

**Bylaw No. 1400.04 – OCP Amendment – Fairwinds –  
Schooner Cove Neighbourhood Plan – Area ‘E’  
PL2009-226**

**Attachments No. 4 and No. 5**

**Summary of the Public Information Meetings**

**and**

**Submissions Received**

**Summary of the Public Information Meeting  
Held at Nanoose Place, 2925 Northwest Bay Road, Nanoose Bay  
June 28, 2010 at 7:00 pm**

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

There were approximately 220 persons in attendance.

Present for the Regional District:

George Holme, Chairperson

Carol Mason, Chief Administrative Officer

John Finnie, General Manager, Regional & Community Utilities

Wayne Moorman, Manager, Engineering Services

Dale Lindsay, Manager, Current Planning

Susan Cormie, Senior Planner

Present for the Applicant:

Russell Tibbles, Vice President, Development & Operations, Fairwinds, Bentall Kennedy (Canada) LP / Agent, on behalf of 3536696 Canada Inc. and bcIMC Realty Corporation

Edward Porter, Consultant, Ekistics Town Planning

Karly O'Connor, Consultant, Ekistics Town Planning

Matt Hammond, Consultant, Pottinger Gaherty Environmental Consultants

The Chairperson opened the meeting at 7:10 pm and outlined the agenda for the evening's meeting. The Chairperson then stated the purpose of the Public Information Meeting and requested the Senior Planner to provide background information concerning the Official Community Plan (OCP) amendment process.

Ms. Cormie gave a brief outline of the application process.

The Chairperson then invited representatives of the applicant to give a presentation of the proposed OCP amendment applications. Mr. Porter and Ms. O'Connor presented the proposed OCP amendment applications for Schooner Cove and The Lakes District.

Following the presentation, the Chairperson invited questions and comments from the attendees.

Gord Buckingham, 3370 Redden Road, Nanoose Bay, spoke to the native habitat of the area and the need to preserve this environment. Mr. Buckingham also quoted the OCP concerning non-automobile modes of transportation on trails and referred to the RDN sustainability document concerning important ecosystems and features are protected. A copy of this presentation is attached to and forms part of this summary.

Michael Jessen, 1266 Jukes Place, French Creek, spoke as a private individual and outlined similar developments which occurred in Alberta. Mr. Jessen asked what provisions have been made for medical services for incoming people and what land has been allocated for this purpose.

Terry McIntosh, Vancouver, explained that he is an interested botanist representing himself and that he was invited by the Nanoose Naturalists to review the Garry oak ecosystem. Mr. McIntosh stated that he has not seen a better conditioned ecosystem on Vancouver Island, but felt that the rare plant inventory needs to be completed, demarcation of the Garry oak habitat needs

confirmation, and that the proposed condominiums in the middle of the Garry oak habitat should be abandoned as they would negatively impact the Garry oak habitat.

Don Lawseth, 1895 Sea Lion Crescent, Nanoose Bay, stated that he was representing himself and outlined his presentation concerning The Lakes District including the need to follow the OCP; the process and how it relates to environmental considerations; concern for how the environment will be protected; the need to ensure who will take responsibility for environmental protection of the proposed park lands; and the need to have the future development reserves as park land. A copy of this presentation is attached to and forms part of this summary.

Diane Pertson, 2971 Dolphin Drive, Nanoose Bay, spoke to the history of Fairwinds and her concern for the environmental impact the proposed development would cause. Ms. Pertson comments that it is wrong for the taxpayers to have to buy a part of the Lookout area. Ms. Pertson also commented that there should not be higher residential uses next to the Crown land and a road should not be constructed next to the beaver ponds. Ms. Pertson commented that the environmental concerns that have been raised have not been answered. Ms. Pertson raised other concerns including water supply and septic disposal. A copy of this presentation is attached to and forms part of this summary. Ms. Pertson asked if there is still high density proposed for the Lookout area or is it now proposed to be a reserve for future purchase.

Mr. Porter explained that it is his understanding that the proposal is for a reserve lands with an option to purchase.

Ms. Pertson noted that when the Community Advisory Group (CAG) last met, it was to be a multi-family area.

Mr. Porter confirmed that this was correct.

Mike Patterson, 3292 Renwick Place, Nanoose Bay, expressed concern for access to the water through Schooner Cove. Mr. Patterson also commented that whether there is a boat ramp or jib crane, the problem of parking remains. Mr. Patterson commented that boating is important in this area and there is a shortage of boat ramps. Mr. Patterson made a request that the RDN ensure that there is a boat ramp in Electoral Area 'E' for public use and that this needs to be included in the Official Community Plan (OCP) as it is as important as other activities such as hiking and walking.

Tony Ransom, 2460 Ainsley Place, Nanoose Bay, spoke on behalf of the Nanoose Naturalists, and provided background information concerning the Nanoose Naturalists and raised a number of issues including covenants are difficult to monitor; future development reserve area should be incorporated into park land; the social and educational components of the ESAs need to be addressed, and there will be control issues with buffer zones; development permit areas need to be designated; an arborist needs to be hired to provide a report on individual parcels; and invasive species need to be monitored and managed. Mr. Ransom further stated that they agree with the park land ownership / management with the RDN and in conclusion, monitoring is needed to achieve protection. A copy of this presentation is attached to and forms part of this summary.

Chris Junck, Victoria, stated that he was representing GOERT and was not intending to take sides, but rather provide scientific information. Mr. Junck spoke to the spirit of cooperation and the need to offset the carbon footprint.

Mike Wilby, 3530 Grilse Road, Nanoose Bay, stated that he was addressing the Schooner Cove area and that the proposed increase in residential density from 188 to 395 is a change in the OCP. Mr. Wilby further stated that the RDN needs to take into consideration the immediate neighbours and commented that no one is interested in over development. Mr. Wilby commented that with density comes increased traffic flows and they are trying to put too much into a small space. Mr. Wilby also commented that there is a visual loss of privacy and that there would have to be a huge parking area to serve the people visiting Schooner Cove. Mr. Wilby suggested that the medical offices would be better suited for Red Gap instead due to the number of daily patient trips. Mr. Wilby further commented that there will be a 1,000 people at Schooner Cove. Mr. Wilby commented that the sound carries over the water creating noise pollution. Mr. Wilby also commented that he and his neighbours are opposed to the boardwalk on the breakwater, but will support the extension only as he believes it will have a negative effect on properties.

Ken Woodward, 1972 Eagle Ridge Place, Nanoose Bay, stated that he cannot support the high density on Schooner Cove. In addition, Mr. Woodward commented that the community would be better served with a boat ramp in the area. A copy of this presentation is attached to and forms part of this summary.

Jim Lettic, 2855 Ashcraft Road, Nanoose Bay, stated that he was concerned with the issue of large scale development and the implications that come about from such development including future costs and servicing issues. A copy of this presentation is attached to and forms part of this summary. Mr. Lettic asked throughout the last 2 years and 51 events, what has the developer learned about the community and how has it changed the proposed plans.

The applicant's agent replied that the residents are passionate and cherish their area. The applicant's agent gave examples of how they have listened to the community including working with GOERT to establish the Garry oak areas.

Ross Peterson, 1482 Madrona Drive, Nanoose Bay, stated that he was speaking on his own behalf, and spoke to four major areas of concern – the Garry oak ecosystem near the Lookout; the beaver ponds; the Coastal Douglas fir forest; and the Fairwinds environmental impact assessment and its lack of social values. Mr. Peterson concluded by providing recommendations including the need for the omissions in the biological studies to be addressed; that there should be no development on the road clearing at the Lookout area; that the Schooner Cove Road extension should be rejected, and more environmental impact studies should be undertaken. A copy of this presentation is attached to and forms part of this summary.

Ann Ward, 2140 Sherbrooke Road, Nanoose Bay, spoke concerning Schooner Cove and commented that there has not been enough information given in that sketches have been presented but we do not know which building will be in what location and how high they will be. Ms. Ward commented that in order to make a valid response more specific information is needed.

Mike Cassidy, 2305 Coventry Place, Nanoose Bay, commented that this is a unique area and it is important to do the right thing and that additional information is needed for the environmental aspects. Mr. Cassidy commented that there is nothing about LEEDs for buildings.

Berni Pearce, 793 Temple Street, Parksville, spoke on behalf of Arrowsmith Parks and Land Use Council, raised concerns with the environmental impact assessment and stated that there are 14 changes that would be required in the OCP' environmental policies to accommodate the development. A copy of this presentation is attached to and forms part of this summary.

Christopher Stevens, 3724 Ermineskin Road, Parksville, spoke on behalf of Arrowsmith Parks and Land Use Council, highlighted deficiencies in the OCP and ESA and spoke about the bird populations and the natural habitat of The Lakes District area which supports rare species including species at risk and endangered species. Mr. Stephens requested the RDN to retain a new biologist to re-review The Lakes District for conservations and biodiversity. Mr. Stephens commented that the proposed greenways are not sufficient to support habitat protection; the beaver ponds and the road through this area has not been addressed; and there are sensitive areas that should still be protected. Mr. Stephens concluded by stating that the application should not be approved until further study including a proper assessment of the bird species be conducted.

Phil Carson, 1504 Winchester Road, Coombs, Chair, Mount Arrowsmith Biosphere Reserve, recommended that due to the scale and density of this project, the whole region should be reviewed before considering this application and that a proper ecosystem based plan is needed first.

Barb Murray, 3362 Rockhampton Road, Nanoose Bay, stated that she is concerned with no wildlife/ human / urban assessment being conducted and stated that the deer and beavers will be affected by the proposal. Ms. Murray stated that the beaver habitat should be protected and that the road way is already unacceptable on many levels. Ms. Murray recommended more wildlife mitigation and wildlife corridors. A copy of this presentation is attached to and forms part of this summary.

Gail Hill, 2360 Bonnington Drive, Nanoose Bay, stated that while she admired many elements of the development, there is a concern with traffic patterns in Nanoose and that doubling or tripling the traffic volume will affect the deer.

Enid-May Sangster Kelly, 1234 Grafton Avenue, Errington, expressed concern with wording such as giving back to the waterfront and revitalization.

Tony Young, 3595 Dolphin Bay Road, Nanoose Bay, stated that he is concerned about the reality of Schooner Cove development and asked if the proposed densities are reflective of what people want in the area and that the development should not take away from the present population. Tony also commented that at the time of zoning and subdivision approval, things have changed from the original proposal.

Daphne Davis, 3429 Redden Road, Nanoose Bay, asked about the water issue and how will the development proceed without water and that the RDN needs to keep this in mind.

The Chairperson asked if there were any other questions or comments.

The Chairperson asked a second time if there were any other questions or comments.

The Chairperson asked a final time if there were any other questions or comments.

Being none, the Chairperson thanked those in attendance and announced that the public information meeting was closed.

The meeting concluded at 9:42 pm.

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Susan Cormie  
Recording Secretary

**RDN Public Information Meeting-- 28 June 2010- Fairwinds Real Estate Mgmt Lakes District**

My name is Gordon Buckingham and I live on the land-view side of Redden Road in Fairwinds.

I am really fortunate [*actually, I'm damn lucky*] to have lived in Nanoose Bay since 1996 – The longest time, I have ever lived in one place, in my life.

First, as a sailor, I want express my thanks to the individuals and agencies, some of whom are here tonight, who have ensured the protection of the Winchelsea Archipelago on the north side of the Nanoose Peninsula.

Second, I'm a cyclist and if you are up early on a Sunday morning, you may see me riding the Rocking Horse Loop and or going, very slowly, up Doctor's Hill on Powder Point Road. However, yesterday morning, coming down Stewart Road, past the turn off to Moorcroft, I was coasting down Davenham Road, when a two point buck cut across the road, right in front of me, to join two does. Unfortunately, there is nothing George Holme can do to protect us from those four-legged residents of our peninsula!

BUT, now to the point, I am a two-legged walker and a very slow jogger, which is why I am addressing you this evening.

For the past decade, or so, I have enjoyed the footpaths and game-trails throughout the Lakes District and through District Lot 137. As an outdoor enthusiast and an active member of the Scouting Movement, I have derived much satisfaction and pleasure in observing the fauna and flora of this incredible little "refugia", one of the few remaining examples of the once great, Coastal Douglas Fir ecosystem.

As a former naval person, I had, for five short years, responsibility for one of the last south-facing, stretches of natural shoreline on Vancouver Island. So I am aware of the importance of the protection and the stewardship of small tracts of natural ecosystems, wherever they still exist [in that case, along the north shore of Nanoose Harbour]. Unfortunately, some people only see these areas in terms of their dollar-value as real estate, not in terms of "natural capital" which provides extensive services by cleaning our air and water, in addition to being the habitat for untold numbers of God's creatures.

The RDN Has made the case for protecting significant aspects of “natural capital” in at least two recent and relevant documents:

- A. The Official Community Plan for Nanoose Bay– Articles 1.5.3 Protecting Rural Integrity; 1.5.4 Protecting the Natural Environment and 1.5.5 Improving Mobility. Regarding Mobility, I quote **“The Nanoose Bay OCP supports the Regional Growth Strategy policies to encourage non-automobile modes of transportation along safe pathways and trails.”** And
  
- B. *Prospering Today, Protecting Tomorrow: The State of Sustainability of the Regional District of Nanaimo* dated September 2006, states on page ii of the Executive Summary: **“Important ecosystems and ecological features are protected, healthy and productive.”** Also, **“Land resources are efficiently used and negative impacts of land use and development are minimized.”**

So, while considering the merits of the Fairwinds Real Estate Mgmt Development Application, I sincerely hope that the members of the RDN Staff and the Board of the Regional District will show leadership and follow the spirit of their policies, not just the letter of the law. The owner of the property has the right, under the law, to develop this property. However, as a recent newspaper article observed: **The law protects corporations, absolutely; the individuals, somewhat; but the environment, not at all.**

The current application proposal would put a road through several wetlands, would break up significant areas of wildlife habitat and would impinge on several Environmentally Sensitive Areas. **This is in contravention of policies of two of the RDN’s own publications.**

Therefore, it is now up to the individuals of the RDN Staff and the elected members of the RDN Board to **“DO The Right Thing AND to Do Things Right”**.

**In my opinion, the current application, as proposed, should NOT be approved.**

**RDN/Fairwinds Presentation**  
**Open House and Public Information Meeting**  
**June 28, 2010**

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- Thank you for the opportunity to speak and express my thoughts on the proposed neighbourhood plan for the Fairwinds property.
- I will confine my comments to the Lakes District only, and my focus will be its ecological values and land use planning.

### 1. Official Community Plan

- The Neighbourhood Plan proposes to change zoning by amending the OCP – which as we see unfolding in the John Les case in Chilliwack, really means changing the law.
- Although I would really like to see the property associated with the Fairwinds Neighbourhood Plan reserved, and the associated intact ecosystems protected in their entirety, I must accept the will of the community in designating the area as Urban Containment in the Official Community Plan.
- However, that designation in the OCP comes with goals and policies that must be met. For example:
  - Section II, Objective 1 of the OCP states *“Identify, protect and conserve environmentally sensitive areas within the natural environment.”*
  - Section II Policy 9 requires:  
*“Applications to change the zoning of land adjacent to a watercourse or containing a sensitive ecosystem shall only be supported if reasonable and acceptable evidence is provided that the proposed development will not adversely affect the environmentally sensitive area”*
  - I do not believe that the Neighbourhood Plan meets these tests, and therefore does not meet the wishes of the community as expressed in the OCP.

### 2. The Process:

- I commend Fairwinds for undertaking a thorough and highly professional consultation process – perhaps an indication that lessons were learned from their illegal intrusion into a Garry oak ecosystem a couple of years ago.
- However, the key question is: did this process meaningfully consider input by local citizens?
- The answer to this may be yes, for much of the urban housing design features, but not for environmental and ecological considerations.



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- A couple of examples:
    - The proposed arterial road from Schooner Cove along the north end of Enos Lake and through to Powder Point Road cuts through the middle of two invaluable wetland ecosystems:
      - This is an unacceptable and unnecessary intrusion into two areas that need to be protected and conserved. Fairwinds has not responded to the concern of many about this.
      - This road will be one of the first developments, acting as a highway for construction traffic during the Schooner Cove development.
      - The road will likely be a decade or more in advance of subdivision development in the area, thereby destroying the key habitat features of the area to just sit there, paving the way for future development, so to speak.
    - Habitat fragmentation:
      - Despite much protest and scientific literature provided, Fairwinds has not listened to and acted upon complaints that much of the proposed “park lands”, particularly the buffers around the subdivisions, look nice on a map and provide a nice urban feel, but are too small and fragmented to support sensitive species, and thus functioning ecosystems.
    - Environmentally Sensitive Areas:
      - ESAs have been delineated, but inadequately, and lacking sufficient buffers around them. Without significant buffer areas, these sensitive areas will be subject to a number of intrusions. The BC Sensitive Ecosystems Inventory Manual states:

*Wherever possible, the sensitive ecosystem would consist of a core area surrounded by a vegetated buffer designed to isolate the ecosystem from outside disturbance. Buffers would bear the brunt of edge effects such as windthrow, invasive species colonisation, and increased access.*
      - **This has not been done.**

### 3. Environmental studies and impact assessments:

- The proposed neighbourhood plan espouses **preservation** of natural areas and wildlife – the underpinning of these claims are based on an incomplete technical studies and a flawed impact analysis:
  - For example:
    - Inventory of rare and endangered species is incomplete
      - no indication that surveys were carried out at a time of year and with a frequency that would provide proper plant identification
      - No inventory of species in the Environmentally Sensitive Areas
      - From this, the conclusion is drawn that the inventory did not encounter any rare and endangered species. If you don't look in the right places, you are sure not to find them.
    - The EIA essentially re-iterates content from the technical reports, but provides no new work and little in the way of deterministic or quantifiable assessment. The assessments are subjective and vague.
    - The scope of the EIA with respect to the environment was limited to “valued ecosystem components”, rather than considering ecosystem integrity on a local, regional or provincial scale.
    - The EIA claims that the Enos Lake stickleback are extinct and leaves the impression that they are no longer designated as endangered by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) or protected by federal legislation.
      - This astounding lack of understanding of species at risk legislation and policies shakes one's faith in the rest of the assessment.
      - That they are extinct is the opinion of a small group of scientists – not yet supported by due scientific peer review processes

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- The stickleback pairs remain listed as endangered by COSEWIC and remain protected by the federal Species at Risk Act AND protected under the provincial Riparian Area Regulations as a “regionally significant species”.
  - In any case, these technical reports claim that impacts to the environment will not be significant IF their recommendations for mitigation are implemented.
    - However, I don't see many of these recommendations reflected meaningfully in the Neighbourhood Plan e.g.:
      - Construction Environmental Management Plan,
      - Environmental Monitor,
      - Stormwater Management Plan,
      - Enos Lake Monitoring Plan,
      - Environmental Homeowner's Manual,
      - etc..
    - Having said all that, I don't see in the Neighbourhood Plan, nor the technical studies, any supportable assurances that environmental values will be protected during construction and post-construction phases.
      - For example, one might be assured by details that explain:
        - How water runoff and associated siltation will be prevented from entering Enos Lake during and after construction
          - The Bonnington subdivision experience showed this to be more difficult than expected.
        - How construction companies will be prevented from taking shortcuts, such as “nuking” every tree on site during construction? Financial incentives, such as bonding, should be introduced to maintain accountability.
          - The Rockcliffe Park development is an example of how Fairwinds seemed to lose control of a third-party developer.
      - How the spread invasive species by residents will be prevented after construction? A long-term education and monitoring program should be introduced.

