

REGIONAL DISTRICT OF NANAIMO
DEVELOPMENT SERVICES COMMITTEE MEETING
TUESDAY, MAY 15, 2001
7:30 PM

(Nanaimo City Council Chambers)

A G E N D A

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DELEGATIONS

2 K. Van Westen, re Land Use Contravention - 3460 Whiting Way - Area A

MINUTES

3-5 Minutes of the regular Development Services Committee meeting held April 24, 2001.

CORRESPONDENCE/COMMUNICATIONS

6-7 K. Van Westen, re Land Use Contravention - 3460 Whiting Way - Area A.

BUILDING INSPECTION

8-9 Section 700 Filings.

PLANNING

DEVELOPMENT VARIANCE PERMIT

10-14 Application No. 0104 - Green - 650 Martindale Road - Area G.

FRONTAGE RELAXATION

15-18 George and Linda Addison - 2683, 2687 & 2691 McLean's Road - Area C.

19-22 Matt MacLeod - 2403 Nanoose Road - Area E.

OTHER

23-85 Electoral Area 'A' Official Community Plan Bylaw No. 1240.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

IN CAMERA

That pursuant to Section 242.2(1)(f) of the Local Government Act the Committee proceed to an In Camera Meeting to consider a matter of litigation or potential litigation affecting the Local Government.

ADJOURNMENT

VV/7 7/2001

Nanaimo Regional District

K. van Wierden
3460 Whiting W.
Langford, B.C.

Attn: Mrs. Pearce

I wish to attend the May 15/2001
Development Services Comm. meeting
at which my letter will be considered.
Kindly include me on the agenda.

Thank you,

K. van Wierden

722-2603

RECEIVED
MAY - 7 2001
REGIONAL DISTRICT
of NANAIMO

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2

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE
MEETING HELD ON TUESDAY, APRIL 17, 2001, AT 7:30 PM
IN THE CITY OF NANAIMO COUNCIL CHAMBERS,
455 WALLACE STREET, NANAIMO, BC

Present:

Director E. Hamilton	Chairperson
Director L. Elliott	Electoral Area A
Director B. Sperling	Electoral Area B
Alternate	
Director B. Jepson	Electoral Area D
Director G. Holme	Electoral Area E
Director J. McLean	Electoral Area F
Director J. Stanhope	Electoral Area G
Director R. Quittenton	Electoral Area H
Director J. Macdonald	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director L. Sherry	City of Nanaimo
Director T. Krall	City of Nanaimo
Director G. Korpan	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

B. Lapham	General Manager, Development Services
S. Schopp	Manager, Inspection & Enforcement
P. Shaw	Manager, Community Planning
N. Tonn	Recording Secretary

MINUTES

MOVED Director McLean, SECONDED Director Sherry, that the minutes of the regular Development Services Committee meeting held on March 20, 2001, be adopted.

CARRIED

BUILDING INSPECTION

Section 700 Filings.

The Chairperson listed each filing and asked that any property owner in the audience wishing to address the Committee come forward when their name was called.

MOVED Director Sherry, SECONDED Director Rispin, that a notice be filed against the titles of the properties listed, pursuant to Section 700 of the *Local Government Act* and that if the infractions are not rectified within ninety (90) days, legal action will be pursued:

Development Services Committee Minutes

April 17, 2001

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- (a) Lot 1, Section 10, Range 1, Plan 23681, Cedar Land District, 2223 Cedar Road, Electoral Area 'A', owned by R. and S. Margetish;
- (b) Lot 31, Section 14, Range 2, Plan VIP59885, Cedar Land District, 2350 Hemer Road, Electoral Area 'A', owned by J. Mihalj;
- (c) Lot B, Section 6, Gabriola Island, Plan 42450, Nanaimo Land District, 2925 North Road, Electoral Area 'B', owned by J. Allen;
- (d) Lot 12, Block 8, District Lot 88, Plan 1223, Newcastle Land District, 225 Cortes Road, Electoral Area 'G', owned by C. and P. Young.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Application No. 0101 – Brown/Madsen – Timberlands Road – Area C.

MOVED Director McNabb, SECONDED Director McLean, that the minutes for a Public Information Meeting held March 14, 2001 for Amendment Application No. 0101 submitted by Anders Madsen, acting as Agent for Nancy Brown, to rezone the subject property legally described as Lot B, Block 87, Bright, Douglas and Cranberry Districts (Lying Within Said Bright District), Plan VIP54950, from Resource Management 9 (RM9) to Resource Management 10 (RM10) be received for information.

CARRIED

MOVED Director Stanhope, SECONDED Director Korpan, that due to the fact that land conflicts will continue due to the close proximity of the residential areas, staff be directed to bring forward a report on options which may be available to reduce future conflicts and to address the sensitivity of the aquifer which underlies the area.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Application No. 0106 – Munro/Williamson – 1790 Rena Road – Area E.

MOVED Director Holme, SECONDED Director McNabb, that Development Permit Application No. 0106, to legalize an addition to an existing agricultural building within an Environmental Sensitive Area Development Permit Area, to approve works (relating to a proposed dwelling unit), to address drainage run-off on access roads and the impact of land clearing within a Watercourse Protection Development Permit Area on the property legally described as District Lot 32, Nanoose District, be approved subject to the conditions outlined in Schedule '1'.

CARRIED

Application No. 0020 – Boulton/Mill – 1345 Private Road – Area G.

MOVED Director Stanhope, SECONDED Director Krall, that Development Permit 0020 to establish a residential cabin on the property legally described as Lot 14, District Lot 51, Newcastle District, Plan 12041 be approved as outlined in Schedule '1', and subject to the notification requirements of the *Local Government Act*.

CARRIED

DEVELOPMENT VARIANCE PERMIT

Application No. 0103 -- Lemke -- 2211 Chelsea Place -- Area E.

MOVED Director Holme, SECONDED Director Westbroek, that Development Variance Permit Application No. 0103, submitted by Ed Lemke, Agent on behalf of Beth Elaine Lemke, to legalize an existing wall constructed to facilitate the development of a single dwelling unit by varying the minimum setback requirement for an interior side lot line within the Residential 1 (RS1) zone from 2.0 metres (6.6 feet) to 0.9 metres (3.0 feet) for the property legally described as Lot 30, Plan 51142, District Lot 78, Nanoose Land District, be approved as submitted subject to notification requirements pursuant to the *Local Government Act*.

CARRIED

IN CAMERA

MOVED Director Holme, SECONDED Director Stanhope, that pursuant to Section 242.2(1)(f) of the *Local Government Act* the Committee proceed to an In Camera Meeting to consider a matter of litigation or potential litigation affecting the Local Government.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Stanhope, that this meeting terminate.

CARRIED

TIME: 7:35 PM

CHAIRPERSON

April 15/2001

OF NANAIMO	
APR 18 2001	
CHAIR	GMCrs
CAO	GMDs
GMCrs	GMS

J. VAN WESTEN,
3460 Whiting Way,
Ladysmith, B.C.

Regional District of Nanaimo
1630 Hammond Bay Rd.

Dear Mr. Chairman and Directors,
Re: Lots 4, 5 and 6, Section 1, Range 6, Cedarland
district - Land Use Contraventions.

I am the owner of these 3 lots, which form part of a 5 lot subdivision on my farm, which I developed some years ago intended to be a showpiece rural-residential development in this part of the region.

As you're aware the local economy and real estate market have been extremely slow, with the result that, despite thorough marketing, I've only managed to sell one of the lots (each 2.01 hectares in size), and that at less than breakeven price.

To stave off foreclosure on the subdivision and my farm and hoping for better times to come, lots 4 and 5 have for several years been rented out to two fellows who have parked their recreational vehicles there for temporary living purposes. Lot 6 is not rented out.

We thought that this was allowed under the regional bylaws in view of the fact that:

- (a) the lots are zoned, assessed, and taxed for residential use,
- (b) no permanent structures were built
- (c) there exist many other recreational vehicles parked on private properties throughout the Cedar area, many of which are used for occupancy,
- (d) the subject lots are large and secluded on a dead-end road on the farm far away from the nearest neighbors

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I have been informed by Mrs. Mackey and Miss Shaw of the regional district staff that a recreational vehicle is not allowed on a vacant acreage but that it is permitted when a single family dwelling exists on the property or is in the process of being built. It then constitutes a legal accessory land use.

I was away this winter helping with earthquake housing relief in EL Salvador and during my absence the regional Board instructed its solicitor to bring legal proceedings to bring the subject lots into compliance with Bylaw 500.

I have no wish to contravene any law and following discussion with staff, propose to take out building permits and construct a single family dwelling on each of lot 4 and 5 and at a later date on lot 6. The two R.V. owners have agreed to help with the construction in the capacity of owner's agents and hopefully in this way can stay on until their dwellings are ready for occupancy.

A secondary problem exists solely on lot 4. The tenant there has accumulated more than a dozen unlicensed vehicles on his property - an eyesore from the road. I will endeavour to resolve this by insisting he keep his vehicle storage to a reasonable number and that they be completely out of sight from the public road. He is now aware that failure to do so will definitely result in his eviction.

I hope the above meets with your approval, and that the renters can stay on and I can continue to receive the rental income until the properties are sold.

cc. Mrs. Mackey
Miss Shaw
Mr. Burr - lot 4 tenant
Mr. Hintz - lot 5 tenant

sincerely yours,

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REGIONAL DISTRICT OF NANAIMO			
MAY - 8 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCrs		GMES	
ASD			

MEMORANDUM

TO: Stan Schopp
Manager, Building Inspection Services

DATE: May 8, 2001

FROM: Allan Dick
Senior Building Inspector

FILE: 3810-20

SUBJECT: Local Government Act - Section 700 - Contravention of Bylaw Meeting Date - May 15, 2001

PURPOSE

To provide for the Committee's review, proposed Section 700 filings on properties which have outstanding occupancy or safety issues that contravene Building Bylaw No. 1000.

BACKGROUND

The individual area inspectors have worked closely with the property owners to resolve outstanding issues prior to the sending of letters. A minimum of two letters addressing deficiencies has been sent to the registered property owners. Where required, the Manager and/or the Senior Building Inspector have been involved with proposed resolutions. At this time we are unable to approve construction at the indicated addresses.

SUMMARY OF INDIVIDUAL INFRACTIONS

Electoral Area 'D'

- 1. Owners Name: Christine Barth
- Legal Description: Lot 5, Block 681, Nanoose District, Plan 41378
- Street Address: 8515 Lisa Lane
- Summary of Infraction:
 - Stop Work order posted April 10, 2001
 - letter sent certified mail; Stop Work; accessory building constructed without valid building permit
 - Mr. Barth phoned April 23rd; informed L. Hollman he would not comply with any regulations

Electoral Area 'E'

- 1. Owners Name: Mary Downey
- Legal Description: Lot 10, Block A, District Lot 38, Nanoose District, Plan 10777
- Street Address: 1425 Marina Way
- Summary of Infraction:
 - permit required notice issued February 4, 1998
 - sent certified letter - no response
 - builder attended office March 3, 1998
 - second certified notice sent April 1, 1998 - no response
 - BP 21510 issued August 28, 1998
 - sent letter March 13, 2000; final inspection required
 - second letter sent December 29, 2000; final inspection required
 - left message on owner's answering machine April 30, 2001; owner returned call
 - builder did not provide engineering by May 3, 2001 as promised

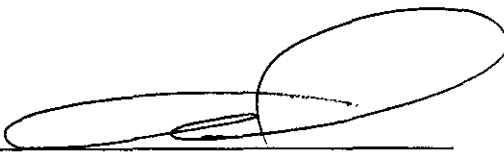
2. Owners Name: Kevin Bradley and Karin Kosick
Legal Description: Lot 106, District Lot 68, Nanoose District, Plan 26680
Street Address: 1566 Arbutus Drive
Summary of Infraction:
 - letter sent March 1, 2001; permit expired
 - received correspondence from owner
 - S. Schopp responded to owner's letter March 19, 2001
 - May 2, 2001 – no response to March 19th letter

Electoral Area 'G'

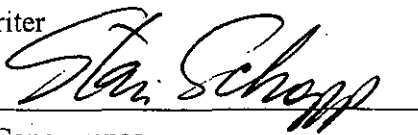
1. Owners Name: Gregory and Margaret Drysdale
Legal Description: Lot 4, District Lot 28, Nanoose District, Plan 21947
Street Address: 1497 Sunrise Drive
Summary of Infraction:
 - Stop Work issued February 23, 2000 for deck constructed without valid building permit
 - permit ready to issue March 24, 2000; left message on answering machine
 - contacted Mrs. Drysdale June 23, 2000; informed her permit ready for pick up
 - BP 22743 issued June 23, 2000
 - letter sent April 4, 2001; call for inspection
 - second letter sent via courier April 27, 2000
 - contacted Mrs. Drysdale; required engineering not yet completed; will contact the office mid May

RECOMMENDATION

That a notice be filed against the titles of the properties listed, pursuant to Section 700 of the *Local Government Act* and that if any health, safety or land use infractions are not rectified within ninety (90) days, legal action will be pursued.



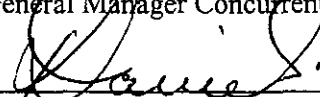
Report Writer



Manager Concurrence



General Manager Concurrence



C.A.O. Concurrence

COMMENTS:

devsvs/reports/2001/810-20-sec700May.doc



REGIONAL DISTRICT OF NANAIMO			
MAY - 8 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCms		GMES	
		DSC	✓
DATE:			

MEMORANDUM

TO: Pamela Shaw
Manager, Community Planning

FROM: Lindsay Chase
Planner

SUBJECT: Development Variance Permit No. 0104 - Green
Lot 9, District Lot 128, Nanoose District, Plan 20938
Electoral Area 'G' - 650 Martindale Road

FILE: 3090 30 0104

DATE: May 7, 2001

PURPOSE

To consider the issuance of a Development Variance Permit to facilitate the construction of an agricultural building.

BACKGROUND

This is an application to facilitate the construction of an agricultural building located on a rural property in the Englishman River area. The subject property is an approximately 0.5 ha (1.212 acre) parcel located on Martindale Road. Access to the property is from Levirs Road (see Attachment 1- Location).

To the north of the property is Levirs Road, to the east is Englishman River, to the south are other rural properties and to the west is Martindale Road. The subject property is presently vacant, as the old house was removed. The portion of the property adjacent to the road is relatively flat and has been cleared. There are several large trees located along the property lines fronting on Martindale Road and Levirs Road. Towards the rear of the property are 2 distinct banks that slope down towards the river. This section of the property appears to be in a natural state with many large trees. The proposed location of the house and the agricultural building are on the already cleared portion of the property level with the road.

