Electoral Area: A See Map Sheet 1	<ul style="list-style-type: none"> • Change land use designation from Rural Residential to Industrial 	<ul style="list-style-type: none"> • Meets the criteria set out in Appendix C of Electoral Area A OCP. • There are other commercial and industrial properties in proximity.
2	Legal: Lot B, Plan 34675, DL 78, Nanoose District Street address: Powder Point Road and Anchor Way Electoral Area: E See Map Sheet 2	<ul style="list-style-type: none"> • Change land use designation from Rural Residential to Urban Area. • Put land inside Urban Containment Boundary. 	<ul style="list-style-type: none"> • Parcel has always been part of the Fairwinds lands.
3	Legal: Lots 1-15 Street Address: Flamingo Drive Electoral Area: G See Map Sheet 3	<ul style="list-style-type: none"> • Change land use designation from Rural Residential to Urban Area. • Support the provision of community sewer service to the land. 	<ul style="list-style-type: none"> • To support the provision of community sewer service to the land. • Because community sewer services are provided to land nearby. • The area is a floodplain containing drilled wells and septic fields which are subject to flooding and result in contamination. • The lots are narrow and the existing setback regulations do not facilitate reconstruction of septic fields in the event of failure of the existing field.

No.	Property	Suggested Change	Rationale (As stated on form)
4	Legal: not provided Street Address: Flamingo Drive to Surfside Road area Electoral Area: G See Map Sheet 3	<ul style="list-style-type: none"> Support the provision of community sewer service to the land. 	<ul style="list-style-type: none"> It is a highly developed area adjacent to the ocean. There is a high probability that the existing septic systems will fail because many are 30+ years old. This results in pollution to local wells as well as the ocean. Although there is now a sewer in the area residents are not able to connect without an incredible amount of red tape, just because the residents are outside of an artificial line. The GMP is in conflict with the LWMP.
5	Legal: Parcel Z (DDK83923), Section 13, Range 1 and Section 12/13, Range 2 Street Address: not provided Electoral Area: C See Map Sheet 4	<ul style="list-style-type: none"> Change land use designation from Village Centre and Resource Lands and Open Space to Village Centre. 	<ul style="list-style-type: none"> To subdivide property. The property subdivided would bring the village centre together fitting into the nodal structure of the Growth Management Plan. We plan to donate the #1 Extension Mile Head as a heritage park. This would put a park in the middle of the nodal structure with Canada Trail access.

No.	Property	Suggested Change	Rationale (As stated on form)
6.	Legal: Plan 445R, DL 22, Nanoose Land District, that part outlined in red Street address: 1610 Northwest Bay Road Electoral Area: E See Map Sheet 5	<ul style="list-style-type: none"> Change land use designation from Rural Residential to a land use designation that would allow 1000 m² lots or multiple family development like Craig Bay or 500 m² strata or fee simple lots. (The individual probably wants the Growth Management Plan land use designation changed from Rural Residential to an Urban Area within an Urban Containment Boundary). 	<ul style="list-style-type: none"> Sanitary sewer is available and more than ample water supply exists. The area is close to the Island Highway, shopping, and can be developed along a similar scheme to the Craig Bay project. With the established watercourse setbacks and tree cutting bylaws, in return for density averaging or higher densities, the greenspace and watercourses can be readily protected, and also serve as an amenity to the development that may occur here. These lands were previously zoned for 1,000 m² lots, and there is no valid reason as to why this should be changed now. Also, this specific property is already scheduled to be included into the Madrona Specified Area for water and supported a RDN well lease and certain agreements for about 10 years. It's also unfair to allow Fairwinds a monopoly for RDN development in the Nanoose area, and to have the Craig Bay Project so near, yet to not have any development here. The infill of the area from Madrona to Craig Bay is natural and makes efficient use of Northwest Bay Road and the Hydro/Tel and gas lines located here, and the nearby sanitary sewer and waterlines which have surplus capacity. In addition this property already supports a great 100 gpm well, which would provide surplus capacity to the surrounding community, and be a good reserve well for the RDN. The Craig Bay nodal area simply has to be expanded to include the portion of lands between Madrona and the City of Parksville, and have an expanded Craig Bay-Madrona nodal area.

No.	Property	Suggested Change	Rationale (As stated on form)
7	Legal: District Lot 68, Nanoose District, Except amended Parcel A thereof and except those parts in Plan 3940, 26680, 27026, 27376 and 30341 Street address: 1800 Northwest Bay Road Electoral area: E See Map Sheet 5	<ul style="list-style-type: none"> • To change the land use designation from Rural Residential to Urban Area. • To put the land inside the Urban Containment Boundary. 	<ul style="list-style-type: none"> • In the late 1970s the property was included as a part of the current Madrona subdivision with approved lot sizes similar to those present in the Madrona subdivision (1/4 to 1/3 acre lots). However, in the early 1980s the developer encountered financial difficulties, and consequently the Royal Bank repossessed a portion of the subdivision located south of Northwest Bay Road. In 1984 I purchased the 34+ acre property from the Royal Bank with the intention of living on the property and subdividing it in the future to provide for my retirement. Three or four years ago the OCP was developed. It changed the property's designation to Rural Residential, thus limiting subdivided lot sizes to 2.5 acre (1 ha) lots. I would have addressed this issue at the time, but I was in Ottawa serving as your member of parliament. As a result I was unable to deal with the issue at that time. My suggestion would be to return the property's designation back to where it was in the late 1970s, 1980s and most of the 1990s, to allow for 1000 m² lots, with community water and sewer service, or 1600 m² lots with community water and no sewer service. • The property is currently zoned RS1. Community water is available, as confirmed by RDN Engineering. Sewer capacity is available at Pacific Shores, which is located 1/4 mile from the property. Subdivision meets the GMP objectives to: ensure minimum disturbance to the environment, efficiently serviced property, conform to local area of subdivided properties, facilitate development in accordance with current zoning.

No.	Property	Suggested Change	Rationale (As stated on form)
8	Legal: District Lot 42, Roll No. 332800, Land Title No. EG149085 Street Address: 270A Shelly Road Municipality: City of Parksville See Map Sheet 6	<ul style="list-style-type: none"> To change the land use designation of the property from Agriculture Land Reserve to Rural. (The individual probably means to change the GMP land use designation from Resource Lands and Open Space/Rural Residential to an Urban Area, and to put the land inside the Urban Containment Boundary). 	<ul style="list-style-type: none"> Non-economical farm property due to the following factors: <ul style="list-style-type: none"> Soil of property is very rocky. 50% of the surface area is gravel poor drainage does not enable property germination of seed use of fertilizers and farm slurry will drain directly into Englishman River above community water intakes by way of Shelly Creek which runs through property property cannot generate sufficient water supply for crop irrigation cost of city water would be cost prohibitive and probably unavailable for irrigation purpose Property is situated within city boundaries of Parksville.
9	Legal: Lot A, District Lot 12, Plan 50452 Street Address: 410 Blower Municipality: City of Parksville See Map Sheet 6	<ul style="list-style-type: none"> To change the land use designation of the property from Agriculture Land Reserve to Rural. (The individual probably means to change the GMP land use designation from Resource Lands and Open Space/Rural Residential to an Urban Area, and to put the land inside the Urban Containment Boundary). 	<ul style="list-style-type: none"> Non-economical farm property due to the following factors: <ul style="list-style-type: none"> Soil of property is very rocky. 50% of the surface area is gravel poor drainage does not enable property germination of seed use of fertilizers and farm slurry will drain directly into Englishman River above community water intakes by way of Shelly Creek which runs through property property cannot generate sufficient water supply for crop irrigation cost of city water would be cost prohibitive and probably unavailable for irrigation purpose Property is situated within city boundaries of Parksville.

No.	Property	Suggested Change	Rationale (As stated on form)
10	Legal: DL 22 (the long narrow lots) and DL68 Street Address: Northwest Bay, Terrien Roads, Bay Drive, Gracyn Drive Electoral Area: E See Map Sheet 5	<ul style="list-style-type: none"> The lands lying in this area should be zoned as the existing Madrona area of 1000 m² lots. Terrien Road, Bay Drive, Gracyn Drive and remainder of Lot 22 and 68 should be serviced from the Madrona water district and the sanitary sewer hook up be provided to the 20+ properties along these road systems. (The individual probably means to change the GMP land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary). 	<ul style="list-style-type: none"> The inclusion of remainder of Lot 22 and 68 would make the Madrona, Wall Beach, Craig Bay area a very neat, tidy community within itself. Further re-zoning similar to the Red Gap community and adding facilities such as stores, gas station, and parks would enhance this community for those who live there. With sufficient water supply, sanitary sewer, Hydro, telephone and gas line readily available, why would the RDN not want to allow further development in this area with the infrastructure there or very nearby. It is unjust to the local property owners that the RDN has given the sole right to Fairwinds to develop lands in the Nanoose area.
11	Legal: Lot 2, Plan VIP69734, District Lot 131, Nanoose District Street address: Dolphin Drive Electoral Area: E See Map Sheet 7	<ul style="list-style-type: none"> To change the land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fair and equal access to community services. According to page 110 of the RDN GMP for Nanoose Peninsula Urban Area, the "Rural Residential" means the development is limited by zoning, services and or environmental constraints. Since Fairwinds is the only benefactor to the Urban Containment Boundary, this is an unfair business advantage dictated by the GMP. This does not allow fair and equal benefits to be given to all residents that may be outside this obvious kingdom. It is obvious that "Fairwinds" is the only benefactor to the Urban Containment Boundary. This an unfair and discriminatory business advantage dictated by the RDN's GMP. This does not allow for equal benefits to be given to all residents who have paid taxes in support of the public works improvement projects. The exclusion is stopping everyone but Fairwinds from benefiting. They own all the housing developable lots thus a monopoly.

No.	Property	Suggested Change	Rationale (As stated on form)
12.	Legal: Lot 3, Plan VIP69734, District Lot 131, Nanoose District Street address: Dolphin Drive Electoral Area: E See Map Sheet 7	<ul style="list-style-type: none"> To change the land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fair and equal access to community services. According to page 110 of the RDN GMP for Nanoose Peninsula Urban Area, the "Rural Residential" means the development is limited by zoning, services and or environmental constraints. Since Fairwinds is the only benefactor to the Urban Containment Boundary, this is an unfair business advantage dictated by the GMP. This does not allow fair and equal benefits to be given to all residents that may be outside this obvious kingdom. It is obvious that "Fairwinds" is the only benefactor to the Urban Containment Boundary. This an unfair and discriminatory business advantage dictated by the RDN's GMP. This does not allow for equal benefits to be given to all residents who have paid taxes in support of the public works improvement projects. The exclusion is stopping everyone but Fairwinds from benefiting. They own all the housing developable lots thus a monopoly.

No.	Property	Suggested Change	Rationale (As stated on form)
13	Legal: Lot 4, Plan VIP69734, District Lot 131, Nanoose District Street address: Dolphin Drive Electoral Area: E See Map Sheet 7	<ul style="list-style-type: none"> To change the land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fair and equal access to community services. According to page 110 of the RDN GMP for Nanoose Peninsula Urban Area, the "Rural Residential" means the development is limited by zoning, services and or environmental constraints. Since Fairwinds is the only benefactor to the Urban Containment Boundary, this is an unfair business advantage dictated by the GMP. This does not allow fair and equal benefits to be given to all residents that may be outside this obvious kingdom. It is obvious that "Fairwinds" is the only benefactor to the Urban Containment Boundary. This is an unfair and discriminatory business advantage dictated by the RDN's GMP. This does not allow for equal benefits to be given to all residents who have paid taxes in support of the public works improvement projects. The exclusion is stopping everyone but Fairwinds from benefiting. They own all the housing developable lots thus a monopoly.

No.	Property	Suggested Change	Rationale (As stated on form)
14	Legal: Lot 5, Plan VIP69734, District Lot 131, Nanoose District Street address: Dolphin Drive Electoral Area: E See Map Sheet 7	<ul style="list-style-type: none"> To change the land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fair and equal access to community services. According to page 110 of the RDN GMP for Nanoose Peninsula Urban Area, the "Rural Residential" means the development is limited by zoning, services and or environmental constraints. Since Fairwinds is the only benefactor to the Urban Containment Boundary, this is an unfair business advantage dictated by the GMP. This does not allow fair and equal benefits to be given to all residents that may be outside this obvious kingdom. It is obvious that "Fairwinds" is the only benefactor to the Urban Containment Boundary. This is an unfair and discriminatory business advantage dictated by the RDN's GMP. This does not allow for equal benefits to be given to all residents who have paid taxes in support of the public works improvement projects. The exclusion is stopping everyone but Fairwinds from benefiting. They own all the housing developable lots thus a monopoly.

No.	Property	Suggested Change	Rationale (As stated on form)
15	Legal: Lot 1, Plan 14212, District Lot 78, Nanoose District, except Plan 28203 Street address: Oakleaf Drive Electoral Area: E See Map Sheet 7	<ul style="list-style-type: none"> To change the land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fair and equal access to community services. According to page 110 of the RDN GMP for Nanoose Peninsula Urban Area, the "Rural Residential" means the development is limited by zoning, services and or environmental constraints. Since Fairwinds is the only benefactor to the Urban Containment Boundary, this is an unfair business advantage dictated by the GMP. This does not allow fair and equal benefits to be given to all residents that may be outside this obvious kingdom. It is obvious that "Fairwinds" is the only benefactor to the Urban Containment Boundary. This is an unfair and discriminatory business advantage dictated by the RDN's GMP. This does not allow for equal benefits to be given to all residents who have paid taxes in support of the public works improvement projects. The exclusion is stopping everyone but Fairwinds from benefiting. They own all the housing developable lots thus a monopoly

No.	Property	Suggested Change	Rationale (As stated on form)
16	Lot 1, Plan VIP68734, District Lot 131, Nanoose District Street Address: Stewart and Davenham Roads Electoral area: E See Map Sheet 7	<ul style="list-style-type: none"> To change the land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fair and equal access to community services. According to page 110 of the RDN GMP for Nanoose Peninsula Urban Area, the "Rural Residential" means the development is limited by zoning, services and or environmental constraints. Since Fairwinds is the only benefactor to the Urban Containment Boundary, this is an unfair business advantage dictated by the GMP. This does not allow fair and equal benefits to be given to all residents that may be outside this obvious kingdom. It is obvious that "Fairwinds" is the only benefactor to the Urban Containment Boundary. This an unfair and discriminatory business advantage dictated by the RDN's GMP. This does not allow for equal benefits to be given to all residents who have paid taxes in support of the public works improvement projects. The exclusion is stopping everyone but Fairwinds from benefiting. They own all the housing developable lots thus a monopoly
17	Lot 4, Plan 11319, District Lot 22, Nanoose Land District Street address: Electoral Area: E See Map Sheet 5	<ul style="list-style-type: none"> From the land use designation district N=1000m² to the land use designation 1000m² lots with sewer and water. (The individual probably means to change the GMP land use designation from Rural Residential to an Urban Area within the Urban Containment Boundary). 	<ul style="list-style-type: none"> Expand GMP to contain my property for future development sewer and water at the developer's expense or with DCCs or expand City of Parksville boundary to include my property so that future subdivision can occur. Want to make the best use of the land and to put it in its final form since sewer and water nearby.