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- How sensitive ecosystems such as the rare and endangered Garry Oak meadows be protected from trampling by people, motorcycles and pets?
  - How wildlife corridors will be designed to not disturb wildlife and not just become people and utility corridors?
  - How the integrity of some of the last intact rare and endangered coastal Vancouver Island Douglas-fir ecosystems that are on the property will be maintained.
  - And I don't see any plans for adaptive management – if something is not working, and ecosystems are degrading, are there mechanisms in place to change the plan to restore damage or enhance protection?

#### 4. Land Use Planning

- The plan proposes 33.7% of the land base be designated as “Regional Park” and another 11.2% for “Community Park” – adding up to 44.9% of the land base that will be set aside for protection of the “natural environment”. Active Community Parks do not qualify for these purposes.
  - It's not clear who will take responsibility for management and environmental protection responsibilities of these lands, including: operational management, education programs and long-term monitoring?
  - This should be very clear before the plan is accepted.
  - By the way, the proposed Regional Park and Community Park areas are made up of land that is either protected by laws or policies already, and steep slopes that are not economically developable.
- Proposed “future development reserves”
  - One is in the middle of a rare and endangered Garry Oak ecosystem near the Lookout where Fairwinds punched an illegal road into the middle of a sensitive ecosystem.
  - The other rings the Notch half way up, potentially hindering free migration of sensitive species between undeveloped land on the Department of National Defence property and parkland at the top of the Notch.
  - Fairwinds now wants to sell these properties to the RDN or develop them.

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- These properties should be protected as environmentally sensitive areas, as part of the proposed regional park, and not sold to me so they can be protected.

**5. In summary:**

- The RDN should reject this plan and only consider a subsequent application in which:
  - The technical information gaps have been addressed,
  - much better protection for sensitive ecosystems is in place,
  - remaining environmental impacts have been identified more comprehensively,
  - the plan is in full compliance with the OCP objectives and policies, and
  - The RDN is ready to state its commitment to take responsibility and dedicate resources required for management of the proposed public lands.
- Finally, the RDN should NOT consider purchasing the “future development reserve” lands, but protect them with existing laws.

Thank you

Don Lawseth  
250-468-1420

PUBLIC INFORMATION MEETING  
Lakes District and Schooner Cove  
June 28, 2010

These Development Plans propose the most monumental impact in our community's history except for the original foolish decision to make the tip of an ecologically sensitive peninsula into an Urban area.

This was in the early 1980's when these were Crown lands. Since that time, the figure of 2500 residential units has been used for the total build-out. *The Plans should not be rushed through now as part of the Bylaw Review Process.*

I have always believed this could be done and still preserve the sensitive ecosystems. This Lakes District Plan makes token acknowledgment of the rare and endangered ecosystems with development crowding them out, reducing them, and even making inroads into them, such as the road that was pushed up to the Lookout. The Plan does not respect them. \* ↓

As an Alternate Representative for NPORA on the Community Advisory Group, I can tell you that CAG members <sup>were not instrumental.</sup> ~~did not play a part~~ in the making of these plans; we were a mock audience to give the appearance that the developers were consulting the representatives of the community. The environmental concerns I expressed during the process are still very grave concerns. There are concerns about the future water supply and handling of storm and septic sewers – and they need to be addressed and reassurance given that RDN Staff is not creating some irreversible damage by approving them. Each of the Schedules attached to the Plans <sup>to this.</sup> ~~should~~ require its own public meeting.

I will detail my concerns with a follow-up. A meeting like this should not have been scheduled with short notice and inconveniently for many, during the summer.

Diane Pertson

2971 Dolphin Drive

\* I think it is wrong that the Lookout area ~~is~~ a Future Development Reserve to be purchased with taxpayers' dollars; I think it is wrong that the Sensitive Ecosystems below the Crown land are crowded to oblivion by residential lots. It is wrong that the main connector road goes between the two Beaver Ponds. There are other ways to do this. Question: Is the Dev. Reserve at the Lookout in lieu of the high-density unit there?

Nanoose Naturalists

Stewardship Committee

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Comments – Fairwinds Lakes District Neighbourhood Plan Submittal to RDN

Public Meeting, Nanoose Place, June 28<sup>th</sup>, 2010

The Nanoose Naturalists was established in 2002 and we currently have 60+ members from in and around Nanoose Bay. We are a full member of BC Nature, also known as the Federation of BC Naturalists, with over 50 clubs throughout BC and several thousand members. When I was President of our club in 2003/4, we established a Stewardship Project as our main local focus – the project area comprises the important watershed between Dolphin and Enos Lakes. In order to be effective within this predominantly privately-owned area, we approached the owner's managers for their cooperation. At that time, we were met with a decidedly luke-warm response and we were naturally quite frustrated. This attitude changed markedly for the better with the introduction of a new management team at roughly the same time that Fairwinds started getting serious about planning the development into what is now referred to as The Lakes District.

During the past 2+ years, the Nanoose Naturalists were represented by members of our Stewardship Committee at all the CAG meetings, we have attended all the open-house forums and we have had several one-on-one meetings with the Fairwinds Development team and their lead consultants. During most of these sessions we have found Fairwinds and their consultants very cordial and receptive to open discussion regarding our many concerns and issues. Taking an objective, big-picture view, we commend Fairwinds for undertaking a thorough and highly professional consultation process during which they evolved their plans and thinking from an ordinary, run-of-the-mill development concept, to the present Neighbourhood Plan which, despite what certain parties may challenge, contains a significant amount of "green" planning concepts and attributes consistent with the Nanoose Bay OCP and the Regional Growth Strategy.

However, having said that, we remain very concerned with respect to several issues that are either not covered, or are inadequately covered in the Neighbourhood Plan ("the Plan") or the accompanying technical reports. Also, we remain sceptical about Fairwinds' ability to *implement* the Plan once and if it is approved, in whatever form. The reason for this scepticism is the very poor track record they have established for themselves during previous phases at Fairwinds. The LOCAL development management has shown little or no ability (or willingness) to address constant violations of the covenants, covenants largely set by themselves! Concrete examples of this are the recent Phases known as Rockcliffe and Bonnington Heights, both of which commenced under the current senior management team, where trees and other natural vegetation have been stripped from most of the lots prior to and during construction:

Short-term Impact Concerns:

The following major design-related concerns need addressing:

1. Main Access Road – i.e. - The link between Fairwinds Drive (near the 4-way stop) and Schooner Cove Drive: The proposed routing of this road is not appropriate. It affects both beaver ponds and the important surrounding wetland ecosystems. Also, the proposed road compromises a stand of large, significant cedar trees where it crosses the southernmost creek.
2. All areas currently mysteriously designated "Future Development Reserve" should be formally incorporated into the parklands in which they are situated – specifically: (i) the area south off

Bonnington Road that impinges the Environmentally Sensitive Area (“ESA”) ecosystem surrounding the Lookout and; (ii) any such areas surrounding Notch Hill.

3. Any planned walkways/trails within the ESA’s should have finitely defined boardwalks (and fencing where appropriate) to limit human impacts.
4. The social and educational aspects of the important ESA’s and the wetlands should be addressed in more detail.

In addition, the following “control function” aspects need to be addressed in greater detail than is currently provided in the Plan or any of the reports attached to the submittal:

5. Covenants, covering the buffer-zones within and between individual development property/lots and the boundaries of designated parklands, need to be carefully designed and an enforcement mechanism acceptable to the Community put in place. The Covenants should be supplemented by the requirement that Owners and Building Contractors (especially site-preparation contractors) make a SUBSTANTIAL cash security deposit against adherence to the Covenants - with a *Zero-Tolerance PENALTY* for violators.
6. Individual Building Permits should only be issued to each owner once a FINAL Building Envelope Plan has been approved. Such permit would require the owner (and their contractors) to adopt “minimum disturbance” or “Site Adaptive Design” practises taking the ecological characteristics of each site into consideration. A specific requirement before submitting a Building Envelope Plan would be that each property has an Arborist (or a similar qualified expert?) Report detailing the significant flora requiring protection. The Owner’s deposit referred to in #3 above would also cover this aspect of development and should be withheld until after final approved landscaping of each property. [Note: Covenants related to construction materials and building specifications are separate from these items]
7. Control of invasive species: The developer, not the contractors, should be responsible for controlling any infestation by invasive species, for example Scotch Broom, in areas disturbed by site clearing, road and infrastructure construction, etc
8. Debris disposal and management....

**Long-Term Impact Concerns:**

1. Parkland Ownership and Management: Fairwinds has stated they do not wish to own or manage the designated parklands. This issue needs to be carefully resolved prior to commencement of the project. The Land Conservancy or similar organization should be approached to assess interest levels and qualifications.
2. Long-term Monitoring: Procedures should be established to perform regular monitoring – both of the integrity of ecological aspects within the whole area and especially within the designated parklands as well as monitoring owner-adherence to the various covenants. As stated in #5 above, an acceptable and meaningful enforcement mechanism has to be established to penalize infringements. Remedial procedures and programs need to be defined for any adverse compromise of ecological integrity.
3. On-going educational programs need to be held for residents and the public.



4. Control of the introduction of *invasive species* including, inter alia, plant species and any aquatic species into the lakes and ponds. Penalties and remedial procedures and requirements need to be defined.

In conclusion, some concerned parties are calling for additional technical/scientific studies. Whereas we agree that the present reports and EIA are lacking certain specific detail, our contention is that further technical assessment of the area will serve only a limited purpose. If one assumes that development will eventually take place subject to the very strict guidelines that we are all demanding, then it will be the *vigilant* and *carefully-monitored* **IMPLEMENTATION** of each stage of the development that will result, ultimately, in achieving minimum impact to the ecology of the area – a goal which we all share.

Respectfully submitted:

Tony Ransom

Vice President, Nanoose Naturalists

Member: Stewardship Committee.

June 28 2010

Mr. George Holme  
Director, Area E,  
Regional District of Nanaimo

Dear Mr. Holme:

The Official Community Plan for the Nanoose Bay area was developed by the residents of this community to provide direction on the evolution of land use and development in their community.

The residents place a high priority on protecting the quality of life in the area. The highest value of all is the natural environment and of its protection. This includes access to the local beaches and the waters.

According to the OCP, the environment is the primary determinant of growth and development. The environment is not a commodity that can be bargained with. The RDN has a primary role in the protection of the right to free access to the beaches and to the waters. Indeed, the policy of the RDN does not support the construction of structures on the foreshore that impedes or limits public access to or navigation of the waters.

The development plan proposed by the Bentall Corporation would create a commercial centre and residential accommodation within the Schooner Cove Urban Containment Boundaries. While it may be argued that an increase of population and of services is desirable, the plan proposed does so at the expense of services that exist now.

The plan proposed would significantly reduce services available at the Schooner Cove Marina and have a detrimental effect those of us who operate boats. By filling in the area currently occupied by the boat ramp and the tide grid, the developers would eliminate these services that are so important to the boating public.

I would point out that this development proposal was not put forward by local residents but by a group from outside the community that holds values that are far different than those of the community itself.

During the public consultation process it was made overwhelmingly clear by the members of the community that the continued existence of these services were important components to the operation of the marina. They are vital to maintain the public's access to the water that is adjacent to this community. The response of Bentall was that if members of the community wish have access to the water, they should be prepared to travel outside of their community to do so. If the continued existence of a boat ramp and tide grid at the marina is contrary to Bentall's vision of our community, then I suggest that Bentall's vision of the community is contrary to community's vision of itself.

Land that provides the public access to the water is an increasingly rare and valuable asset. It is not something that should be surrendered without consideration of those of us who depend upon the use of this resource. With the prospect of an increasing population in the area, we will be needing more such services, not less.

I urge the members of the Regional District to uphold the rights of the residents of this community to maintain the free access to the beaches and to the local waters that they have cherished for so many years.

Ken Woodward.

CC: Susan Cormie  
Planning RDN

## SPEAKING NOTES

- The area in question is not owned by the developer. It is foreshore land, that is land below the high watermark. As such, it is public property, Crown Land administered by the Province.
- People who operate trailerable boats depend upon the launch ramp for access to the water. For the many of us in this situation, who have used the ramp for many years, and who operate in the local waters, traveling to launch at another location is not feasible.
- The tide grid is used by larger vessels in order to conduct below waterline maintenance such as replacing anodes and changing propellers. It is also occasionally used for emergency repairs such as when vessels are damaged below the waterline. In such dangerous situations, travel to another location is not an option.
- The response of Bentall is that if members of the community wish have access to the water, they should be prepared to travel outside of their community to do so. If the continued existence of a boat ramp at the marina is contrary to Bentall's vision of our community, then I suggest that Bentall's vision of the community is contrary to community's vision of itself.
- According to the OCP Fairwinds is intended to be urban. The Schooner Cove are is less than five hectares in size while Fairwinds is 500 ha. Yet it is in the Schooner Cove urban containment area that they wish to turn into a commercial centre and to significantly increase the population density.
- Could not some of this activity be accommodated in the Fairwinds Containment Area?

June 25, 2010

Nanoose Property Owners & Residents Association  
P.O. Box 76  
Nanoose Bay, B.C. V9P9J9

As the primary representative for the Nanoose Property Owners & Residents Association (NPORA) on the Bentall/Fairwinds Community Advocacy Group (CAG), I have reviewed the draft & final proposals for developing the Fairwinds & Schooner Cove properties by Bentall/Fairwinds Joint Venture (BFJV). After careful consideration, my comments focus on the issue of large scale "urbal" (urban features embedded in a rural setting) development in Nanoose Bay, with implications for Electoral Area "E" and perhaps the entire Region. Since the formal submission of the BFJV application to amend the Nanoose Bay OCP, it will now be incumbent on RDN Directors to comprehend and either adopt or reject what amounts to the largest urban development proposal in the primarily rural area of Area 'E'. A plan, by the way, which closely resembles the 35 year old plan to develop these areas and may be nothing more or less than a cosmetic rendition of a plan conceived in a bygone era when John Travolta danced on stage to the Bee Gees! Please consider the following comments as you examine and deliberate the details of the proposed amendment.

**- Conservations plans:**

A large portion (47%+/-) of the Fairwinds land is proposed to be dedicated as parkland or greenspace under the care and management of the RDN. These conservation areas, regional or community space, sensitive ecosystems, etc, are being promoted as a gesture of generosity by some and as an expression of the extent to which the proponent values the Nanoose Bay residents and community. Upon closer scrutiny, the dedication of this large portion of territory is more of a divestiture of areas not eligible for development as the result of Provincial legislation governing riparian zone protection, steep slopes, sensitive ecosystems, etc. I am concerned about the status of this 350+/- acre area and the responsibility for stewardship (local, regional, provincial, federal?), funding and enforcement. Without a working management & financial plan in place, I would suspect that the RDN will inherit the responsibility and Area "E" will be solely responsible for the expense. For instance, when applied to parks and public open spaces, the terms 'community' and 'regional' denote vastly different concepts of jurisdiction and financing. At the time of final submission, it would appear that RDN Parks staff has not come forward with a comprehensive plan for managing this endowment.

In terms of environmental protection, we are pleased to see that the RDN is moving toward the use of covenants to preserve natural vegetation on residential property as part of the development protocol & building scheme. This convention is currently enacted in such developments as Nuttall Ridge (WalBern Developments) where it was applied during the development phase and forward to the individual lots created by subdivision. This type of oversight will serve the community well and preserve the form and character of the developed areas, hopefully preventing the 'moonscape' results of previous phases. Covenants on natural features will aid in ensuring that future residents do not further 'urbanize' our community.

**- Utilities and servicing:**

With the potential for another 4000-5000(?) residents living on the Fairwinds and Schooner Cove properties, the questions of water, sewer & transportation corridors must be addressed during the initial planning stages. I have not seen a definite plan for future expansion that goes beyond the boundary of the Fairwinds property. When asked about the various conduits for servicing from source to the development area, the answer is usually vague but indicates that responsibility for these issues is believed to be with other parties.

Water might be the most important issue for Nanoose Bay as BFJV has begun developing a well field at the Parksville end of Area "E", using the AWS conduit along NW Bay

Rd. to deliver water to the development. There is also some suggestion that future capacity of the AWS Bulk Water system will be used to support future development. Financial and technical issues abound here and should be considered as a part of the overall plan. Also, in light of the current RDN program to protect drinking water and watersheds, there needs to be a determination of the impact of new well development on local aquifers, existing domestic wells and an assurance that supplies to current development will be sustained.

**- Public consultation, the RGMP/RGS & Area 'E' (Nanoose Bay) OCP:**

The Bentall/Fairwinds Community Advocacy Group (CAG) is a newly devised *preliminary* mechanism intended to solicit & survey community opinion through the input of local residents associations and stakeholder interest groups. In this instance, it precedes the formal Public Information Meeting/Public Hearing process and is intended to refine a development proposal before going to the general public for comment and to the Board for approval. Hypothetically, this pre-formal process should ensure a development proposal will have been vetted by a representative subset of the community. The response from some of our members has been to suggest that small sample of residents represented by the CAG delegates does not represent the sentiments of the community as a whole. Of concern is the role played by such 'stakeholders' as the Schooner Cove Yacht Club & the Fairwinds Golf & Country Club which are limited to boaters and golfers including those members who may live outside Nanoose Bay. They will not be served or satisfied until they are convinced that the regional and electoral area planning procedures are respected.

It will be the task of the Boards (EAPC & COW) to determine how much importance to place on the prolonged & sometimes tedious 'consultation' process sponsored and controlled by the proponent and the fee-for-service planning team. Careful thought should be given to the value of open houses, workshops, media events & CAG meetings and the relationship of these structured occurrences to the final proposal. Now that the circus has packed up and left town, it is time for the community and the RDN to carefully consider the impact of large scale, "urban" development on the entire community.

Respectfully,

  
James A. Lettic, President

NPORA

[npora@shaw.ca](mailto:npora@shaw.ca)

## Public Meeting on Fairwinds Development

### Comments on Fairwinds Lakes District Neighbourhood Plan.

By: Ross Peterson.

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2010 is the United Nations Year of Biodiversity. I hope that our local government knows this and understands the significance of this proclamation. The RDN has an opportunity to provide leadership in protecting biodiversity in this area by making the right decisions concerning the proposed Lakes District development.

As a biologist, I would prefer that there be no development on the Fairwinds property. However, if there is to be some development, and if it is to be done with minimal impact (as Fairwinds says it wants to do), and if it is to comply with various RDN policies and bylaws for environmental protection (as it must), then there remains a lot of work to do.

I recommend that RDN not consider this development proposal further until major errors and deficiencies in the environmental studies have been adequately addressed.

Errors and deficiencies in the environmental studies have led to erroneous conclusions of minimal impacts in the environmental impact assessment report. I speak specifically of inaccurate ecological boundaries around several important Sensitive Ecosystems, inadequate protective buffers, inappropriate use of the Riparian Areas Regulation protection bylaw for purposes of wetland protection, failure to consider the social values attached to environmental assets and measure public opinion of potential impacts.

I wish to focus my comments on four major areas of concern.