The applicant has indicated that construction of the house will not be contemplated for 4-5 years; therefore this application addresses only the siting of an agricultural building on the subject property. The subject property is not in the ALR and does not have a current farm operation. The zoning of the property does permit agriculture as a principal use and therefore does permit agricultural buildings without residence however, if the building is to be used as a residential accessory building, the zoning requires a dwelling to be constructed prior to establishing residential accessory buildings. The applicant is aware of the zoning restrictions.

Zoning and Proposed Variances

The subject property is zoned Rural 1 (RU1) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987." The minimum setback requirements for buildings in this zone are 8.0 metres from all lot lines unless the building will be used for housing livestock or storing manure, in which case, the setback increases to 30.0 metres.

The floor area of the proposed agricultural building will measure approximately 106 m². The siting and proposed dimensions of the accessory building are shown in Attachment 2. Due to the topography of the site and the location of the existing septic field, the applicant is requesting a proposed variance to the minimum setback of an exterior side lot line from 8.0 metres to 2.0 metres.

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ALTERNATIVES

1. To approve Development Variance Permit No. 0104 subject to the conditions outlined on Schedule '1'.
2. To deny the requested Development Variance Permit.

LAND USE IMPLICATIONS

From staff's assessment of this application, potential land use implications are minimal as the proposed development is similar to surrounding land uses. Based on the proximity of the building to the road and to Englishman River, the structure would not be permitted to store manure or house livestock. The applicant is aware of the additional setback requirements for agricultural buildings used to house livestock or store manure and is not requesting that these setbacks be relaxed. The applicant has also verbally agreed to covenant against this use in the proposed agricultural building. The covenant would be secured as a condition of approval.

The applicant has also secured a variance from the Ministry of Transportation and Highways for the required 4.5 metres setback for all buildings from a dedicated road. MoTH has granted a permit to reduce the building setback from the road from 4.5 metres to 2.0 metres.

ENVIRONMENTAL IMPLICATIONS

The subject property is not located within an area designated environmentally sensitive in the "Englishman River Official Community Plan Bylaw No. 814, 1990." It is located within an area marked as Hazard Lands within the OCP as it is within the Englishman River floodplain. The Environmentally Sensitive Areas Atlas indicates the presence of a Fisheries Planning Boundary and that the Englishman River is a Salmon present watercourse. The distance between the River and the proposed building mitigates the environmental impact of this development. The building will be located approximately 39 metres (128 feet) from the title natural boundary.

SUMMARY/CONCLUSIONS

This is an application for a development variance permit to facilitate the construction of an agricultural building. The application includes a request to vary the minimum setback requirement for the exterior side lot line from 8.0 metres to 2.0 metres. Staff recommends this application be approved subject to notification requirements pursuant to the *Local Government Act*.

RECOMMENDATION

That Development Variance Permit No. 0104, submitted by Dale Green and Peggy Green, to vary the minimum setback requirement for an exterior side lot line from 8.0 metres to 2.0 metres to permit the construction of an agricultural building on the property legally described as Lot 9, District Lot 128, Nanoose District, Plan 20938, be approved, subject to the conditions outlined in Schedule '1' and subject to the notification requirements of the *Local Government Act*.



Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

COMMENTS:

reports/development/2001/dvp ma 3090 30 0104 Green.doc

SCHEDULE '1'

**CONDITIONS OF APPROVAL FOR
DEVELOPMENT VARIANCE PERMIT NO. 0104**

1. Vary the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 by:
 - a) Relaxing the exterior side lot line setback from 8.0 metres to 2.0 metres to facilitate the construction of an accessory agricultural building.

Subject to the following:

- a) Registration of a Section 219 covenant to not allow the agricultural building to be used for housing livestock or storing manure.



REGIONAL DISTRICT OF NANAIMO			
MAY - 8 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCrs		GMES	
DSE ✓			

MEMORANDUM

TO: Pamela Shaw
Manager of Community Planning

DATE: May 7, 2001

FROM: Susan Cormie
Senior Planner

FILE: 3320 20 21744

SUBJECT: Request for Relaxation of the 10% Perimeter Frontage Requirement
Applicant: George and Linda Addison
Electoral Area 'C' - 2683, 2687 & 2691 McLean's Road

PURPOSE

To consider a request for the relaxation of the minimum 10% frontage requirement pursuant to Section 944 of the *Local Government Act* in order to facilitate a 2 lot subdivision.

BACKGROUND

The subject property, which is located on McLean's Road within Electoral Area 'C', is currently zoned Rural 9 (RU9) and has split Subdivision Districts 'D' (minimum 2 ha) and 'Z' (no further subdivision) pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 (see Attachment No. 1 for location). A portion of the subject property is within the Agricultural Land Reserve (ALR) and the applicant has received Land Reserve Commission approval to subdivide a portion of the ALR from the rest of the parcel. The portion of the subject property within the 'Z' Subdivision District is situated within the Agricultural Land Reserve and is contiguous with the Land Reserve Commission's decision to allow this subdivision.

The applicant has applied for septic disposal permits for each proposed parcel. The provision of potable water supply is subject to the approval of the approving authority.

The proposed parcel, as shown on the plan of subdivision submitted by the applicant, is proposed to have a total frontage of 12.5 metres or approximately 1.4 % perimeter frontage. Subject to road dedication at time of subdivision, the proposed remainder of Lot A will meet the minimum 10% perimeter frontage requirement (see Attachment No. 2 for proposed plan of subdivision).

ALTERNATIVES

1. To approve the request for relaxation of the minimum 10% frontage requirement for the proposed new parcel.
2. To deny the request for relaxation of the minimum 10% frontage requirement.

DEVELOPMENT IMPLICATIONS

Ministry of Transportation and Highways Implications

Ministry staff have verbally indicated that they have no concerns with the request for 10%.

Official Community Plan Implications

The Arrowsmith Benson – Cranberry Bright Official Community Plan Bylaw No. 1148, 1999 designates the subject property within the Watercourse Protection Development Permit Area, the Sensitive Ecosystem Development Permit Area, and the Farm Land Development Permit Area.

With respect to the Watercourse Protection and Sensitive Ecosystem Development Permit Areas, the applicant has indicated that he is in concurrence to protect the sensitive features of the property (Stark's Lake and Blind Lake) by protective covenant. These covenants will be subject to registration at Land Title Office in conjunction with the subdivision process. Therefore, as the guidelines of these development permit areas can be met, the applicant is exempt from requiring a watercourse protection and sensitive ecosystem development permit.

With respect to the Farm Land Development Permit Area: as the applicant is proposing to create a property line within the ALR and not contiguous with the ALR boundary, a development permit is not required.

Agricultural Land Reserve Implications

The applicant's proposed lot layout of this subdivision is based upon the Land Reserve Commission's (LRC) 1994 approval. As a result, this approval restricts the applicant to the submitted lot layout configuration. In turn, the zoning of the subject property, pursuant to Bylaw No. 500, was amended (January 1999) to implement the objectives of the OCP and also to reflect current LRC approvals.

SUMMARY

This is a request to relax the 10% minimum frontage requirement pursuant to Section 944 of the *Local Government Act* in order to facilitate a 2-lot subdivision. The proposed configuration of the new lot is based upon a Land Reserve Commission decision made in 1994. Bylaw No. 500, in turn, was amended to reflect the objectives of the OCP, which took into account outstanding LRC approvals. Any adjustment to the proposed lot would require approval from the Land Reserve Commission and an amendment to Bylaw No. 500 and possibly the OCP. The applicant is in concurrence to provide protective covenants for the environmentally sensitive features of the property, which will be registered with the subdivision. As a result, staff recommend Alternative No. 1, to approve the relaxation of the minimum 10% frontage for the proposed new parcel.

RECOMMENDATION

That the request from George and Linda Addison, to relax the minimum 10% perimeter frontage requirement for the proposed new lot, as shown on the Plan of Proposed Subdivision on Lot A, Section 7, Range 3, Cranberry District, Plan VIP57090, be approved.



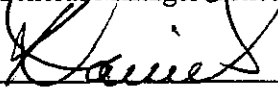
Report Writer



Manager Concurrence



General Manager Concurrence

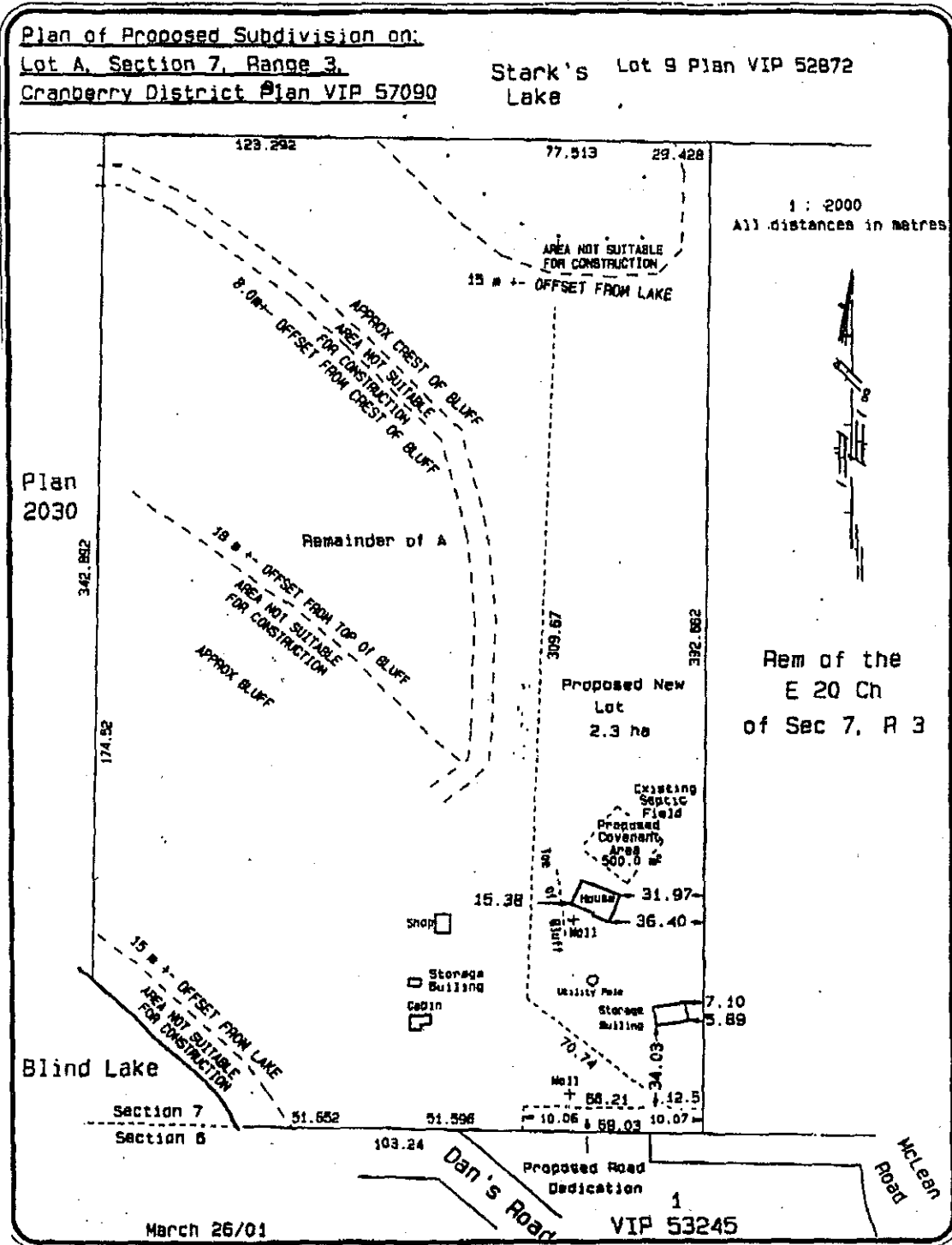


CAO Concurrence

COMMENTS:

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ATTACHMENT NO. 2
 (plan as submitted by applicant)



TO: Pamela Shaw
Manager of Community Planning

DATE: May 7, 2001

FROM: Susan Cormie
Senior Planner

FILE: 3320 20 21626

SUBJECT: Request for Relaxation of the 10% Perimeter Frontage Requirement
Applicant: Matt MacLeod
Electoral Area 'E' -- 2403 Nanoose Road

PURPOSE

To consider a request for the relaxation of the minimum 10% frontage requirement pursuant to Section 944 of the *Local Government Act* in order to facilitate a 2-lot subdivision.

BACKGROUND

The subject property, which is located on Nanoose Road within Electoral Area 'E', is currently zoned Residential 1 (RS1) and is within Subdivision District 'N' pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 (*see Attachment No. 1 for location*). The applicant is proposing a 2-lot subdivision which meets the Subdivision District 'N' minimum parcel size of 1600 m² with community water connections to each proposed parcel. However, it is noted that Official Community Plan (OCP) policies support the implementation of a 1.0 hectare minimum parcel size outside Urban Containment Boundaries and the Community Sewer Service Area. These OCP policies are being considered for implementation by an amendment bylaw that currently is being held in abeyance for an indefinite period. However, staff considers OCP policies as part of the assessment of applications that propose to vary bylaw standards or where approvals would facilitate new development.

The applicant has applied for septic disposal permits for each proposed parcel and a community water connection for the proposed new parcel.

Proposed Lot 1, as shown on the plan of subdivision submitted by the applicant and labeled 'new lot', is proposed to have a total frontage of 24.0 metres or 9.5% perimeter frontage while the proposed Remainder of Lot 2 is proposed to have a total frontage of 25.1 metres or 9.3% perimeter frontage. Therefore, both proposed parcels will require relaxation of the minimum 10% perimeter frontage requirement (*see Attachment No. 2*).

ALTERNATIVES

1. To approve the request for relaxation of the minimum 10% frontage requirement for proposed Lot 1 and the proposed Remainder of Lot 2 Plan VIP62561.
2. To deny the request for relaxation of the minimum 10% frontage requirement.

DEVELOPMENT IMPLICATIONS

The proposed Remainder of Lot 2 currently has a community water service connection. A second water service connection to the proposed new parcel is available despite the OCP direction to not support the facilitation of development to create parcels less than the 1 ha minimum parcel size. This is because the property is located within the local water service area and is capable of obtaining a water service connection without requiring an extension of the water main.

Community sewers are not planned to be extended to neighbourhoods outside the Community Sewer Service or Restricted Sewer Service Areas except for health or environmental reasons. Therefore, the approval of the requested frontage relaxation to subdivide the lot is not consistent with OCP policies.

Ministry of Transportation and Highways staff has verbally indicated that they have no concerns with the request for 10%.

Environmentally Sensitive Areas Atlas / Ministry of Environment Implications


The Regional District of Nanaimo Environmentally Sensitive Areas Atlas indicates that there are no environmentally sensitive features within the subject property.