No.	Property	Suggested Change	Rationale (As stated on form)
18	All land outside the Urban Containment Boundary See Map Sheet 8	<ul style="list-style-type: none"> Lands outside the Growth Management Plan that do not comply with the growth management strategy or are contrary to land use designated policies should be recognized as having and retaining their current development rights. To bring the many properties in line with development policy, then compromise with each property owner by offering more desirable uses which effect an end result to the satisfaction of most property owners and the neighbourhood. 	<ul style="list-style-type: none"> At the Thursday, Oct. 24/01 workshop at the Dorchester Hotel the question was raised as to what should be done with the lands outside of the Urban Containment Boundaries which have development rights (uses and subdivision) which are contrary to the GMP.
19	Legal description: 117 hectare development site comprising several parcels located at Boat Harbour, Cedar, BC Electoral Area: A See Map Sheet 19	<ul style="list-style-type: none"> Subject lands are not designated at present to permit the use/development of a golf course community. Require a new or revised policy in the rural areas of the GMP to permit recreational tourism facilities with related mixed housing/lodge/clubhouse/golfcourse. 	<ul style="list-style-type: none"> Given that the lands within the Urban Containment Boundaries are needed for other uses and that golf courses and their related facilities are land extensive, a revised or new statement is required to allow for "golf course communities" within the RDN. To date, Fairwinds is a success and serves both recreation and tourism needs of the community. Surrounding housing was needed to support the extensive costs of developing such facilities. Fairwinds is designated within an Urban Containment Boundary. Future ski resorts and similar tourist/recreational facilities will require being recognized under a new or revised policy. RGMP negates golf course communities within the GMP.²

² Submission did not include information regarding number of housing units desired in connection with a golf course on the subject lands (i.e. whether the number of dwelling units desired is the same amount as permitted by the current OCP and zoning or more).

No.	Property	Suggested Change	Rationale (As stated on form)
20	Legal description: Lot 3, District Lot 42, Nanoose District Street address: 359 Martindale Road Municipality: Parksville See Map Sheet 6	<ul style="list-style-type: none"> Change the GMP land use designation from Resource Lands and Open Space to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> To allow for the development of a golf course.
21	Legal description: Block B of Lot 67, Nanoose District, Plan 1347 Street address: 2488 Roland Road Electoral Area: E See Map Sheet 2	<ul style="list-style-type: none"> Protect the interests of property owners with existing development rights that may be contrary to the growth management strategy. Lands with "Present Status" must not have their zoning changed without consideration for future development. 	<ul style="list-style-type: none"> A compromise must be reached with current property owners for properties with present status that respects the intent of current zoning.
22	Legal description: Lot 1 of Sections 4,5,6 and 7, Cranberry District, Plan 10168, Except Parcel A (DD 81346-N) and Except Plan 50645 Street address: Nanaimo River Road Electoral Area: A & C See Map Sheet 22	<ul style="list-style-type: none"> To change the GMP land use designation for the portion of the property used by the South Pit from Resource Lands and Open Spaces to Industrial; or To change the general description of the GMP land use designation Resource Lands and Open Spaces by broadening it to permit other commercial/industrial uses when an aggregate operation is concluded. 	<ul style="list-style-type: none"> To permit a broader, more supportive range of post aggregate activities and uses.

No.	Property	Suggested Change	Rationale (As stated on form)
23	Legal description: District Lot 78, 813-R, Plan 42927 Street address: 2780 Powder Point Road Electoral Area: E See Map Sheet 2	<ul style="list-style-type: none"> To change the (official community plan) land use designation from Rural Residential to Coast Residential. (The individual probably means change the GMP land use designation from Rural Residential to Urban Area within the Urban Containment Boundary...to facilitate the full extent of development possible under the current zoning with full services). 	<ul style="list-style-type: none"> As we have repeatedly asserted in letters to the RDN and its Board of Directors, we believe that due to the location of our property, we should enjoy the same standard of usage and development as our neighbors on the other side of Power Point Road. Our property should be subdividable and allowed to connect to sewer should sewer eventually be made available in our neighbourhood. It makes sense that we subdivide in economic terms as it benefits our neighbourhoods should we all share in the cost, environmentally, because sewer is more desirable than septic fields, and esthetically, because both sides of Powder Point in our block would be aesthetically pleasing. Not all families can afford to live and build in Fairwinds. An economically balanced neighbourhood requires a mix of housing. Otherwise Nanoose will become an area of wealthy families only.
24	Legal description: Lot 2, Plan 37425, District Lot 26, Wellington Land District Street address: Mary Ellen Drive Electoral Area: D See Map Sheet 11	<ul style="list-style-type: none"> To change the land use designation from Rural Residential (Rural 1) to C-21 (Regional Shopping Centre). (The individual probably means to change the GMP land use designation from Resource Lands and Open Space to an Urban Area within the Urban Containment Boundary). 	<ul style="list-style-type: none"> Although this parcel carries with a Rural zoning, it is now surrounded on two sides by commercial/retail development. The owners is in his late 70s and his family have owned the property for over 50 years. He is anxious to realize some commercial value soon. In summary, there are many interested parties eager to develop this parcel for its logical use since the rural characteristics have long disappeared.
25	Legal description: Lots 10-16, District Lot 137, Plan 3986 Street address: Electoral Area: E See Map Sheet 2 or 7	<ul style="list-style-type: none"> To change the land use designation from Resource Lands and Open Space to an Urban Area within the Urban Containment Boundary. 	<ul style="list-style-type: none"> Fairwinds is currently in negotiations with the Province for an exchange of property. Fairwinds would trade the Notch Hill portion of its property for the land described on the preceding page. The Notch Hill property would be removed from the Fairwinds UCB if the land swap proceeded.

No.	Property	Suggested Change	Rationale (As stated on form)
26	<p>Legal description: Lot A, District Lot 990, Newcastle District, Plan VIP70909 Street address: Thorpe Road and Horne Lake Road Electoral area: H See Map Sheet 12</p>	<ul style="list-style-type: none"> • To change the GMP land use designation from Resource Lands and Open Space to Commercial. (The individual land use designation from Resource Lands and Open Space to an Urban Area). • To obtain RDN support for removal of the lands from the ALR. 	<ul style="list-style-type: none"> • To develop land, in conjunction with neighbouring lands owned by Whiskey Creek Holdings Limited, for either a gasoline service station, gas bar, and or commercial card-lock facility to service Inland Island Highway traffic, in particular, commercial traffic not suitable for service in urban areas. To provide safe and efficient fuel service, for Inland Island Highway traffic between Nanaimo and Courtenay/Campbell River.
27	<p>Legal description: Lot B, District Lot 90, Newcastle District, Plan VIP70909 Street address: Thorpe Road and Horne Lake Road Electoral area: H See Map Sheet 12</p>	<ul style="list-style-type: none"> • To change the GMP land use designation from Resource Lands and Open Space to Commercial. (The individual land use designation from Resource Lands and Open Space to an Urban Area). • To obtain RDN support for removal of the lands from the ALR. 	<ul style="list-style-type: none"> • To develop land, in conjunction with neighbouring lands owned by Whiskey Creek Holdings Limited, for either a gasoline service station, gas bar, and or commercial card-lock facility to service Inland Island Highway traffic, in particular, commercial traffic not suitable for service in urban areas. To provide safe and efficient fuel service, for Inland Island Highway traffic between Nanaimo and Courtenay/Campbell River.

No.	Property	Suggested Change	Rationale (As stated on form)
28	<p>Legal: Lot A, Plan 48840, DL 1 and 86, Newcastle District and Lot B, Plan 38643, DL 86, Newcastle District Street address: Gainsberg Road, Chrome Point Road, and Island Highway Electoral Area: H See Map Sheet 13</p>	<p>Suggested Change</p> <ul style="list-style-type: none"> To change the land use designation of Lot A from Rural to Residential and to change the land use designation of Lot B from Resource Management to Rural. (The applicant might mean to change the GMP land use designation from Resource Lands and Open Space and Rural Residential to a Village Centre within an Urban Area within an Urban Containment Boundary). To create a village node at Deep Bay encompassing existing historical node as well as Lot A, Plan 48840, DL 1 and 86, Newcastle District. 	<p>Rationale (As stated on form)</p> <p>On behalf of my clients, I suggest that the Deep Bay area be designated as Village Node. I also request that Lot A, Plan 48840 and Lot B, Plan 38643 be included in the Growth Management Plan review.</p> <p>Deep Bay is a coastal community of approximately 600 residential-sized lots – all on individual septic systems. The coastal area has been designated as Environmentally Sensitive but, because many septic systems are 25 to 30 years old, they are beginning to fail, leaching effluent into the Strait.</p> <p><i>Lot A, Plan 48840 and Lot B, Plan 38643</i></p> <p>These parcels are in the Agricultural Land Reserve. Lot A is zoned Rural, and Lot B is zoned Resource Management. My client has had a Professional Agriculturist assess these lands and he has proven that:</p> <ol style="list-style-type: none"> 1. Soils are sandy and the land has a severe moisture deficit. 2. There is no water available for diversion from creeks or lakes during the irrigation season. 3. There is no ground water potential available for irrigation except limited quantities which is already committed for domestic water uses. 4. In the area from Black Creek to Nanoose Bay, there are 1158 ha of similar land in the Agricultural Land Reserve while there are 1478 ha of similar land <u>out</u> of the Agricultural Land Reserve. 5. There are no significant agricultural developments in a stretch 20 km. north and south of this property and none on similar soils. 6. If irrigation water could be found, it would be very difficult to manage commercial agricultural production on Lots A & B. The highly variable soil conditions with very high water requirements could lead to leaching of nutrients into the highly productive Deep Bay shellfish beds (shellfishing industry in Baines Sound grosses approximately \$6 million/year). <p>In addition, further studies and assessment of the entire area</p>

	<p>shows:</p> <ol style="list-style-type: none"> 1. Regional District of Nanaimo has identified parts of these lands as ecologically sensitive (shoreline, ravines and swamps). 2. There are covenants that restrict removal of vegetation. 3. Deep Bay Water District has informed the owners that they have water for domestic use only so they cannot and will not provide water for irrigation. 4. The Deep Bay Water District well field is located adjacent to Lot C. Farming on Lot C could contribute to possible contamination of the domestic water. Alternately, the owners could drill wells on Lot C for irrigation as Lot C is on the same aquifer as the Water District's wells. This could affect the long-term quantity of water supply. 5. Regional District of Nanaimo has identified Gainsburg Swamp as an area that it would like to acquire for a Regional Park. It also plans hiking trails through this property as part of its 200 km. trail system. 6. Deep Bay residential lots, like all of Area H in Regional District of Nanaimo, are on individual septic fields. Regional District of Nanaimo is currently preparing a Liquid Waste Management Plan for the area but, by their own admission, don't have anywhere to build the plant nor treat and dispose of the effluent. 7. Fecal coliform counts in the ditches reach over 100. Shellfishing industry will be shut down if the count reaches 16 in the bay. 8. There is only one vehicular access in and out of Deep Bay. This area will be isolated if any accident blocks Gainsberg Road. This project could provide a second access that would be closer to the Inland Island Highway. 9. Except for these parcels, all other land north of the E & N Railway is zoned Residential 2 (.2 ha or .5 acres) and all land between E & N Railway and Island Highway is zoned RU1 (2 ha or 5 ac.) <p>This land has never been farmed and it would be irresponsible to farm it, given the constraints (ecologically sensitive land, possible contamination, no irrigation water, etc.). Farming this land would mean that the property would be clear-cut (development permit not required for clearing ALR land), the stumps removed and the ground leveled. Then fertilizers and manure are spread. Since the soils are sandy, all the manure and fertilizer will leach into the Bay, in turn having a drastic effect on the shellfish industry.</p>