#### 1. The Garry Oak Sensitive Ecosystem near the Lookout.

Fairwinds has identified two separate Garry Oak ecosystems in this area, bisected by the illegal road built several years ago to accommodate the development proposal at that time.

In reality, there is only one large Garry Oak ecosystem, not two smaller ones. The clearing done for the illegal road does not change this fact. Therefore, the proposed multi family development on the site of the clearing is actually within the ecological boundary of the one large Garry Oak ecosystem. I therefore think it is inappropriate for Fairwinds to propose that this particular development be labeled as "Future Development Reserve", subject to purchase by RDN in order to protect it. This site is, or certainly should be, under the RDN environmental protection policies, and therefore should be off limits to any development. The public should not have to buy this site back for its protection.

## **2. The Two Beaver Ponds.**

The ecological boundaries around the two beaver ponds have also been incorrectly defined. The application of the Riparian Areas Regulation for their protection does not allow for the protection of beaver or red tailed frogs; both of which require substantial terrestrial habitat contiguous with the wetland. The Riparian Areas Regulation and its 30 metre safety buffer was established by the province for the protection of fish and fish habitat in streams, not for the more general needs of wetlands where more generous setbacks are often required. In fact, the beaver inhabiting these ponds demonstrated to me this past winter just where the ecological boundary of their habitat really is. I observed 62 deciduous trees gnawed down beyond the proposed RAR 30 metre protection zone, mainly on the proposed Schooner Cove Drive extension right of way. My guess is that this right of way would permanently remove almost all of the beaver deciduous wood supply. The proposed roadway is therefore within the ecological boundary of this Sensitive Ecosystem, as are several proposed housing development areas.

## **3. Coastal Douglas Fir Forest.**

Much of the proposed development is in the Coastal Douglas Fir Forest, an ecosystem that has been declared by the provincial government to be extremely rare, and has been subject to preservation measures on Crown land in the Mid-Island area. The proposed development would fragment much of this forest ecosystem, leaving little that would continue to have any natural ecological function.

## **4. Environmental Impacts.**

None of the above three issues has been specifically mentioned in the Fairwinds environmental impact assessment – yet these are critical issues.

Also, the Environmental Impact Assessment report devotes little attention to the social values attached to the environmental attributes of the area. This is a serious omission in this development submission, as social values (including recreational, cultural and educational values) form an important basis for public expression of acceptance or rejection of the proposed development. Although the Lakes District Neighbourhood Plan has been “two years in the making” to quote Mr. Tibbles, there has been no opportunity given to the public (until tonight) to discuss and comment on the really important part of this whole planning exercise – the impacts that would be created, and whether the public finds them acceptable, or not acceptable.

Surely, the RDN cannot take this process further until a thorough discussion has been held on the potential impacts. If it does proceed, then it would be making unwarranted assumptions about the public's wishes, without even asking them. I don't think that RDN staff have the training, experience or the information necessary to make such predictions of the public view on their behalf. The brief exposure tonight cannot take the place of meaningful discussion of the potential impacts.



Of course accurate descriptions of environmental impact will require reliable baseline information; including accurate ecological boundaries and adequate buffers as a first step.

**Recommendations.**

RDN should not consider this application for development further until the inaccuracies and deficiencies of the biological studies have been adequately addressed.

RDN should reject the location of any development on the road clearing near the Lookout, and should not purchase this land for protection.

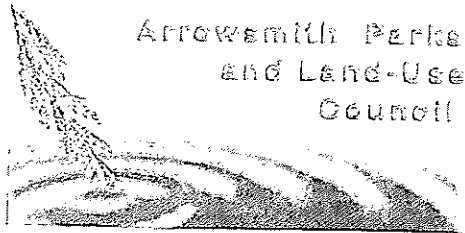
RDN should reject the proposed Schooner Cove Drive extension near the two beaver ponds, as it poses a high risk to the ponds' ecological integrity, and to the ecosystems' social values.

RDN should require a more complete environmental impact assessment; one that is based on corrected biological studies, that takes into consideration the various social values attached to the environmental assets of the area, and that systematically measures the public opinion on the acceptance or non acceptance of the calculated potential impacts.

In closing, although I acknowledge that the Fairwinds land is privately owned, the animals that live there are not – they are public assets, and we should all accept the responsibility for their protection.

Signed:

Ross Peterson



Arrowsmith Parks  
and Land-Use  
Council

An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.

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COPY

June 25, 2010

Susan Cornie, Planner  
George Holme, Area E Director  
Regional District of Nanaimo

Dear Ms. Cornie and Mr. Holme,

Re: Briefing Paper on Fairwinds Lakes District Neighbourhood Plan

The Arrowsmith Parks and Land-Use Council (APLUC) is submitting this briefing paper for your consideration as you review the Fairwinds Lakes District Neighbourhood Plan. As you can see, we have identified many problems with this development proposal, and we are asking that the RDN not consider this development proposal further until these issues have been adequately addressed.

We would welcome a meeting with appropriate staff so that we can discuss these issues, and perhaps arrive at appropriate limitations to development around the Nanoose Lakes area. We would like to send three APLUC members who are equipped by both training and experience to discuss these matters.

As we have pointed out in our briefing paper, there are many opportunities for the RDN to apply strict control on this proposed development, and satisfy the many obligations for environmental protection that RDN has articulated in various bylaws and policies.

We would appreciate your distribution of this briefing paper to all RDN Board members and to all relevant staff, especially those staff who will be attending the Public Meeting on June 28.

Yours truly,

On behalf of the Arrowsmith Parks and Land-Use Council

*Paul Grinder*

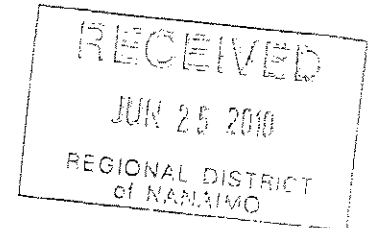
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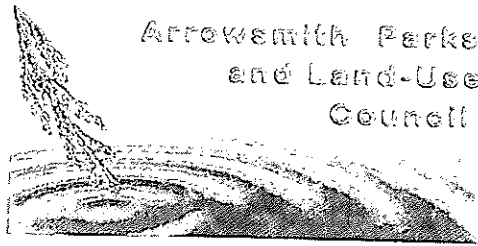
Attachments:

1. APLUC Briefing Paper "COMMENTS ON FAIRWINDS LAKES DISTRICT NEIGHBOURHOOD PLAN"
2. Appendix – Sensitive Bird Species in the Lakes District

CC:

Joe Stanhope, Director and Chair, Regional District of Nanaimo  
Phil Carson, Chair, Mount Arrowsmith Biosphere Foundation/Reserve  
Scott Fraser, MLA Alberni-Pacific Rim  
Ron Cantelon, MLA Parksville-Qualicum  
Barry Avis, AVICC





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and Land-Use  
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BRIEFING PAPER  
COMMENTS ON FAIRWINDS LAKES DISTRICT NEIGHBOURHOOD PLAN

Submitted by:  
Arrowsmith Parks and Land-Use Council, Qualicum/Parksville/Nanose  
Endorsed by  
Arrowsmith Naturalists  
Oceanside Coalition for Strong Communities  
Arrowsmith Watersheds Coalition Society  
June 25, 2010

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1. Deficiencies in Environmental Studies

**Biological Inventory.**

There are some serious errors and deficiencies in the biological inventory, including the following, that severely compromise the formulation of meaningful impact assessments:

- Incorrect identification of ecological boundaries for Sensitive Ecosystems; particularly the Garry Oak Ecosystem near the Lookout, and the wetlands or beaver ponds above the end of Enos Lake.
- Insufficient protective buffers around Sensitive Ecosystems; including inappropriate use of the Riparian Areas Regulation for the protection of wetlands.
- Incomplete inventory of species present.
- No systematic inventory of plants and animals in Sensitive Ecosystems (erroneous assumption made that this was not needed as these areas would be "protected").

**Environmental Impact Assessment.**

There are serious flaws in the Environmental Impact Assessment report, stemming from the following:

- Impact assessments were based on incomplete and faulty biological inventory data. Therefore the report's claim of "minimal impact" cannot be supported by the baseline data.
- Impact assessments did not consider the forest fragmentation issue – a major source of potential impact.

- There was no consideration of the social values attached to the Sensitive Ecosystems, such as recreational and educational values, and the associated potential impacts on these values.
- There was no public input to the calculation of potential impacts, and no opportunity for the public expression of the acceptance or rejection of the potential impacts – an extremely critical omission from a meaningful impact assessment.

The provincial government's *Develop With Care: Environmental Guidelines for Urban and Rural Land Development in B.C.*, mentioned by Fairwinds as a guideline that was followed in their planning, states that: "*the precautionary principle be applied in situations where significant impacts could arise*". We contend that because of the inadequate environmental studies conducted, there is every chance that impacts could be very significant, and that therefore the precautionary principle should have been applied in the establishment of ecological boundaries and protective buffers around Sensitive Ecosystems.

Of special concern in the biological inventory and the environmental impact assessment reports is the failure to consider the impacts of forest fragmentation and loss of forest interior habitat from the proposed development on sensitive bird species found in the area. Please see the Appendix for a list of bird species and their sensitivities to development-related impacts.

Also lacking is any consideration of the implications of losing this significant remaining intact habitat on the overall conservation of the endangered Nanaimo Lowlands Ecoregion and Coastal Douglas Fir forest zone.

## 2. Lack of Compliance with RDN Environmental Protection Policies

The submitted Lakes District Neighbourhood Plan does not comply with RDN policies and other protective obligations as stated in the Nanoose Bay OCP, RDN Regional Growth Strategy, and the RDN Sustainability Report.

### NANOOSE BAY OCP:

Section II, 2.1 Objective 1. "*Identify, protect and conserve environmentally sensitive areas within the natural environment...*", and "*Support site specific evaluation of properties with environmentally sensitive features when the development of these properties is proposed by the landowner*".

Comment: The inaccurate and inadequate biological inventory and EIA preclude the protection and conservation of environmentally sensitive areas or even the proper identification of these areas.

NANOOSE BAY OCP (continued):

Section II, 2.1 Policy 9 *"Application...shall only be supported if reasonable and acceptable evidence is provided that the proposed development will not adversely affect the environmentally sensitive area"*.

Comment: We do not believe that there is: "... reasonable and acceptable evidence...that the proposed development will not adversely affect the environmentally sensitive area". The inaccurate and inadequate biological inventory precludes the assertion of "minimal impact" as stated in the EIA.

Section IV, 4.2 Objective 8. *"Protect environmentally sensitive features..."*.

Comment: We do not believe that the proposed development adequately protects environmentally sensitive features.

DPA IV.

Comment: We do not believe that the proposed development complies with the stated Purpose of this DPA; that is *"the protection of the natural environment, its ecosystems, and biological diversity"*.

RDN REGIONAL GROWTH STRATEGY:

Policy 4A. states: *"the RDN ...agree to work as partners and individually to protect open space that reflects the region's landscape character and ecological integrity, and forms a system of interconnected areas and natural corridors capable of sustaining native plant and animal communities"*.

Comment: A key term here is "ecological integrity". This infers protection in the broadest and most useful ecological sense. That is, protection, not just by placing borders around an area, but by ensuring that all ecosystem functions are maintained.

This requires knowledge of these functions to start with, and a commitment that natural or ecological boundaries are used to define these functions, and that protective buffers are large enough to protect these functions from outside influences. In addition, natural corridors have to serve to protect and sustain plant and animal communities.

We do not believe that the proposed development plan focuses on ecosystem functions, or appropriate corridor uses by wildlife.

Policy 4B includes a commitment to better understand environmentally sensitive areas.

Comment: RDN can demand compliance by requiring adequate long-term monitoring of ecosystems by the developer.

Policy 4C includes a commitment to consider the ecological character in making land decisions.

Comment: RDN can demand compliance by requiring that Fairwinds subscribe to the "Site Adaptive Design" principle espoused by Will Marsh. This principle requires that socially important resources (including Sensitive Ecosystems) be identified and mapped first, and that these become the determiners of development location. We believe that the proposed development unduly compromises Sensitive Ecosystems by improperly defining ecological boundaries, by not allocating sufficient protective buffers, and by letting a preferred road location dictate ecological boundaries.

**RDN SUSTAINABILITY REPORT ("Prospering Today, Protecting Tomorrow, Recommendations for a Sustainable Future", 2007):**

The following excerpts from this document define areas of non-compliance by the Fairwinds Lakes District Neighbourhood Plan, and opportunities for RDN to seek compliance.

#### **Environmental Integrity**

*Page 7. Preamble. "...we need to improve our knowledge and understanding of the status of our sensitive aquatic and terrestrial ecosystems, with improved research and data collection".*

Comment: The incomplete and inaccurate biological inventory does not do much to improve knowledge and understanding. RDN should demand more complete inventories of plants and animals throughout the development areas, including in the Sensitive Ecosystem areas.

*Page 7. No. 25. "Strengthen RGS policies to emphasize prevention and mitigation rather than remediation to protect the environment (for example through the use of "Site Adaptive Design" principles that preserve sensitive and important ecosystems by restricting development activities to relatively non-sensitive lands)".*

Comment: The Site Adaptive Design principles were clearly not followed by Fairwinds in the Lakes District Neighbourhood Plan. Examples of this omission include the proposed multi family development on the Garry Oak ecosystem near the lookout, the proposed roadway near the two beaver ponds, and the fragmentation of the rare Douglas Fir forest ecosystem. Overall, there is little evidence of avoidance of impact as a primary principle.

*Page 7. No. 26. a. "Expand the mapped inventory of important and sensitive ecosystems and features to include evaluation of their sensitivity to various types of disturbances, and prioritization for protection".*

Comment: Although there was a limited attempt to describe vulnerabilities, or sensitivities, in the Fairwinds consulting report, there was little detail. Also, vulnerability assessments were compromised by inadequate and inaccurate biological inventories. It would be useful for RDN to demand more detail from Fairwinds, once accurate and complete biological inventories have been submitted.

**Page 7. No. 26. b. *"Maintain this inventory and calculate area losses and gains from time to time, and identify any change in the health and productivity of these areas as measured by selected indicators"*.**

Comment: We do not know whether RDN made the above measures clear to Fairwinds at the start of the planning process, but the lack of specificity in biological assessments by Fairwinds will seriously compromise RDN's ability to make such measurements on ecosystems affected by the development, and thereby undermine RDN's opportunities to fulfill this obligation. Of course, it's not too late. RDN can still require such detail from Fairwinds.

**Page 7. No. 26. c. *"Maintain natural corridors for water, wildlife and vegetation"*.**

Comment: The biological inventory and the environmental impact assessment work are not adequate to verify whether the proposed corridors are adequate for wildlife. In particular, the planned shared use with human hikers, and the proximity to urban development raise questions about their suitability.

**Page 7. No. 26.e. *"Maintain and enhance biodiversity through the planning and maintenance of RDN parks and open spaces and increasing the area of RDN parkland through subdivision rezoning, donation and acquisition from developments"*.**

Comment: Although Fairwinds proposes to cede much of its proposed "parkland" to RDN, its biodiversity cannot be ensured unless a suitable management scheme is in place. None is identified in the Fairwinds plan.

**Page 27 to 30. No. 27. a to e. *This document identifies several opportunities to preserve environmental integrity through:***

- *Landowner education regarding RDN protection policies.*
- *Incentive schemes for environmentally friendly activities.*
- *Promotion of xeriscaping and use of indigenous plants.*
- *Improved enforcement of environmental protection bylaws.*

Comment: Some of these are mentioned in the Fairwinds plan, however there are no detailed procedures identified. There is an opportunity for RDN to require more detail on the first, third and fourth items.

### 3. *Water Demand and Supply*

The developments should base the demand requirements on projected design principles that might apply at the time of full build out. Designing a project of this size using today's standards is unacceptable. Reduced consumption must be achieved and built into this project now.

Although the report states "potable water will be provided by the RDN" we seek assurances that the developer will be responsible for sourcing all water needed to satisfy design demand (as above). And the developer shall install all treatment facilities, storage and delivery systems to provide water that meets or beats the Canadian Drinking Water Guidelines – and turn the system over to the RDN utility division. The Arrowsmith Water Service is available for supplemental supply. Therefore the developer must be responsible for providing sufficient water for a minimum of 20 years to meet say 75 per cent of total design demand. And further, such supply must be provided from within the "watershed" of the planned development.

We would anticipate that the developer would include in any building scheme absolutely minimum need for man-made irrigation. Education alone is not enough.

Imposing costs for the additional system on existing ratepayers is completely unacceptable – unless the current system does not meet codes or insurance requirements. The existing system provides "intangible" benefits to latecomers and therefore the existing ratepayers' contribution is the fact that there are services available from the current system.

Water systems are primarily based on fire flow volumes. Does topography of the new area suggest problems for adequate fire flows? Again, cost "premiums" for a system sized to achieve fire flows in difficult topography should not be borne by existing ratepayers.

If the area is to be supplied by groundwater that may be under the influence of the "Lakes" or other surface water bodies, will drawdown standards or limits be set so that pumping ceases when water levels in wells or water bodies reach certain limit points? More importantly, will factors of safety be applied to licensed well capacity to ensure that there will not be unacceptable drawdown of any connected surface supply?

## RECOMMENDATIONS

RDN should **not** consider this application further until the inaccuracies and deficiencies of the biological studies have been addressed.

RDN should demand a more comprehensive environmental impact assessment to be completed -- one that is based on more accurate biological studies, and one that includes an assessment of the social values associated with the environmental assets of the area



and a measure of the public's attitude about the impacts (whether the public accepts or rejects the impacts).

It is questionable whether the Nanoose Peninsula is the right location for a development of this size and scale. It is very likely that the water requirements will have to be met by inter-watershed transfers which should be deemed an unacceptable design practice. That being said, if this development should proceed further it must be designed to make most efficient use of the provided fresh water supplies and should adopt latest technologies for rainwater capture and reuse of waste water (or provide for "two pipe systems") - and bylaws should be changed to accommodate such features.

In the continued absence of accurate biological work and impact assessment, RDN should adopt a precautionary approach to environmental protection. That is, development should be pulled back from sensitive ecosystems unless better information can demonstrate minimal or acceptable levels of impact.

Prepared for APLUC by:

Ross Peterson  
Christopher Stephens  
Michael Jessen

June 25, 2010

Appendix – Sensitive Bird Species in the Lakes District

Prepared by Christopher Stephens, Arrowsmith Naturalists – June 25, 2010

The Biological Inventory and Environmental Impact Assessment fail to address the impacts forest fragmentation and related edge effects from the proposed development would have on sensitive forest bird species in the Lakes District. There is also a lack of consideration of the importance of this habitat within the context of the larger region in sustaining bird populations and species diversity.

The Lakes District is a highly important bird habitat within our region, supporting many sensitive species that depend on intact forest habitat. This includes several species at risk. Few such diverse, extensive and intact areas of habitat remain in the coastal lowlands.

According to local wildlife consultant and field ornithologist Guy Monty, impacts on birdlife from the proposed development would be significant. It is well known in scientific literature that forest fragmentation and development leads to disappearance and declines in bird species dependant on intact forest ecosystems. Mr. Monty further states that if the proposed development were to go forward, the Ruffed Grouse, Sooty Grouse and Western Screech-owl would face extirpation from the Nanoose Peninsula.