SUMMARY

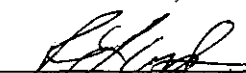
This is a request to relax the 10% minimum frontage requirement pursuant to Section 944 of the *Local Government Act* in order to facilitate a 2-lot subdivision. The subject property is zoned to permit the proposed subdivision, however in order to proceed the applicant requires a relaxation of the current 10% minimum frontage standards. As OCP polices support the implementation of a 1.0 hectare minimum parcel size outside Urban Containment Boundaries and the Community Sewer Service Area, despite the current zoning, staff consider this policy direction to not support the proposed relaxation. Therefore, in order to ensure that the objectives of the OCP can be met, staff recommends Alternative No. 2, to deny the relaxation of the minimum 10% frontage for the proposed Lot 1 and the proposed Remainder of Lot 2.

RECOMMENDATION


That the request from Matt MacLeod, on behalf of Matt MacLeod and Candace MacLeod, to relax the minimum 10% perimeter frontage requirement for proposed parcels, as shown on the Plan of Proposed Subdivision of the Lot 2, District Lot 130, Nanoose District, Plan VIP62561, be denied.



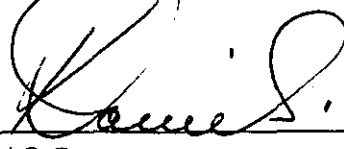
Report Writer



General Manager Concurrence



Manager Concurrence

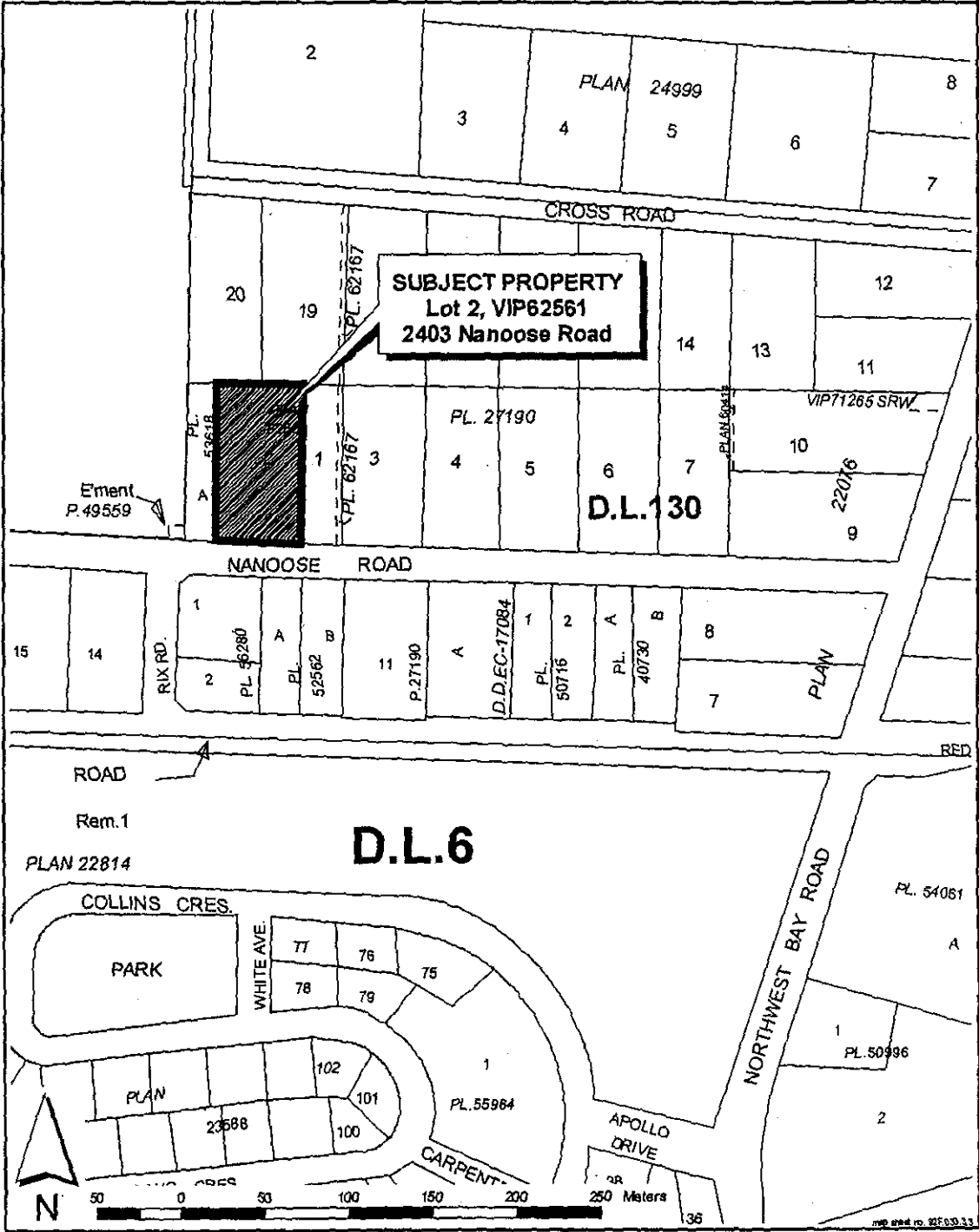


CAO Concurrence

COMMENTS:

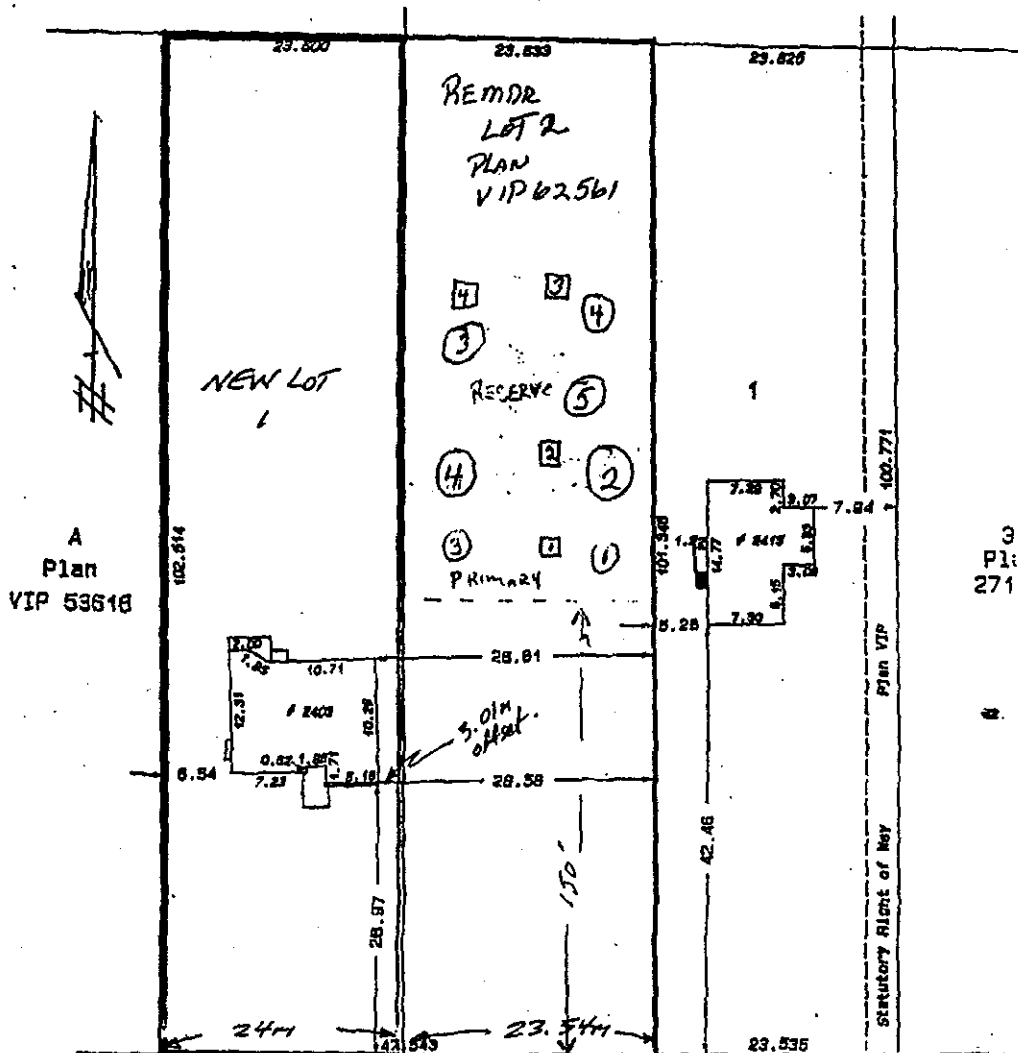
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ATTACHMENT NO. 1



ATTACHMENT NO. 2
(plan as submitted by applicant)

PROPOSED SUBD. OF LOT 2, DL 130,
NANOOSE DISTRICT, PLAN VIP 62561
Scale 1:500



Submitted by: MATT B. MACLEOD
2403 NANOOSE RD.
NANOOSE BAY B.C.
V9P9E6

MARCH 28/99



REGIONAL DISTRICT OF NANAIMO			
MAY - 8 2001			
CHAIR		GMCrS	
CAO		GMDS	
GMCrS		GMES	
DSC			
TO:		DATE:	

MEMORANDUM

TO: Pamela Shaw
Manager of Community Planning

DATE: May 8, 2001

FROM: Susan Cormie
Senior Planner

FILE: 6480 00 EAA

SUBJECT: Electoral Area 'A' Draft Official Community Plan – Bylaw No. 1240, 2001
Electoral Area 'A'

PURPOSE

To receive a summary of the issues and staff recommendations resulting from the public consultation process for the preparation of the draft Electoral Area 'A' OCP and to introduce the Official Community Plan Bylaw at 1st and 2nd reading and refer the bylaw to a Public Hearing.

BACKGROUND

The Electoral Area 'A' Official Community Plan review process has been underway since November 1999. Prior to drafting the OCP Draft Bylaw, a number of events were held for the purpose of gathering community and agency input. These included the following:

- *Establishment and Operation of the Community Advisory Committee (CAC)*
This Committee, whose role was to review public input and identify community objectives and issues, held 21 meetings; organized and attended a streamside protection field trip; and participated in all the open houses and workshops events held in conjunction with the OCP process. The CAC concluded its role in March 2001.
- *Establishment and Operation of the Cedar Community Advisory Sewer Committee*
This Committee, whose role was to review the issues dealing with providing community sewer to the Cedar Urban Containment Boundary and to make its recommendation to the CAC, held 4 meetings. This committee will be reconvened when the community sewer initiative is undertaken.
- *Publication of 4 Newsletters*
These newsletters were published throughout the OCP review process and were designed to keep the residents and landowners of the Plan Area up to date on the status of the project and to request comments and issues to be raised as part of the process. The input gathered from the newsletters was compiled along with other public comments received for review by the CAC
- *Government Agency Forum*
Representatives of the various Provincial and Federal agencies and local governments attended a government agency forum, held on March 30, 2000. The purpose of this forum was to inform the agencies of the OCP process, to identify and coordinate roles between agencies, and to collect technical information for input in the OCP.

- *2 Open House Events*

2 open houses were held during May 2000 to provide the community with an overview of the current OCP, examine issues to be considered in the new OCP process, and to gather public comments. Advertising of these events was by flyer distributed by bulk mail and newspaper display ads. Approximately 100 persons attended these 2 open house events.

- *2 Workshop Events*

The first workshop, in May 2000, was held to gather community comments on the issues raised at the open house held earlier and by the Community Advisory Committee. Notification of this event was by bulk mail flyer and newspaper display advertising. Approximately 75 persons attended this workshop. Participants discussed several issues and made suggestions for the direction the community desires. This information was compiled with the other comments received throughout the process.

The second workshop, in June 2000, was held to review community concerns about watercourse protection, which were highlighted at the May workshop. Representatives from the Ministries of Agriculture, and Environment, Lands and Parks, as well as the Federal Department of Fisheries and Oceans, were present to listen to residents and to answer questions. Notification of this event was by bulk mail flyer and newspaper display advertising. Approximately 150 people attended this event. The comments and issues raised at this event were included with previous comments received for review by the CAC.

Draft OCP Public Consultation

Based on the community comments received and the CAC's review and input, staff prepared the Draft OCP Bylaw (*copy of draft OCP and public consultation flyers has been forwarded under separate cover in advance of the Development Services Committee Agenda and is available on the RDN website-rdn.bc.ca. A complete summary of all information and comments is available for viewing in the Planning Department*). An Open House was held on April 19, 2001 to present the draft OCP to the community and to gather comments related to this document. Copies of the Draft OCP Bylaw were made available on the RDN web site, at several locations throughout the community, and upon request by mail. This event was advertised by a flyer distributed by bulk mail and newspaper display ads in the Take 5 and Nanaimo Harbour City Star. Approximately 100 persons attended this open house. Participants were invited to provide written comments on the draft OCP by May 4, 2001. In addition, individual property owners have submitted letters throughout the OCP process requesting specific designations for their properties.

ALTERNATIVES:

1. To receive the Electoral Area 'A' Official Community Plan and introduce "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" at 1st and 2nd reading and proceed to Public Hearing.
2. To receive the Electoral Area 'A' Official Community Plan, as amended to include the recommendations brought forward in the staff report, and introduce the Bylaw at 1st and 2nd reading and proceed to Public Hearing.
3. To receive the Electoral Area 'A' Official Community Plan and refer it back to staff with direction to report on the implications of proposed amendments to the Official Community Plan.

PUBLIC CONSULTATION IMPLICATIONS

Since the Terms of Reference were developed for the Electoral Area 'A' OCP, the Board has adopted a public consultation framework outlining public consultation procedures. In addition, new public consultation provisions for the adoption of OCPs were recently adopted pursuant to the *Local Government Act*. As there are no transitional provisions set out in the *Act*, staff has prepared an outline of the remaining public consultation process for consideration by the Board (*see Attachment No. 1*).

PUBLIC ISSUES AND INTERGOVERNMENTAL IMPLICATIONS

Following the publication of the Electoral Area 'A' Draft Official Community Plan, residents and landowners have submitted comments highlighting a number of issues. With respect to the overall strategy of the Plan and in order to address the issues as identified by the public, staff are proposing a number of amendments to the draft OCP which balances the interests of the local community with broader regional objectives, the interests of local governments as well as Provincial and Federal Ministries, and potential legal implications. Staff recommendations, with respect to resolving these issues raised by the public and agencies is summarized in *Attachment No. 2*. All other correspondence received following the April 19th Open House is included as *Attachment No. 3*.

Minor amendments have also been made to the draft OCP, which are considered housekeeping, i.e. grammar.

FINANCIAL / LIQUID WASTE MANAGEMENT IMPLICATIONS

Pursuant to the *Local Government Act*, the official community plan has been considered with Regional District's capital expenditure program as well as its Liquid Waste Management Plan. It should be noted that if community sewer service is expanded throughout the Cedar Urban Containment Boundary, a sewer local service area would need to be established to finance the construction and maintenance of all associated works. It should also be noted that such a community sewer system would be subject to a referendum and would fully operate on a user-pay basis.