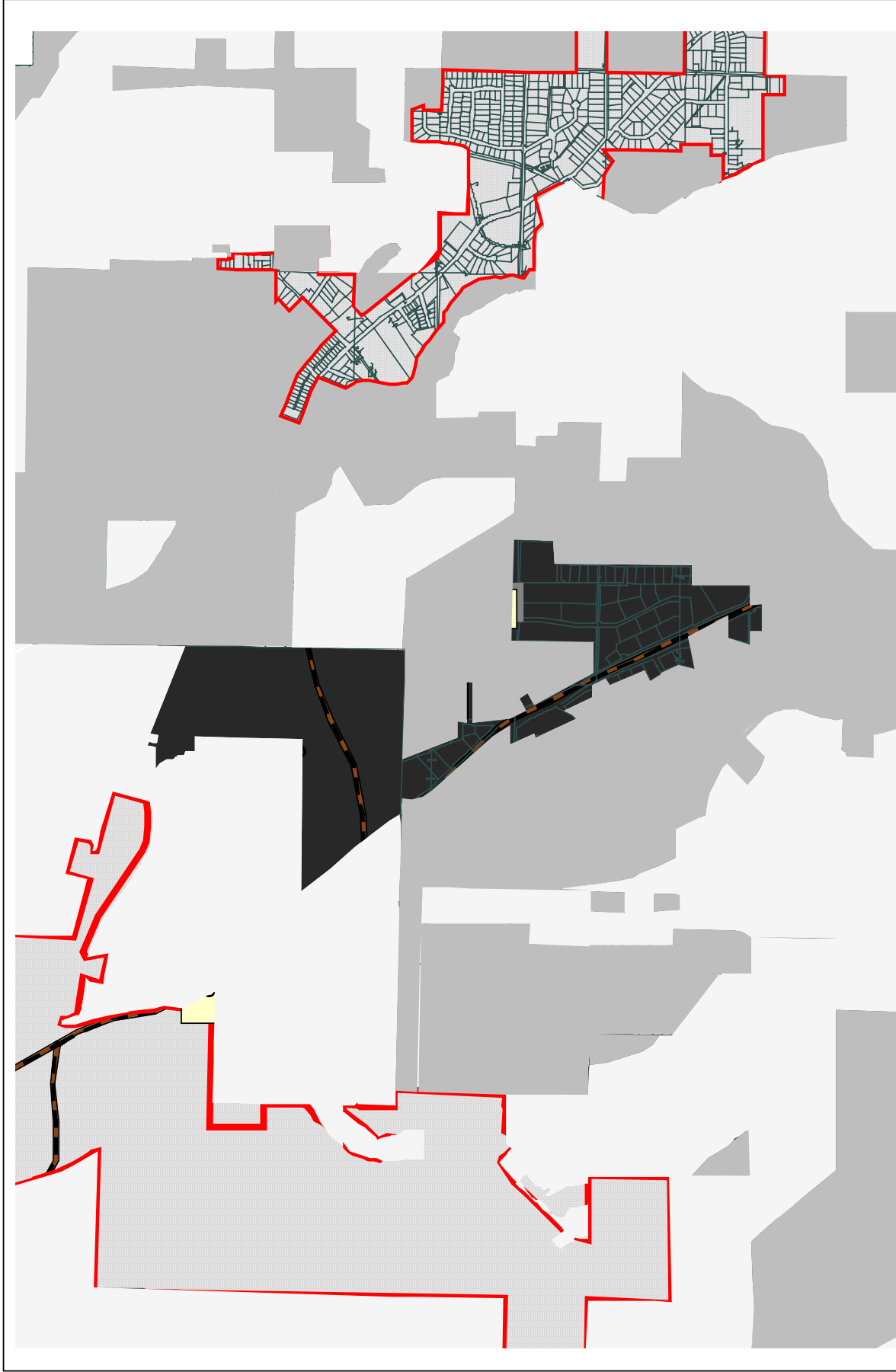
<p>Although this property is in the Agricultural Land Reserve, we feel that would have a greater benefit to the area if it is used for well planned housing and that the goals of the Growth Management Plan support this belief.</p>	<p>Goal 1 – Strong Urban Containment This area is an historic existing node and should be recognized.</p> <p>Goal 2 – Nodal Structure Given the lack of services, the residents must rely on traveling by auto to retail facilities, services and schools. Creating a node with additional area for services would decrease the use of the auto and create a more complete livable community that would include such things as library, doctor or dentist.</p> <p>Goal 3 – Protection of Rural Integrity This is not a rural area. All other land between the Strait and the E & N Railway is Residential 1. Farming these properties will contaminate as well as disrupt the surrounding community. Drilling well on Lot C for agriculture purposes could have an adverse effect on the aquifer.</p> <p>Goal 4 – Environmental Protection Currently, Deep Bay has only 2 small parks. Developing these lots would increase open space acquisition, at no financial cost to the public, allowing for protection of the environmentally sensitive coastline as well as provide for amenities such as trails. All policies of Goal 4 could be achieved. As stated previously, farming is <u>not</u> environmentally sensitive. The aquifer for the domestic water supply could be protected instead of being surrounded by farmland.</p> <p>Goal 5 – Improved Mobility A second access could be provided to the community of Deep Bay. More services and amenities mean less use of the auto.</p> <p>Goal 6 – Vibrant and Sustainable Economy This area does not have a vibrant or sustainable economy. Removing these properties from the Agricultural Land Reserve will</p>
---	---

			<p>help insure that the existing shellfishing industry will not be polluted. Creating jobs with construction followed by establishing small businesses will help distribute the economic activity more equitably in the Regional District of Nanaimo.</p> <p>Goal 7 – Efficient Services and Resource Use</p> <p>Developing these lands would “kick start” supplying this area with badly needed community sewer. Less water will be taken from the aquifer for housing than if new wells were drilled for farming.</p> <p>I believe the Agricultural Land Reserved designation should be used on lands that truly are agricultural and can be farmed without destroying aquifers, coastline and watercourses rather than using it as a zoning tool.</p> <p>We have an opportunity to protect the environment, protect the domestic water supply, provide a start for community sewer, protect the shellfishing industry, create employment and improve a local community. Please give this proposal a fair review.</p>
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Non-Property Specific Requested Changes

No.	Suggested Change	Rationale (As stated on form)
1	<ul style="list-style-type: none"> • There should be a regional testing facility capable of testing water samples from wells that provide drinking water in the region. 	None provided.
2	<ul style="list-style-type: none"> • Develop marina facilities to accommodate recreational boating which would enhance commercial interest both new and existing. 	None provided.
3.	<ul style="list-style-type: none"> • I believe that there is a need for additional industrial (manufacturing) land to attract industry. I believe that a large (100 – 200 acre) industrial park at the Duke Point interchange would attract industry to this area. There could also be another name for light/medium manufacturing other than industrial land. This term industrial can give negative connotations. 	<ul style="list-style-type: none"> • If a company was looking to move to this area and wanted a 10 acre parcel probably the only area available is in Area F. The plan is for 25 years and we can't even supply land now. The Duke Point connector site has very good access to major transportation links such as rail, highway, ferry, airport, deep sea port, container loading facilities, truck barges, etc. It is not waterfront, yet has very convenient access to everything that Duke Point has to offer.
4	<ul style="list-style-type: none"> • Change the Water 1 zoning in areas close to residential developments to a new zoning of Water 1A which is like Water 1 with the exception of aquaculture as an allowable use. 	<ul style="list-style-type: none"> • Class actions against the Crown (local and regional districts) are contemplated or in progress where BCAL has issued shellfish leases and historical riparian rights or upland owners are being ignored and public access to beach is curtailed. The result is: lower property values and a change of lifestyle for nearby residents.

No.	Suggested Change	Rationale (As stated on form)
5	<ul style="list-style-type: none"> The Deep Bay Harbour and surrounding lands and residential area should be reviewed and designated as a village node. 	<p>The Deep Bay area could easily be designated for comprehensive development to include but not limited to residential mix, multifamily residential, senior community care facility, and increased retail and hospitality related businesses. This type of balanced development would enhance the existing tourist commercial and aquaculture ventures without compromising the beauty of the area.</p> <p>The objective of this new designation of Village Node in Deep Bay would ensure that this community centre is balanced and well planned to meet the needs of the present and future residents and visitors. The Deep Bay area has developed over many decades as both an industrial and tourism centre. Opportunities for enhanced tourism related activities parallel the need to protect the environment, provide economic sustainability for year round residents.</p> <p>There is ample land in this area to develop into a senior care facility that would allow many of our aging population to remain in the community that they call home for their remaining years as opposed to moving away from their friends.</p> <p>There is enough land here to provide an appropriate community sewage treatment facility that would protect all the waterways both fresh and salt in the Deep Bay area. This would ensure that current and future tourist and aquaculture enterprises could continue to operate and serve the public safely. We have a federal harbour here that is home to many businesses both industrial and tourist related. Interestingly yet sadly enough our current health/septic regulations do not permit a septic field to operate and service the brand new washroom and shower facility. The washrooms and showers are closed and harbour patrons are forced to use a portable washroom service. As mentioned earlier, a sewer service in this area is long overdue.</p> <p>There is enough land here to develop into a sub-division of rural nature, although anyone who describes the subdivisions of Deep Bay, Kopina, and Jamieson as rural is mistaken. These areas are anything but rural. Incidentally our elementary school that services the Deep Bay area is currently experiencing a decline in enrollment as young families are finding it necessary to move away in search of jobs. Therefore by offering more homes and the possibility of more commercial ventures and jobs is a positive aspect and does not put a threat of overcrowding our classrooms. There is a great deal of land here in Deep Bay; enough to build a golf course and hotel if someone was truly ambitious. Lack of land is not an issue. Lack of consideration and sewage service are the issues.</p> <p>Currently Deep Bay is home to two campgrounds, several B&B's, a store, a café, a motel, a boat launch, a marina, several charter companies, several claim and oyster leases. This is a busy place without the designation of village node. There is still room to develop this area into a first class village node that will attract residents, enhance the area for those presently here and the potential for year round future tourism opportunities would be an economic boom that this area badly needs.</p> <p>When looking at the current Growth Management Plan, one wonders why the Dunsmuir area was granted the status of Village Node and Deep Bay was overlooked. Someone currently traveling or residing in Dunsmuir couldn't even purchase a postcard or cup of coffee. At some time in the past the members of the review committee saw a potential for future development in the Dunsmuir area, while Deep Bay was not seen as an area for potential growth. Nothing could be further from the truth. The Deep Bay area is eager, able and very capable of moving into the future. It is a very peaceful and desirable location and with consideration can be developed into a prosperous and well-balanced community that meets the needs of all residents.</p>



LEGEND

	'Suggested Change' Property		Rural Residential
	Property Reference Number		Urban
			Present Status
			Resource Lands
			Urban Containment Boundary

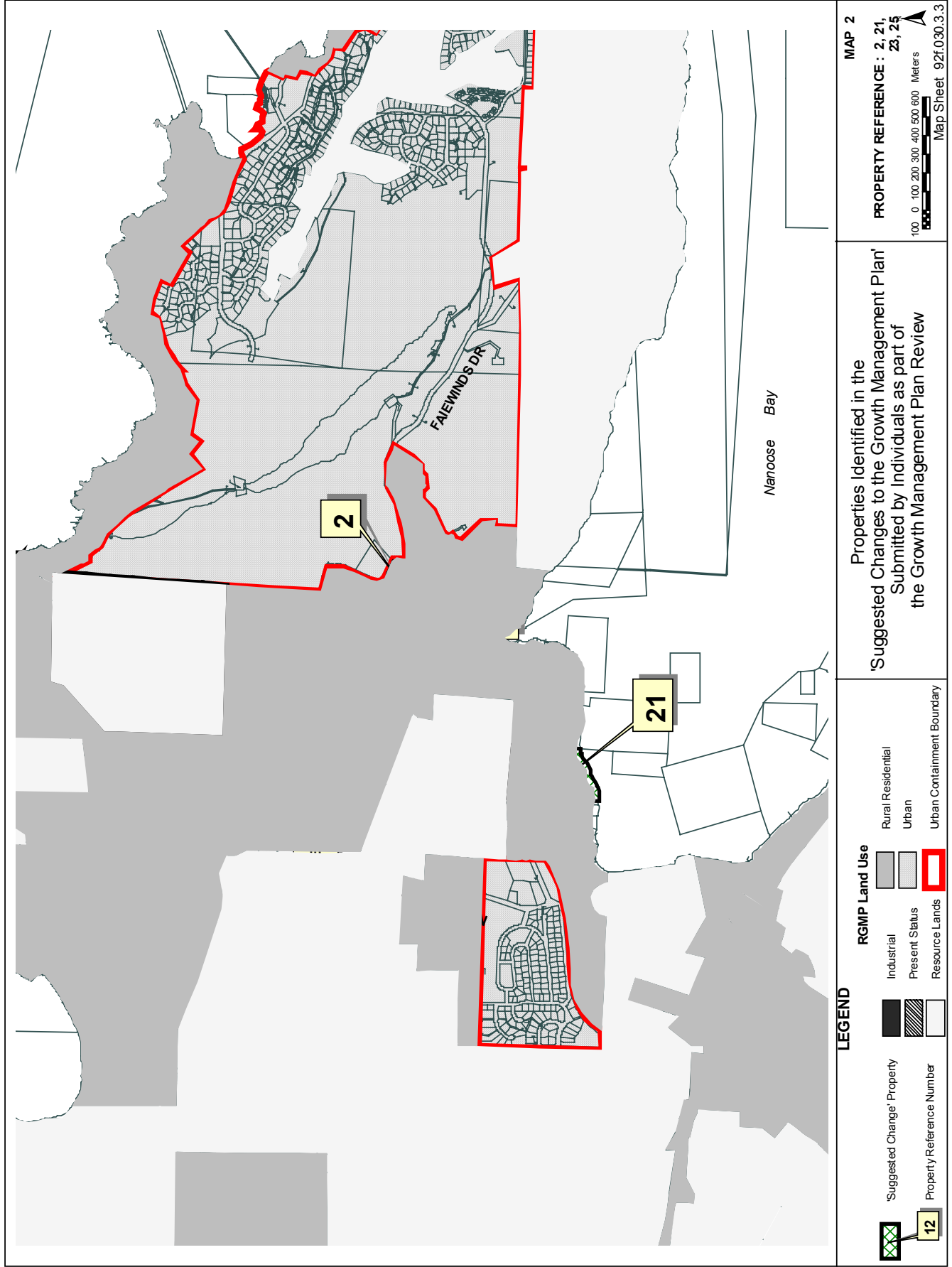
Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