Species at risk such as the Band-tailed Pigeon and Common Nighthawk would be affected by cumulative human impact associated with the development as well as habitat loss. Forest songbirds in this area would be seriously impacted as they rely on unbroken forest for successful nesting. Cowbirds and crows are serious threats to nesting songbirds on the Nanoose Peninsula, according to Mr. Monty. The Lakes District provides a vital cowbird and crow free nesting area for songbirds, important for sustaining populations and species diversity in the area. The fragmentation of the forest by the proposed development would give these nest predators and parasites access to nest sites.

Following is a taxonomic list of some of the sensitive species occurring in the proposed development area that stand to be affected. Species of highest concern due to rarity, endangerment, sensitivity and reliance on this habitat for survival in the region are highlighted in red.

<u>Taxonomic List of Birds</u>	<u>Comment</u>
Wood Duck	
Ruffed Grouse	Faces extirpation from Nanoose Peninsula if development goes forward
Sooty Grouse	Blue-listed species; possible extirpation from Nanoose Peninsula if development goes forward
Great Blue Heron	
Turkey Vulture	
Cooper's Hawk	
Sharp-shinned Hawk	

Merlin	
Band-tailed Pigeon	Blue-listed species; listed as threatened under <i>Species at Risk Act</i> ; sensitive to human disturbance
Western Screech-Owl	Blue-listed species; the proposed development threatens continued existence in region
Northern Pygmy-Owl	Blue-listed species; extremely sensitive to disturbance of forest habitat
Northern Saw-whet Owl	
Common Nighthawk	Listed as threatened under <i>Species at Risk Act</i> ; development could result in increased nest disturbance
Hairy Woodpecker	
Downy Woodpecker	
Pileated Woodpecker	Affected by forest disturbance and fragmentation
Red-breasted Sapsucker	
Northern Flicker	
Olive-sided Flycatcher	Blue-listed species; listed as threatened under <i>Species at Risk Act</i> ; development impacts unknown; more research needed
Pacific-slope Flycatcher	
Hammond's Flycatcher	
Cassin's Vireo	Forest fragmentation allows nest parasitism by cowbirds
Hutton's Vireo	Development would result in habitat loss
Warbling Vireo	Forest fragmentation allows nest parasitism by cowbirds
Purple Martin	Red-listed; has come very close to extinction in BC; nests at Schooner Cove and requires inland forested areas for foraging – uses the Lakes District for this purpose
Chestnut-backed Chickadee	
Red-breasted Nuthatch	
Brown Creeper	Sensitive to loss of interior forest nesting habitat
Winter Wren	Sensitive to increased predation from forest fragmentation
Golden-crowned Kinglet	
Ruby-crowned Kinglet	

Swainson's Thrush	Sensitive to forest fragmentation and nest parasitism
Varied Thrush	Uncommon to rare nesting species; extremely sensitive to forest fragmentation
Orange-crowned Warbler	
Yellow Warbler	
Yellow-rumped Warbler	
Black-throated Gray Warbler	
Townsend's Warbler	Highly sensitive to forest fragmentation
Wilson's Warbler	
Western Tanager	Fairly sensitive to forest fragmentation
Black-headed Grosbeak	
Dark-eyed Junco	
Song Sparrow	Highly vulnerable to cowbird parasitism. Development and forest fragmentation near wetlands would provide parasitic cowbirds with access to nest sites.
Purple Finch	
Red Crossbill	

Development impacts include:

- Serious disruption of the forest bird community through habitat alteration by fragmentation.
- Extirpation of species dependant on this intact forest habitat from Nanoose Peninsula.
- Significant loss of key nesting habitat for sensitive species
- Drastically increased nest predation by crows as a result of the edge effect
- Parasitism of bird nests by cowbirds as a result of habitat fragmentation
- Competition for nest sites by European Starlings and House Sparrows aided by fragmentation

The projections in the biological inventory of overall minimal impact to sensitive species and ecosystems fail to take into account these important considerations. In addition, mitigation and enhancement strategies proposed such as placement of nest boxes, will not compensate for loss of nest trees, as these will be taken over by starlings and house sparrows, unlike natural nest sites within the forest.

As the Biological Inventory and Environmental Impact assessment fail to take into account key principles of forest ecology and bird conservation in assessment of potential development impacts, they are inadequate and consequently, do not provide a sound basis for evaluating this application. The potential for serious impacts to the region's birdlife have not been duly evaluated. The RDN should take this application no further without requiring that a proper assessment be conducted that addresses the impacts of the proposed development on forest birds.

June 28, 2010

Dear Regional District of Nanaimo,

Re: OCP amendment application for The Lakes and Schooner Cove Area of Nanoose Bay (Electoral Area E)

I am a relatively new resident in the Fairwinds development as of 2.5yrs ago and <sup>I</sup> understood there would be more development of the Fairwinds properties before moving here but did not understand the process of the rezoning or the timeframe. It has taken me somewhat by surprise that ~~both~~ the re-development of the existing Schooner Cove site would be parceled in with the undeveloped pristine 'lakes lands which includes environmentally sensitive wetlands'. It would be my wish that the Regional District staff reconsider this objective and split the two very separate and distinct 'parcels' of land under the current OCP amendment application into two separate applications.

Further concerns have arisen for me as I have investigated and enjoyed the amazing network of trails in amongst the wetlands and lakes here in Fairwinds. I <sup>came</sup> ~~have come~~ <sup>full-time</sup> to Nanoose Bay fresh off my 8 year experience as a founding member and volunteer for the North Shore Black Bear Network. I worked closely with the community, <sup>the</sup> district, RCMP and conservation officer service to educate the public and try and mitigate wildlife conflicts within the urban/forest interface.

I do not have the concerns for bear conflicts <sup>at this time</sup> here but I have growing concerns for the deer-human conflicts and am interested to see how they will be handled. I have not read anything in the Amended OCP that addresses human-urban wildlife conflicts for either deer or beavers, of which both will be dramatically affected by this proposal.

Beavers are protected under the Wildlife Act as they are considered 'nature's engineers' and to disturb them and their habitat will affect everything from the smallest microscopic aquatic life to the deer, herons, woodpeckers, migratory birds etc.... They need an inordinate amount of land to do their extraordinary work. Before roads and bridges are considered there should be community and municipal plans devised to ensure they are protected thereby protecting the all important and sensitive wetlands. Careful consideration of the effects of human develop and road building near beaver habitat needs to be done.

We have an opportunity here to do it right in the phase of development for the Lakes District. <sup>we can</sup> be proactive and responsible stewards for our green spaces and wildlife and not reactive. With the increased population and roadways and road traffic proposed in this plan the vehicle collision rate with deer in the Nanoose Peninsula will dramatically increase over it's already unacceptable level. I have seen up close how expensive and controversial reactive programs and decisions can be when a community is faced with conflicts with their beloved wildlife. The negative association with a community that has had to cull their wildlife, whether it be bear, deer or beaver is long lasting and avoidable in today's planning.

So before considering going to a Public Hearing, atleast on the Lakes District portion of this OCP amendment, I would strongly request that the Regional District ask for more work to be done by the development corporation and the stakeholders and <sup>community on wildlife mitigation and consider wider corridors, possible areas for fencing, bridges rather than culverts, etc., and institution of a community education program on the how to live in deer and beaver country to reduce the conflicts later on.</sup> ~~community on wildlife mitigation and consider wider corridors, possible areas for fencing, bridges rather than culverts, etc., and institution of a community education program on the how to live in deer and beaver country to reduce the conflicts later on.~~

Sincerely yours,



Barbara Murray 3362 Rockhampton Road, Nanoose Bay, BC V9P 9H5 250-468-7718

**Cormie, Susan**

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**From:** Boogaards, Stephen  
**Sent:** June 14, 2010 10:06 AM  
**To:** Cormie, Susan  
**Subject:** FW: RGS and Fairwinds

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**From:** charna macfie [mailto:charna00@shaw.ca]  
**Sent:** Friday, June 11, 2010 7:11 PM  
**To:** Boogaards, Stephen  
**Subject:** RGS and Fairwinds

Stephen Boogaards,

I have browsed parts of Fairwinds Environmental Impact Assessment by Pottinger Gaherty Environmental Consultants who have surely been guided and directed by bcIMC Realty Corporation to bias their report in favor of this massive development in Nanoose.

There are claims made in Fairwinds' The Lakes District and Schooner Cove Neighbourhood Plans, of the RDN's Regional Growth Strategy that I have questions about.

In the transportation overview report, it states, "*Fairwinds, including the Lakes District and Schooner Cove is within an area designated by the Regional District of Nanaimo (RDN) as an Urban Containment Area in the Regional District's Regional Growth Strategy. In doing so, the Regional District recognizes that area within Fairwinds is suitable for growth and the RDN's policy is to encourage the development of compact, complete communities within these boundaries.*"

When the RDN created the designated areas of growth or extent of allowable growth in the RGS, I was not following those discussions. Therefore, I am ignorant of how the RDN came to the conclusions they did about the Fairwinds development, its Urban Containment Boundary and so-called encouragement for the build out of Nanoose Bay.

Now that the RGS is undergoing a review process and questioning the inconsistencies of "sustainable growth", I question Fairwinds 1983 Master Plan and current plan for 2,688 residential units in Lakes District and Schooner Cove. Is this large scale development actually a sustainable plan for Nanoose and the region? How is the RDN interpreting sustainability? How is Fairwinds Real Estate Management Inc. interpreting sustainability?

I am skeptical about the tactics and reasoning for Fairwinds' development application to amend Nanoose Bay's OCP to fit with the development plans of this corporation. For example the report states, "*Based on the analysis in this report, it is our opinion that the Nanoose Bay OCP policies regarding Schooner Cove should be amended to support the implementation of the Regional Growth Strategy objectives, by allowing a higher density of residential development at Schooner Cove Village.*" The RGS is being used by Fairwinds as a rationale and justification for their development plans and OCP amendment.

I understand the concept and policy in the RGS of compact communities as a way to discourage urban sprawl and is an attempt by the RDN to manage growth. And I consider the concept that encouraging growth and denser populations in designated areas along the coast and in and around environmentally sensitive areas and watersheds is one of the weaknesses of the RGS.

Although Fairwinds Real Estate Management Inc. is claiming they are a sustainable development, this couldn't be farther from the truth.

Another inconsistency in their neighbourhood plan are the two statements, to "Foster a vibrant and diverse age-mixed community." and "The planned residential development in the Lakes District is oriented towards retirees and an older demographic."

The demographics in Oceanside and Victoria are unbalanced. The older demographic dominates, and we lack a youthful population and a stable workforce. Does the region really need more large scale older demographic oriented developments? Problems resulting from this unbalanced demographics have already manifested and will continue to do so, unless city planners, communities, and government address this problem and find creative solutions.

Has the RDN analyzed the impacts of our region's water supply or infrastructure costs for such a large scale development? Since no one really knows how many people, businesses, industries, golf courses and institutions our aquifers and surface water sources can support, should we continue growing and developing at such a scale and rate imposed upon us by the development community? As the RDN revises the Regional Growth Strategy, are they asking the right questions?

C. Macfie  
Parksville

**Cormie, Susan**

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**From:** ross.peterson [grpeteron1@shaw.ca]  
**Sent:** June 17, 2010 3:55 PM  
**To:** George Holme  
**Cc:** Cormie, Susan  
**Subject:** Fairwinds Public meeting

George;  
I'm concerned that too much is being asked of the public by holding essentially four meetings on June 28th. I think there will be enough information on either the Lakes District and Schooner Cove to warrant separate sessions for each. Also, I think too much is being expected of the public to go right from the Open House to the Public Meeting (with some seeing the information for the first time) and expect much in the way of reasoned, well thought out, comment.

I'm assuming here, that RDN values reasoned, well thought out comment.

So, in the interest of good public consultation, I suggest that 4 separate sessions be held, with enough time between the Open House and Public Meeting to allow for adequate thought.

Pushing everything together will be seen as a rush job by RDN, in defiance of good consultation, and I'm sure everyone wishes that things be done and be seen to be done correctly the first time.

Ross Peterson



**Cormie, Susan**

**From:** John Manoin ( Coast RV ) [jemanoin@shaw.ca]  
**Sent:** June 17, 2010 11:50 AM  
**To:** Cormie, Susan  
**Cc:** creative@pqbnews.com  
**Subject:** schooner cove boat ramp

The community has serious concerns about the elimination of the schooner cove boat ramp. This ramp has served the community well for many years. There are no more viable options close by in the area French Creek marina and boat ramp is currently over taxed and over used and the elimination of yet another boat ramp in the community will also hurt or tourism. Schooner Cove will argue that the ramp does not make money. The reason for this is this marina has been mismanaged for years. it is a well known fact that ramp fees, slip fees, are hap hazardly collected. With a proper team schooner cove has no valid arguement. Many residence in Nanoose Bay, myself included enjoy using the ocean on day trips. The elimination of this ramp will take this away from all of us. A lift will have to have appointments made be costly and take away our basic freedom. I strongly oppose the elimination of our communities ONLY boat ramp.

John Manoin

2:

*270* rascal lane

Nanoose Bay

B.C.

250 248 1089

June 21, 2010

Regional District of Nanaimo  
Development Services and Board of Directors

Re: Development at Schooner Cove and Lakes District

As this development is on a peninsula without its own aquifer, where will the water supply come from?

Our area is already under strict water consumption regulations every summer and we should not be adding more homes to our limited resources.

Having this development on a peninsula also puts an undue strain on our roads which were never intended for all the extra traffic.

This whole development seems to be planned as if it were a separate entity and that it will have no detrimental effect on the surrounding neighbourhood.

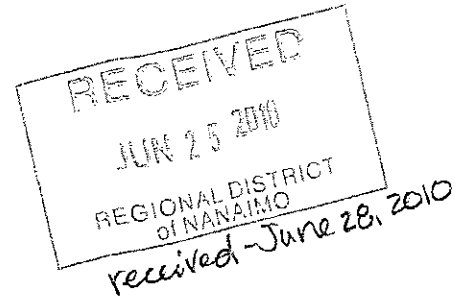
Where will all the extra sewage go? Will it have secondary treatment or is it all to be dumped in the ocean?

Yours truly,  
Karen Zaborniak  
2621 Northwest Bay Rd  
Nanoose Bay BC  
V9P 9E7  
kaza2@shaw.ca  
250-468-7416

3427 Dolphin Drive  
NanOOSE Bay, BC  
V9P 9H7

June 21, 2010

Susan Cormie  
Senior Planner  
Regional District of Nanaimo  
6300 Hammond Bay Rd  
Nanaimo, British Columbia.



Re: Submission for Consideration with Fairwinds Development Application, The Lakes District and Schooner Cove Amendment Application, NanOOSE Bay.

Dear Susan Cormie:

The foundational rhetoric leading up to the application in question has been nothing short of stellar with concerns for local opinions, the environment and concerns for local flora and fauna in the NanOOSE Bay area. This is commendable in showing care and concern for all elements that can be affected by such a large undertaking. I cannot claim to be all knowledgeable in detail of plans that deal with basic services, but there is one service that is personally acute for myself and one other household because of where we reside. My home is immediately adjacent to the breather pipe that flushes Fairwind's sewage into Georgia Strait. I would expect since there are only two households affected by the horrific stench from the breather pipe, you will not likely receive too many complaints in this regard. As a matter of fact, most people in the area don't even know this breather pipe exists.

The method employed to silence this horrific stench has been a very amateur set up in which a hoaky charcoal filter is expected to quell the odour, an odour which has increasingly been more present as the size of Fairwinds has grown over the past twenty years. Quite often one of the households must call Mr. Halderson at the French Creek plant to complain about the stench and eventually the filter is changed. Almost immediately after the filter is changed, the odour is unchanged. I contend that not adequately dealing with this issue seems to demonstrate a general lack of will to professionally address a waste issue of already major proportions but hidden from general knowledge. It also flies in the face of the RDN's Waste Management Policy. Number one goal states "to not exceed the capacity of the environment to assimilate waste" etc. and number 6 goal "to take measures to mitigate odour". I guess we could say that the first goal is being adhered to as the waste is going into the strait off shore and is covered from the eyes of all until possibly some future date. One wonders what date that might be when this new development is added to the flow. As to goal number six, the RDN has taken measures to mitigate odour, but has not dealt with the odour in a substantial manner. When the new development

is added to an already overtaxed system, one wonders how these goals will be met when they are not met now.

My point here is that the Application before you is flawed in the most negative terms environmentally unless professional substructure and solutions are forthcoming before any future growth in the Fairwinds area is allowed to go forward. Another concern is that I would hope the current breather pipe situation could be dealt with in a serious way. Fairwinds is too big for a toy as a solution to an ever increasing problem.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ian Garrioch".

Ian Garrioch  
tel. 250-468-2772  
email vkg@shaw.ca

cc: Mr. Les Vivian

Message

**Cormie, Susan**

**From:** ronq@telus.net  
**Sent:** June 24, 2010 10:47 PM  
**To:** Cormie, Susan; tosborne@rdc.bc.ca  
**Subject:** Schooner Cove

Susan and Tom, I would like you to know how disappointed I am at the prospect of the Schooner cove launch ramp being removed. It's not a great ramp, but there are no other alternatives in this area, except Beachcomber. Beachcomber is also not much of a ramp. The RDN should have seen this coming years ago. Is that not what the planning department is there for? As our paid local representatives, it is your responsibility to provide the facilities that taxpayers need and expect.

All regions of Vancouver Island are known as areas that see heavy recreational boating. Have any studies been undertaken to assess the need for a ramp in the Nanoose area? If so, how were the results handled? Has a section of waterfront been purchased and reserved for the inevitable, eventual construction of a facility?

I apologize if the wording of this letter appear too direct or combative. It is not my intention to imply that you are not doing a good job. It just so frustrating, dealing with Bureaucracies (not just Regional and Municipal) that, as a whole, often forget why they are in place. Thank You for your attention.

Doug Ronquist  
1981 Gull Rd  
Nanoose Bay, BC  
V9T 9H8  
250-468-9474

25/06/2010

**Cormie, Susan**

**From:** John Davis [j.davis@shaw.ca]  
**Sent:** June 24, 2010 7:27 PM  
**To:** Cormie, Susan  
**Subject:** Scooner Cove

I believe the boat ramp is an important part of Schooner Cove and should not be given up.

John Davis

25/06/2010

**Cormie, Susan**

**From:** mexi [mexi@shaw.ca]  
**Sent:** June 24, 2010 3:35 PM  
**To:** Cormie, Susan; Osborne, Tom  
**Subject:** please, we need the boat ramp

WE LIVE IN AN ISLAND SURROUNDED BY WATER.....

WE, THE NANOOSE COMMUNITY NEEDS A BOAT RAMP. PLEASE LISTEN TO THE PEOPLE AND NOT THE CORPORATION.