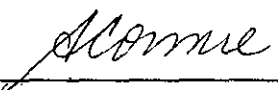
SUMMARY

Following an extensive public consultation process, the draft Electoral Area 'A' OCP was presented to the community in an open house format. As part of this presentation, the community was asked to forward any comments and issues pertaining to the document. The draft OCP was also distributed to the applicable Provincial and Federal agencies and adjacent local governments requesting initial comments. This process resulted in a number of comments and issues being raised by members of the community and the various agencies. Staff have examined the issues raised in context with the objectives and policies of the draft OCP and have made a number of recommendations. Staff recommendations to amend the draft OCP are included in *Attachment No. 2* of this staff report.


In compliance with Board policy and the *Local Government Act*, a Public Consultation Strategic Format has been developed which outlines the next steps in the OCP process. Staff recommends Alternative No. 2 to give 1st and 2nd reading to the Official Community Plan Bylaw with the proposed amendments as recommended by staff and proceed to formal referrals and a Public Hearing.

RECOMMENDATIONS

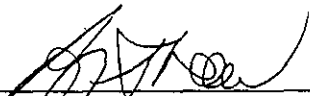
1. That the proposed public consultation strategy that updates and completes the Terms of Reference for the preparation of the Electoral Area 'A' Official Community Plan be approved.
2. That the draft Official Community Plan for Electoral Area 'A' be received and be amended to include the recommendations contained in the staff report.
3. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" be given 1st and 2nd reading.
4. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" has been considered in conjunction with the Regional District of Nanaimo's Capital Expenditure Plan and Liquid Waste Management Plan and Growth Management Plan to ensure consistency between them.
5. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" proceed to Public Hearing.
6. That the Public Hearing on "Regional District of Nanaimo A' Official Community Plan Bylaw No. 1240, 2001" be delegated to Director Elliott or his alternate.



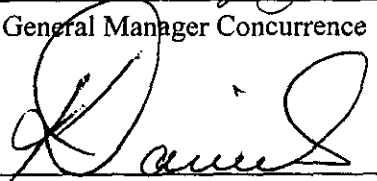
Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence

COMMENTS:
devsvs/reports/2001/6480 00 eaa ma 1st & 2nd.doc

ATTACHMENT NO. 1
Electoral Area 'A' Official Community Plan Review
Public Consultation Strategic Format

Goals and Objectives

The goal of the Electoral Area 'A' Official Community Plan review is to adopt a new community plan for the Plan Area. This involves a full-scale review of the Electoral Area 'A' Official Community Plan. To date, the consultation plan has included the follows:

- The establishment and operation of the Community Advisory Committee (CAC) to review public input and identify community objectives and issues.
- The establishment and operation of the Cedar Sewer Advisory Committee to review options for community sewers.
- The publication of 4 newsletters to provide ongoing information about the OCP process to Plan Area residents and to invite comments.
- The holding of a Government Agency Forum to provide the agencies with information respecting the OCP process and to gather technical input and comments.
- The holding of 2 Open House events to provide the community with an overview of the current OCP, examine issues to be considered in the new OCP process, and to gather public comments.
- The holding of a Workshop event to gather community comments on the issues raised at an earlier held open house.
- The holding of a Workshop event to review the watercourse protection issues and received public comments.
- The drafting of the public consultation document for review by the community based on the public comments gathered and recommendations from the CAC.
- The holding of a Open House event to present the draft OCP Consultation Document, which was widely distributed in the community, to the community and to gather comments on this document.
- The forwarding of initial referrals the City of Nanaimo, School District 68, Cowichan Valley Regional District, Nanaimo First Nations, Federal Department of Fisheries and Oceans, Ministry of Environment, Lands and Parks, Ministry of Municipal Affairs, Ministry of Mines, Land Reserve Commission, Ministry of Transportation and Highways, Ministry of Agriculture, Fisheries and Food, Ministry of Forests, and the Central Vancouver Island Health Region.

The next steps in the consultation plan include the following:

- A Public Hearing being held pursuant to the requirements of the *Local Government Act*. This will conclude the public consultation process.

Methodology

The Terms of Reference for the official community plan review process was adopted by the Regional Board on March 14, 2000. The public consultation process outlined in the Terms of Reference has been supplemented by additional community input gathered through public events such as the open house and workshops and additional CAC meetings. Formal referrals will be sent to agencies as specified in the *Local Government Act*.

Notice of the Public Hearing will be by newspaper advertising pursuant to the *Local Government Act*. This notice will include the time and place of the hearing as well as the intent statement and availability of further information at the RDN Planning Department on the proposed bylaw.

Tools and Tasks

The Public Hearing will be advertised as per the notification requirements specified in the *Local Government Act*. The Public Hearing notice will also be posted on the RDN website (www.rdn.bc.ca).

Referrals will be made to other agencies pursuant to the *Local Government Act*. In addition, referrals will also be made to additional agencies.

Staff will remain available throughout the bylaw process to respond to questions, concerns, or to discuss the process.

A staff report summarizing the proceedings of the Public Hearing and including copies of all written correspondence on the proposed amendment shall be forwarded to the RDN Board for the Board's consideration.

Outcomes and Products

The intent of OCP Bylaw process is to establish a new community plan for Electoral Area 'A'.

Schedule

May 15, 2001 - Report to RDN DSC requesting 1st and 2nd reading on the proposed OCP Bylaw.

June 12, 2001 – recommendation forwarded to Board for consideration

Referrals to agencies and local governments outlined above and pursuant to the *Local Government Act*.

Late June/Early July 2001- Notification of Public Hearing posted in local newspapers *Note: due to national holiday notification and public hearing delayed.*

Mid/Late July 2001- Public Hearing held pursuant to Sections 890 and 892 of the *Local Government Act*.

August 14, 2001 - Report to RDN Board reporting on Public Hearing and requesting consideration of 3rd reading for Official Community Plan Bylaw.

Mid August, 2001 - Referral to Ministry of Municipal Affairs requesting approval of Official Community Plan Bylaw.

Fall, 2001- Report to RDN Board requesting consideration of 4th reading and adoption (*pending receipt of approval from Ministry of Municipal Affairs*).

Resources

Existing staff resources will administer the official community plan bylaw public hearing process.

Budget

Staff time budgeted as part of regular work program in 2001 Development Services Department Budget. Total cost of the public hearing including advertising, and meeting room rentals is estimated at approximately \$1,500.00.

Monitoring and Evaluation

The process will be evaluated pursuant to the successful completion of the consultation requirement specified in the *Local Government Act*.

ATTACHMENT NO. 2
Electoral Area 'A' Official Community Plan Draft Bylaw
Issues Raise by the Community and Agencies

PLAN REFERENCE	ISSUE RAISED BY PUBLIC	STAFF RECOMMENDATION
Map No. 2	Amend Land Use Designation Map No. 2 to include some Rural Residential designated properties within the Suburban Residential designation in order to be included within the sewer service boundary.	<i>This proposed amendment would require amendment to the Urban Containment Boundary through the Growth Management Plan review process. There will be additional sewer connections available to properties outside the Suburban Residential designation subject to health or environmental reasons. Recommendation – leave as is.</i>
Section 2 Rural Lands Designation Policy No. 4 Page 3	Amend this policy restricting 1 dwelling per parcel for newly created 2 ha Rural designated parcels (parent parcel retains 2 dwellings) to allow 2 dwelling units on newly created parcels.	<i>This proposed amendment would apply to newly created parcels only and not existing parcels. This policy is in keeping with the preservation of the rural character of the Plan Area as well as Growth Management Plan objectives. Recommendation – leave as is.</i>
Section 3 Rural Resource Lands Designation Policy No. 4 Page 4	Amend this policy to allow further subdivision in Rural Resource designated lands (ALR/FLR) to 2 ha minimum parcel size.	<i>The majority of the Rural Resource Lands are within the ALR and the FLR. An 8 ha minimum parcel size reflects the community's desire to retain the rural character of the Plan Area. Pursuant to the Local Government Act, a landowner within the ALR may still apply for a lesser parcel size under section 946 provisions. Recommendation – leave as is.</i>
Map No. 4	Amend Major Road Network plan in the Vowels Road area to remove Vowels Road as a major road and the connection to Spruston Road.	<i>MOTH recommends that the existing network plan be included within reference to areas under review. Comments have been forwarded to MOTI.</i>
Appendix C Maps 1 and 2 Growth Management Plan Proposed Amendments to Expand Existing Industrial Commercial Areas	<p>Several requests have been submitted asking to expand the proposed South Wellington & Cassidy Industrial Commercial designations to include a number of individual properties (see Attachment No. 4 for requests).</p> <p>Comment from member of public - Remove property located at southwest corner of Morden and South Wellington Roads from proposed industrial expansion review.</p>	<p><i>The Fielding Road properties will meet the criteria for inclusion into the proposed amendment. The proposed inclusions are consistent with adjacent land uses. In addition, owners of the residentially zoned properties have indicated that they support inclusion. Recommendation – amend Appendix C to include the properties adjacent to Fielding Road within the proposed GMP amendment.</i></p> <p><i>The 8 ha parcel adjacent to Timberlands Road and Trans Canada Highway does not meet the criteria for inclusion into the proposed amendment in that it is outside of building inspection. In addition, community concerns for protection of the Cassidy aquifer have recently become an important issue. Recommendation – leave in Rural Lands designation.</i></p> <p><i>The property located south of Morden Road at the Trans Canada Highway does not meet the criteria in that the parcel is outside of Building Inspection and is not contiguous with the Industrial Commercial Designation. Recommendation – leave in Rural Residential Lands designation.</i></p> <p><i>Re: comment to remove property at corner of Morden and South Wellington Roads - If GMP recognizes this property as a industrial commercial designation; the property would still be subject to a zoning amendment application. Issues with protection of pedestrian paths, and school traffic may be included in the development permit areas. Recommendation – leave as is, but expand development permit guidelines to include pedestrian access, including from school, and traffic calming methods.</i></p>

<p>Introduction Section - Community Values Section 7 Policy 1, Page 1 Introduction Section; Objective No. 3 page 1; Policy No. 14 page 3; Section 6 Recreation and Parks</p>	<p>Amend plan to include stronger statements for recognizing the community's youth.</p>	<p><i>The draft Plan recognizes the community's youth from a recreation and employment opportunity viewpoints. Proposed amendments would strengthen this recognition. Recommendation - include proposed changes to Community Values in the Introduction, Recreation and Parks Section 6, and reference to youth employment opportunities in Section 7. Recommendation: amend Plan to reflect these changes.</i></p>
<p>Section 1 Page 4 Suburban Residential Lands designation</p>	<p>Amend Plan to recognize expansion of existing commercial uses to adjacent properties.</p>	<p><i>The draft Plan recognizes the existing commercial uses scattered throughout the Suburban Residential designation. This amendment will allow for possible expansion of commercial uses to adjacent properties only subject to zoning amendment. Recommendation - amend Plan to reflect this policy.</i></p>
<p>Other minor amendments throughout the Plan</p>	<p>Based on comments received from the public, suggestions for minor rewording of phrases, spelling, and other grammar amendments.</p>	<p><i>Recommendation - Plan be amended to reflect minor amendments to grammar and other housekeeping items.</i></p>

AGENCY	AGENCY COMMENTS	STAFF RECOMMENDATION
<p>City of Nanaimo</p>	<p>No concerns with OCP</p>	<p>N/A</p>
<p>Federal Fisheries and Oceans</p>	<p>Recommend references to 'streams' in several areas in document. Recommend reference be given to the Memorandum of Understanding between the RDN, DFO & MELP (section 7) Recommend for DPA No. 1 adding reference to Alfred, W & E Patterson & Thomas Creeks in the area of the Cassidy Aquifer. DPA No. 5 - Recommend the following: add to the definition of the DPA lakes, wetland, and ponds and include where to measure setbacks for lakes, wetlands, and ponds. Generally, setbacks from lakes, wetlands and ponds are measured from the natural boundary. Including shorelines are as a DPA. include brief section be added after <i>Justification</i> describing what activities require a DP (e.g. vegetation removal, disturbance of soil, etc). Under <i>Exemptions</i>, recommended that a sentence be added to recommend that any emergency works be undertaken in accordance with the provincial <i>Water Act</i> and the federal <i>Fisheries Act</i>. Recommends hazardous trees should be deemed hazardous by a qualified arborist or equally qualified professional. Under <i>Exemptions</i>, recommend adding the following under No. 4. Construction of a trail - A property owner may construct a single trail 'to cross the leave strip to access water' recommend the maximum width of trails should be reduced to 1.0 m. recommend no trees are to be removed. Section 7 <i>Exemptions</i>, removal of noxious weeds and invasive plants is subject to the immediate re-planting of native vegetation. Recommend the exemption should be only for minor (less than 20m²) vegetation removal only unless previously reviewed and approved by the RDN, DFO and/or MELP - apply to No 6 and 7 and reverse these clauses. Recommend renumbering guidelines. Map No. 5 - recommend removing references to ground survey and photo interpreted and identify setback areas by colour codes: Nanaimo & Halsam - 30 m top of bank; other streams - 15 m from top of bank; and lakes, wetlands, and ponds - 15 m from natural boundary.</p>	<p><i>Staff support DFO recommendations with the following exceptions: Inclusion of coastal lands in a DPA. The community indicated that the coastal bluff areas were not exactly as shown on the environmentally sensitive features mapping. As a result, the Plan recommends that the coastal bluff areas be ground truthed to ensure accuracy and updated on the environmentally sensitive features inventory with possible future amendment to OCP.</i></p> <p><i>Reference to hazardous trees deemed as such by qualified arborist or equally qualified professional. This has not been included as this was concerned too onerous.</i></p> <p><i>Reference to trails being limited to 1 metre in width. It is recommended that the width of any trails remain at 1.5 metres as outlined in the draft Plan.</i></p> <p><i>Reference that the removal of noxious vegetation limited to 20m² - Staff recommend draft bylaw be amended by adding that the removal of vegetation should be done on a small scale and these areas be replanted as quickly as possible to avoid noxious plants and weeds revegetating.</i></p>

Ministry of Energy and Mines	Request that operations properly permitted by the province be exempt from the necessity of acquiring a Development Permit from the Regional District and the following paragraph be included: "Any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified a "mineral" under the Mineral Tenure Act or a "mine" under the Mines Act, shall not be restricted by any terms or conditions of this OCP (or bylaw) so long as the Ministry of Energy and Mines or other appropriate provincial agency manages the activities and land for that purpose." Request to include resource extraction and primary processing as a permitted use in this designation (Rural Lands) or change the land use designation of the existing properties to Rural Resource Lands.	<i>Recommendation – leave as is.</i>
Cowichan Valley Regional District	Plan has been forwarded to APC. Comments will be forthcoming.	
Ministry of Transportation and Highways	Requests that commercial developments during the development permit application stage consider access permits and other issues related to the road network. Requests that protection of the Network plan be respected. Requests Provincial setbacks be met.	<i>As part of the application process, pursuant to Bylaw No. 1165, 1999, an applicant is required to obtain MOTH approval prior to Board's consideration. Recommendation: no change to OCP required.</i>
Land Reserve Commission	Comments not received to date	
Nanaimo First Nations	Comments not received to date	
Central Vancouver Island Health Region	Comments not received to date	
MELP	Comments not received to date	
School District No. 68	Comments not received to date	
Ministry of Agriculture	Comments not received to date	
Ministry of Forests	Comments not received to date	

DROMONTORY FARM
HERB & GERRY CORDINGLEY
1462 WHITE RD
CEDAR
PHONE AND FAX 722-3106

REGIONAL DISTRICT OF
NANAIMO

FAX RDN PLANNING DEPT
250 340-7511

PAGE 1 OF 2

FURTHER TO OUR COMMENTS LEFT AT OPEN
HOUSE APR. 19 2001

I STRONGLY DISAGREE WITH ANY CHANGES
TO RESTRICTING FUTURE PROPERTIES
GREATER THAN 2 HA TO 1 DWELLING UNO BECAUSE

- 1 HOMEOWNER IT APPEARS IS NOT WILLING
OR PERHAPS INCAPABLE OF LOOKING AFTER
PROPERTY OF THIS SIZE THEREFORE NOTHING
GETS DONE RESULTING IN THE EYESORE AND
FIELDS OF WEEDS THAT WE HAVE NOW
GETTING EVEN WORSE

- WITH TODAY'S WORKING COUPLES MORE
EXTENDED FAMILIES ARE PURCHASING
PARCELS OF THIS SIZE TO ALLOW PARENTS
AND THEIR CHILDREN TO MAINTAIN SEPARATE
HOMES USUALLY THIS PROVIDES SOMEONE TO
DO YARD WORK.