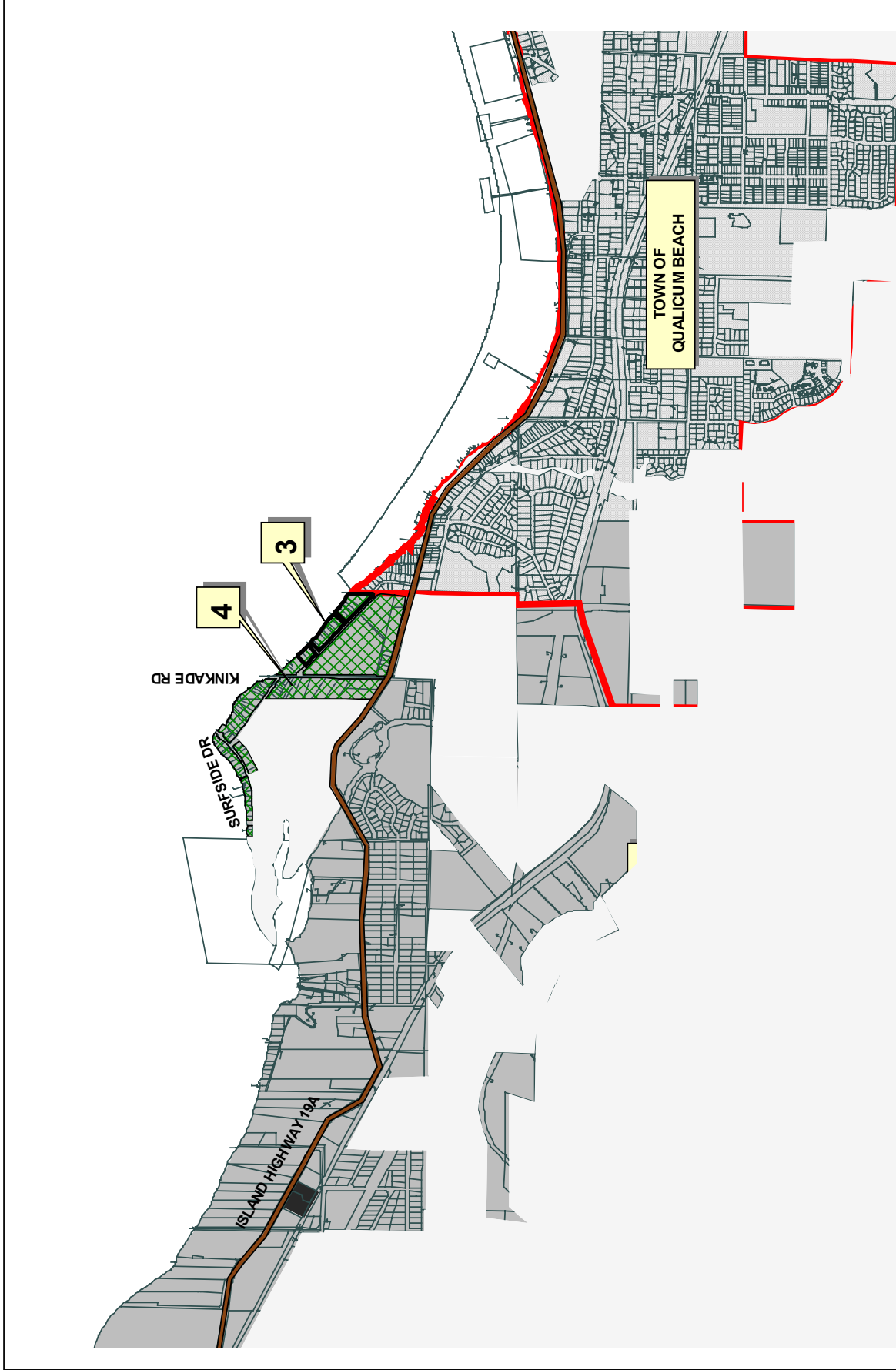
MAP 1

PROPERTY REFERENCE : 1

100 0 100 200 300 400 500 600 Meters

Map Sheet 92g.011.2.1





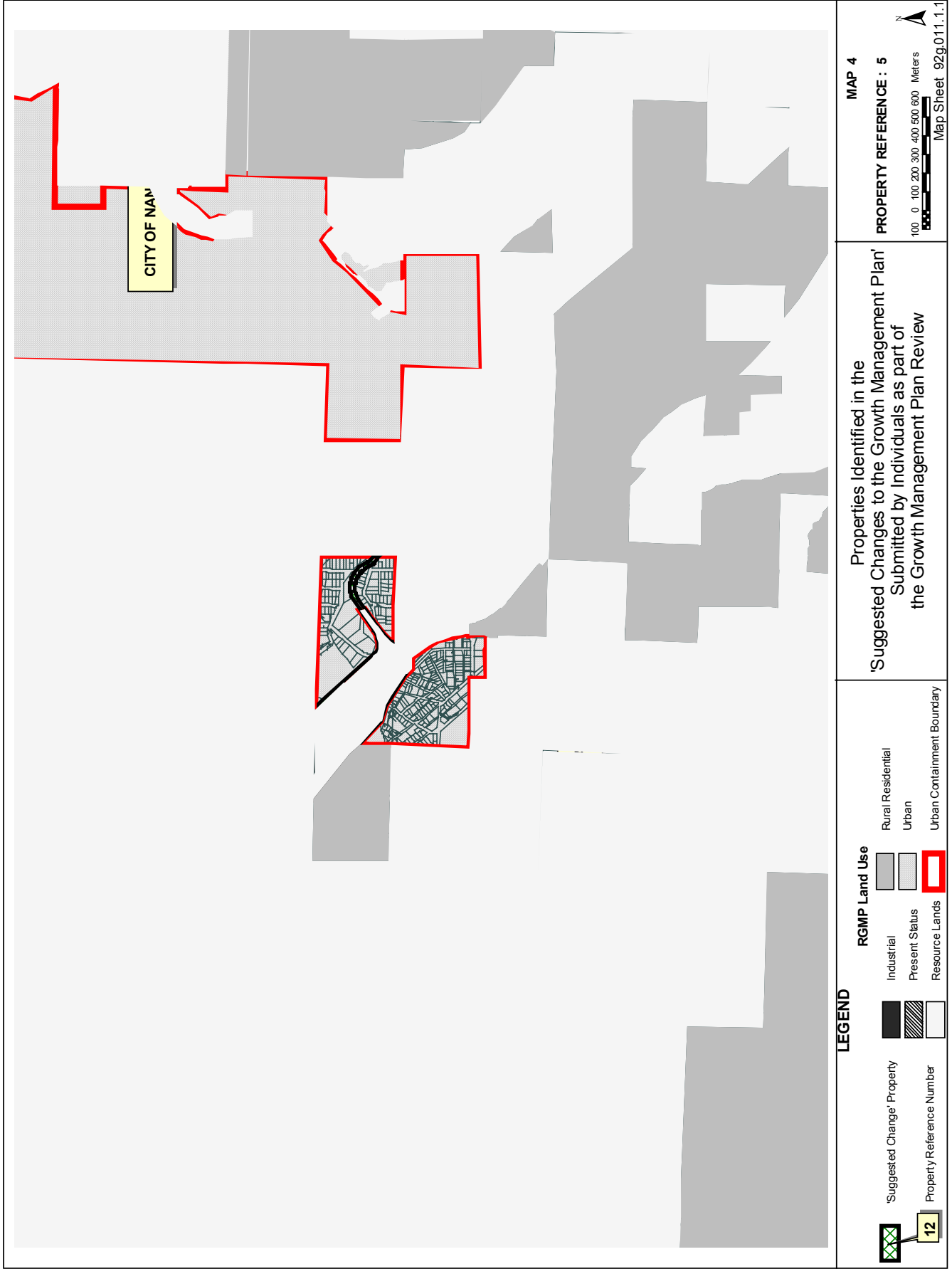
LEGEND

	'Suggested Change' Property		Industrial		Rural Residential
	Property Reference Number		Present Status		Urban
			Resource Lands		Urban Containment Boundary

MAP 3
PROPERTY REFERENCE : 3, 4

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

100 0 100 200 300 400 500 600 Meters
 Map Sheet 92f.038.4.1



LEGEND

- 'Suggested Change' Property
- Property Reference Number
- Industrial
- Present Status
- Resource Lands
- Rural Residential
- Urban
- Urban Containment Boundary

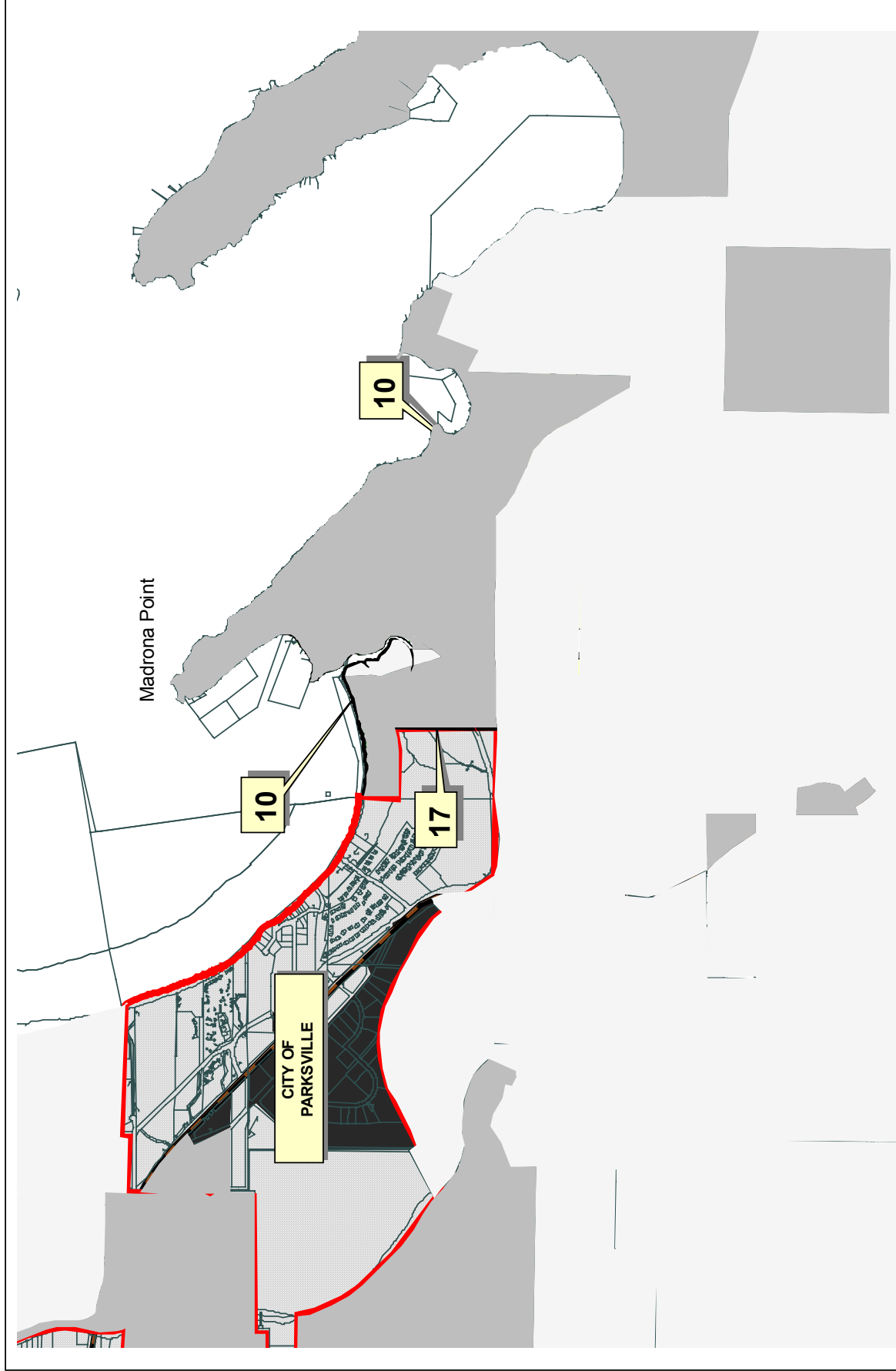
Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

MAP 4

PROPERTY REFERENCE : 5



Map Sheet 92g.011.1.1



LEGEND

	Suggested Change Property		Industrial		Rural Residential
	Property Reference Number		Present Status		Urban
			Resource Lands		Urban Containment Boundary

RGMP Land Use

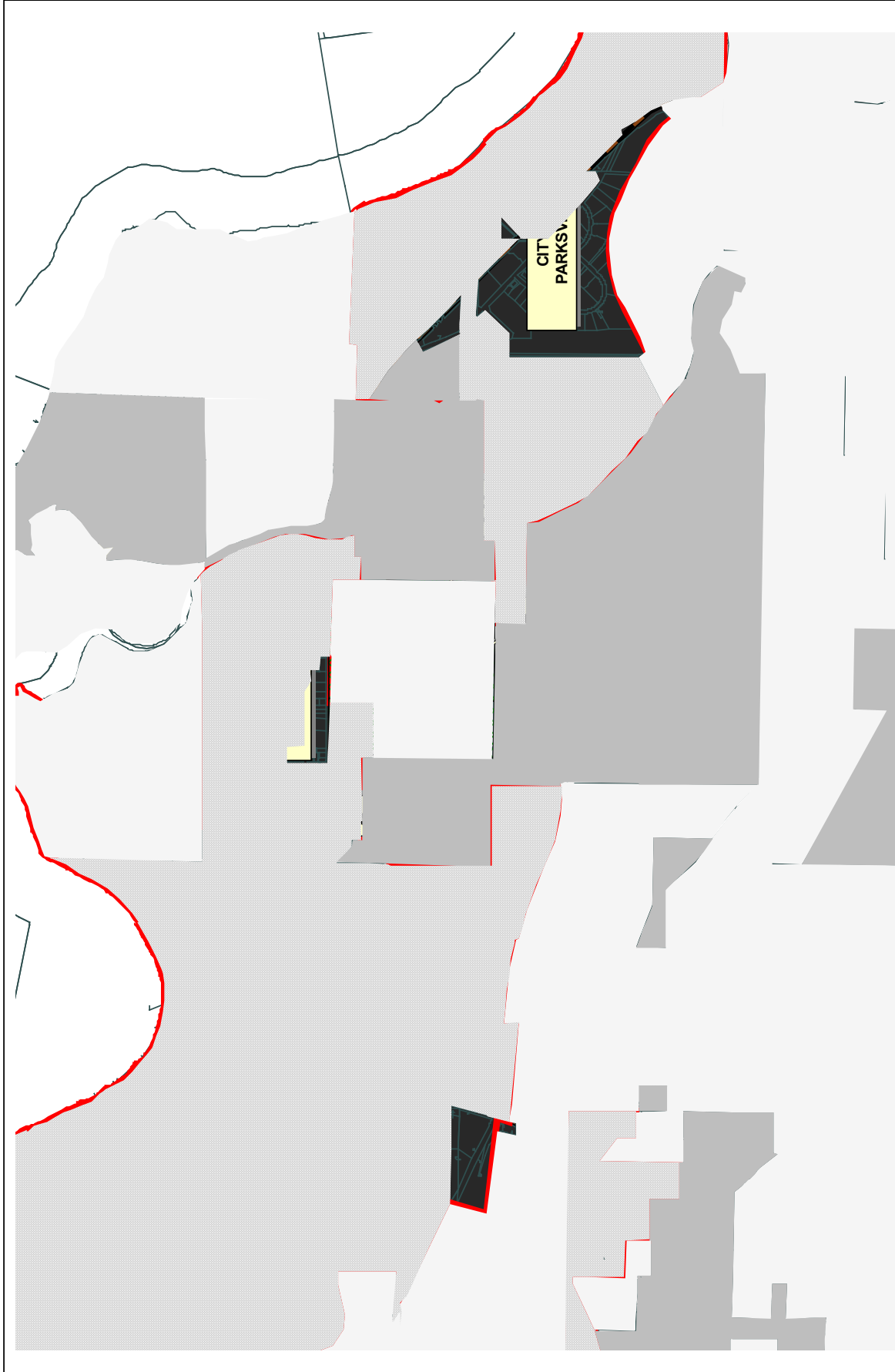
Properties Identified in the Suggested Changes to the Growth Management Plan' Submitted by Individuals as part of the Growth Management Plan Review