PLEASE, BE PART OF US.

patricia ruiz  
2381 arbutus cres.  
nanoose bay, bc. V9P9G1

25/06/2010

**Cormie, Susan**

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**From:** Wayne Newhouse [newhousewm@shaw.ca]  
**Sent:** June 24, 2010 2:51 PM  
**To:** Cormie, Susan  
**Cc:** Osborne, Tom  
**Subject:** proposed boat ramp removal Schooner Cove

We are very much opposed to the removal of the boat ramp at Schooner Cove. We actually bought our property in Fairwinds because of the Marina and the Boat Ramp. The proposed jib crane will not suffice in lifting boats safely if they are more than 22 feet. We along with all boaters accessing and paying high rentals at Schooner Cove are very disappointed. Why have public hearings and information sessions and then continue to ignore what the people want! Wayne and Sandra Newhouse



**Cormie, Susan**

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**From:** Ron and Carolyn [ron-cardodd@shaw.ca]  
**Sent:** June 24, 2010 1:14 PM  
**To:** Cormie, Susan  
**Subject:** Schooner Cove Boat Ramp

Hi There;

It is vital to the local boating public that we have access to an in area boat ramp. The subject ramp meets the needs of those of us with trailered boats. Additionally, it should be pointed out that the improvements in the breakwater after two(2) previous storms were paid for through public monies. This in itself is more than adequate justification to demand that the existing ramp be retained. The crane proposal is nothing more than a cash grab by Fairwinds; it does nothing to either enhance their operation or improve public access to public waters. I live in Fairwinds, and have done so for 16 years; I have seen nothing that Fairwinds' has done for our general area that they didn't first consider lining their pockets. RDN does its level best to keep things on an even keel, and that is appreciated. I look forward to you continuing in that vein with regard to the subject ramp.

Ronald A. Dodd  
2345 Eaglesfield Place  
Nanoose Bay, B.C.  
V9P 9G7  
250-468-5437

**Cormie, Susan**

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**From:** Warren Bailey [island-dreamer@telus.net]  
**Sent:** June 24, 2010 10:55 AM  
**To:** Cormie, Susan; Osborne, Tom  
**Cc:** gholme@shaw.ca; Joe Stanhope; kenwoodward; Mike Paterson  
**Subject:** Fairwinds Proposal for Schooner Cove

Unfortunately I'll be in Alaska for the public meeting regarding the Fairwinds proposal on June 28. I'll rely on Mike Paterson, Ken Woodward, and others to express their opinions, which I share.

The most important point is that the foreshore and waters of Schooner Cove are public property! It's mine, and yours! Fairwinds Inc. was granted the rights to use that property for profit, but in return have an unwritten responsibility to provide the community with a modicum of services! Do you-- or they-- really believe that if they were applying today for their first lease on this property without including a launch ramp and some provision for dry docking a boat for bottom work, that they'd have a chance of being given the lease? Substitution of the ramp with a "jib boom" is an insult to all of us who use those facilities. The boom will be operational only during restricted hours, and more than likely be mechanically non-operational during much of the business day. What if a vessel in the marina develops a fuel leak or other serious problem requiring a quick haul-out? You'll have an environmental disaster on your hands!

The current proposal is an obvious move to maximize corporate profit, at the expense of any service to the community! My personal desire would be for the province and/or RDN to cancel the Fairwinds' foreshore lease and give it over to someone who can provide a service to the boating community!

Sincerely,

Warren Bailey  
366 Judges Row  
Qualicum Beach, BC V9K 1G6

## Cormie, Susan

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**From:** Warren Bailey <island-dreamer@telus.net>  
**Sent:** Thursday, June 24, 2010 10:55 AM  
**To:** Cormie, Susan; Osborne, Tom  
**Cc:** gholme@shaw.ca; Joe Stanhope; kenwoodward; Mike Paterson  
**Subject:** Fairwinds Proposal for Schooner Cove

Unfortunately I'll be in Alaska for the public meeting regarding the Fairwinds proposal on June 28. I'll rely on Mike Paterson, Ken Woodward, and others to express their opinions, which I share.

The most important point is that the foreshore and waters of Schooner Cove are public property! It's mine, and yours! Fairwinds Inc. was granted the rights to use that property for profit, but in return have an unwritten responsibility to provide the community with a modicum of services! Do you-- or they-- really believe that if they were applying today for their first lease on this property without including a launch ramp and some provision for dry docking a boat for bottom work, that they'd have a chance of being given the lease? Substitution of the ramp with a "jib boom" is an insult to all of us who use those facilities. The boom will be operational only during restricted hours, and more than likely be mechanically non-operational during much of the business day. What if a vessel in the marina develops a fuel leak or other serious problem requiring a quick haul-out? You'll have an environmental disaster on your hands!

The current proposal is an obvious move to maximize corporate profit, at the expense of any service to the community! My personal desire would be for the province and/or RDN to cancel the Fairwinds' foreshore lease and give it over to someone who can provide a service to the boating community!

Sincerely,

Warren Bailey  
366 Judges Row  
Qualicum Beach, BC V9K 1G6

**Cormie, Susan**

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**From:** Sanders, Karen on behalf of email, planning  
**Sent:** June 25, 2010 8:11 AM  
**To:** Cormie, Susan  
**Subject:** FW: The Lakes District

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**From:** B & P Adam [mailto:b.padam@shaw.ca]  
**Sent:** Thursday, June 24, 2010 5:13 AM  
**To:** email, planning  
**Subject:** The Lakes District

Please accept our comments to the community plan proposed for the the Lake District.

We are neighbors to the proposed Notch Hill Future Development Reserve. We know the area quite well and were surprised this is not environmentally protected land. There are groves of Garry Oaks, Arbutus, and Douglas Fir all very mature as well on very steep topography. As well by increasing development in this area we have concerns about drainage, slides, environmental erosion, damage to our properties to just name a few that would be affected by subdividing the Bluffs of Notch Hill. This is very much a destination Region Area and a community asset.

If you walk this area you can not imagine it being developed. It is pristine, environmentally sensitive with views that rival anything Vancouver Island has to offer. This area is a park, should be named a park and should be protected, for our generation and a legacy for the future.

The Bluffs of Notch Hill are hard to access and would result in major environmental damage to put roads sewer, water mains, to name a few that would have access to the Bluffs. Now they are a hiking destination for central Vancouver Island. Hiking above the water storage facility is being in a park, but totally unique to this area. It is well used by the community and has a history running back to the First Nations. To overrun these trails with a development would be disgrace and anyone that has walked these sensitive areas would know.

We would like to the proposed Notch Hill Development Reserve be a legacy of Parkland. As adjoining neighbors with 3 acres we understand the trust we have been given to provide a stewardship to these lands for us and for our future generations.

Sincerely,  
Bran & Patricia Adam  
Lot A,  
District 78,  
Nanoose District Plan 45913

25/06/2010

**Cormie, Susan**

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**From:** adriaan\_dejong@shaw.ca  
**Sent:** June 25, 2010 10:21 AM  
**To:** Cormie, Susan  
**Cc:** tosborn@rdn.bc.ca  
**Subject:** Schooner Cove baot ramp

good morning

I have concerns regarding the removal of the boat ramp in the Fairwind Schooner Cove proposed new development plan.  
As we know Fairwinds is developing a community that is going to house many new families. Not all the people play golf they also go fishing or just go boating or kayking to do this in a growing community we need a safe boat ramp.

Today the excisting BOAT RAMP is very busy so how can Fairwinds development just close it.

Please don't let this happen, thank you

Adriaan de Jong  
2381 Arbutus cres  
Nanoose Bay BC  
V9P9G1

**Cormie, Susan**

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**From:** Heikki Heinonkari [heikkih@shaw.ca]  
**Sent:** June 25, 2010 11:09 AM  
**To:** Cormie, Susan  
**Subject:** Schooner Cove Boat Ramp

Dear Ms. Cormie,

Unfortunately, I won't be able to attend the Public Information Meeting regarding the proposed land development project by Fairwinds.

I'm sending this email to give my opinion about the boat ramp. That was one of the reasons to move this area, an easy access to launch the boat. At the moment I use it two times a year but in the near future the plan is to downsize to a smaller boat. Store it by the house and use the ramp every time I go out. That would be at least twice a week during the summer months.

The boat ramp and the associated parking is very important facility for our area.

Sincerely,  
Heikki Heinonkari

25/06/2010

**George Holme**

---

**From:** "Jill Davies" <jilldavies@shaw.ca>  
**To:** "George Holme" <gholme@shaw.ca>  
**Sent:** June 26, 2010 7:53 PM  
**Subject:** Fairwinds

Dear George

I want to register my strong opposition to the proposed Fairwinds development. I feel strongly that it exceeds the OCP and sets an immediate precedent for any developer, large or small, who believe that once they have a permission to develop it is a passport to anything further they want to do in the future.

I understand that when the existing development was allowed it was on the basis that the remaining land would be protected. The land in question at Fairwinds has a rare beauty and is clearly a habitat for wildlife that will be lost if this development is allowed.

Too much of our carbon sink is being eroded with a cost to the island now and generations in the future.

I also regret the proposed development at Schooner Cove. The unique charm of the Cove will again be lost in the name of greed. What once made Fairwinds an attractive community will be changed forever.

I will be away on Monday and therefore not able to attend the meeting at Nanoose Place. I hope as our local representative you will be able to add my name and voice to those who believe that further development should not be allowed.

Sincerely  
Jill Davies

9-1600 Brynmari Road  
Nanoose Bay BC. V9P 9E1

28/06/2010

Cormie, Susan

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**From:** Glenn [glennemery@shaw.ca]  
**Sent:** June 26, 2010 9:34 AM  
**To:** Cormie, Susan  
**Cc:** Osborne, Tom  
**Subject:** Boat ramp

#### Boat ramp

I am a local resident with a small boat that requires a ramp for the purpose of launching. With the upcoming closing of the ramp at Schooner Cove my options are very limited. The ramp at Beachcomber is only accessible depending on the tides and also provides very limited parking for truck and trailer.

French Greek ramp is very busy and puts a small boat out into more open waters and not necessarily the location you want to be. It is also a much greater distance to travel. After speaking to a number of people on this issue, a much needed ramp in the Nanoose area is required. There are many others with these small boats that have moved into the area knowing a close ramp was available with Schooner Cove advertising it's self as a full service marina. Please give some thought on this matter as a launching ramp is as important as a local park to the areas residents.

Thank you for your support,  
Glenn Emery, 1530 Bell Rd Nanoose Bay  
glennemery@shaw.ca

28/06/2010



**Cormie, Susan**

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**From:** bartlicks@shaw.ca  
**Sent:** June 28, 2010 8:17 AM  
**To:** Cormie, Susan; Osborne, Tom  
**Cc:** Mike Paterson  
**Subject:** Nanoose planning  
**Importance:** High

Good Morning,

We cannot express strongly enough, and we voice the opinion of everyone we've been in contact with, that Nanoose Bay is incomplete as a community if it doesn't have a working, public boat ramp! With all the advancements that are being made, it's ludicrous to move so far backwards as to eliminate the one reliable boat ramp which could be used at most tides and not provide a replacement.

The plans for a development that is "more accessible" is in truth eliminating access by those who access it the most. It will now be a "look, but don't touch" accessibility for people on shore who don't have yachts moored at the marina. You are not serving the community by taking away a part of it's lifestyle that promoted an appreciation for our island, healthy recreation and family time out on the water. A hands on boating experience can't be replaced by a boardwalk or cycling path without feeling you've been grounded. With today's youth tied to screens, and being frustrated with nothing to do, you are closing off healthy alternatives.

Again, I cannot stress it strongly enough that you need to listen to the people you are hired to serve, people who are relying on you to sustain our island experiences. Please, since it appears too late to integrate a boat ramp in the new Schooner Cove plan, immediately seek out alternatives, possibly Moorecroft, but don't just let this part of our lifestyle become extinct. It's unfair and so needless in a progressive community such as Nanoose Bay.

Please, and Thank you for hearing all of us.

Very sincerely,  
Dave and Crystal Bartlick  
Nanoose Bay residents & avid boaters

28/06/2010

**Cormie, Susan**

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**From:** Bill email [billratcliff@shaw.ca]  
**Sent:** June 28, 2010 9:21 AM  
**To:** Cormie, Susan; Osborne, Tom  
**Subject:** Schooner Cove boat launch

The loss of the boat launching ramp at Schooner Cove marina would be a very serious loss to many boaters in the greater Nanoose region. It is the only launching facility between Nanaimo and French creek that can handle trailered boats over about 17 feet. The launching ramp at Beachcomer marina is too shallow for anything larger than that, and parking facilities for cars and trailers are almost non-existent.

The Schooner Cove plan will eliminate access for all but those who can wish to, or can afford to, keep and maintain larger vessels. That is a very, very small portion of the citizens of this area.

Access to the sea is difficult as it is. Please, please, do not allow it to deteriorate further.

Bill Ratcliff  
Nanoose Bay

28/06/2010

George Holme

From: "Nettie Kokura" <nkokura@shaw.ca>  
To: "George Holme" <gholme@shaw.ca>  
Sent: June 28, 2010 4:27 PM  
Attach: Unsafe Drinking Water Quality.vps  
Subject: As requested

Nettie and William Kokura

3483 Redden Rd.,

Nanoose Bay, BC, V9P 9H3

Phone: 250 468-7854

Email:

June 21, 2010

Mr. Barry Boettger,

Provincial Drinking Water Officer,

4-2, 1515 Blanchard Street,

Victoria, B.C. V8W 3C8

Dear Mr Barry Boettger:

RE: Unsafe Drinking Water Quality,

The enclosed pictures are of bottled water taken from our tap during the summer of 2009 and 2010 to date, water running in our sink 2010, and the sludge drained from our hot water tank. We are desperate! It is our hope that reporting to the most senior levels of drinking water stewardship, will assist in obtaining water that is usable on a daily basis for ordinary use such as drinking, brushing your teeth, cooking, laundry, showering etc. The water we receive is only useful for watering gardens and flushing toilets.

The well water provided by the Regional District of Nanaimo (RDN) has never met requirements for Quality when it comes to iron and manganese. The Test results are available on the RDN website clearly indicating that iron and manganese exceed acceptable limits by unreasonable high amounts. . We have lived here fifteen years, and over the years the community residents have complained to the Developer and RDN, formed community associations and sub committees etc. to deal with water quality. Individuals including ourselves complained continuously. Individuals were always told they were the only ones complaining, that they should install an in home water treatment system, and many residents did. However, many treatment systems do not work well and at times not at all, and all are expensive to install and maintain.

I could provide you with hundreds of copies of emails, that have passed between all the parties involved including the local health unit and drinking water officer in Nanaimo. The end result is we are told it is only an aesthetic problem and the water will not harm us. Would you drink, cook your food, brush your teeth, wash your clothes or even shower in this water.

An appropriate filtration/treatment system should have been installed many years ago. The RDN was well aware of the hard water, with High dissolved mineralization and iron and manganese in excess of acceptable levels. Excuses that the cost of

06/07/2010

installing the

2.....

appropriate system was to costly is not valid. The costs incurred by residents installing and maintaining in home filter systems, purchasing bottled drinking water. Doing laundry at the laundrette, ruined clothing, and at least an increase of 25% in metered water fees running water trying to clear the sludge from lines (under the advise of the RDN), far exceed the amount the RDN Filter/treatment system would have cost individual residents.

When we originally moved to this community the water was hard, often smelled of hydrogen sulphide, with occasional silt and Brown/yellow colour. There was very few homes, and subdivision development continued. Water quality deteriorated on a yearly basis as more homes were built and connected to the water system. The Department of National Defence (DND) are also connected to the system. They always requested water treatment and advised the RDN that the water did not meet the requirements of the Federal Government for drinking water. At their base on Nanoose Bay and Winchelsea Island they have always had a "do not drink the water" warning and installed a filtration system of their own for the Nanoose Bay facility. They buy Drinking water for Winchelsea Island, although a pipe line supplies the installation from the RDN water system. In addition to the homes and the DND water is supplied to the Golf Course, Fairwinds Recreational Centre, and the Schooner Cover Marina and Hotel complex.

In 1996 a referendum was held and the RDN built the Arrowsmith Dam (AWS). The RDN advised that we would never have water problems again. The Dam was completed and held an official opening in 2002. Although we have been paying a parcel tax annually for the Arrowsmith Water System (AWS) since 1996, we did not get any water from the system, until late 2009, and then only on an intermittent basis, as a result of severe anger on the part of local residents.

The water is taken from 3 wells. The wells originally theoretically produced 380 imperial gallons per minute. Over the past 6 years the average usage per unit during the summer billing period is 1.47 cubic meters per day and during the winter billing period when many residents are gone for 6 months and others are away 6-8 weeks 55.6 cubic meters. (The 2009 averages were 1.40 and .52 respectively). During the winter our water is less problematic than the summer. The well capacity has lessened over the years and the usage capacity exceeds the well production capacity during the heavy usage hours of the day. During peak period usage ( 3hrs. in the am and 3 hrs. in the pm) the usage could easily require a pumping capacity of 450IGPM just to serve the 500 existing homes but there is the DND and Commercial units in addition drawing water. The RDN have admitted that the aquifer is unable to replenish itself at the current usage rates.

We have been suffering with unsafe drinking water for years. As homes are built additional units are added and the quality of the water deteriorates. Currently, within the Fairwinds subdivision there is 800 units approved. Only 500 of the 800 are built on and connected. When the RDN approves building permits for all 800, another 300 units (60% more) will be added. During peak periods of use we would require a pumping capacity double the current 380 Igpm. According to both the RDN and the Developer there is no plans to bring on any new supply before 2015, and even then the supply source is unknown and the date is not firm.

The Developer plans further development and has made application to the RDN for a development permit. The residents are fearful that this powerful developer (BCIMC Realty Corporation, a.k.a., Fairwinds Development) will befriend, manipulate and intimidate the RDN and other approving authorities with their money and power. The newspaper headline "\$2 Billion, 2,075 Homes" on Thursday May 13<sup>th</sup>, 2010 is indicative of this. The water service report contained within the developers submission is prepared by Koers Engineering. The report is vague at best about total usage. All calculations are based on the number of residential units, and skirts around the water requirements for Commercial and Recreational usage. At no point in past or current planning are allowance made for the commercial and recreational use like power washing marina docks and boat washing. Restaurants and DND use, or supplying water to other users and water districts on the Nanoose Peninsula. The Developer is requesting a reduction for water from the existing bylaw provision of .43 Igpm/unit to .32 Igpm/unit (in Koers Report). The wells at Wall Brook are on the same aquifer as the wells currently being used. Other wells on the Nanoose Peninsula also draw their water from the same aquifer. We do not believe the Koers Engineering report can be relied upon to protect the interests of the community. It is an engineering report paid for by the developers ; for the developers and reflects the developers wishes. Will any of the authorizing authorities including the RDN Board of Directors, question the report or the developer? We doubt it.

The RDN have not been able, as purveyors of water to provide "POTABLE WATER" as is required by the *DRINKING WATER PROTECTION ACT* on a consistent basis and during the spring, summer and early fall, not at all for long periods of time. Allowing for reduction in supply and/or allowing further development without supplying existing residents should not be considered.

06/07/2010

Residents are at their wits end. Reporting to the Health Unit was futile, RDN administration have ignored existing residents while catering to the developer. The RDN Board of Directors rely on staff reports, our local Director suggested we not email him any more with complaints. His solution in his last email is "I feel the Developer and/or Realtors should warn the buyers that there is a water problem. This does not mean that the RDN can sit back and play wait and watch, but the sewer users that hook on the better at this time". Now there is a transfer of power and responsibility. The RDN have the power to refuse building permits and halt future development until such time as appropriate "Potable Water" can be guaranteed. The current available water resources (including the Wall Brook set of wells) are not sufficient to service the approved number of units once they are built on and connected to the water system.