BEING A LARGER LAND OWNER IN THIS
DISTRICT AND ALSO BEING FAMILIAR WITH
THE MEMBERS OF COMMUNITY ADVISORY
COMMITTEE AND THERE THROUST TO MAINTAIN
(RURAL ATMOSPHERE), THEY HOWEVER

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LIVE ON A CITY SIZED LOTS AND ARE NOT PREPARED TO GIVE UP ANYTHING. WE ARE ALREADY TO BUSY TRYING TO MAINTAIN OUR FARMS AND MAINTAIN THEIR (RURAL ATMOSPHERE) TO BE ABLE TO GET INVOLVED WE ARE HOWEVER EXPECTED TO GIVE UP EVERYTHING FOR THEM.

I MAINTAIN WE MUST NOT MAKE WHAT WE ALREADY HAVE EVEN WORSE BY MAKING THESE CHANGES.

Regards
Herb Corshly

Robert J. McGregor

4375 Ruth Crescent,
North Vancouver, B.C. V7K 2N1

Phone: 604-987-0600
Fax: 604-987-0690

May 3, 2001

Ms. Pamela Shaw, Manager,
Community Planning,
Regional District of Nanaimo,
6300 Hammond Bay Road,
Nanaimo, B.C.
V9T 6N2

Re: Draft Consultation Document Electoral Area "A" Official Community Plan

Dear Ms. Shaw:

Further to our telephone conversation of May 2, 2001, this to confirm the writer is the owner of property situated adjacent to the intersection of the Trans Canada Highway and Timberlands Road, across the Highway from the Nanaimo Regional Airport, Legal Address being: Lot 1, Plan 8830, District Lot 15, Bright Land District, Except Plan VIP67298, PID 005-471-605 and Lot 1, Plan VIP56362, District Lot 15, Bright Land District, PID 018-235-301 (subject property).

It is encouraging to note, from several excerpts of the above-mentioned Draft Document, the Regional District of Nanaimo (RDN) is making the attempt to "Creating A Vibrant And Sustainable Economy" providing appropriate conditions are met.

To have a parcel of land such as the subject property bounded by the Trans Canada Highway, Timberlands Road, the former E & N Railroad Right Of Way and Aqua Terra Road, already servicing some of the Cassidy Light Industrial-Commercial Area, and being immediately across the highway from the airport, it has been suggested this parcel with this location would make for an undesirable residential area.

It has also been suggested that a logical location for the Cassidy Light Industrial-Commercial Area boundary be relocated to Timberlands Road rather than its present location.

The writer has recently received suggestions that the subject property could be an appropriate site for an indoor sports or recreational facility.

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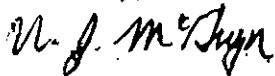
Ms. Pamela Shaw, Manager,
May 3, 2001
Page 2

The writer respectfully suggests that the subject property, with its location and exposure, and with proper and meaningful discussions with all parties concerned, could more beneficially serve the community.

The writer has been informed that both the Electoral "A" Official Community Plan and the Growth Management Plan are being reviewed at this time with possible amendments being made to both plans.

It is in this direction the writer is requesting the RDN allow the subject property be permitted to participate in "Creating A Vibrant And Sustainable Economy" by including the subject property as part of the Cassidy Light Industrial-Commercial Area and also be included as part of the development permit area.

Yours truly,



R. J. McGregor

RJM/se

Robert J. McGregor

4375 Ruth Crescent,
North Vancouver, B.C. V7K 2N1

Phone: 604-987-0600
Fax: 604-987-0690

May 3, 2001

Ms. Susan Cormie, Senior Planner,
Development Services Department,
Regional District of Nanaimo,
6300 Hammond Bay Road,
Nanaimo, B.C.
V9T 6N2

Re: Draft Consultation Document Electoral Area "A" Official Community Plan

Dear Ms. Cormie:

Thank you for our telephone conversation of May 2, 2001 regarding the above-mentioned Draft Document. The information provided was very helpful.

Further to this telephone conversation, this to confirm the writer is the owner of property situated adjacent to the intersection of the Trans Canada Highway and Timberlands Road, across the Highway from the Nanaimo Regional Airport, Legal Address being: Lot 1, Plan 8830, District Lot 15, Bright Land District, Except Plan VIP67298, PID 005-471-605 and Lot 1, Plan VIP56362, District Lot 15, Bright Land District, PID 018-235-301 (subject property).

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To have a parcel of land such as the subject property bounded by the Trans Canada Highway, Timberlands Road, the former E & N Railroad Right Of Way and Aqua Terra Road, already servicing some of the Cassidy Light Industrial-Commercial Area, and being immediately across the Highway from the airport, it has been suggested this parcel with this location would make for an undesirable residential area.

It has also been suggested that a logical location for the Cassidy Light Industrial-Commercial Area boundary be relocated to Timberlands Road rather than its present location.

It has also been suggested to the writer that the subject property could be a suitable location for some type of indoor sports or recreational facility.

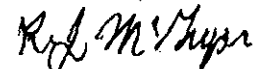
Ms. Cormie, Senior Planner,
May 3, 2001
Page 2

Please be advised the writer should not to be considered as a developer. The writer has owned the subject property since the late 1950's and recognizes and acknowledges that certain natural resources such as the Cassidy Aquifer must be preserved. The writer does respectfully suggest however that with meaningful and productive discussions with all parties concerned, a more beneficial use of the subject property, for the community as a whole, can be achieved.

The writer has been informed that both the Electoral "A" Official Community Plan and the Growth Management Plan are being reviewed at this time with possible amendments being made to both plans.

It is in this direction the writer is requesting the RDN allow the subject property be permitted to participate in "Creating A Vibrant And Sustainable Economy" by including the subject property as part of the Cassidy Light Industrial-Commercial Area and also be included as part of the development permit area and also that the subject property be given due consideration for the appropriate designation to allow for and indoor sports or recreational facility.

Yours truly,


R. J. McGregor

RJM/se



RECEIVED
MAY - 9 2001
REGIONAL DISTRICT
of NANAIMO

May 4, 2001

Regional District of Nanaimo
Box 40
LANTZVILLE, BC V0R 2H0

Attention: Susan Cormie
Senior Planner

Dear Susan Cormie:

Re: Electoral Area A Official Community Plan

Please note that the Electoral Area A Official Community Plan has been forwarded to the Cowichan Valley Regional District Electoral Area H Advisory Planning Commission and Planning staff for review. Our comments will be forthcoming.

If you have any questions or comments in the meantime, do not hesitate to contact me at your convenience.

Yours truly,

Catherine Johnnie
Long Range Planner
Development Services Department

CJ/mca

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COWICHAN VALLEY REGIONAL DISTRICT

MAILING ADDRESS
137 Evans Street.
Duncan, BC
V9L 1P5

ADMINISTRATION
Phone: (250) 746-2500
Fax: (250) 746-5612
E-mail: cvrd@cvrd.bc.ca

DEVELOPMENT SERVICES
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E-mail: ds@cvrd.bc.ca

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Fax: (250) 746-5678
E-mail: es@cvrd.bc.ca

TOLL FREE
1-800-665-3955
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www.cvrd.bc.ca

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MAY - 9 2001

REGIONAL DISTRICT
of NANAIMO



Fisheries
and Oceans

Pêches
et Océans

Pacific Region
Alain (Al) Magnan, R.P.Blo., CPESC
Habitat Management
3225 Stephenson Point Road
Nanaimo, BC V9T 1K3

May 3, 2001

DFO File: 00-HPAC-000916

Susan Cormie
Senior Planner
Development Services
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

Dear Susan:

Subject: Electoral "A" Official Community Plan Response

As requested, the following represents Fisheries and Oceans Canada (DFO) response to the draft copy of the Regional District of Nanaimo (RDN) Electoral Area "A" Official Community Plan Consultation Document.

Overall, this Department is pleased with the direction that Area "A" is progressing towards to ensure long term protection of the valuable aquatic habitat within this area. The proposed 15 and 30 metre Development Permit Areas are a significant improvement over the existing protection afforded by the zoning bylaw. Adoption of the OCP will bring Area "A" closer towards meeting the intent of the Provincial Streamside Protection Regulation (SPR) requirements.

Following are DFO's comments and recommendations:

Section 5: Creating a Vibrant and Sustainable Economy

Resource Activities Policies 8c states that "any watercourses are protected from the manufacturing activity." Suggesting changing "watercourses" to "streams" to maintain consistency within the document.

For the Nanaimo Regional Airport Objectives, recommend adding "streams" in the *Acknowledgements* as follows (changes underlined):

3. **Acknowledge** the sensitivities associated with the Cassidy aquifer, adjacent ALR lands, streams and surrounding residential areas, and avoid any negative impacts from development.

Canada

PAGE
39

Section 7: Cooperation Among Jurisdictions

There is no mention of the Memorandum of Understanding between the RDN, DFO and the Ministry of Environment, Lands and Parks (MELP) in this section. As a concern heard from the public during the review process was of additional "red tape" associated with implementation of environmental DPA's, it may be beneficial to include a brief paragraph on the agreement and its benefits to the public.

Appendix B: Development Permit Area No. 1

Under Guidelines 1, recommend the following addition to the text (underlined):

1. The discharge of any treated effluent and storm water shall not negatively impact the water quality of the Cassidy aquifer or of Alfred, West and East Patterson and Thomas creeks.

Appendix B: Development Permit Area No. 4

Under General Guidelines for Airport Lands and Aviation Related Lands, Item 1 recommend the following text be added to the end of the first sentence (changes underlined):

... prevent seepage of such contaminants into the Cassidy aquifer and all streams on the Airport Lands.

Appendix B: Development Permit Area No. 5

Recommend moving the definition of streams from *Justification* to *Area* and clearly highlighting what the definition of a stream is.

Shorelines are not identified as a Development Permit Area. This department supports and encourages the Regional District of Nanaimo to extend DPA's along the shoreline to help protect the foreshore and backshore from development pressures such as the installation of sea walls.

Under the section *Area* there is no mention of where the development permit areas for lakes, wetlands or ponds are measured from. As these stream types fall within the RDN definition of a stream, information as to where the setbacks are measured from should be included in the definition. Generally, setbacks from lakes, wetlands and ponds are measured from the natural boundary. It is recommended that the City of Nanaimo "natural boundary" definition be used.

It is recommended that a brief section be added after *Justification* describing what activities require a DP (e.g. vegetation removal, disturbance of soil, etc). As presently written, the reader is only told when a DP is exempted and is not really informed as to what activities trigger a DP.

Section three 3 of the *Exemptions* could potentially be of concern to this Department as to how it is interpreted. Experience has shown that an "emergency" in the eye's of one person is often much different in the view of someone else. As such, it is recommended that a sentence be added to recommend that any emergency works be undertaken in accordance with the provincial *Water Act* and the federal *Fisheries Act*. Also, hazardous trees should be deemed hazardous by a qualified arborist or equally qualified professional.

In Section 4 of the *Exemptions*, recommend adding the following text to the first sentence (underlined):

4. A property owner may construct a single trail to cross the leave strip to access water on lands identified on....

The rationale for this change is due to a potential concern that the trail may be constructed directly adjacent and parallel to the stream resulting in impacts to the aquatic habitat. Any exemptions for trail construction should be to access the stream by a trail perpendicular to the stream to reduce impacts to the riparian corridor.

In Section 4(e) of *Exemptions*, the maximum width of trails should be reduced to 1.0 m. Trails larger than 1.0 m have the potential of creating impacts to the riparian vegetation and should be reviewed by the appropriate staff.

Section 4(f) of the *Exemptions* should be amended to read as follows (deleted sections bracketed):

No trees (which are greater than 5 metres in height and 10 cm in diameter) are to be removed. Limbing, pruning and topping of trees should be done instead;

Section 7 of the *Exemptions*, broom and blackberry should be written completely in lower case letters. Also, it should be clearly identified that removal of noxious weeds and invasive plants is subject to the immediate re-planting of native vegetation. Unfortunately, even with this condition there is still the potential for impacts to aquatic habitat. For example, in an area where the riparian vegetation consists completely of Himalayan blackberry, complete removal of this vegetation could potentially result in a harmful impact to the stream. To prevent this, the exemption should be only for minor vegetation removal only unless previously reviewed and approved by the RDN, DFO and/or MELP. As such it is recommended that the following changes be made to both Section 7 and to Section 6, and that Section 6 and Section 7 be reversed.

The following wording changes are recommended (additions underlined, deletions bracketed):

6. Small scale (<20 m²) (The) removal of invasive plants or noxious weeds within the development permit area including but not limited to Scotch broom, Himalayan blackberry, morning glory, and purple loosestrife, provided that

erosion control protection measures, including replanting of native vegetation are immediately implemented to avoid sediment or debris being discharged into the watercourse. (are taken.) Replanting of the development permit area to occur in accordance with Exemption No. 5 above.