MAP 5

PROPERTY REFERENCE : 6, 7, 10, 17

100 0 100 200 300 400 500 600 Meters

Map Sheet 92f.039.2.2

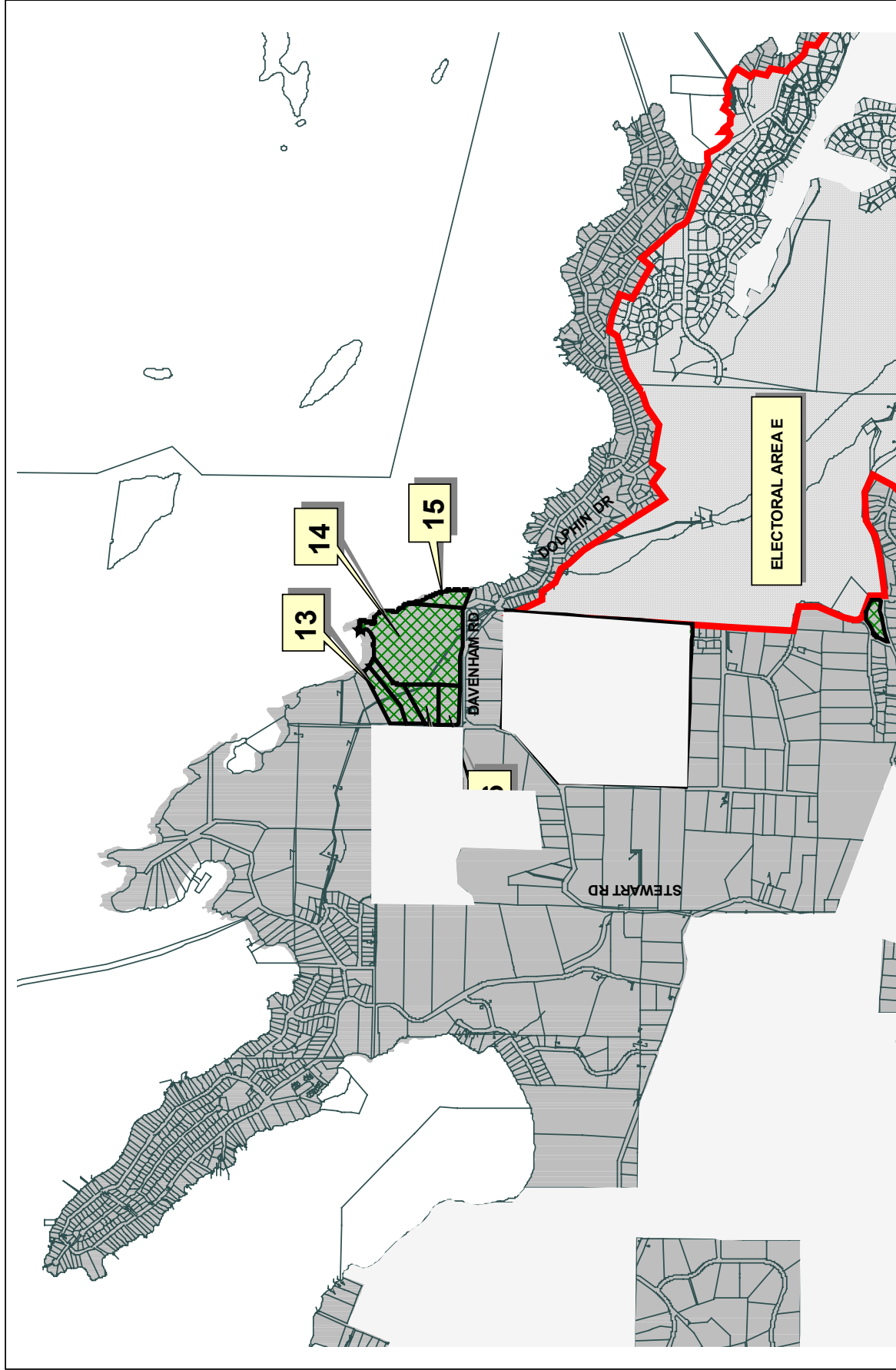


Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

RGMP Land Use
 Industrial
 Present Status
 Resource Lands
 Rural Residential
 Urban
 Urban Containment Boundary

LEGEND
 Suggested Change Property
 Property Reference Number
 12

MAP 6
 PROPERTY REFERENCE : 8, 9, 20
 100 0 100 200 300 400 500 600 Meters
 Map Sheet 92f.047.3.2



LEGEND

	'Suggested Change' Property		Rural Residential
	Property Reference Number		Urban
			Urban Containment Boundary
			Industrial
			Present Status
			Resource Lands

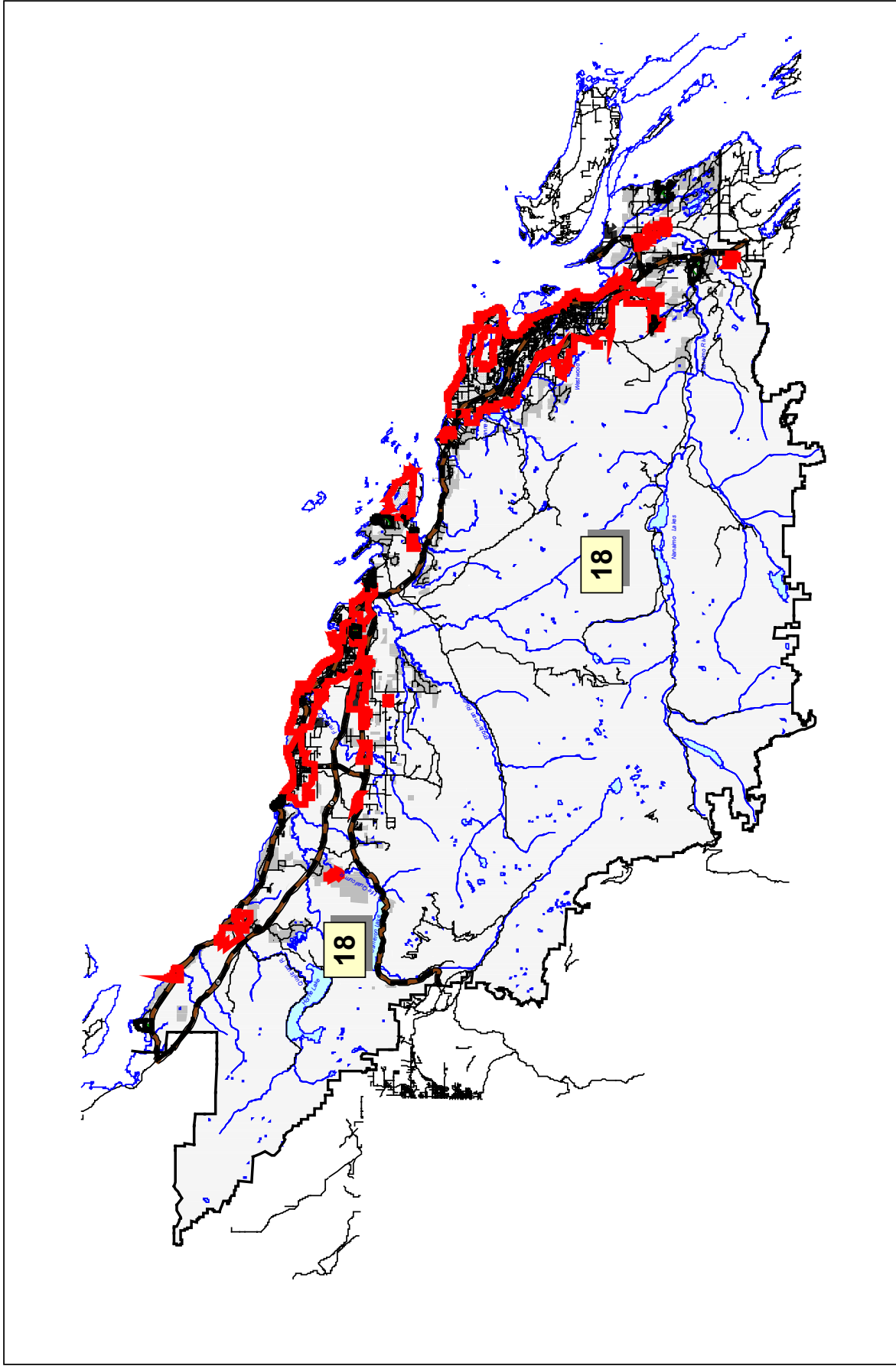
RGMP Land Use

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

MAP 7
 PROPERTY REFERENCE : 11, 12, 13,
 14, 15, 16,
 25

100 0 100 200 300 400 500 600 Meters

Map Sheet 92f:040:1.1



LEGEND

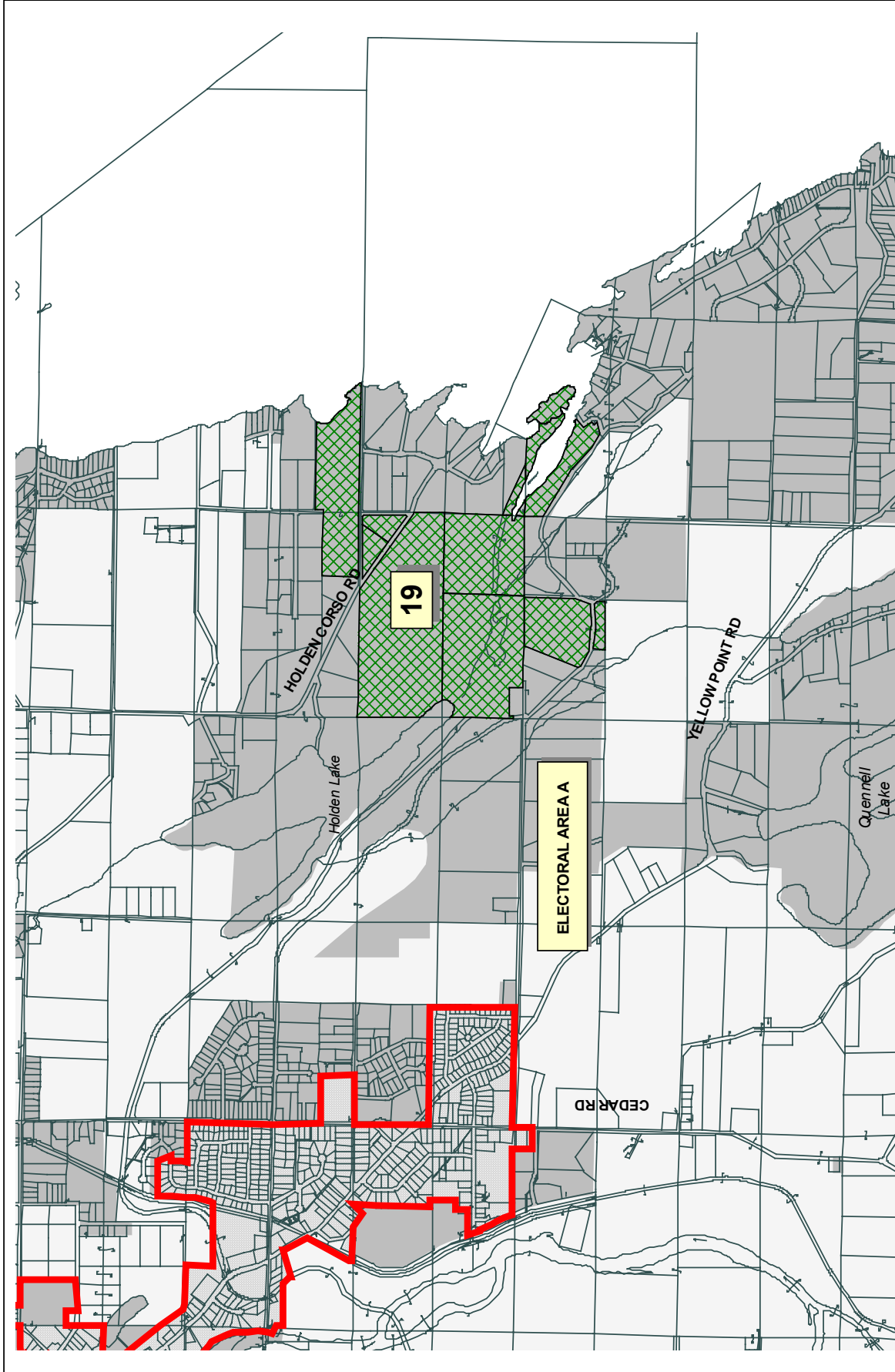
	'Suggested Change' Property		Industrial		Rural Residential
	Property Reference Number		Present Status		Urban
			Resource Lands		Urban Containment Boundary

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

MAP 8

PROPERTY REFERENCE : 18

100 0 100 200 300 400 500 600 Meters



LEGEND

	Suggested Change Property		Rural Residential
	Property Reference Number		Urban
	Industrial		Urban Containment Boundary
	Present Status		
	Resource Lands		

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

MAP 9
PROPERTY REFERENCE : 19

100 0 100 200 300 400 500 600 Meters

Map Sheet 92g.001.4.4



LEGEND

	'Suggested Change' Property		Industrial		Rural Residential
	Property Reference Number		Present Status		Urban
			Resource Lands		Urban Containment Boundary