The Board is neglecting their duties, No action will be taken. BCIMC, the developer is too influential.

4.....

We are not against development, but we do want the safe assured water supply we are promised and have been paying for but not receiving. We are told by the RDN it is the Developer's responsibility to supply water before development is allowed. The Developer (BCIMC all BC Government employees pension funds) at a public information meeting clearly stated that water was the responsibility of the RDN. The potential for intimidation and conflict of interest is too great. Each and every decision maker's pension is involved.

Individuals and other residents requesting minor subdivisions and or just subdividing one lot into two lots are told by the RDN, that subdivisions are not allowed because there is no water. But a Developer (BCIMC) flashing \$2 Billion, 2075 Homes are allowed to get subdivision approvals and building permits, while the residents face dirty brown/yellow water with a potential for severe water shortages in future. \$2 billion is an excessive amount to supply 2075 units and the proposed commercial space. (just under \$1 Million per unit, not at all likely to be spent.) Surely something should be spent on water supply.

If appealing to senior levels of Government is inappropriate, please advise what options are available to the residents. We don't want another Walkerton or the likes of it in our community.

Respectfully,

Nettie & William Kokura.

CC:

Ministry of Community and Rural Development

Honourable Bill Bennett:

Provincial Health Officer

Dr. Perry Kendall.

Minister of Health Services,

Honourable Kevin Falcon

Provincial Approving Officer

Bob Wylie.

06/07/2010

REGARDING THE DEVELOPMENT PROPOSAL FOR THE  
LAKES DISTRICT by FAIRWINDS

Dear Susan Cormie,

June 28, 2010

I am writing as a concerned Nanoose Bay resident and on behalf of the endangered Garry Oak , Coastal Douglas Fir ecosystems which cannot speak for themselves. Some countries have actually given nature legal rights something we need to do before it is too late.

It is deplorable to think of 1675 houses replacing this wonderful at present intact system which has taken thousand of years to evolve, do we have the right to destroy it, just to make some money for the BC Civil Servants pensions. There must be other less destructive ways of finding funds.

I am sure the majority of Nanoose Bay residents would prefer to see Fairwinds allowed to have a higher density of development in the Schooner Cove and Dolphin Lake areas in exchange for leaving the Garry Oak meadows, Enos Lake and wetlands intact with no development.

Regarding the road, which is set to destroy the wetlands and the ancient cedar trees [how many old ones do we have left, very few] a less destructive and less costly route would be though the adjacent subdivision. I am sure there would be complaints from neighbours, but too bad, the wetlands would complain too if they could be heard.

Where will our children be able to learn about these Ecosystems if they are all destroyed? Surely, we owe it to the next generations to leave some of the World intact for them to enjoy and appreciate as we have been privileged to do.

Before accepting and signing off on these plans as they stand please consider the presentations made by the scientists amongst us who are pointing out the many irregularities of the proposals and environmental studies. We would like assurance that Fairwinds will be held to their promises of ecofriendly and not repeat the destruction as in some of the past developments. Destruction is quick, repair expensive and often not possible.

The RDN holds the future of this wonderful, irreplaceable piece of land in its hands, please think carefully before allowing this development to go ahead without further, more scientific studies to limit irreparable damage. Please take account of our OCP, which we all worked hard to produce.

Thank you for your attention,

*Vicki Voros*

Vicki Voros

[vwvoros@shaw.ca](mailto:vwvoros@shaw.ca)

Cormie, Susan

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**From:** cliff (cliffchudy@shaw.ca)  
**Sent:** June 28, 2010 8:31 PM  
**To:** Cormie, Susan  
**Subject:** boat ramp

I don't need one myself but I feel there is a great need for one.....or more.

**Cormie, Susan**

**From:** Sylvia St Denis [sylviastdenis@shaw.ca]  
**Sent:** June 28, 2010 1:33 PM  
**To:** Cormie, Susan; Osborne, Tom  
**Subject:** Re Boat Launch Ramp at Schooner Cove

**Attention:** Susan Cormie, Planning  
Tom Osborne, Parks & Recreation

We would like to put it on record that we feel very strongly against the removal of the Boat Launch Ramp at Schooner Cove. This ramp has been in place for many years and is used constantly by boaters in this area. Not only is it used by boaters who take their fishing boats in and out on a regular basis but it is also used by many of us with boats at the Marina who have to launch our dinghys in order to get them down to our boats which are moored in this marina. We think that both Fairwinds and the Regional District of Nanaimo are making a very big mistake in removing this Boat Launch Ramp from Schooner Cove.

Yours truly,

Sylvia and Rod St. Denis  
3300 Rockhampton Road  
Nanoose Bay, B.C. V9P 9H5

28/06/2010



**Cormie, Susan**

**From:** Rick Stobie [rstobie@shaw.ca]  
**Sent:** June 28, 2010 1:34 PM  
**To:** Cormie, Susan  
**Subject:** Schooner Cove Boat Ramp

Unfortunately we are unable to attend the Open House and Meeting re Schooner Cove Development Plan. I did want to mention that we use this boat ramp almost exclusively to launch our boat and it would be a travesty if this is taken away from our neighborhood. The only other launch is Beachcomber's and it is not really a great boat ramp for us as the dock is not long enough. Thank You

28/06/2010

3370 Redden Road  
Nanoose Bay, BC V9P 9H4  
30 June 2010

Joe Stanhope, Board Chair  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC V9T 6N2

Dear Mr Stanhope,

On Monday evening, 28 June 2010, I made a verbal submission at the RDN's Public Information Meeting regarding the Development Application by Fairwinds Real Estate management. Had I been speaking from a purely pragmatic perspective, I would have raised such issues as the adequacy of the Nanoose Peninsula water supplies, the provision of appropriate waste water treatment facilities and the impact of the increased population on all aspects of infrastructure and social services.

However, I started my comments with a quote by Dr Martin Luther King, Jr. :

"Our lives begin to end the moment we become silent about things that matter to us."

For the past decade, or so, I have enjoyed the footpaths and game-trails throughout the Lakes District and through District Lot 137. As an outdoor enthusiast and an active member of the Scouting Movement, I have derived much satisfaction and pleasure in observing the fauna and flora of this incredible little "refugia", one of the few remaining examples of the once great, Coastal Douglas Fir ecosystem, which also incorporates some of the best Garry Oak ecosystems on Vancouver Island.

As a former naval person, I had, for five short years, some responsibility for one of the last south-facing, stretches of natural shoreline on Vancouver Island. So I am aware of the importance of the protection and the stewardship of small tracts of natural ecosystems, wherever they still exist [in that case, along the north shore of Nanoose Harbour]. Unfortunately, some people only see these areas in terms of their dollar-value as real estate or as potential generators of property taxes, not in terms of "natural capital" which provides extensive services by cleaning our air and water, in addition to being the habitat for untold numbers of God's creatures.

The RDN has made the case for protecting significant aspects of "natural capital" in at least two recent and relevant documents:

- A. The Official Community Plan for Nanoose Bay– Articles 1.5.3 Protecting Rural Integrity; 1.5.4 Protecting the Natural Environment and 1.5.5 Improving Mobility. Regarding

Mobility, the following statement is made: "The Nanoose Bay OCP supports the Regional Growth Strategy policies to encourage non-automobile modes of transportation along safe pathways and trails." And

- B. Prospering Today, Protecting Tomorrow: The State of Sustainability of the Regional District of Nanaimo dated September 2006, states on page ii of the Executive Summary: "Important ecosystems and ecological features are protected, healthy and productive." Also, "Land resources are efficiently used and negative impacts of land use and development are minimized."

The owner of the property has the right, under the law, to develop this property. However, as a recent newspaper article observed: **The law protects corporations, absolutely; the individuals, somewhat; but the environment, not at all.**

The current application proposal would put a road through several wetlands, would break up significant areas of wildlife habitat and would impinge on several Environmentally Sensitive Areas. **This is in contravention of policies of two of the RDN's own publications.**

Therefore, it is now up to the individual members of the Board of the Regional District and of the RDN Staff to show leadership and follow the spirit of their stated policies, not just the letter of the law.

I implore the RDN Board and Staff to "DO The Right Thing AND to Do Things Right" by ensuring the appropriate level of protection for this remarkable remnant of a spectacular ecosystem. The current application, as proposed, should NOT be approved.

Yours sincerely,

O.S.B.

Gordon Buckingham

Cc: George Holme, Dir Area E; David Bartram, Dir. Area H; Bill Holdom, Councillor; Carol Mason, C Admin O; John Finnie, GM Regional & Community Utilities; Dale Lindsay, Manager Current Development

**Cormie, Susan**

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**From:** ahransom@gmail.com on behalf of Tony Ransom [ransom@shaw.ca]  
**Sent:** June 30, 2010 9:49 AM  
**To:** Cormie, Susan  
**Cc:** Ron and Carolyn  
**Subject:** Fairwinds Neighbourhood Plan - The Lakes District  
**Attachments:** NanNats\_Stewardship\_Fairwinds\_Lakes District\_Neighbourhood Plan\_Comments\_AHR\_062710.doc

Hi Susan,

Thank-you to you, George and the rest of the RDN team for hosting the Open House and PIM on Monday evening - I believe it went off fairly well with only minor non-constructive rhetoric from a few speakers..... certainly better than I had anticipated. Hopefully you and the planning team and ultimately the EAPC will benefit from the many constructive ideas that were presented.

I handed you a hard copy of my presentation on behalf of the Nanoose Naturalists, and I have hereto attached an e-copy for your convenience. This has a few very minor revisions (edits really) and I would therefore ask that you use this version as our official response.

Many thanks.

Kind regards,

Tony.

Vice President - Nanoose Naturalists

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Tony Ransom  
2460 Ainsley Place  
Nanoose Bay, BC. V9P 9G9  
+1 (250) 618-2336 (cell)  
+1 (250) 468-5346 (home)

Nanoose Naturalists  
Stewardship Committee

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Comments – Fairwinds Lakes District Neighbourhood Plan Submittal to RDN

Public Meeting, Nanoose Place: June 28<sup>th</sup>, 2010

The Nanoose Naturalists was established in 2002 and we currently have 60+ members from in and around Nanoose Bay. We are a full member of BC Nature, also known as the Federation of BC Naturalists, with over 50 clubs throughout BC and several thousand members. When I was President of our club in 2003/4, we established a Stewardship Project as our main local focus – the project area comprises the important watershed between Dolphin and Enos Lakes. In order to be effective within this predominantly privately-owned area, we approached the owner's managers for their cooperation. At that time, we were met with a decidedly luke-warm response and we were naturally quite frustrated. This attitude changed markedly for the better with the introduction of a new management team at roughly the same time that Fairwinds started getting serious about planning the development into what is now referred to as The Lakes District.

During the past 2+ years, the Nanoose Naturalists were represented by members of our Stewardship Committee at all the CAG meetings, we have attended all the open-house forums and we have had several one-on-one meetings with the Fairwinds Development team and their lead consultants. During most of these sessions we have found Fairwinds and their consultants very cordial and receptive to open discussion regarding our many concerns and issues. Taking an objective, big-picture view, we commend Fairwinds for undertaking a thorough and highly professional consultation process during which they evolved their plans and thinking from an ordinary, run-of-the-mill development concept, to the present Neighbourhood Plan which, despite what certain parties may challenge, contains a significant amount of "green" planning concepts and attributes consistent with the Nanoose Bay OCP and the Regional Growth Strategy.

However, having said that, we remain very concerned with respect to several issues that are either not covered, or are inadequately covered in the Neighbourhood Plan ("the Plan") or the accompanying technical reports. Also, we remain sceptical about Fairwinds' ability to *implement* the Plan once and if it is approved, in whatever form. The reason for this scepticism is the very poor track record they have established for themselves during previous phases at Fairwinds. The LOCAL development management has shown little or no ability (or willingness) to address constant violations of the covenants, covenants largely set by themselves! Concrete examples of this are the recent Phases known as Rockcliffe Park and Bonnington Heights, both of which commenced under the current senior management team, where trees and other natural vegetation have been stripped from most of the lots prior to and during construction, without regard of the ecological values:

**Short-term Impact Concerns:**

The following major design-related concerns need addressing:

1. Main Access Road – i.e. - The link between Fairwinds Drive (near the 4-way stop) and Schooner Cove Drive: The proposed routing of this road is not appropriate. It affects both beaver ponds and the important surrounding wetland ecosystems. Also, the proposed road compromises a stand of large, significant cedar trees where it crosses the southernmost creek. Viable alternates appear to exist and should be further investigated.

2. All areas currently (mysteriously) designated “ Future Development Reserve” should be formally incorporated into the ESA/parklands in which they are situated – specifically: (i) the area south off Bonnington Road that impinges the Garry Oak Environmentally Sensitive Area (“ESA”) ecosystem surrounding the Lookout and; (ii) all such similarly designated areas surrounding Notch Hill.
3. Any planned walkways/trails within the ESA’s should have finitely defined boardwalks (and fencing where appropriate) to limit human impacts.
4. All current and potential bald-eagle nesting and perching trees should be accurately mapped and excluded from development sites. Appropriate buffers should be created surrounding each if these important trees. With the constant degradation of suitable old-growth or semi old-growth tree habitat, bald eagles are finding it increasingly difficult to find suitable nesting sites.
5. The social and educational aspects of the important ESA’s and the wetlands should be addressed in more detail.

In addition, the following “control function” aspects need to be addressed in greater detail than is currently provided in the Plan or any of the reports attached to the submittal:

6. Covenants, covering the buffer-zones within and between individual development property/lots and the boundaries of designated parklands, need to be carefully designed and an enforcement mechanism acceptable to the Community put in place. The Covenants should be supplemented by the requirement that Owners and Building Contractors (especially site-preparation contractors) make a SUBSTANTIAL cash security deposit against adherence to the Covenants - with a *Zero-Tolerance PENALTY* for violators.
7. Individual Building Permits should only be issued to each owner once a FINAL Building Envelope Plan has been approved. Such permit would require the owner (and their contractors) to adopt “minimum disturbance” or “Site Adaptive Design” practises taking the ecological characteristics of each site into consideration. A specific requirement before submitting a Building Envelope Plan would be that each property has an Arborist (or a similar qualified expert?) Report detailing the significant flora requiring protection. The Owner’s deposit referred to in #3 above would also cover this aspect of development and should be withheld until after final approved landscaping of each property. [Note: Covenants related to construction materials and building specifications are separate from these items]
8. Control of invasive species: The developer, not the contractors, should be responsible for controlling any infestation by invasive species, for example Scotch Broom, in areas disturbed by site clearing, road and infrastructure construction, etc
9. Debris disposal and management....

#### **Long-Term Impact Concerns:**

1. Parkland Ownership and Management: Fairwinds has stated they do not wish to own or manage the designated parklands. This issue needs to be carefully resolved prior to commencement of the project. The Land Conservancy or similar organization should be approached to assess interest levels and qualifications.
2. Long-term Monitoring: Procedures should be established to perform regular monitoring – both of the integrity of ecological aspects within the whole area and especially within the designated parklands as

well as monitoring owner-adherence to the various covenants. As stated in #5 above, an acceptable and meaningful enforcement mechanism has to be established to penalize infringements. Remedial procedures and programs need to be defined for any adverse compromise of ecological integrity.

3. On-going educational programs need to be held for residents and the public.
4. Control of the introduction of *invasive species* including, inter alia, plant species and any aquatic species into the lakes and ponds. Penalties and remedial procedures and requirements need to be defined.

In conclusion, some concerned parties are calling for additional technical/scientific studies. Whereas we agree that the present reports and EIA are lacking certain specific detail, our contention is that further technical assessment of the area will serve only a limited purpose. If one assumes that development will eventually take place subject to the very strict guidelines that we are all demanding, then it will be the *vigilant* and *carefully-monitored* **IMPLEMENTATION** of each stage of the development that will result, ultimately, in achieving minimum impact to the ecology of the area – a goal which we all share.

Respectfully submitted:

Tony Ransom

Vice President, Nanoose Naturalists

Member: Stewardship Committee.

**Cormie, Susan**

---

**From:** dianejac@shaw.ca  
**Sent:** July 4, 2010 10:24 AM  
**To:** Cormie, Susan; Osborne, Tom  
**Subject:** Schooner Cove Redevelopment

As a concerned citizen living in this area for 16 years, I would like to express my opinion particularly regarding the possible removal of the boat ramp at Schooner Cove. I would like to believe that this project has considered the interests of our community, two of which are boating and fishing. Our boat ramp is used by many locals to fish the abundant waters of the Strait and also for those wishing to get crab and prawns. We're encouraged to shop locally yet if you take the ramp owoy it becomes more difficult to "shop" for the fish in our waters.

Also many boaters have to launch and bring in their dinghys and the ramp also serves that purpose. There have also been times when a boat in trouble has needed to get to the grid, beside the ramp and thereby inspect their boot for damage. It would be a great determent to not include the ramp and grid in your redevelopment plans.

See you on the 28th.

Peter and Diane Jacobson  
3750 Mallard Place  
Nanoose Bay, BC V9P 9H1  
250-468-9177  
[dianejac@shaw.ca](mailto:dianejac@shaw.ca)

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I am using the Free version of SPAMfighter.  
SPAMfighter has removed 24893 of my spam emails to date.

Do you have a slow PC? Try free scan!



July 4, 2010

George Holme  
Regional District of Nanaimo

Dear George,

On behalf of the Oceanside Coalition for Strong Communities, of which I am a member, I would like to provide you with some feedback regarding last Monday's public presentation of the proposed development plan for Fairwinds Lakes District and Schooner cove. The Oceanside Coalition, as part of its mandate, works to provide the public with the information necessary to make informed decisions regarding best choices for the community – both social and economic. We commend the RDN for providing this information session to the residents of Nanoose Bay.

As I'm sure you are aware, virtually all of the residents who approached the microphone spoke in opposition to the proposed development, for a myriad of reasons – too many to mention here. On behalf of the Coalition, which has great concern for the effects of overdevelopment, and sustainability of a strong community and healthy environment and lifestyle, we would like to add our voice in opposition to this massive and unwieldy development. We have some specific reasons for this position, as follows:

1. The destruction of a significant natural green space, with all its precious component flora and fauna – particularly in the light of the impending logging of crown land lot 33. Nanoose is severely deficient in natural park and green space as seen by the recommendations of the singular Parks and Open Space Committee report.
2. The destruction of the recreation and heart-healthy opportunity of the natural trail system so kindly provided by Fairwinds for many years. The beauty and spiritual quality of this forest and wetland is treasured daily by many – both Nanoose and other Oceanside residents – hikers, cyclists, dog walkers, runners and strollers. It is a rare and valuable asset to the Oceanside and particularly Nanoose community.
3. The Nanoose infrastructure of roadways and water systems would be seriously impacted and overloaded by this development. In the last couple of years a cyclist was killed on Powder Point Road; although the cause was indeterminate, Nanoose Peninsula residents are well aware of the danger with the current traffic load.
4. As the elected representative for the Nanoose area, we believe that you have been given a mandate by the voters to act in their best interest and to respond to their apparent wishes by using your voice to stand against this

development as it has been presented. It is the people of Nanoose Bay that you represent. The non-resident share holders of this profit driven corporation, no matter how they spin it, do not act in the best interest of the community.

Thank you for your consideration of our concerns.