7. Works approved by the RDN, DFO and/or MELP with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and large scale (>20 m²) invasive plant or noxious weed removal adjacent to streams.




In Section 3 of the Guidelines, letters “f” to “n” should be changed to numbers “4” to “12” as they do not form natural features, functions and conditions that support fish life history processes, but rather are general guidelines for the DPA’s.

Map No. 5: Development Permit Areas

Map No. 5 does not clearly identify to the reader what the DPA’s are for each type of stream and how they differ in width depending on significance and type of stream (e.g. lake vs. stream). This problem lies primarily in the information provided in the legend as it requires that it be used in conjunction with the written text in Appendix B and not as a stand alone document. Of significant confusion is the identification of “Ground Surveyed” and “Photo Interpreted” streams, wetlands and lakes. This information is valuable to the RDN staff in understanding the potential accuracy of the lines on the map, however, its value may be loss to the majority of the public interpreting this map. An additional concern is that the map does not describe to the reader the width of the setbacks associated with each type of watercourse. To correct this problem, the following changes to Map No. 5 are recommended:

- a) Remove all reference to “ground surveyed” vs. “photo interpreted” streams, wetlands and lakes.
- b) Color code the streams on the map according to the type of watercourse (e.g. lake/wetland/pond vs. stream) and setback requirements (e.g. 15 vs. 30 m).
For example:

Stream Type and Leave Strip Width

	Nanaimo River and Haslam Creek: 30 m from top of bank.
	Stream: 15 m from top of bank
	Lake, wetland and pond: 15 m from natural boundary

Thank you for the opportunity to comment on the RDN Area "A" draft OCP. Should you have any questions regarding the contents of this letter, please feel free to call me at 250-756-7021.

Sincerely yours,



Alain (Al) Magnan, R.P.Bio, CPESC
Project Assessment Biologist
Habitat and Enhancement Branch

Cc Michelle Bigg, DFO (e-mail)
Peter Law, MELP (e-mail)

7

FAXED
April 26, 2001

RECEIVED
APR 30 2001
REGIONAL DISTRICT
of NANAIMO

Susan Cormie
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V0R-2H0

Dear Susan:

Re: Electoral Area "A" OCP Review

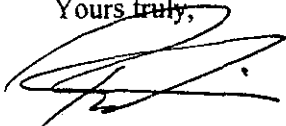
Thank you for forwarding the information on the above and the Growth Management Plan. I will be submitting my comments to the Growth Management Plan Review as well.

I represent the Owners of the property located at 1882 Fielding Road ("the property") the corner of Fielding and the Trans Canada Highway, in the South Wellington Industrial Commercial Area. Tower Fence Products Ltd currently uses and owns the property. The property is currently zoned residential, but has had a long history of industrial use and is surrounded by Industrial and Commercial uses. The surrounding area is not suitable for residential use due to the close proximity to the TCH and the impact of surrounding industrial area.

I support the statement in Appendix 'C' and Figure 1 of Appendix 'C', of the proposed OCP, supporting the expansion of the South Wellington Commercial - Industrial Designation. It is my understanding that the OCP cannot reflect the amendments proposed in Appendix 'C' until the Growth Management Plan has been amended.

Please contact me at the number below if you have any questions, thank you.

Yours truly,



Richard Irwin
R. Irwin Consulting Ltd.



British Columbia
Assets & Land Corporation

April 25, 2001

File: 0347207

Regional District of Nanaimo
Planning Department
6300 Hammond Bay Road
Nanaimo BC V9T 6N2

PLANNING DEPT
-04- 27 2001
RECEIVED

Attention: Susan Cormie

Re: Request for a change in the Draft consultation Document Electoral Area 'A' Official Community Plan

The subject draft document indicates, on Map No.1, a proposed land use of "Rural Residential Lands" for lands fronting on Fielding Road.

BC Assets and Land Corporation requests a change in the land use designation in the new OCP for certain lands fronting on Fielding Road. The specific provincial lands affected by the requested change include: Lots 16 and 17 Section 14, Lot 18, sections 14 and 15, and Lot 19, Section 15, all in Range 6 Cranberry District, Plan 9244.

The lands fronting on Fielding Road between Schoolhouse Road and the City of Nanaimo boundary are more suitable for industrial / commercial use than the currently designated rural residential land use. This is an isolated neighborhood which has become increasingly used for industrial / commercial purposes and is not attractive for residential use.

We have contacted land owners of properties currently designated residential on the easterly side of Fielding Road. Four land owners contacted, representing the majority of the land area support industrial / commercial designation for their individual property and for the neighboring properties. Written support from land owners is attached. BCAL supports those properties also being designated industrial/commercial.

The industrialization of this neighborhood supports the expressed desire of Area 'A' residents to create a vibrant and sustainable economy by addressing the following objectives:

- Ensuring that economic activity is compatible with existing neighborhoods since this land use fits with the current adjacent land uses.
- Recognizing the economic development needs to respond to the changing global and regional economy through responding to the demand for additional industrial land in this area.
- Focusing industrial and commercial activities to designated areas.

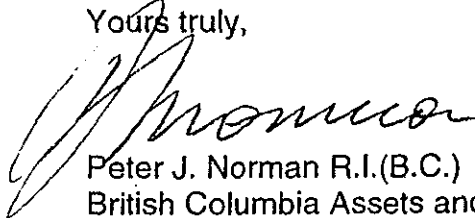
Regional District of Nanaimo
Attention: **Susan Cormie**
April 25, 2001
Page 2

File 0347207

The limited expansion of the South Wellington industrial commercial area is supported by local residents and by the community's desire for a vibrant and sustainable economy. From a practical land use perspective this neighborhood is an area in transition – rural residential land use no longer makes sense for this isolated corner. Expanding the industrial commercial designated area on Fielding Road provides a logical land use solution for an isolated neighborhood.

We trust this information will provide the required support for the RDN to establish the land use for the provincial lands on Fielding Road as South Wellington Industrial Commercial.

Yours truly,



Peter J. Norman R.I.(B.C.)
British Columbia Assets and Land Corporation

PJN/vsw

attachment

We strongly support our lands being designated for South Wellington Industrial – Commercial use.

Our neighborhood is currently a mixture of industrial commercial and residential land uses. This area is not attractive for residential; our neighborhood should be used for industrial purposes.

We request that the land use for our lands and the adjacent lands fronting on both sides of Fielding Road be designated "South Wellington Industrial Commercial Use" on the OCP Map #1.

Lew Elbert
Signature

Loretta Elbert

Owner of Lot 9, PLAN 7832 SECTION 14
RANGE 6 - (CAMBERLY D)

Apr. 26 - 2001

We strongly support our lands being designated for South Wellington Industrial - Commercial use.

Our neighborhood is currently a mixture of industrial commercial and residential land uses. This area is not attractive for residential; our neighborhood should be used for industrial purposes.

We request that the land use for our lands and the adjacent lands fronting on both sides of Fielding Road be designated "South Wellington Industrial Commercial Use" on the OCP Map #1.


Signature

APRIL 26/2001
Norman Joseph Chubby
1770 Fielding Road.

Those parts of sections 14 and 15
Range 6, Cranberry District lying
east of the Nanaimo - Ladysmith
road and outlined in red on plan.
Owner of Lot deposited under DD 12921-N,
except those parts of section 14 in
plans 7057 and 7832

We strongly support our lands being designated for South Wellington Industrial - Commercial use.

Our neighborhood is currently a mixture of industrial commercial and residential land uses. This area is not attractive for residential; our neighborhood should be used for industrial purposes.

We request that the land use for our lands and the adjacent lands fronting on both sides of Fielding Road be designated "South Wellington Industrial Commercial Use" on the OCP Map #1.

L Birkle
Signature

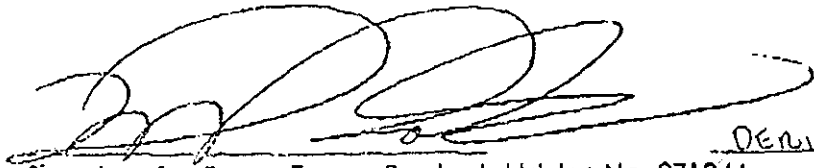
1824 Fielding Road

Owner of Lot Lot 3 Section 14, Range 6,
Cranberry District
Plot 7832

We strongly support our lands being designated for South Wellington Industrial – Commercial use.

Our neighborhood is currently a mixture of industrial commercial and residential land uses. This area is not attractive for residential; our neighborhood should be used for industrial purposes.

We request that the land use for our lands and the adjacent lands fronting on both sides of Fielding Road be designated "South Wellington Industrial Commercial Use" on the OCP Map #1.



Denis Madsen

Signature for: Tower Fence Products Ltd. Inc No. 271844

Owner of Lot A section 14, Range 6 Cranberry District, Plan 7057

Highlights of the Draft Plan: (cont'd from front page)

- Encouraging walking and cycling routes.
- Recognizing and protecting the Plan Area's valuable environmentally sensitive features.
- Establishing development permit areas for the protection of streams, nesting trees, and the Nanaimo River designated floodplain area.
- Supporting the protection of the Cassidy aquifer, other aquifers of the Plan Area, and the groundwater supply.
- Supporting local recreation and parks services.
- Calling for increased cooperation among jurisdictions.
- Supporting youth employment opportunities and recreational activities.

Can't attend the Open House?

A copy of the draft bylaw is available at:

- Cedar Community Internet Access Centre
3C, 1824 Cedar Road (located below the Forty-Ninth Parallel Grocery Store)
- North Cedar Improvement District Office
1694 Cedar Road
- Ruckledge Store & Service
2199 Trans Canada Highway
- Timberland Convenience Store
3, 3582 Hallberg Road
- On the RDN's web site - www.rdn.bc.ca

YOUR COMMENTS ARE IMPORTANT

Use the space provided below or attach extra pages. You may:

- Mail / Drop off your comments to the RDN Planning Department, 6300 Hammond Bay Road, Nanaimo, BC V9T 6N2
- Fax your comments to the RDN to (250) 390-7511
- Email your comments to planning@rdn.bc.ca

I attended the Open House and thought the material was well presented. Please read attached comment.

Name:

D. Spetch

Address:

*1287 Scotchman Rd
S. Wellington*

PAGE 51

20/4/2001
Observation & comments

Section 5 - Page 5 of the draft copy.
S. Wellington Ind./Com Area.

Policy # 4 "Expansions to this designation shall not be considered"

Appendix C - Page 1

Proposed Growth Management
Plan Amendments

This refers to expansion of the
com Ind. designation in S. Wellington.

Question. Does this section not contradict
policy # 4?

Each time the designation of an area
is changed a new "contiguous"
property is created. (I believe that's
the basis on which some of these
areas in S.W. were created in the
past. (eg. I think there have been
three attempts in the past to change
the designation of the South east corner
corner of the Highway/Morden Rd.
intersection with one of the arguments
being it was contiguous to the
com Ind. area')

The large area on the east side
of Schoolhouse Rd which is a
number of separate properties has
been a subject of contention for
many years (at least a part of it).
There must have been serious **PAGE**
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reasons why changes were not granted. Will these properties still be scrutinized carefully as they have been in the past?

* Specific concern:

The area on the north east corner of the S. Wellington Rd / Borden Rd. intersection is shown on the map as proposed amendments to Com Ord. That property is directly across S. Wellington Rd. from the school, diagonally across from the forest and community hall (used by the school), and across Borden Rd. from residential property. Whatever the owner may say concerning his plans, as soon as the designation was changed would not he or a new owner then be able to develop any activity listed under the new category?

The intersection is a four way stop. (Many drivers seem to think it doesn't apply to them!) The roads are one lane for each direction. In the A.M. cars are dropping off students for the school and school buses at school closing time, and at other times cars are lined up on Borden Rd and S. Wellington Rd, waiting for their children. The path that leads to the pedestrian highway

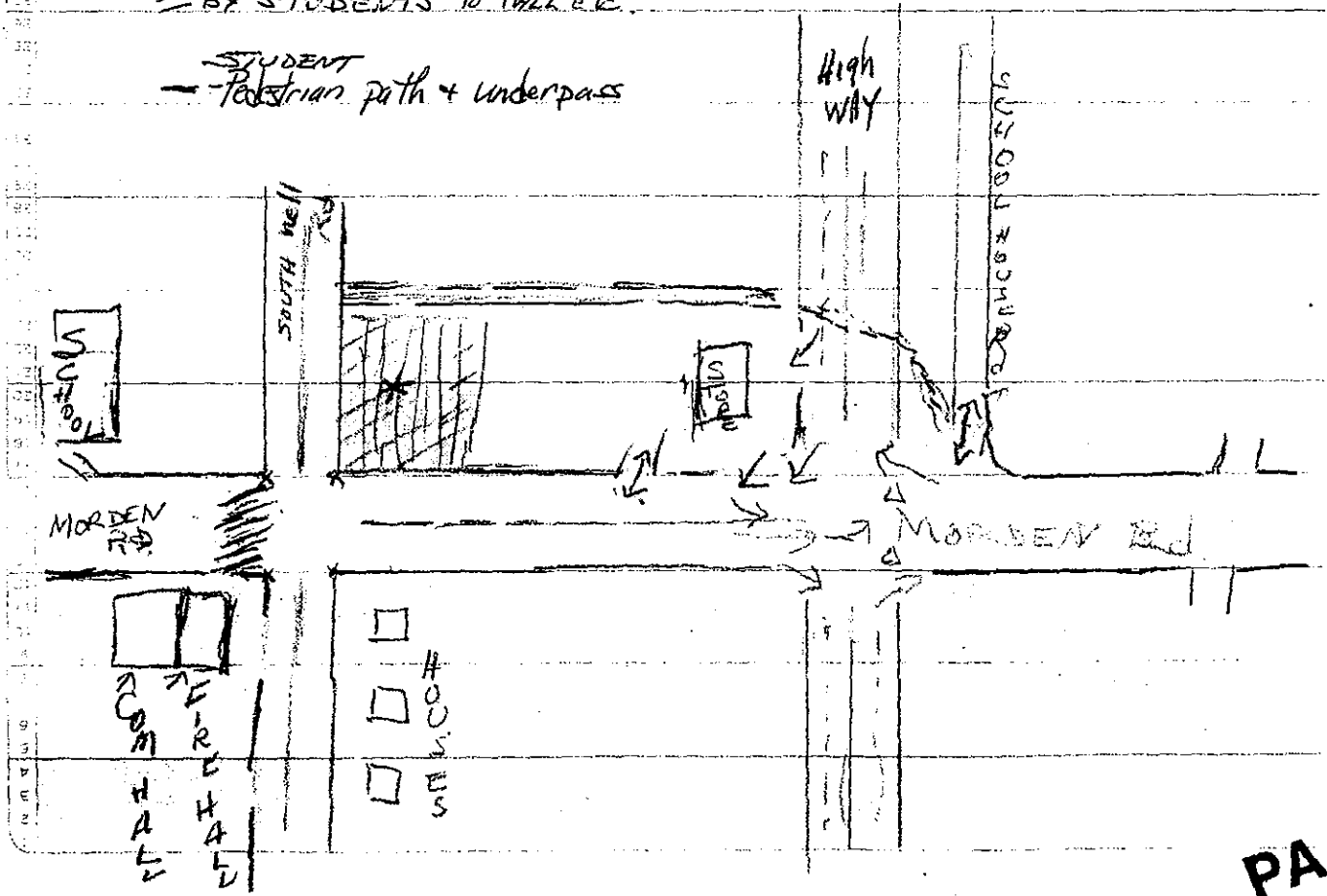
Underpass (constructed for school children to cross the highway is on the north side of this property. Do the children need to contend with another development just to get to the path?