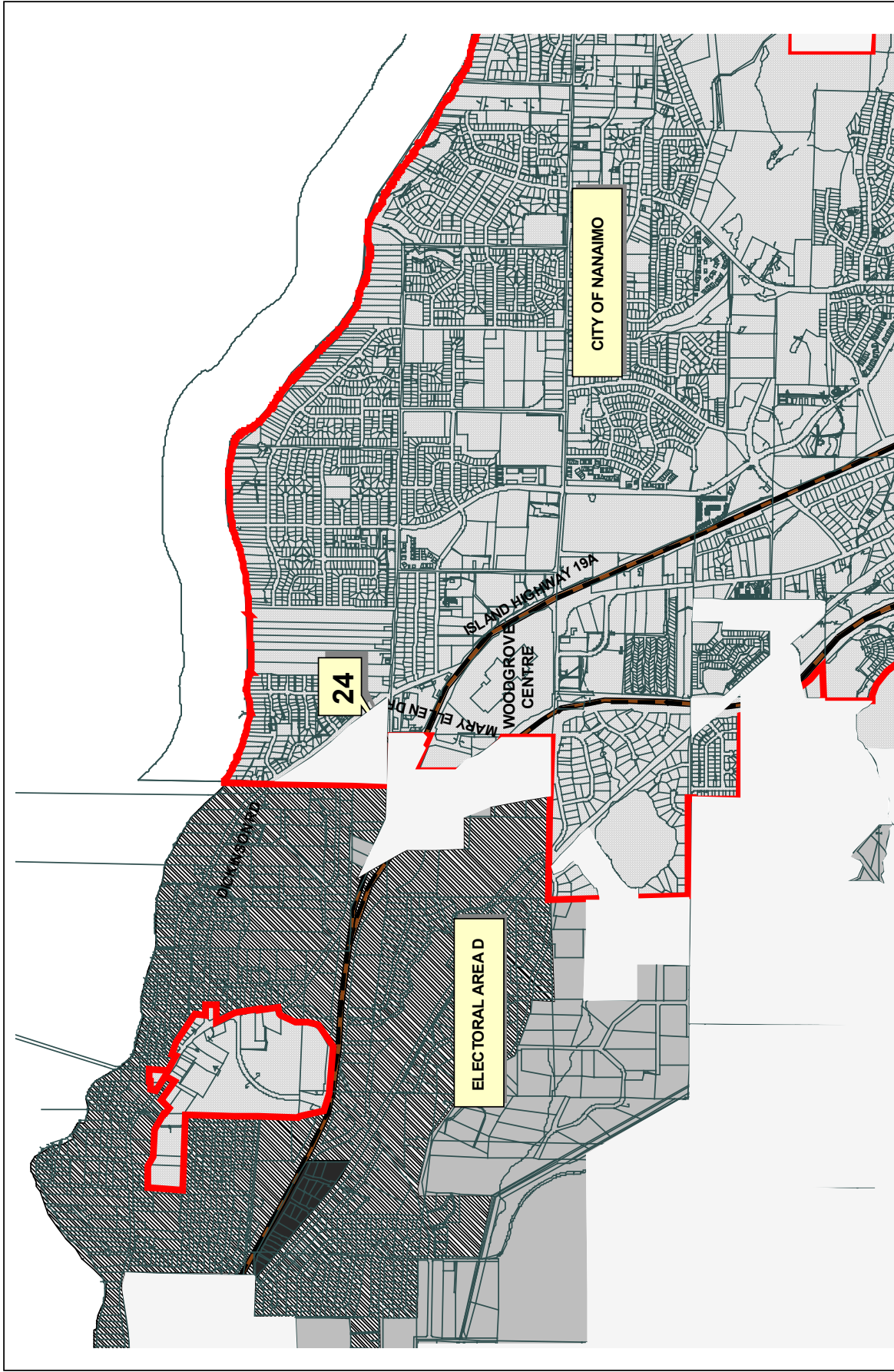
MAP 10

PROPERTY REFERENCE : 22

100 0 100 200 300 400 500 600 Meters

Map Sheet 92g.001.3.4

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review



LEGEND

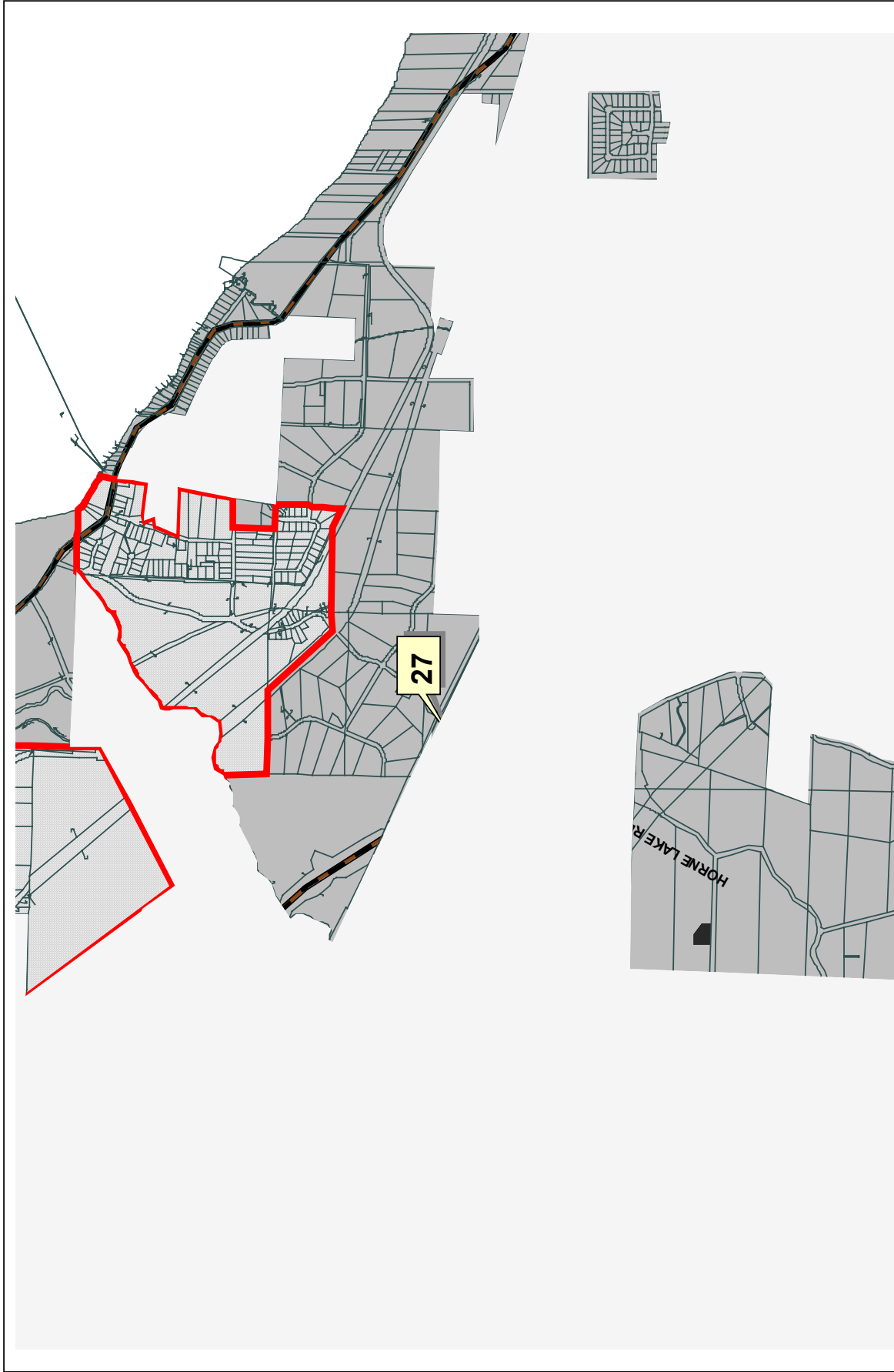
	'Suggested Change' Property		Industrial		Rural Residential
	Property/Reference Number		Present Status		Urban
			Resource Lands		Urban Containment Boundary

MAP 11

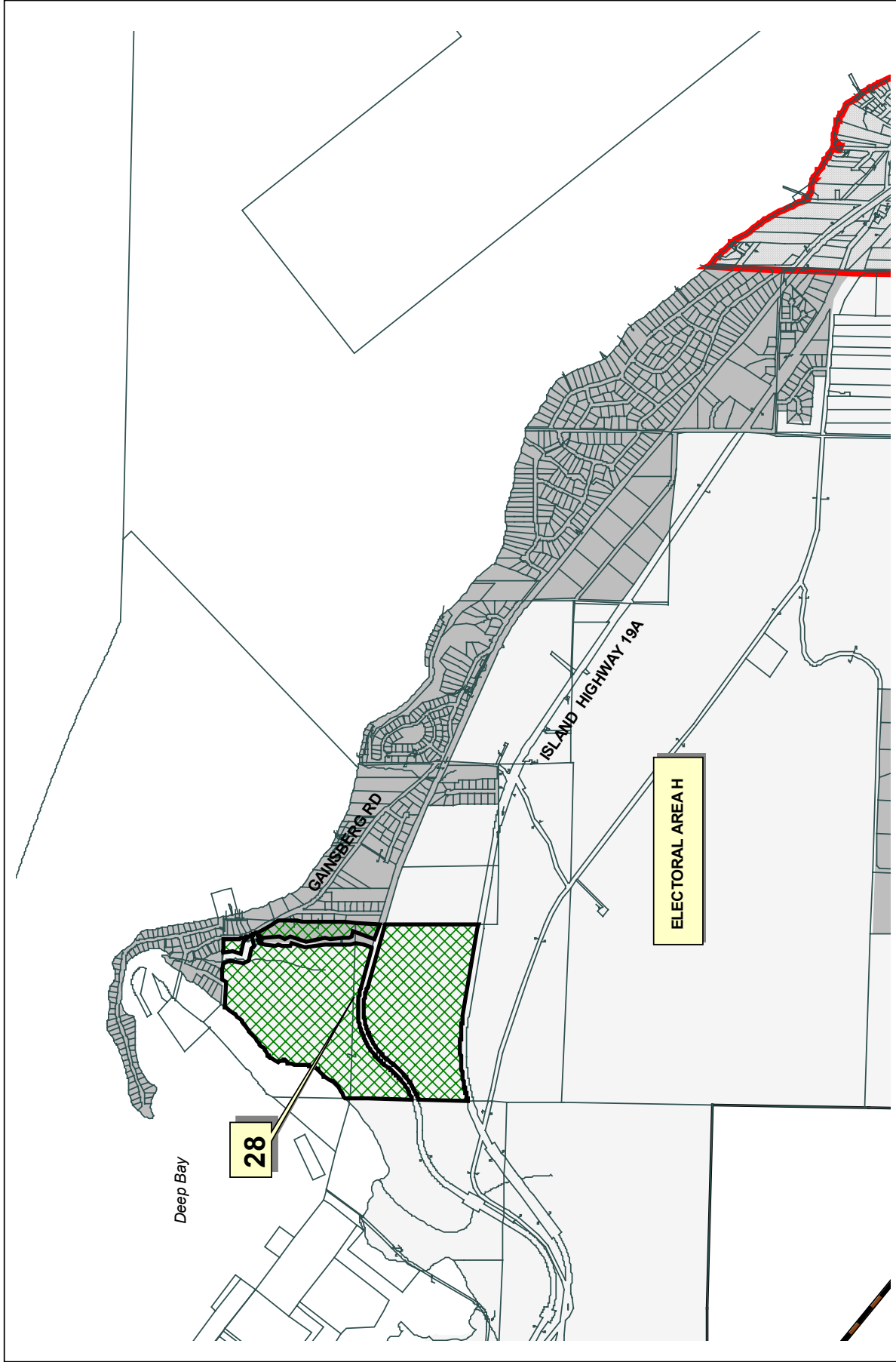
PROPERTY REFERENCE : 24

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

100 0 100 200 300 400 500 600 Meters
 Map Sheet 92f.030.2.3



<p>LEGEND</p> <table border="0"> <tr> <td></td> <td>'Suggested Change' Property</td> </tr> <tr> <td></td> <td>Property Reference Number</td> </tr> </table>		'Suggested Change' Property		Property Reference Number	<p>RGMP Land Use</p> <table border="0"> <tr> <td></td> <td>Industrial</td> </tr> <tr> <td></td> <td>Present Status</td> </tr> <tr> <td></td> <td>Resource Lands</td> </tr> <tr> <td></td> <td>Rural Residential</td> </tr> <tr> <td></td> <td>Urban</td> </tr> <tr> <td></td> <td>Urban Containment Boundary</td> </tr> </table>		Industrial		Present Status		Resource Lands		Rural Residential		Urban		Urban Containment Boundary	<p>Properties Identified in the 'Suggested Changes to the Growth Management Plan' Submitted by Individuals as part of the Growth Management Plan Review</p> <p>MAP 12</p> <p>PROPERTY REFERENCE : 26, 27</p> <p>100 0 100 200 300 400 500 600 Meters</p> <p>Map Sheet 92F.037.4.4</p>
	'Suggested Change' Property																	
	Property Reference Number																	
	Industrial																	
	Present Status																	
	Resource Lands																	
	Rural Residential																	
	Urban																	
	Urban Containment Boundary																	



LEGEND

	Suggested Change Property		Rural Residential
	Industrial		Urban
	Present Status		Urban Containment Boundary
	Resource Lands		

MAP 13
PROPERTY REFERENCE : 28
 100 0 100 200 300 400 500 600 700 Meters
 Map Sheet 92f.047.3.2

Properties Identified in the
 'Suggested Changes to the Growth Management Plan'
 Submitted by Individuals as part of
 the Growth Management Plan Review

12

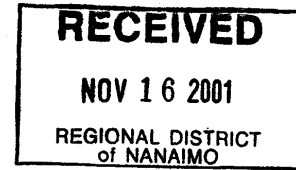
ATTACHMENT 3

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
CITY OF PARKSVILLE



City of PARKSVILLE

PO Box 1390, 100 E. Jensen Avenue, Parksville, BC, V9P 2H3
Telephone: (250) 248-6144 Fax: (250) 248-6650
www.city.parksville.bc.ca



November 13, 2001

VIA FAX: 250-390-4163



PAGE 1 OF 2

Regional District of Nanaimo
6300 Hammond Bay Road
P.O. Box 40
Lantzville, B.C. V0R 2H0

ATTENTION: CHRISTINA THOMAS, REGIONAL PLANNER

Dear Ms. Thomas:

SUBJECT: REGIONAL GROWTH MANAGEMENT PLAN REVIEW
FILE: 0470-30-RDN-RGMP

The following comments represent the City's request for changes to the RGMP. The substantive comments were derived in consultation with Council. Some of the other comments are housekeeping in nature and were identified by staff.