Yours truly,  
Susan Croskery  
Oceanside Coalition for Strong Communities.

cc: Joe Stanhope

RDN	
CAO	<input checked="" type="checkbox"/> GMR&PS
GMDS	<input checked="" type="checkbox"/> GMAT&SWS
GMF&IS	<input checked="" type="checkbox"/> GMWWWWS
JUL - 6 2010	
SMCA	BOARD
CHAIR	<input checked="" type="checkbox"/>
G. Holme	

1

Nettie Kokura and William Kokura  
3483 Redden Road  
Nanoose Bay, B.C., Canada, V9P 9H3

Phone: 250-468-7854  
E-Mail: [nkokura@shaw.ca](mailto:nkokura@shaw.ca)

July 8, 2010

ELECTORIAL AREA PLANNING COMMITTEE,  
REGIONAL DISTRICT OF NANAIMO,  
6300 Hammond Bay Road.  
Nanaimo , B C , V9T 6N2

RE: AREA E, Proposed Lakes District and Schooner Cove Development

Dear EAPC:

We attended the Public Information Meeting on June 28<sup>th</sup> and reviewed the submitted plans as provided by The RDN and Fairwinds Development Corporation (Fairwinds) and found little or no change from the original plans that Fairwinds asked residents to comment on. At that time we presented comments and suggestions, along with many others, all of which have been ignored.

The submission indicates that it was prepared with the co-operation and support of the RDN. Quotations such as “supporting RDN’s own sustainability goals”, and “taking direction from the RDN’s Regional Growth Strategy, the Lakes District Neighbourhood plan reconfigures the currently approved 1675 units”, implies submission to RDN’s wishes, and recognition of the OCP (2005).

The OCP was last amended in 2005. Residents and Community groups put a great deal of time and effort into the development of the 2005 OCP. New residents purchased into the area believing they could rely on the contents of the OCP to give them some assurance of what to expect in their future. **Fairwinds submission does not reflect what is in the OCP nor does it reflect the wishes of the majority of the residents.**

**SCHOONER COVE; Bylaw 1400 (2005) OCP should not be amended to accommodate Fairwinds proposal. They were present and party to the preparation of Bylaw 1400. The current OCP allows for all of the residents requests such as food facilities etc. It also provides reasonable limits for residential units at a maximum of 188 with restrictions for structures “2 c) to be developed to a height that maintains human scale (generally less than three storeys”. The OCP also provides protection for current residents in DPA 1 Guidelines @ 1 a), 2 c), 2 g)**

for the protection of views. These are totally ignored by the Fairwinds Proposal. No consideration was given to views of bordering and nearby property owners.

The OCP allows for a MAXIMUM of 2500 units within Fairwinds. According to Fairwinds the RDN's Regional Growth Strategy has approved 1675 additional units for The Lakes District. The 800 existing approved units plus 1675 equal 2475 units. An additional 188 units at Schooner Cove would mean 2663 units. The proposed 395 units in addition to commercial must be rejected by the RDN. The site cannot accommodate the proposed commercial and overbuild of residential units.

Schooner Cove should provide only those few services the site can accommodate after allowing the 188 units allowed for in the OCP. More extensive services and commercial facilities may be provided elsewhere within the development and at Red Gap as is provided for in the OCP. Residents and community input groups did not ask for six (or more) storey buildings and 395 residential units at Schooner Cove and if the RDN staff did; it is not with the blessing of the community.

The Land Use and Subdivision Bylaw @ Section V1 Policy requiring a "Setback of 15 m from the natural boundary of the sea in addition to the existing 8 m Setback from the top of the bank, whichever is greater", Should not be changed and should be strictly upheld. Also the existing boat ramp should be retained. The boat ramp is a prized community facility along with the open and accessible Bay along Dolphin Drive. Both of these will be lost forever, with this development. Residents will lose access to the Sea.

The RDN has not been able to provide "potable water" on a consistent basis to the existing 500 homes in Fairwinds and many other water communities on the Peninsula. The Fairwinds proposal clearly does not provide sufficient current water or water in the future to serve the proposed development. Water has been a long time problem and we do hope the RDN Board will remember Area E Representative George Holmes promise at a meeting in August 26<sup>th</sup>, 2009 of "No water, no development".

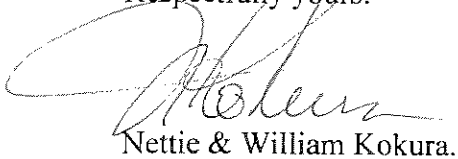
Presentations have previously been made to the RDN's planning department regarding transportation, parking and traffic congestion. Fairwinds proposal assumes only small slow vehicles, bicycles and the likes will be used. This is not practical nor is it probable. Buses cannot and will not meet the needs of those travelling to work, to acquire daily needs and or services. This proposal does not meet the definition of "Sustainable Development" that is "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

The Lakes District proposal requests the RDN acquire the "Protective Areas" at market rates. The RDN does not have authority to "acquire" any lands without a

referendum. The OCP provides @Section 4 Page 6, 13) "The Province of BC shall be encouraged to acquire this area pursuant to the Protective Areas Strategy" Any acquisitions of lands should be left to the Province to deal with. By accepting this proposal the RDN is agreeing to this acquisition. They do not have this authority, they can only agree to encourage the Province to do so.

The development is too large and complicated for the RDN to approve at this time. The RDN will loose control of all decision making powers now and forever into the future. Fairwinds have given the illusion of co-operation and consultation while using Social Manipulation to circumvent the intent of the OCP and desires of the majority of the Nanoose Peninsula residents.

Respectfully yours:



Nettie & William Kokura.

Cc: Planning, Regional District of Nanaimo.

Joe Stanhope: Chairman of the Board RDN

George Holme Area E Representative.

RON		
CAO	GMR&PS	
GMDS	GMT&SWS	
GMF&IS	GMWWWWS	
JUL 12 2010		
SMCA	BOARD	
CHAIR		
G. Holme		

July 6, 2010

Directors of the Board of the Regional District of Nanaimo  
6300 Hammond Bay Road,  
Nanaimo, BC V9T-6N2

Dear Directors of the Board,

My name is Dr. E. Michael Wilby and my wife Jan and I reside at 3530 Grilse Road in Nanoose Bay. We are immediate neighbours of Schooner Cove and we reside across from the proposed Schooner Cove development. We represent a majority of the local residents whose properties include the shoreline bordering the Cove and we have a signed petition to indicate our solidarity. Thank you for the opportunity to voice our concerns at the meeting of June 28<sup>th</sup> 2010.

We all are deeply concerned about the extent of the proposed development, and also with its design and impact on the immediate community. We agree that development can be an asset to the community but on a controlled, unobtrusive, and harmonizing plan. Fairwinds Development Corporation has advertised their intent to "Harmonize with the Neighbourhood and the Environment". They said they would "not infringe upon the views of existing homes". They said they would "respect local residents" and their plans would "maintain the aura of the natural views without overwhelming public presence".

Well, Jan and I would like to be the voice of the residents of Schooner Cove whose properties extend to the shoreline of the Cove itself. Although we have concerns about the extent of condo development with its relative effects on the immediate neighbourhood, we are also deeply concerned about the plan to extend the development out into the ocean on top of the proposed enlarged breakwater. We are in favour of the enlargement of the height of the breakwater for the protection of the marina, but we are not in favour of further extensions of the wall and we are profoundly against building a boardwalk for public access out onto this breakwater. The sacrifice is just too great to the environment. The term environment not only implies the effect on the wildlife that we have seen frequenting the breakwater wall but also on the serene natural views that presently are unencumbered by the presence of people walking back and forth. Other significant sacrifices would be visual privacy and noise pollution – obviously we have all experienced how sound carries so well across the water. This breakwater is presently the only side of the Cove that is without the presence of human beings. We local residents are extremely passionate about our view over the breakwater as well as the visual and sound pollution that will be associated with the human traffic on the breakwater. Our view is an asset to the neighbourhood and an asset to our properties. I'm sure that others along the shoreline would be

irate if their views and privacy would be sacrificed. Also the developer refers to the spectacular views from the shoreline boardwalk. Surely that is enough without extending the human footprint out onto the breakwater.

As said in the Schooner Cove Neighbourhood Plan Proposal, in its Executive Summary, the developer would be “engaging local participation in the drafting of the Plan” – this I believe definitely includes those who would be mostly affected by the Plan as we immediate local residents would be. We are definitely not in favour of an unnecessary extension of the development onto the breakwater for the purpose of expanding human presence at our sacrifice. They refer to a “Sustaining Community” – well this must include the preservation of the natural environment and the pre-existing assets of the neighbourhood. The developer continues to refer to the “particular attention to adjacent neighbourhoods” and a “consideration for Community Values” – well this community enjoys our wildlife and privacy and views without over extension of the human element onto the breakwater. The developer refers to “Best Management Practices (BMP’s) for Environmental Management” and also to “Protect the Integrity of Rural and Resource Areas”. By these words it seems that we are all on the same side of opinion and that the breakwater boardwalk with its accessories (buildings et cetera) will be eliminated from the development plan.

It is evident that the RDN has a mandate in the Regional Growth Strategy Plan for “Environmental Protection” which surely includes the only non-humanized side of Schooner Cove. Preservation of the “natural” (as much as possible seawall) without the presence of humans and preservation of the natural “environmental” views without human presence is obviously in the best interest of the community and especially those people intimately associated with the Cove. The Regional Growth Strategy refers to “Protection of Rural Integrity and an End to Sprawl” – well people flowing out onto the breakwater would be sprawl. Natural environmental beauty does not include humans in the middle of it. Every person who resides along this lovely coast obviously has respect for the beauty and serenity of the shoreline and would want to preserve it as naturally as possible without sacrificing even more of it than absolutely necessary. Surely the residents of Fairwinds community can empathize with the position of the immediate neighbours of Schooner Cove and show support to eliminate the proposal for a walkway out onto the breakwater. We must all work together to create, through the developers and the RDN, a result that fulfills the needs of the Community without destroying any natural assets or overwhelming the community with overdevelopment and over-presence of human beings. As is promoted by the developers we must accept only a plan that respects and harmonizes with the environment and the neighbourhood.

We appreciate the extent of communication and input from the neighbourhood that has been allowed by the developers in preparation of their final proposal to the RDN although, in some respects, we are still waiting to see the effects of our communication. We urge the developers to abide by their advertised intent without misrepresentation. We especially appreciate and thank the RDN for representing our community and, according to the Regional Growth Strategy, with our local values in mind.

2140 Sherbrooke Road  
Nanoose Bay BC  
V9P 9J8  
250 468 9052  
ian.anne.ward@shaw.ca

July 6, 2010

Dale Lindsay  
Manager Current Planning  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo BC V9T 6N2

Dear Mr Lindsay

We have lived at 2140 Sherbrooke Road, directly overlooking the Schooner Cove development area for the past four years. We are very concerned about the impact of the Schooner Cove Neighbourhood development on us personally, on the Fairwinds community and on the Nanoose Bay peninsula.

People move to the Nanoose Bay peninsula because it is a semi rural area which is rich in nature, offers ocean-side living yet is close to urban centres. The proposed redevelopment plan makes the Schooner Cove Neighbourhood Centre into an urban area with dense housing at city heights. We need only to look at the city of Parksville, an urban area, which approved buildings too high for the city and too close to the waterfront, blocking both view and access for residents and tourists. It is a blight in a once beautiful place. We don't want that to happen in our community.

We have participated in all steps of Fairwinds' process over the past two years. Fairwinds states that "Over the past two years, we have worked closely with local Nanoose Bay residents and community leaders to develop neighbourhood plans for Schooner Cove and the Lakes District." This is not entirely accurate since they set the agendas and directed the activities without incorporating any input about density, height or traffic concerns in the application. This feedback is ignored in the final application and questions about these concerns aren't answered. When we asked about specific details of the development, we were told that more specific information would be revealed as the process moved to the development application stage. This was not done. We have seen sketches of the development, but no specific plans that include placement of buildings or



height of specific buildings; therefore, we don't really know the total impact of the development.

Our concerns relate to two specific items: density and height and their impact.

First, we believe that approving 315 or 395 housing units is unreasonable and unwise (the application states 315 units, but at the public meeting we were told 395). The current OCP (Bylaw 1400, 2005) allows 188 units. The increase in both vehicle and pedestrian traffic in the immediate area cannot be accommodated by Dolphin Drive. In the area of Schooner Cove, the road is narrow, winding and hilly with little or no shoulder. Since there are no "no parking" signs, many residents park on the road, even overnight, and many commercial vehicles servicing the existing homes park on the road leaving at best a lane and a half. Add to this the pedestrians on the road since there are no sidewalks and there is an existing problem without adding the residents of 395 new homes in the immediate area.

As well, there will be increased foot and vehicle traffic on Sherbrooke Road simply because it's there and to access the trail system in Fairwinds. Sherbrooke Road is the entry to Schooner Ridge which is bare land strata making the roads private. The Strata has installed signs indicating that the roads are private, but the existing traffic problem of non-residents using the roads continues. Adding double the number of housing units currently approved will only multiply the problems.

Second, we are very concerned about the proposed height of "up to six stories." We feel this should not be approved. The existing Nanoose Bay Official Community Plan bylaw No. 1400, 2005, states in section VIII Development Permit Areas, DPA I "2. c) be developed to a height that maintains 'human scale' (generally less than 3 storey)" The lot we purchased from Fairwinds was advertised as "ocean view." We knew there would be future development of the Schooner Cove area, so we researched the OCP and felt we would still maintain an ocean view from a home on that lot. We felt protected by the OCP and so paid a premium for the view lot. Approving six storey buildings is not acceptable. Six story buildings will block our view; we would be looking directly into other people's homes and they into ours. The OCP also states: "2. g) be designed to maintain views wherever possible" which should surely apply to existing housing, not just to new development. The loss of our view along with the proximity to high density housing will also mean a dramatic drop in the value of our home.

The changes proposed to the Lakes District are an improvement over the existing OCP, but the changes to the Schooner Cove Neighbourhood Centre are inappropriate and unacceptable.

We love living in both Fairwinds and Nanoose Bay and sincerely hope that the RDN will listen to the area residents so that we and residents of an appropriately developed Schooner Cove Neighbourhood can continue to reside in this beautiful semi-rural area.

Regards

Handwritten signature of Ian and Anne Ward. The signature consists of two parts: 'Ian & Anne' on the left and 'Anne Ward' on the right, both written in a cursive script.

Ian and Anne Ward

TOTAL  
7 PAGES

Petition Template - Cover Page

Petition to Central Coast Council

Subject matter: *[Print a clear and concise statement identifying the subject matter.]*  
EXTENSION OF PUBLIC BOARDWALK  
OUT ONTO BREAKWATER WALL.

Statement of subject matter and action requested: *[Print a brief statement of the subject matter and the action requested. This statement must appear on each page of the petition.]*  
PETITION TO STOP PLANS TO  
EXTEND PUBLIC WALKWAY  
OUT ONTO BREAKWATER WALL.

Signatories: *[Print a statement specifying the number of signatories.]*  
- SEVENTEEN SIGNATORIES  
(SHORELINE NEIGHBOURS  
OF SCHOONER COVE.)













**Petition Template - Final Page**

Petition to Central Coast Council

Person lodging  
petition:

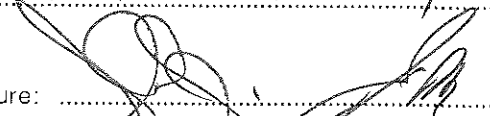
*[Print full name, address and signature of the person lodging the petition.  
This must appear at the end of the petition.]*

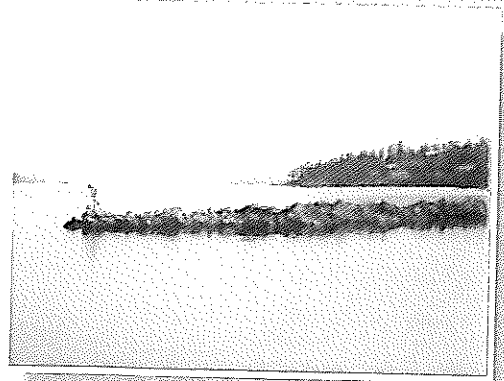
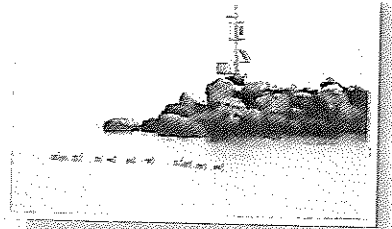
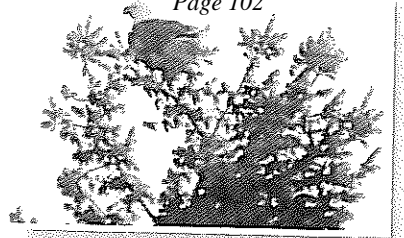
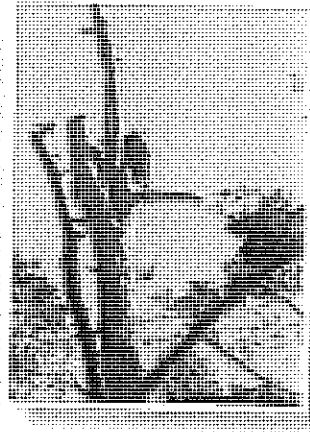
The person lodging this petition is:  
(Please print)

Full name: ..... JAN AND E. MICHAEL WILBY

Address: ..... 3530 GRILSE RD.