The intersection is presently a busy one. Some large trucks seem to have difficulty turning from S. Wellington Rd. to Morden Rd. (i.e. vice versa) without crossing the centre line.

*Proposed
Development*

== CROSSWALK USED BY STUDENTS TO HALL etc.

--- STUDENT Pedestrian path + underpass



* Property for Proposed development

PS The ^{present} zoning was in place when this property was bought. Is it was a gamble for the new owner!

TO: Susan Cormie, RDN
FROM: Henrik Kreiberg, Cedar
RE: Post-Open House comments on Area A draft OCP
April 26, 2001

Susan - with a hearing still to go, I don't suppose this is my last gasp, but we are getting closer with every step. Please contact me if any of the following is unclear, or if you have a response. Where I've typed something in bold, it's a suggested rewording. I didn't turn in any comments on the draft at the Open House itself, as I wanted to reflect on them and tidy them up; please regard this as my feedback to the Open House.

Intro p 3 (GMP and the Reg'l context statement)
The last Area 'A' OCP **Bylaw No. 1116....**

Section 1, p 2, clause 5

Parts b, c are using the verb 'restricting'. My feeling is that the correct verb is 'preventing'. OCP purpose is guidance and direction, responding to community wishes, although we don't want to be saying what the content of each covenant will be. The question is, do we allow a loophole right up front by only saying 'restrict' (which to my mind takes away the option to prevent), or do we make it quite plain that the community does not wish to see much of this thing (by saying 'prevent')?

This point also occurs in Section 2 p 2 clause 6, Section 6 p4 Policy 2

Section 2, p 4 clause 2, 3, 4

These read awkwardly in the latter half. How about: the minimum parcel size shall be XX, **although this Plan recognizes that smaller parcels may have been established in previous subdivisions?**

Section 3, p 1, para. 1

"open space" "ambience of the rural nature"- maybe we can be smoother? E.g., numerous streams, **and areas of natural forest and shrub growth contribute to the rural ambience of the Area.**

An inventory.....as awareness increases and **mapping data and other information.....The OCP designates certain streams.....protecting these features (see Appendix B for an explanation of DPAs).** Other ...features....slopes will be **protected through encouraging good stewardship.....**

Section 3, p 1, para. 2

protection of environmentally sensitive
(see Appendix B for definitions of watercourse descriptive terms)

PAGE

56

Section 3, p2, Policy 6

I know what this means, but I wish it said so in plain English. E.g.: The RDN recognizes the value of site-specific action to protect environmentally sensitive features. Therefore, the RDN will encourage and assist land owners in seeking property tax concessions in recognition of covenants and other tangible actions taken for the benefit of good land stewardship. The RDN will also encourage and assist landowners working with conservation agencies to develop site specific protective measures, e.g. for watercourse features or nesting sites.

Section 3, p2, Policy 7

part a, "...of the water source development where...."? this reads badly.

part c, **proof** thatimpact on **potable? surface? what?** quality or quantity

Section 3, p3, Policy 10

Is there any development which would not have some negative impact, at least on quantity? Maybe we're trying to say 'proposals which may reasonably be expected to have negative impact etc etc.'

Section 3, p3, Policy 12

The RDN will be encouraged...? Why not just "the RDN will investigate the feasibility...."?

Section 6, p1, Obj. 8

Initiate the need for a user survey? This reads badly. Do we mean "initiate a user survey"? Problem also occurs in Appendix A, p3, list of actions.

Section 6, p5, Pol.4

I don't understand what this means, and Brigid couldn't sort it out at the Open House. Is the phrase "independent sewer benefiting areas" in here by oversight?

Section 7, p1, Pol. 7

This policy would make a lot of sense placed in Section 5, don't see the logic of being in Section 7. I also think it should mention specifically the ideas of part-time and skill-appropriate, to emphasize the youth angle. E.g., **The community supports and encourages economic activities that create opportunities for youth employment, recognizing this age-group's requirement for part-time work and opportunities consistent with their particular skill-levels.**

Appendix B

For each of the DPA sections, I think it would be helpful to say **Qualifying or Justification** in front of "Categories", so that everyone understands these are the reasons why the DPA has been declared. It's not intuitive for most residents.

Appendix B p6, paragraph "Area"
....Village Centre area is bounded to the east.....

Appendix B p8, Exemptions 1, 4
What does "airside" mean? Brigid and I got nowhere with it. Maybe a different term, or a clarification?

And my last point, the youth consultation. I think we have to show inclusion of their input more directly. I suggested one point above, but feel strongly that the Plan should note the following also, if we are to give weight to what the Cedar Community Secondary School submission contained:

Community Values (Introduction, p2) Add to the list: **An increased consideration for the particular needs of the Area's youth residents in terms of opportunities for local employment, recreation and social life.**

Section 6: Introduction: **The plan recognizes that the Area's youth particularly values both the Nanaimo River and further improvement in specific provision for youth recreation year-round.**

Add to Objective 3: **...variety of activities, including non-seasonal activities for youth.**

Add to Policy 14: **...and supports year-round youth-oriented....**

END



THIS IS THE ONLY COPY YOU
WILL RECEIVE UNLESS YOU
REQUEST THE ORIGINAL.

File: 06 002 21244

April 25, 2001

Susan Cornie
Senior Planner
Regional District of Nanaimo
6300 Hammond Bay Road
NANAIMO BC V9T 6N2

VIA FACSIMILE – 3 Pages – (250) 390-7511

Re: Electoral Area 'A' Official Community Plan - Public Consultation Draft Document

This office has now reviewed the above noted Official Community Plan draft document and notes the following comments for your consideration:

- 1) The Ministry of Transportation and Highways is concerned about future commercial developments in the above noted Electoral A area and requests review of the following concerns be considered during the Development Permit stage:
 - a) Access requirements to controlled access and non-controlled access highways.
 - b) Provision of alternate access to developments adjacent to controlled access highways.
 - c) Maintaining the safe and efficient function of the existing transportation corridors and ensure that the transportation infrastructure can handle projected traffic generations from new developments.
 - d) Identify deficiencies of existing highway/road corridors and recommend necessary upgrading requirements needed to facilitate future developments, i.e.; road widening, construction intersections, pedestrian/bicycle corridors, etc.
- 2) Protection of the Network Road system within the Electoral 'A' Area be respected.

2/... ✓

Document3	Central Island District	Mailing Address: 6475 Metral Drive Nanaimo, BC V9T 2L9	Telephone: (250) 390-6100 Facsimile: (250) 390-6298 Development Approvals Facsimile: (250) 390-6297
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• THE GOVERNMENT OF BRITISH COLUMBIA IS AN EMPLOYMENT EQUITY EMPLOYER •

PAGE
59

April 25, 2001

Page 2

File No.: 06 002 21244

- 3) All proposed buildings for future developments to meet the current Provincial setback of 4.5 metres from the surveyed road right-of-way boundary.
- 4) All previous concerns of our letter dated December 14th, 1998 are still to be considered (attached).

Thank you for the opportunity to comment on the submitted Official Community Plan document. Should you have any questions, please do not hesitate to call me at (250) 390-6277.

Yours truly,



Cal Fradin
District Development Technician

CF/kp

Attach.



December 14th, 1998

Our File: 06 002 21244

NANAIMO REGIONAL DISTRICT
PO BOX 40
LANTZVILLE BC V0R 2H0

ATTENTION: Susan Cormie
Planner

RE: Electoral Area "A" Official Community Plan Bylaw No. 1116, 1998

The Ministry has reviewed the above-noted OCP and has the following comments:

- ◆ The Ministry is concerned that any commercial development along Cedar/Hemer Road and Trans Canada Highway (airport property) adequately addresses the road network policy; as well as the efficiency and safety of the travelling public, with respect to accesses and intersection design. These concerns should be addressed early in the Development Permit stage to ensure on-site as well as off-site works are addressed and co-ordinated.
- ◆ Any development in areas noted above should be designed to discourage on-street parking.

Should you have any questions, please do not hesitate to contact this office.

Yours truly,

Dean Anderson
Sr. District Development Technician

DAMI/21244

PLEASE QUOTE OUT FILE NUMBER WHEN CONTACTING THIS OFFICE

PAGE
61

April 27, 2001

4072 Eagle View Dr.
Nanaimo B.C.
V9T 6B4

Development Service Department
6300 Hammond Bay Road
Nanaimo B.C. V9T 6N2

RECEIVED

MAY - 1 2001

REGIONAL DISTRICT
of NANAIMO

Dear Sir:

Re: South Wellington Industrial & Commercial Area
Lot 2, Plan 7832, Section 14, Range 6.

I have recently reviewed the "Draft Consultation Document Electoral Area 'A' Official Community Plan" Publication date, April 2001.

I have property in this area and I am concerned that the land was not included in the South Wellington Industrial - Commercial Area as shown on figure 1.

It appears that this land would meet the criteria as set out in Appendix C 1a. " Properties that are contiguous with the South Wellington Commercial Industrial Designation boundary". There is a number of industrial and commercial land uses in close proximity to the above noted property. Knappett Construction Ltd uses Lot 1, and across the road is Island Culvert. The Land directly to the south of my property is included in the South Wellington - Industrial and Commercial Area.

I understand that one of the planed values highlighted by the community is to Preserve and enhance the character of the Plan Area. Another value is to encourage businesses to locate within the Plan Area to promote local jobs and the economy. My land is in an area of predominately industrial and commercial land uses. I am concerned that once the Official Community Plan is adopted my land will not be considered for rezoning to an Industrial-Commercial land use.

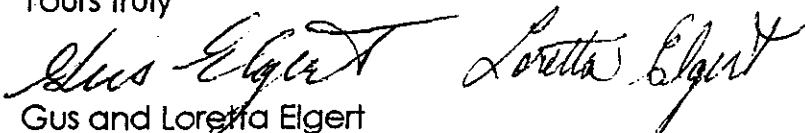
For the above reasons I would request that the above land be included in the South Wellington Industrial- Commercial Area.

If this can not be accomplished I would like to be informed of the procedures for appealing the decision under the *Local Government Act*.

Please send me the more information on the Land Use and Subdivision Bylaw for this area.

Thank you for your consideration

Yours truly


Gus and Loretta Elgert

PAGE
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**CITY OF NANAIMO
MEMORANDUM**

To: Susan Cornie, Senior Planner
From: Sharon Fletcher, Manager, Strategic Planning,
Development Services Department
Date: April 30th, 2001 **File:** 0470-30-R01-05
Subject: Review of OCP Electoral Area A

In regard to the revised Electoral Area A OCP, the Plan appears to reflect the policies of the Growth Management Plan. As such, we have no concerns regarding the adoption of this Plan.



Sharon Fletcher, Manager
Strategic Planning, Development Services Department

pc Brian Mehaffey, General Manager, Development Services Department.

g:\hsharon\ocp\correpselect a rdn apr 2001

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By FAX: (250) 390-4163

April 26, 2001

Susan Cormie, Senior Planner
 Regional District of Nanaimo
 6300 Hammond Bay Road
 Nanaimo, BC
 V9T 6N2

Dear Susan Cormie:

Re: Electoral Area A Official Community Plan

Thank you for inviting the Ministry of Energy and Mines (MEM) to provide input into the Electoral A Official Community Plan. Please accept our congratulations on a job well done.

General Information

MEM has jurisdiction over subsurface mineral and petroleum resources, including metallic and industrial minerals, coal, placer, petroleum and natural gas, and geothermal resources on Crown land and on private land where the subsurface rights remain vested in the Crown. Provincial government authority includes recording and issuance of mineral and energy resource tenures, and management and permitting of related resource development activities. MEM is also responsible for the regulation of the province's aggregate resources, which are either held as part of the surface rights of property owners or as Crown tenures issued under the *Land Act*.

The primary interest of MEM with respect to community planning, and with the land use regulations and bylaws that flow from the planning process, is to maximize access to the land base for exploration and development of the province's aggregate, subsurface mineral and petroleum resources. MEM therefore supports land use designations which allow resource extraction and primary processing, over as large a land base as possible.

As you know, mining and minerals are exempt from local zoning bylaws which means that extraction of minerals and aggregate resources is allowable anywhere outside of parks and other protected areas.

In addition, staking of mineral claims can occur anywhere that the subsurface rights are vested in the Crown and, according to the *Mineral Tenure Act*, a mineral tenure holder has the right to access, explore and develop the mineral resources on their tenures. BC legislation and regulations permit responsible mineral and energy exploration and development on all lands outside of Protected Areas.

Aggregate Resources

Aggregate is an important construction commodity (used in building houses, roads, schools, hospitals) that requires short haulage distances in order to keep costs down. Aggregate is also a resource under siege. It is commonly subject to restrictions that place heavy burdens on local producers, and zoning may inadvertently sterilize valuable and scarce supplies. MEM encourages communities to assess their local aggregate potential before making areas off-limits for extraction and/or processing. MEM therefore supports the recommendations of the RDN Aggregate Study to permit the extraction and processing of gravel on all lands designated as Resource Lands and Open Space by the Growth Management Plan.

THE GOVERNMENT OF BRITISH COLUMBIA IS AN "EMPLOYMENT EQUITY EMPLOYER"

✓
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Ministry of
 Energy and Mines

Southwest Regional Office
 Mines Branch
 Energy and Minerals Division

Mailing Address:
 2080B Labieux Road
 Nanaimo BC V9T 6J9

Telephone: (250) 751-7240
 or (804) 860-9363
 Facsimile: (250) 751-7373

Development Permit Areas and Development Approval Information Requirements

MEM has concerns with the Development approval permit areas and the information requirements. We are concerned that there is duplication with MEM's permit requirements for aggregate operations and that onerous information requirements may result in increases in the costs, time, administration, and complexity involved in a project. Ultimately, this may sterilize valuable resources.

It would be most efficient, in terms of time and money, if the proponent of an aggregate operation had only one level of government to deal with. MEM has the expertise and provincial jurisdiction to permit, hold a reclamation bond and inspect the operations for permit compliance. MEM would like to work co-operatively with the Regional District instead of adding another requirement to an already onerous process.