1. The City requests an amendment to the urban containment boundary, so as to include all lands within the City boundary. It is felt that all properties within the City are urban in nature, in that they are in an urban setting and interface with, and are impacted and influenced by urban activities. As well, all properties within the City's corporate boundary are physically contained by the Inland Island Highway and by topography. This appears consistent with the philosophy expressed in Policy 1A. It seems that in working discussions, the UCB has become synonymous with 'settlement' whereas the text does not define the UCB in those terms.

Also, in light of the following request, the intent would be for the UCB and other policies to have sufficient flexibility built in to readily accommodate any adjustments to the City boundary.

2. The City requests that the 1996 "Municipal Boundary Plan Study" undertaken as an adjunct to original RGMP work, now be recognized in, and become part of the RGMP.

.../2

ATTACHMENT 3 (CONTINUED)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
CITY OF PARKSVILLE

C. Thomas
November 13, 2001
Page 2

3. The City requests that, in light of the study undertaken by Blake Hudema (An Assessment of Economic Development Opportunities for the Regional District of Nanaimo), that the designation of a Regional Industrial Park in Area F, be re-examined. Mr. Hudema has suggested that there currently is an adequate supply of industrial land and talked about potential "fragmentation of investment because of oversupply of land". A similar concern exists with respect to the potential over-supply of commercial land as a result of Area F development. (Likewise, there are ongoing concerns about potential negative environmental impacts to Englishman River and to the City's well water supply, as a result of Area F development.)
4. In the category of 'housekeeping' changes, the City requests that:
 - a. Text detail be reduced, and policy simplification be undertaken, where possible and appropriate. Examples will be brought forward by staff at the IAC meeting. (Map simplification should also be a topic of discussion at the IAC meeting.)
 - b. The "node/village centre" terminology requires clarification, as illustrated at the Workshop on this topic. Introduction of new terminology (i.e. tourist commercial node, rural community centre) may act as better descriptors and add to the integrity of the plan. "Nodes" are generally thought of as 'urban' creations.
 - c. Clarification be provided with respect to the environmental policy (re: natural segments of the coastal zone) on page 49 and specifically how it is intended to impact waterfront properties.
 - d. The policy intent of creating 'new towns' (2D) undergo further discussion. A need for this is not perceived at this time.

The above points can be further discussed at the coming IAC meeting.

Yours truly,



GAYLE A. JACKSON
Director of Community Planning

GAJ/sh

gj/0480-RGM/Thomas-5.

cc Her Worship the Mayor and Members of Council
R. D. Roycroft, MCIP, City Manager

ATTACHMENT 3 (CONTINUED)

**SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
CITY OF PARKSVILLE**



City of PARKSVILLE

PO Box 1390, 100 E. Jensen Avenue, Parksville, BC, V9P 2H3

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December 4, 2001

VIA FAX: 250-390-4163

PAGE 1 OF 2

Regional District of Nanaimo
6300 Hammond Bay Road
P.O. Box 40
Lantzville, B.C. V0R 2H0

ATTENTION: CHRISTINA THOMAS, REGIONAL PLANNER

Dear Ms. Thomas:

**SUBJECT: REGIONAL GROWTH MANAGEMENT PLAN REVIEW
FILE: 0470-30-RDN-RGMP**

I have been asked by Council to forward an addition to the comments regarding the RGMP Update which were forwarded to you on November 13th, 2001. Discussions regarding the pending application for the Wosk property has brought this matter to the forefront.

As you know, the City has had ongoing concerns regarding the UCB and boundary matters generally. The City holds the view that lands bounded by the railway tracks and the Inland Island Highway generally are subject to the urban influence of the City of Parksville. As an example some of these tracts of land are totally dependent on the City for access.

While the City supports the principal of agricultural use of bona fide agricultural land, there continues to be concern about the perception that the agricultural lands within and adjacent to the City boundaries (north of the Inland Island Highway) could be made to function as such. The Wosk property, as an example, does not have access to a water supply and its sole access point would be through a multiple family density development.

These lands raise issues of the appropriateness of the designation under the RGMP, likewise, the appropriateness of the location of the urban containment boundary, and finally, the location of the current City boundary. Discussion of these issues become an ongoing one, when local applications present themselves.

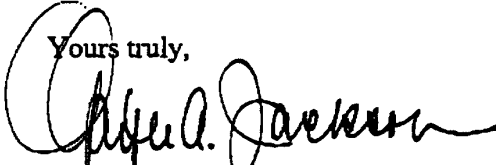
ATTACHMENT 3 (CONTINUED)

**SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
CITY OF PARKSVILLE**

Christina Thomas
December 4, 2001
Page 2

Discussions with Council have resulted in the conclusion that this entire area of land should be looked at on a holistic basis as part of the RGMP review. We ask that this be done.

Yours truly,

A handwritten signature in black ink, appearing to read "Gayle A. Jackson". The signature is written in a cursive style with a large initial "G".

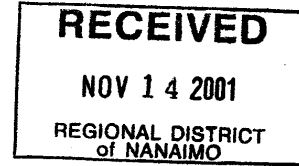
GAYLE A. JACKSON
Director of Community Planning

GAJ/sh

gj/0480-RGM/Thomas-6.

ATTACHMENT 4

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
TOWN OF QUALICUM BEACH



TOWN OF QUALICUM BEACH

INCORPORATED 1942

201 - 660 Primrose St.
P.O. Box 130
Qualicum Beach, B.C.
V9K 1S7

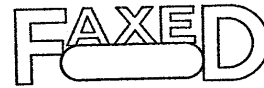
Telephone: (250) 752-6921

Fax: (250) 752-1243

E-mail: qbtown@qualicumbeach.com

Website: www.qualicumbeach.com

November 13, 2001



Christina Thomas, Regional Planner
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

via Email: cdthom@rdn.bc.ca

Dear Ms. Thomas

Re: Regional Growth Management Plan Review – Proposed Changes

In addition to the issues associated with the servicing of industrial lands and public institutional uses (eg., fire hall) located outside of Urban Containment Boundaries, which was discussed at the last IAC meeting, the following comments are provided in regard to the current review of the RGMP.

1. The Town requests that a minor amendment be made to the Urban Containment Boundary (UCB) to include a small piece of Town-owned land as shown on the attached map. The Town is considering the consolidation of this property with the adjacent land to the east as part of a future urban development site. It appears to make sense for the UCB to follow the Laburnam Road alignment as it does to the north and south of the subject property.

At one time the property was part of DL 10, which may be the reason for the UCB's departure from the Laburnum Road alignment. The property has since been subdivided from DL 10 and now has a separate title. Please note that the attached map is incorrect and the property in question is not connected to DL 10.
2. Another matter that needs addressing is the West Qualicum Beach area. The size of the area is approximately 250 acres and is located inside the UCB. As yet, the area is undeveloped except for the new middle school site. The Town will be preparing a neighbourhood plan for this area within the next year. Development within this area may take place as early as 2004 after the review of the Town's OCP. With the next RGMP review scheduled for 2006 and the majority of the area currently designated "Resource Lands & Open Space", conflict between the Town's OCP and the RGMP is a concern. Redesignation of the lands as "Urban Areas" may be appropriate during the current review of the RGMP.

ATTACHMENT 4 (CONTINUED)

**SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
TOWN OF QUALICUM BEACH**

RGMP Review – Proposed Changes
November 6, 2001
Page 2

3. It is recommended that OCP regional context statements be based on a consistent format for all jurisdictions. This will help to avoid dispute amongst jurisdictions as to whether a particular OCP or subsequent zoning bylaw is or is not consistent with the RGMP, eg., Area "F" Zoning Bylaw.

4. The Qualicum Beach Volunteer Fire Department participates in the protection of Electoral Area "G" (French Creek Fire Protection District). As discussed at the time of inception of the RGMP, the Town is examining the possible relocation of its existing fire hall to a strategic location on the Town's Ring Road. Some of the potential sites that are under review have good access to Ring Road but are located outside of the Urban Containment Boundary. The RGMP does not specifically address the possible location of public utility uses outside of Urban Containment Boundaries. It may be argued that, similar to industrial designated areas in the RGMP, public utility uses are not an integral part of urban life and may be located and serviced outside of an Urban Containment Boundary.

Yours truly

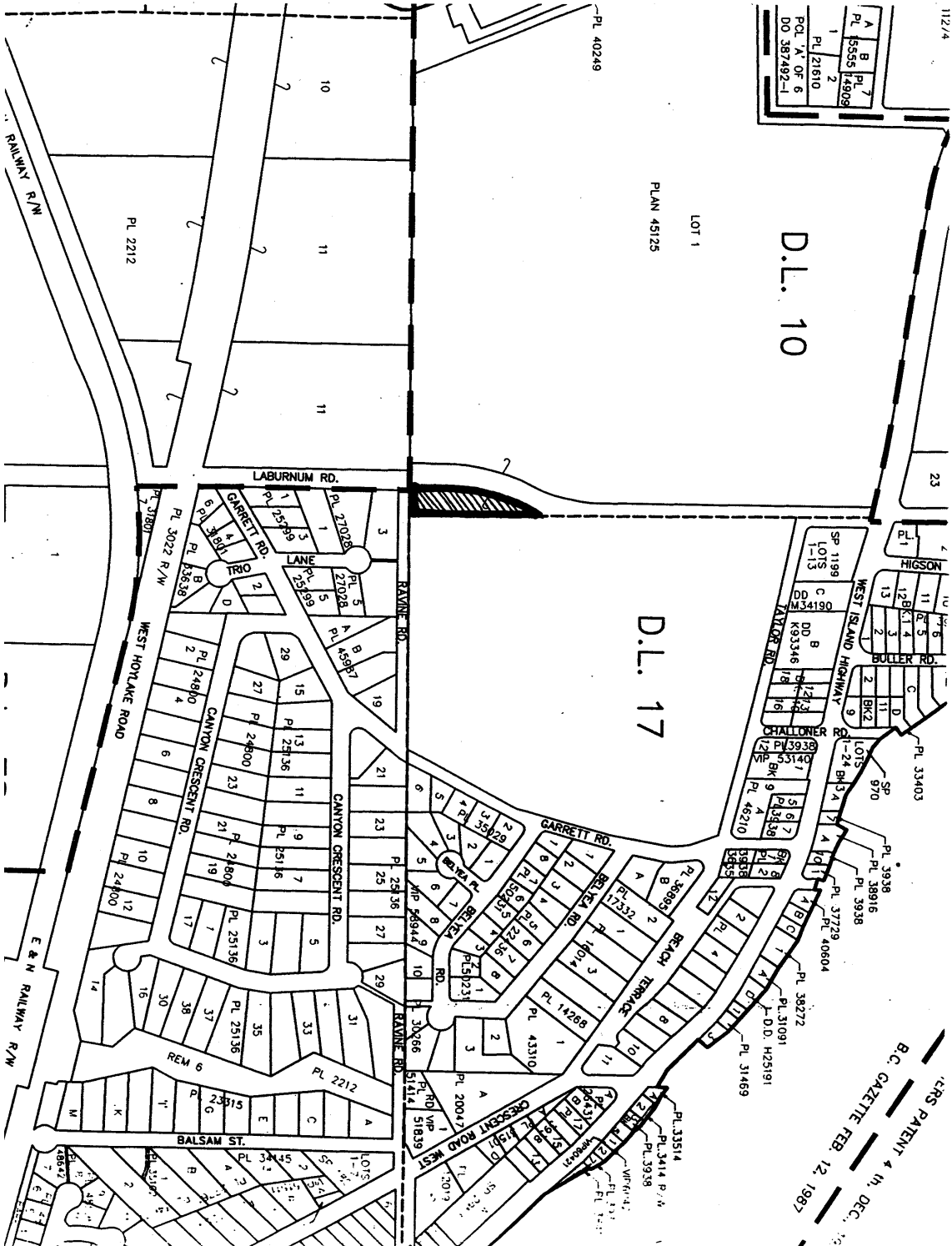


**P.T. (Paul) Butler
Director of Planning
Town of Qualicum Beach**

File:
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cc: Mayor & Council
M.D. (Mark) Brown, CAO

ATTACHMENT 4 (CONTINUED)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE TOWN OF QUALICUM BEACH



ATTACHMENT 5

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
CITY OF NANAIMO



CITY OF NANAIMO

2001-Nov-15

File: 0470-30-R01-05

Christina Thomas
Regional District of Nanaimo
600 Hammond Bay Road
Lantzville, B.C. V0R 2H0

Subject: Five Year Growth Management Plan Review: Policy Changes and Rational

Plan Nanaimo, the City of Nanaimo's Official Community Plan, reflects the eight goals of the RDNs Growth Management Plan (GMP). With the exception of policies directing decisions for adjusting the urban containment boundary (UCB), the policies in Plan Nanaimo are in line with those in the GMP.

However, two issues have raised concerns about the interpretation of policies and direction those policies are heading in as they relate to:

1. sewer servicing outside city boundaries and the affect on future density, and
2. the magnitude of future commercial development, particularly the amount that will be possible in Area F following the implementation of the proposed zoning bylaw.

In addition to the two issues listed above minor suggests to refine policies around environmental protection, the UCB and economic sustainability are included.

Goal 1 - Urban Containment

Proposed change:

Reduce the area included within the Urban Containment boundary in Area F on Schedule B to areas with development on the ground.

Rational:

To recognize only existing development in the area and therefore require a political decision in the future to expand growth in a strip along the highway.
To avoid giving away all decision-making powers for land use in an area prior to understand the implications of unserviced commercial on the boundaries of two small growth nodes. Area F is not a node as described by the vision of other nodes since there are no plans to meeting the four nodal criteria in the future (retail, greenspace, services and school).

ATTACHMENT 5 (CONTINUED)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE CITY OF NANAIMO

GMP Review

Page 2

Proposed change:

Add the following to the end of policy 1C -"and municipal regional context statements."

Rational:

To recognize that municipalities may deal with changes to the UCB in a different way than the RDN as approved as part of the regional context statement.

Proposed change:

Define 'existing development' in 1B.

Rational:

To clarify when services can be extended outside a servicing area and what the impact will be on the future of development in the area.

Goal 2 - Nodal Structure

Proposed change:

No expansion of existing growth areas or the creation of new nodes; if possible refinement of existing boundaries.

Rational:

The huge surplus and choice spreads out development decreasing the impact of growth; the surplus limits negotiating ability for community amenities; and removes development regency. The decision to expand a nodal boundary or add a new node should occur in the future following studies on carrying capacity and growth management strategies.

Goal 3 - Rural Integrity & Goal 8 - Cooperation Among Jurisdictions

Proposed change:

Negotiate an agreement with the Provincial Government that requires all ministries to comply with the Provincial Growth Management Strategy and, therefore, make decisions in accordance with the policies of a Growth Management Plan where one is in place (this could be a stronger policy under 8B).

Rational:

Regional Districts can not manage growth or plan for efficient servicing if other agencies are making decisions that do not reflect GMP and create situations where the RDN is forced to accept development or increased density where it is not proposed to occur.

Goal 4 - Environmental Protection

Proposed change:

Add the following to the end of policy 4A: "which integrates local parks master plans and their strategies for protecting ESAs and natural corridors."

Rational:

Since environmental interests do not respect political boundaries, efforts need to be coordinated to ensure investment will have the desired impact and to avoid working at cross-purposes. The role of the RDN could be to develop an implementation agreement with municipalities and local areas, and secure funding based on the existence of the GMP.

ATTACHMENT 5 (CONTINUED)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE CITY OF NANAIMO

GMP Review

Page 3

Other comments based on observation at the public meeting:

While the issues of carrying capacity and natural limits to growth need to be studied prior to the next 5-year review, no policy should be included at this time.

A holistic approach to environmental protection (watershed planning) would be effective however what form would it take, how would it fit with existing land use policy documents, what would be included, and how would it be implemented and by whom need to be clarified before policies are included.

Elevating guidelines to policies may not allow the flexibility or created the policy stability also requested at the workshops.

Goal 5 - Improved Mobility

Proposed change:

Change 5D to read: "Residential and commercial densities in nodes will be designed to support economical, convenient transit service including improved connections to transit routes and the E&N corridor."

Rational:

Policy 5D appears to encourage strip development.

Other comments based on observation at the public meeting:

Support for a regional road network would need to come with a regional classification system reflecting the hierarchy of uses (ie purpose to move traffic through an area; maintain and clear in the event of an emergency; truck route).

Provision for carpooling and storage facilities should be encouraged at mode changing opportunities such as transit stops and train stations.

Transportation issues much like environmental issue, do not stop at political boundaries; therefore a regional transportation committee probably needs to include representation from all of the east shore if not all of Vancouver Island.

Goal 6 - Vibrant and Sustainable Economy

Proposed change:

Consider a policy that encourages where possible public improvement and maintenance of infrastructure, and mechanisms for ensuring a diverse living environment that provides opportunities and attracts footloose and value-added businesses; contribute to improvements that affect the decision-making criteria of those businesses identified as being able to have a positive impact on the VI environment including providing living-wage employment for the existing and an evolving labour force.

Rational:

Only include policies that can be achieved at the regional level or through agreements with municipal partners. Consider upgrades that qualify for infrastructure grants and are strongly linked to the decision-making criteria of those industry sectors well positioned for Vancouver Islands economy.

ATTACHMENT 5 (CONTINUED)

**SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED BY THE
CITY OF NANAIMO**

GMP Review

Page 4

Separate the indicator that measures new employment by non living-wage jobs and living-wage jobs to get a true picture of employment changes.

What are the implications of providing for marine-based industry on policy 4E, which proposes to protect undeveloped shoreline from development?

Goal 7 - Efficient Services and Resource Use

Proposed change:

Need to strengthen and clarify the wording of policy 7C to ensure that the density ceiling in a growth node as determined by local plans is the same as the service capacity being installed.

Rational:

Future decisions that will increase the density beyond the proposed development will be required to pay the full cost of increased capacity in order to develop.

Provincial ministries need to back up GMPs with their decisions (this is implied in policy 8B and could benefit from an agreement between the RDN and individual ministries as mentioned earlier).

Sincerely,

Sharon Fletcher, Manager
Community Planning, Development Services Dept.

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ATTACHMENT 6

**SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED FOR THE
ELECTORAL AREAS**



MEMORANDUM

TO: Neil Connelly,
General Manager, Community Services

DATE: November 16, 2001

FROM: Robert Lapham
General Manager, Development Services

FILE:

**SUBJECT: Regional Growth Management Plan Review
Proposed Changes**

There are currently 9 Official Community Plans (OCPs) that apply to the unincorporated areas of the Regional District that are subject to the Regional Growth Strategy. As you are aware, Electoral Area B, Gabriola, Mudge and Decorsey Islands are exempt and come under the authority of the Islands Trust with respect to land use planning and growth strategies.

Over the past 5 years the Electoral Area planning program has worked toward amending all of the OCPs to comply with the Growth Management Plan (GMP). Any newly adopted or amended OCP has included an assessment by the Regional Board determining that the OCP is in compliance with the Regional District's Growth Management Plan, Liquid Waste Management Plan, Solid Waste Management Plan and Capital Expenditure Plan.

Several of the OCPs predate the GMP; they are, however, considered to be in compliance with GMP policies and do achieve the objectives of the GMP to the same extent as the more recently adopted OCPs.

Given the diversity of the communities covered in the nine OCPs and the range of community values considered, GMP implementation measures vary from vary from community to community. The degree of support for the GMP polices is directly related to how closely the vision of a local community aligns to the vision of the GMP. As part of the local community consultation process in the preparation of OCPs, there appears to be general support for the GMP goals, but consensus on the implementation of GMP goals can only be reached where there is sufficient flexibility to implement the goals according to community values. Municipalities are offered this flexibility in the Regional Context Statement; Electoral Areas, however, must comply with GMP policies. Therefore, it is important that GMP policies continue to provide for a range of implementation measures.

Goal 1 – Urban Containment Boundaries

Electoral Area Community Plans have not raised any conflicts or potential changes to UCBs, however a policy with respect to public and institutional uses being located outside or inside UCBs could be considered or additional guidelines could be added.

Landowner enquiries about minor adjustments to boundaries suggest that a policy with respect to rationalizing boundaries to achieve other GMP goals could be considered where the change does not facilitate new urban development. For example, the benefits of density or zoning exchanges might be considered subject to specific criteria, including economic gain or environmental protection. However, strong wording must be maintained to

ATTACHMENT 6 (CONT.)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED FOR THE ELECTORAL AREAS

offer citizens assurances on the boundaries, possibly in the form of a set of criteria that must be met before a boundary change application could be considered, as is used in the Fringe Area Agreement.

Goal 2 – Nodal Structure

More clarity of nodal structure goals or guidelines should be considered. There may need to be a clearer distinction between Rural Villages and Urban Centres as well as an understanding that Urban Centres may occur within Urban Containment Boundaries outside incorporated municipalities (examples of this are Fairwinds and French Creek).

As above, there needs to be an understanding that village centres in the rural areas will have different characteristics than village centres in urban areas, and will contain a different mix of uses. Wording should also be clarified to emphasize that a village centre will not necessarily contain a formulaic mix of uses (i.e.: 30% residential, 50% commercial, 20% institutional) but will in fact take the form needed for that centre and the surrounding dependant rural lands. It may be necessary to create new terminology for the village centres and separate the terms for rural and urban areas.

Goal 3- Rural Integrity

There is confirmation of the support to protect rural integrity within newly amended or adopted OCPs. However, there is a potential conflict between OCP policies that have been supported in a broad community consultation process and the required implementation of these policies by changes in zoning affecting individual property owners. The implementation of OCP policies by changes in zoning is not addressed by GMP policies; instead, a variety of approaches that suit local needs is advocated. If implementation measures are not acted on, there will likely be future conflicts between OCP policies and other decisions to be considered by local jurisdictions.

There is strong support in the Electoral Areas for maintaining the characteristics of rural areas, with the exception of GMP supported minimum permitted parcel sizes for FLR, ALR and rural lands. Questions have also arisen on the need to maintain large parcels in rural areas when, in fact, smaller parcels may be more economically viable. A decision on whether or not to introduce flexibility on this issue is needed.

There has been general opposition to creating opportunities for 'clustering' development in rural areas; it is likely that until a 'good' example of clustering development can be achieved, citizens will continue to oppose what appears to be a concept of creating urban density in a rural area.

Future changes at a provincial government level may impact GMP policies indicating support for the FLR and ALR. An option to amend these policies should be maintained.

There have been difficulties at an OCP level in implementing the 1 dwelling unit per parcel provisions of the GMP. While landowners and developers would generally agree that the concept of two dwelling units on one parcel is becoming increasingly unworkable (as the connection between the units appears to be decreasingly based on family relationships and as the support for allowing strata subdivision is declining among rural residents), there remains pockets of support for the 2 dwelling units/rural parcel in some areas of the RDN. Wording to allow flexibility on this issue would be helpful.

ATTACHMENT 6 (CONT.)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED FOR THE ELECTORAL AREAS

Goal 4 Environmental Protection

A variety of Development Permit Areas have been established within Electoral Area OCPs however the commitment to environmental protection varies significantly across communities. GMP policies should be reviewed to consider endorsing Provincial initiatives such as the Fish Protection Act, Land Development Guidelines and Sensitive Ecosystems Inventory.

The topic of 'environmental protection' is probably the most difficult to implement at an OCP level. Generally, all citizens agree with the concept at goal/policy level; the difficulty lies in the implementation of the policies. Community support for GMP goals for environmental protection vary among planning areas. Nanoose Bay has among the strongest watercourse protection measures of any Electoral Area in the province; Area F protects only 'undisputed' watercourses, and Area A's watercourse protection measures have been a point of some controversy in that community. Park policies have been well implemented in Area F, but are less successfully implemented in Area E (Madrona Point and the recent Parks Plan).

Questions have arisen as to the GMP's contention that 20% of the gross land base should be open space- the contention is not so much with the number (or with the value of open space protection) as to the setting of a target that may or may not be achievable. Citizens have suggested that further research is required to validate this number. The GMP also calls for tree protection bylaws, fill bylaws, and new zoning classifications to implement open space protection: confirmation on these initiatives is required in this review.

Wording is required to allow community flexibility in implementing those policies that the community supports; stronger wording is required to implement those objectives that the Board feels are important at a regional level.

Goal 5 Improved Mobility

Electoral Area OCPs include Road Network Plans that generally recognize the Provincial Highway system and major local roads. GMP policies should be reviewed to consider recognizing regionally significant roads that are important to support urban areas and village centers.

Generally, at an OCP level, this goal area is difficult to implement beyond general policy statements that support different modes of transportation and linear connections between village centres. As the authority for engineering, building and road standards remains with the Ministry of Transportation, no practical application of the policies in this section of the GMP have been implemented in the OCPs. Future changes in responsibilities may make this section more relevant at the rural OCP level.

Goal 6 Vibrant and Sustainable Economy

It is recommended that this GMP review consider linking investor confidence to urban containment policies by potentially including components of the Fringe Area Management agreement as a policy. Indicators such as property values and land prices within urban containments boundaries will provide a good indication of a vibrant economy with respect to housing starts and construction activity. It will likely become more difficult to use only future housing capacity as an indicator of the need to maintain urban containment boundaries, particularly when there are shifts in activity across the region.

Further, it is recommended that this GMP review recognize the proposed expansion of the Industrial Land Use designation as proposed in the Electoral Area A Official Community Plan. At an OCP level, this section is most often considered when support is required for a development proposal. While the policies are generally consistent with the OCPs, questions have arisen as to how these policies are balanced with or against other policies in the GMP (which is more important? Rural integrity or the economy?)

ATTACHMENT 6 (CONT.)

SUGGESTED CHANGES TO THE GROWTH MANAGEMENT PLAN SUBMITTED FOR THE ELECTORAL AREAS

Questions have also arisen on the GMP's support for rural economic opportunities (such as campgrounds, outdoor recreation sites and similar venues). The addition of Policy 6C in the Interim Review is noted as an important improvement supporting rural development opportunities.

An issue with this goal is the interpretation of the policies in it: Citizens with development proposals would question if the RDN is 'business friendly'; citizens wishing to protect rural integrity would consider the policies to be too supportive of any form of development.

Additional policies similar to Policy 6C may be required if the RDN wishes to clarify its role or take on an expanded role in regional economic development.

Goal 7 Efficient Services and Resource Use

Policies with respect to community service connections require review. It is recommended that new policies be added to prioritize public investment, including investment in new amenities, in nodal centers by focusing new initiatives in these areas or selected nodes where there are potential partnerships or there is underutilized development capacity. Policies are also required to encourage varying DCC's within urban boundaries where there is significant infill potential and within urban nodal centers where land is being underdeveloped or underutilized.

Recent events in the RDN and across Canada have highlighted the importance of good water management. The protection of aquifers and surface water is perhaps the most important issue at an OCP level and there is a high level of community awareness on the need for aquifer/surface water protection. However, given the lack of accurate information available on aquifer location, further and in-depth study on this issue at a regional level is required. In addition, resources are needed to ensure that the surface water information available (the ESA Atlas) is fully accurate and dependable.

Goal 8 Cooperation Among Jurisdictions

It is recommended that this GMP Review give consideration to: policies encouraging common servicing standards among jurisdictions; the provision of 'one stop' information and approvals access within jurisdictions; and support for the use of cooperation agreements among jurisdictions for improving certainty for investors. Further the Province is requested to consider assessing provincial and local government service delivery with a better understanding of expected direct and indirect downloading.

New policies are also supported for encouraging discussion and agreements among the Federal Government, Port and Harbour Authorities, Airport Commissions, Crown Corporations, School Districts, Hospital Districts, Emergency Services, Improvement Districts and private Water Utilities, and First Nations to recognize the goals and policies of the GMP.

As an overall comment, it is recommended that any changes to the GMP consider increasing flexibility for member municipalities and the Electoral Areas for those issues considered to be at a local/community level, and more clearly defining policies for issues considered to be of regional significance or importance.

Original Signed by Robert Lapham

Report Writer