MEM respectfully requests that operations properly permitted by the province be exempt from the necessity of acquiring a Development Permit from the Regional District.

Jurisdiction

MEM respectfully requests that the following paragraph be included in this OCP and the subsequent bylaws:

"Any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified a "mineral" under the Mineral Tenure Act or a "mine" under the Mines Act, shall not be restricted by any terms or conditions of this OCP (or bylaw) so long as the Ministry of Energy and Mines or other appropriate provincial agency manages the activities and land for that purpose."

Rural Lands

I note that there are several existing operations that will be in areas designated as Rural Lands. Please either include resource extraction and primary processing as a permitted use in this designation or change the land use designation of the existing properties to Rural Resource Lands.

Conclusion

MEM will continue to work with the Regional District, through the referral process, on mining and mineral exploration proposals involving significant mechanical disturbance and aggregate operations.

Please contact me should you require further information or if you have any questions.
Thank you for the opportunity to comment and I look forward to working with you in the future.

Yours truly,



Dorthe Jakobsen, P. Geo.
Mineral Planning Geologist
Mines Branch - Nanaimo
ph. (250) 751-7379 FAX (250) 751-7373
Dorthe.Jakobsen@gems9.gov.bc.ca

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

- MY NAME IS JOAN COLOBAR. I LIVE AT 1650 VOWELS RD. IN
CASSIDY - LOT 5 PLAN 725 SCT 1, RANGE 7 CRANBERRY DISTRICT
- MY MAIN CONCERN IS THE CONCEPTUAL ROAD AND BRIDGE
ACROSS HASLAM CREEK, JOINING SPRUSTON TO VOWELS RD.
I REALIZE IT IS ONLY AN OPTION BUT I DON'T THINK SUCH AN OPTION
THAT IMPACTS THE COMMUNITY OF CASSIDY SHOULD EVEN BE CONSIDERED.
THIS ROAD SYSTEM WOULD ONLY PASS ON THE PROBLEMS THAT EXIST
WITH SPRUSTON AD. ON TO VOWELS RD. AND COMPOUND THE AFFECT
ON MORE PEOPLE. I HAVE PERSONALLY SPOKEN WITH 90% OF
THE RESIDENTS WHO WOULD BE IMPACTED BY THIS ROAD AND
HAVE FOUND NO ONE IN FAVOUR AND EVERYONE CONCERNED AND
UPSET THAT THIS "SERIES OF DOTS ON A MAP" COULD EVEN
BE A PROPOSAL.

WE RESIDENTS, AFFECTED BY THESE "DOTS", WOULD LIKE
TO EXPRESS OUR CONCERN IN A UNITED WAY TO WHOEVER
MADE THIS PROPOSAL AND MAKE THEM AWARE OF THE IMPACT.

COULD SOMEONE WITHIN THE REGIONAL DISTRICT PLEASE
CONTACT ME AS TO HOW TO MAKE THIS HAPPEN.

THANK YOU FOR THIS OPPORTUNITY
TO EXPRESS MY VIEWS.

SINCERELY

Joan Colobar

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
Fax (250) 390-7511
Email planning@rdn.bc.ca

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April 26, 2001

Susan Cormie
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V0R-2H0

Dear Susan:

Re: Electoral Area "A" OCP Review

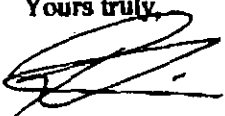
Thank you for forwarding the information on the above and the Growth Management Plan. I will be submitting my comments to the Growth Management Plan Review as well.

I represent the Owners of the property located at 1882 Fielding Road ("the property") the corner of Fielding and the Trans Canada Highway, in the South Wellington Industrial Commercial Area. Tower Fence Products Ltd currently uses and owns the property. The property is currently zoned residential, but has had a long history of industrial use and is surrounded by Industrial and Commercial uses. The surrounding area is not suitable for residential use due to the close proximity to the TCH and the impact of surrounding industrial area.

I support the statement in Appendix 'C' and Figure 1 of Appendix 'C', of the proposed OCP, supporting the expansion of the South Wellington Commercial - Industrial Designation. It is my understanding that the OCP cannot reflect the amendments proposed in Appendix 'C' until the Growth Management Plan has been amended.

Please contact me at the number below if you have any questions, thank you.

Yours truly,



Richard Irwin
R. Irwin Consulting Ltd.

YOUR COMMENTS ARE IMPORTANT

Use the space provided below or attach extra pages. You may:

RECEIVED

APR 12 2001

REGIONAL DISTRICT
of NANAIMO

- Mail / Drop off your comments to the RDN Planning Department, 6300 Hammond Bay Road, Nanaimo, BC V9T 6N2
- Fax your comments to the RDN to (250) 390-7511
- Email your comments to planning@rdn.bc.ca

It is a very good plan to protect the water
I like the idea of keeping the area rural
with trails for walking, biking & horse
back riding. If a park could be
made of the land between Roundalyn
and Timberland MHP and Haslem Creek
I would really appreciate that.

Name:

Address:

Hilpa Friesen

5-3560 Dellberg Rd
Ladysmith V9G 1L4

Please submit your comments by **Friday, May 4th, 2001.**

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**ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET**

To help us understand
the process can you state
or underline proposed changes.

Thanks

Please place in the drop box or:

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Email planning@rdn.bc.ca**

THANK YOU

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

Always nice to be included
will be wonderful if input to
date is followed through and adhered to.
The sad record of many such pro-
ceedings is that they are not!

- Dissappointed no one here to speak on
or question about trail-cycling
development - apparently "called
away"

Trusting S.W. Schul water issue
will be addressed by "Larry" who
says he was unaware bottled water
being used there. Keep it happening!

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THANK YOU!!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

A comment about the "PROPOSED MAJOR ROAD" THAT IS TO RUN FROM SPRUSON RD DOWN TO VOWLES TO THE TCH. THERE IS NOT ENOUGH ROOM FOR HIGH TRAFFIC AT THE BEST OF TIMES. A BETTER LOOK MAY BE TO GO OVER NANAIMO RIVER TO NANAIMO LAKES RD. AS THERE IS ALREADY ALL THE HIGHWAY ADAPTIONS (IE: TUNNEL FOR TRAFFIC GOING NORTH) THAT IS SET UP FOR LARGE VEHICLES. ANOTHER OPTION WOULD BE TO BRING TRAFFIC DOWN ALREADY EXISTING PRIVATE LOGGING ROADS TO THE END OF TIMBERLAND RD ^(Highway) AND USE A FOUR WAY TRAFFIC LIGHT (ALREADY EXISTS). THIS WOULD HAVE MINIMAL IMPACT ON RESIDENTIAL AREAS AS THE ROUTES ARE NOW PRESENTLY USED BY LOGGING/GRAVEL TRUCKS. ON HALLBERG RD. THERE IS A SCHOOL ZONE AND MULTIPLE DWELLINGS THAT RESIDE VERY CLOSE TO THE ROAD. THE CORNER ON VOWLES/HALLBERG WOULD NOT ACCOMMODATE ANY LOGGING TRUCKS TURNING RIGHT IF TRAFFIC HAS TO BE RE-ROUTED FROM TIMBERLAND ~~RD~~ (IF NO LEFT TURN IS AVAILABLE AT TIMBERLAND/ISLAND HIGHWAY)

THIS PROPOSAL NEEDS MAJOR CONSIDERATIONS BEFORE GOING THROUGH I DID NOT RECEIVE ANY INFORMATION PRIOR TO THIS OPEN HOUSE AND WOULD APPRECIATE ANY UPDATES MAILED TO ME.

Kelly Poystila
1650 Seabird Rd
Ladysmith, BC
V9B 1K2 (250-245-0321)

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
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THANK YOU!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

Highway Department.

Please Please do something with the dangerous corner on H. Cass Rd. that is considered undesignated although talking to the owners of the property that this portion of road goes through considers it designated and has said to me that she has no problem with Highway pushing the debris into her field. The road is coming across heavily used now and I live on H. Cass and fear for my life each time I use my road. I'm sure if the R.D. and Highway converge on this corner for an hour a day of the week their nerves would be rattled. If not sure of the exact location please phone Joan at this # 722-2399. I'll be happy to accompany you to this section.

Please place in the drop box or:

Thank you

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
Fax (250) 390-7511
Email planning@rdn.bc.ca

THANK YOU!

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✓

**ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET**

HERB CORDINGLEY 1467 WHITE RD

I AM STRONGLY OPPOSED TO 1 DWELLING FOR 5 ACRE PARCEL THIS SIMPLY DOES NOT WORK THERE IS SIMPLY TOO MUCH WORK FOR ONE FAMILY PARTICULARLY NOW WITH BOTH PARENTS WORKING. TWO HOUSES SHARE WORK LOAD AND WOULD AVOID THE DISASTROUS SEA OF WEEDS WE HAVE NOW, ALSO TWO HOMES LEADS ITSELF TO TO EXTENDED FAMILY I.E PARENTS & CHILDREN. TWO HOMES ALSO MAKES MUCH BETTER USE OF OUR FAST DWINDLING LAND RESOURCE

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
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Nanaimo, BC V9T 6N2
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Email planning@rdn.bc.ca

THANK YOU!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

IMPROVING MOBILITY

The proposed roadway connection of Spruiston and Vowels Roads has me concerned about the amount of traffic that will go through the community. I realize this is just conceptual but there are other alternatives. I do not wish to see more stop lights on the Island Highway. The proposed realignment of Haslam RD to connect at the highway would cut into the wooded area at the end of the airport. This would increase the sound level of the airport to the community. The trees are a great sound deadener at that end of the runway. There is also some wild life living in that area.

*Sincerely,
Ron Storkhansen
1550 Cordun RD Carleton Place*

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
Fax (250) 390-7511
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THANK YOU!!

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✓

ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

I fail to see why frozen ALR land should be required to supply "rural atmosphere" to city sized lots when we are not allowed to farm large areas of our own land due to a creek.

They "small lots" can have two houses while we can only have one on 64 acres.
Ridiculous!!

We need dog leash laws! It is impossible to walk anywhere in the district without being attacked by free running dogs.

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
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THANK YOU!

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✓

ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

George & Margaret Johnson
1619 Cedar Road

We have ~~been~~ lived at this Add
for 35+ yrs and do not want
to be reclassified as rural residential

We have been in a .05 acre zone and wish
to remain so.

If you are going to sewer Cedar Road
then let all the properties adjacent
to Cedar Road have the option of
connecting. Maybe Highways would
pay for the Cranberry to conn, since
they destroyed the Cranberrys septic
field.

Please place in the drop box or:

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THANK YOU!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

To whom it may concern:

As a resident of the Cedar / Yellow point area I can assure you that map no. 2 (recreation / Environmental zoning) is inaccurate. If a more accurate accounting is desired, or required as the case may be, I encourage something more thorough than an aerial photograph. In the case that an aerial photo is the only financially viable option I encourage you to take photos throughout the different seasons as, according to both the Provincial and Federal ministries of Environment, the nature of water beds and lake / river size changes. You may find this community more receptive if it can be shown that these map errors have been corrected.

Thank you for your time
A concerned citizen.

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
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THANK YOU!!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

① ~~What happened to the 3 ac minimum~~

Really like the increase in minimum
parcel size for the Rural Residential
lands.

would be interested in the
publication of "build out"
numbers

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
Fax (250) 390-7511
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THANK YOU!!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

Map #4.

* Proposal for a major road in front of Vowels Rd.

* **STRONGLY OPPOSED.** I own 1752 Vowels Rd. I have 3 small children, and I have enough traffic in front of my house as is. You may also notice my house is very close to the road already, and my lot is small.

Is the government prepared to compensate the residents on Vowels Rd if this plan follows through? Will you buy my house and Lot? Let me know I can't have my children living with a major bypass road in front of my house! I have already had 3 of my cats hit by cars killed, and left for dead in front of my house. I fear for my Childrens safety Already!

Diane Maille

245-0342 home

245-2274 work.

Mon-Fri

Please notify the residents of any major changes.

8am 5pm.

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2001 to:
The RDN Planning Department, 6300 Hammond Bay Road,
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Fax (250) 390-7511
Email planning@rdn.bc.ca

THANK YOU!

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ELECTORAL AREA 'A'

DRAFT OFFICIAL COMMUNITY PLAN

Document

Re

COMMENT SHEET

Section 1 Page 1 - Objective #2 - In a Rural Area such as Cedar how can you "Enhance Rural lifestyle" by proposing "higher density residential" ??

Section 1 Page 3 Objective (2) Why - Ming's store now Friesen's Hardware and Cedar General Store sited front!

(#4) Why - this area of Cedar Rd has a history of traffic accidents - especially the Wheat Shore Bend.

(#5) Quiet Rural style has been satisfactory - why new objective to put Seniors/Youth in high density?

Cedar Village Centre and the designated high density - up to 100 units - units of what type, size etc and 'supported' housing up to 75 residents. This area is between wetlands + lake and flood plain according to Map 2

Given this location how does it fit with Objectives #1 #2 #3 and #5 of Section 3 Page 2 and

I would like a clear understanding of what is meant by designated high density in the Cedar Area. 100 units in what land area 75 residents in what land area? What happens to the water run off from all the parking spaces ??

Please place in the drop box or:

Fax, email, or drop off comments by May 4, 2003 to:
The RDN Planning Department, 6300 Hammond Bay Road,
Nanaimo, BC V9T 6N2
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THANK YOU!

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

We do not agree with the proposal of a minimum parcel size of 8ha for Rural Resource Land. If the property is no longer viable to farm because of encroachment of businesses etc etc. then the farmer should be able to get a good price etc as his predecessor neighbor. First we are under regulations by the A/R now more regulations from Reg District - makes me wish they'd never decided to farm in the first place. Some day the public will wonder why they have no food. We heard at a meeting 2 nights ago

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Email planning@rdn.bc.ca

THANK YOU!!!

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ago that there will be no farms left
in the Fraser Valley in 20 years. Scary!!

M. BENSON

722-2730

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ELECTORAL AREA 'A'
DRAFT OFFICIAL COMMUNITY PLAN
COMMENT SHEET

There are certain points I would like to comment on;

- 1) I agree on the community sewer services Also the public open spaces but there is no definite indication of the amount of extra public space & parks with all the additional housing.

One of my worries is there is no by law about dogs walking with leashes or that people pick up their waste. !!! If we are to have a more comfortable neighbourhood some central must be considered. We now have 3 schools and no law about confine most of dogs. If we are also considering an area for elderly this must be considered.

Mostly I am in agreement with the general concept but would like further discussion on new roads to be considered.

- 2) Access to the water by proper accesses. (which you can actual use)

how or number of vehicles should also

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be considered especially when talking of home businesses!

Section 6
4(b)

Where would one provide water front parks area other than Roberto Memorial Provincial Park.

Thanking you for the chance to have some input.