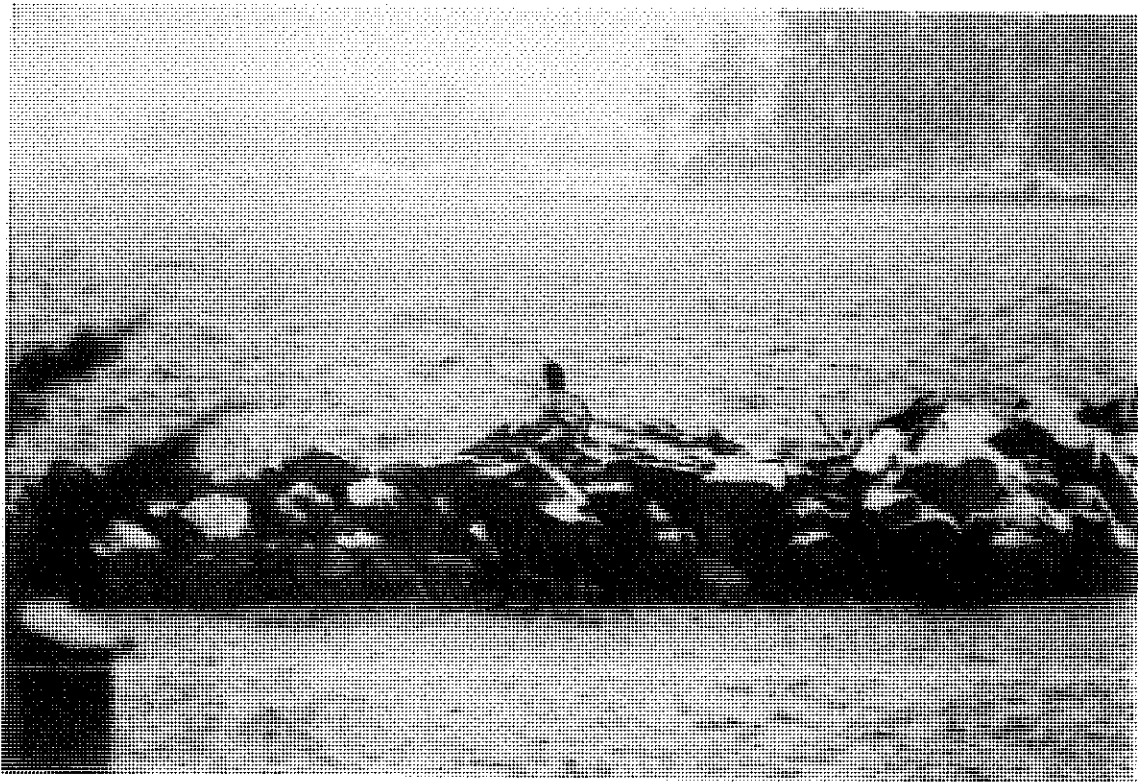
..... NANOOSE BAY P.O. BOX 159

Signature: .....  NANOOSE BAY  
V9P 9J9

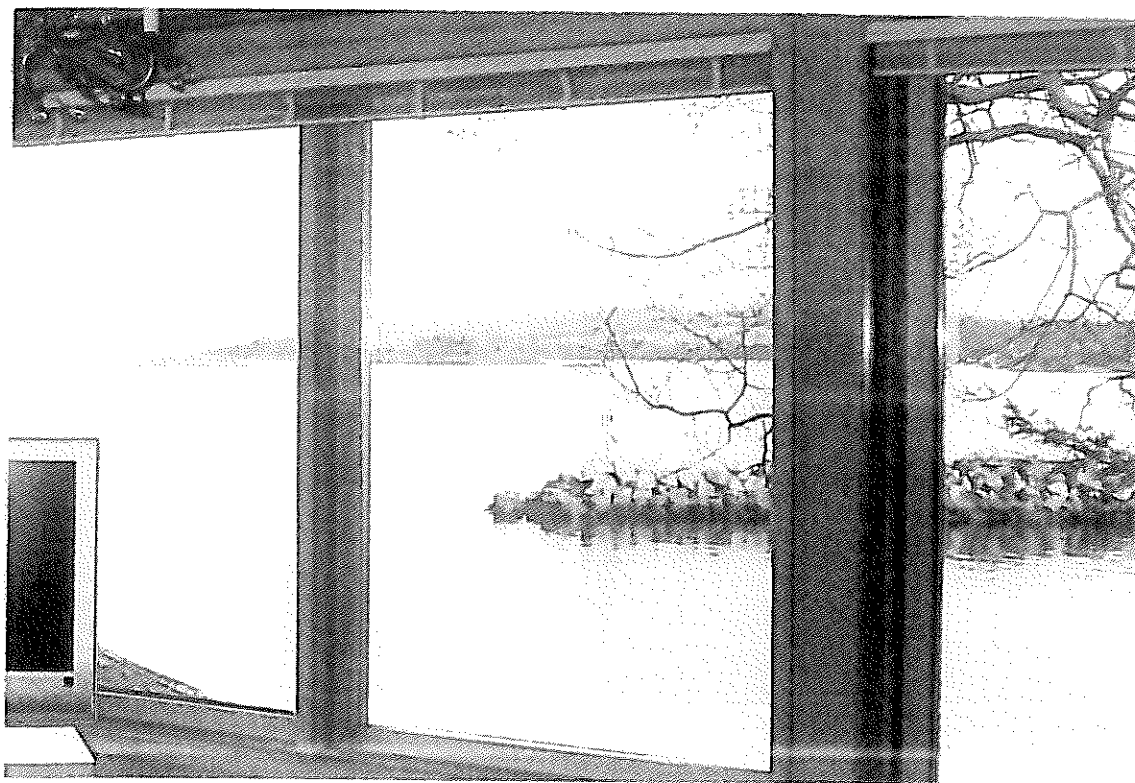
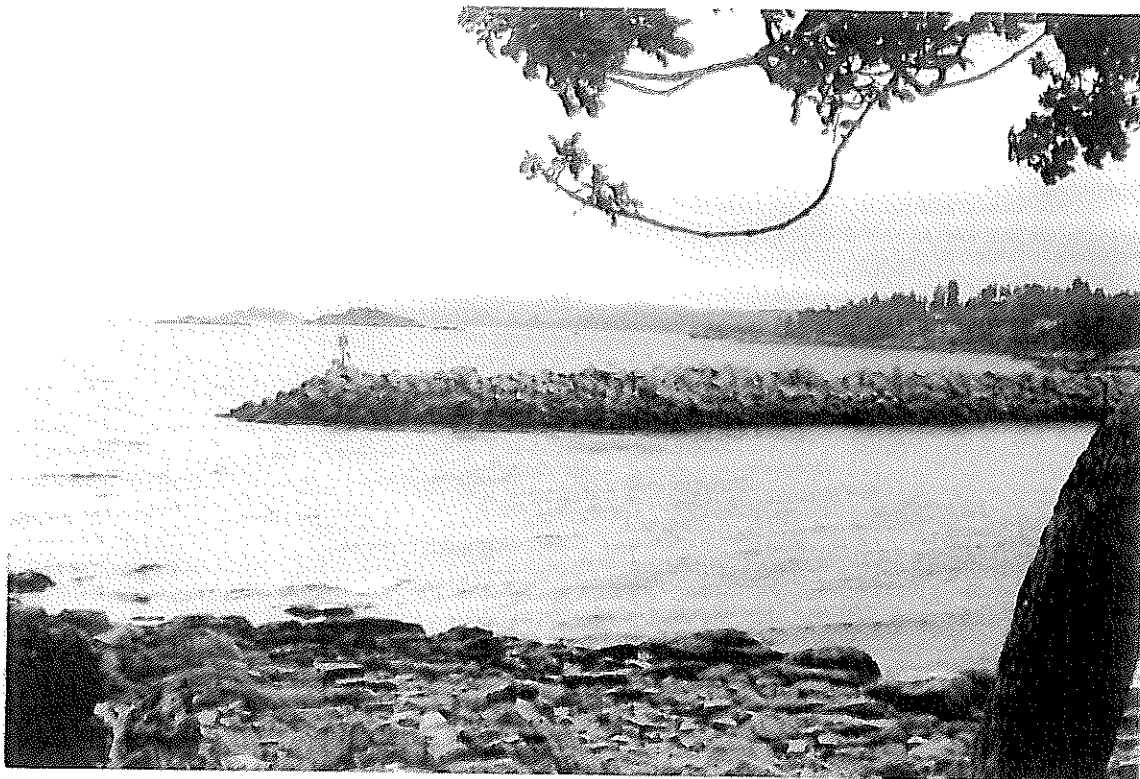


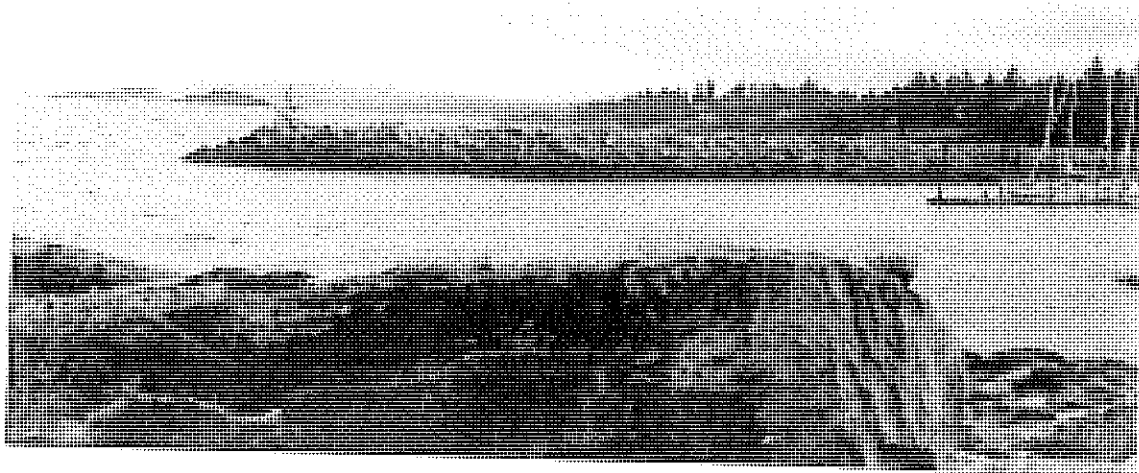














**Cormie, Susan**

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**From:** Chris Junck <chris.junck@goert.ca>  
**Sent:** Wednesday, July 07, 2010 2:15 PM  
**To:** Cormie, Susan  
**Subject:** GOERT comments at Fairwinds PIM  
**Attachments:** 2010 06 28\_Fairwinds PIM presentation.doc

Hi Susan,

I finally found some time to type up my speaking notes. I believe that the notes are reasonably accurate, but during the presentation I was flipping between two versions of the hand-written notes and I may have deviated from the script a bit. At least now you have something to compare to the notes that you took during the meeting.

I want to respond to a point that Russell Tibbles made during the question period about GOERT's involvement in the planning process. He inferred that the "GOERT polygons" on their maps were delineated by us. To the best of our knowledge, the maps were produced by Fairwind's consultants, not by our staff or recovery team members. Nobody from our organization has ground-truthed the polygons either. It is more accurate to say that the information was available on the Fairwinds website, so we did have an opportunity to review and comment on the polygons.

Thanks,  
Chris

<<2010 06 28\_Fairwinds PIM presentation.doc>>

\*\*\*\*\*

Chris Junck  
Species at Risk Outreach Specialist  
Garry Oak Ecosystems Recovery Team  
209-606 Courtney St.,  
Victoria, BC V8W 1B6  
Office: (250) 383-3445 Cell: (250) 888-4086  
Fax: (250) 590-3410  
[www.goert.ca](http://www.goert.ca)

\*\*\*\*\*

"A lifeline for our rarest species"



Please print this email only if necessary

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June 28, 2010

## **Fairwinds Open House and Public Information Meeting – GOERT's Comments by Chris Junck**

Good evening. My name is Chris Junck and I am representing the Garry Oak Ecosystems Recovery Team.

I would like to start with a few comments to clarify our role in this process. We aren't here to take sides or pit one group against the other. We don't provide an opinion about whether or not a development should be approved. Our role throughout the planning process has been to provide scientifically based information about Garry oak ecosystems and protection measures to anyone that requested it – citizens, Community Advisory Group members, other organizations, Regional District of Nanaimo planners, the developers and their consultants. We try to develop and maintain good working relationships with everyone in the hope that this will result in better land-use planning decisions.

We want to acknowledge that Fairwinds involved us throughout the planning process and a lot of good work has been accomplished. I participated in the public open houses and workshop and our team was invited to provide input on the various versions of the plans. Many of the biologists on the team do this work on a voluntary basis in their spare time. They're very busy people, so sometimes our responses haven't been very timely. A good example of this is our review of the biophysical assessment. Dr. Terry McIntosh and others clearly articulated the biologists' concerns with the report, so I won't go over the details again. We realize that these concerns are coming late in the process and we understand the implications of that for the developer. However, we hope that the comments will be carefully considered.

We hope to continue to work with Fairwinds to protect the Garry oak ecosystems in this area. As an example, one of our members recently noticed some patches of invasive rose campion on the Notch. She and her husband and Fairwinds staff removed the plants using best practices information that we supplied.

We acknowledge that the developer proposes to set aside significant portions of Garry oak ecosystems. We also hope that the RDN will be able to use carbon offset trading or other creative ways to purchase as much of the remaining environmentally sensitive areas as possible. I can provide information about this idea if you wish.

We have concerns about how to manage and mitigate the impacts from increased numbers of residents and visitors to the proposed park areas, and the likelihood that invasive plants will escape from nearby yards. Careful planning,

June 28, 2010

public information, site monitoring and on-going management will be required to reduce the impacts.

In conclusion, we hope that everyone continues to work together in the spirit of co-operation that has been established.

June 28, 2010

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June 28, 2010

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In conclusion, we hope that everyone continues to work together in the spirit of co-operation that has been established.

**Cormie, Susan**

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**From:** Daena Hamilton <dhamilton@fairwinds.ca>  
**Sent:** Thursday, July 08, 2010 10:46 AM  
**To:** Rusell Tibbles; Paul Sullivan; Chuck Brook; Paul Fenske; Karly O'Connor; Edward Porter  
**Cc:** Cormie, Susan  
**Subject:** Email Correspondence re SCLD

Hello Team

This message came into Kyla downstairs at the Info centre.  
d

-----Original Message-----

**From:** dave shaw [mailto:welds57@shaw.ca]  
**Sent:** Thursday, July 08, 2010 10:21 AM  
**To:** Kyla Karakochuk  
**Subject:** Re: Update - July Issue

is it true you plan to build a 27 meter high condo block next behind  
my garage on my property line with no setback?

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized.

If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.

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Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre que le (les)

destinataire(s) désigné(s) est interdite.

Si vous recevez ce courrier électronique par erreur, veuillez m'en aviser immédiatement, par retour de courrier électronique ou par un autre moyen.

**Cormie, Susan**

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**From:** Sanders, Karen on behalf of email, planning  
**Sent:** July 21, 2010 1:06 PM  
**To:** Cormie, Susan  
**Cc:** Lindsay, Dale  
**Subject:** FW: Fairwinds, Lake District & Schooner Cove, OCP Amendment Application  
**Attachments:** Fairwinds Public Meeting June 28th 2010.doc

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**From:** Shaughan [mailto:gointl@shaw.ca]  
**Sent:** Wednesday, July 21, 2010 11:03 AM  
**To:** email, planning  
**Subject:** Fairwinds, Lake District & Schooner Cove, OCP Amendment Application

Planning Department

Please see attached letter regarding Fairwinds OCP Amendment Application.  
I will also send a hard copy in the mail.

Regards  
Shaughan & Connie Holden

26/07/2010

July 21, 2010

1985 Harlequin Crescent  
Nanoose Bay, BC. V9P 9J2

Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC. V9T 6N2

**Re: Public Information Meeting and Open House for the Lakes District and Schooner Cove, Electoral Area "E" – Fairwinds - June 28<sup>th</sup> 2010 - 7.00pm – 9.00pm**

In order for the RDN to be clear about public opinion on this proposed development, I would like to add my input and thoughts. (Our house borders on Fairwinds land and will be adversely affected by the new plans.) This meeting was well attended by several hundred people with standing room only. This shows that there is serious public interest in this proposed development.

It was soon painfully obvious to all present that there was no community support for the Fairwinds plans. Other than the Fairwinds representatives (and their hired consultants), those who stood up and voiced an opinion were against the Fairwinds proposals. Observing the Fairwinds team during the proceedings one saw a look of shock and bewilderment on their faces. They said they were very proud of all the public consultations they had held. Yet they were completely unaware of the extensive opposition in the community. Clearly, they had not heard or paid any attention or perhaps even noted the comments from residents affected by the development plans.

I think that The Fairwinds Team miscalculated, misled and misrepresented the majority of the Nanoose Community. This community has a significant number of "boomers" who have had above average success in their work lives and are informed and astute. They know when they are being "snowed" or "blindsided".

There are many issues that have not been considered or addressed in an acceptable manner. I concur with all those present that the proposed development is objectionable for the following reasons:

1. The setback distances around lakes, sensitive wetland areas and riparian eco-systems are far too inadequate. The plan puts homes much too close to these areas. Wildlife will simply leave or be destroyed.
2. The proposal says there will be walking trails in forested areas. If 1600 more homes are built in the Lakes District, there will be no forest left to walk around in.



-2-

3. The sheer number of residencies proposed is appalling. The Nanoose Community does not want additional 2000+ residencies put into the Fairwinds area. Traffic volume on Dolphin Drive is already getting dangerously busy. It was never designed for thousands more cars. Adding one more through road (across the beaver pond) will not alleviate this problem. Water issues are also a huge concern out here with current water pressure being low. Proposals for dealing with water needs have not been even remotely or adequately addressed.

3. The single application is too large to be considered as one application. The two proposals have separate types of objections that need addressing.

4. The meeting also showed the inadequacy, bias and errors in the consultants reports (mainly the Environmental and Biophysical Assessments) affecting the ecosystems and wetlands. Experts in the audience showed how inadequate these reports were. Considering Fairwinds hired the consultants, this is clearly a conflict of interest situation where the faction paying the bill is not going to be contradicted by those being paid.

5. What also came out at the meeting was the fact that there was a lack of invitation to “proper and representative stakeholders”. Several groups who will be affected by the development were not included or invited to input the process.

When we first moved to this area six years ago, the existing OCP and Fairwinds development proposal showed no plans for development directly behind our house because of the Enos Lakes environmental area. We were assured that there was insufficient space to allow for the 30m setback from the Lake, a walking trail, road allowance, building lots and park space. I was shocked to see not only the “traditional and single family and duplex” homes designation but also a pump station right on top of a riparian ecosystem very close to our house and property line. The setbacks used on the new plans are 12m and 15m – not the 30m as recommended in Riparian Area Regulations. We will have a road and houses right up to our property line.

We (and other residents on Harlequin Crescent whose homes are adjacent to Fairwinds) have objections to these changes in the residential zoning proposed by Fairwinds. It will destroy and remove the reason we choose to live here.

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-3-

These actions alone would go a long way to decrease the objections by the community. It would maintain forested areas (not remove them as proposed), assist in keeping walking trails, help protect the beaver ponds, and help maintain the bird population. Larger parks would mean less housing. We need to preserve the Lake Districts as it is one of our region's few remaining intact natural habitats.

We encourage the RDN to split the Fairwinds application into two: One for the Schooner Cove Development, the second for the Lake District Development.

In one of the earlier plans the proposed number of Schooner cove condos was around 180 and in the Lake District around 800 homes. Even these numbers may still be too high for the community to accept. The new plans have 400 condos and 1600 homes – more than double previous plans. This is outrageous.

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We encourage the RDN to seriously consider the huge repercussions of approving the new proposal to go through as is.

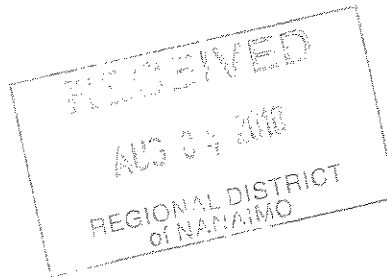
Yours truly,

Shaughan and Constance Holden

3431 Dolphin Drive  
NanOOSE Bay, B.C.  
V9P 4H7

July 25, 2010-07-29

Susan Cormie  
Senior Planner  
Regional District of Nanaimo  
6300 Hammond Bay Rd.  
Nanaimo, B.C.



Re: Letter dated July 21, 2010 from Ian Garrioch of 3427 Dolphin Drive, NanOOSE Bay, B.C. This was in reference to the Fairwinds Development Application, The Lakes District and Schooner Cove Amendment Application, NanOOSE Bay.

Dear Susan Cormie:

I agree with Mr. Garrioch's facts and concerns regarding the sewer outfall and the pipe breather pipe located adjacent to our properties. The unbearable stench emanating from the sewer outfall is irritating making it uncomfortable to sit outside and prevents us from entertaining on our sundeck because I feel embarrassed to subject family and friends to this intolerable smell.

The hot summers are the most unpleasant time of the year, as the smell seems to linger around longer and more often. Doing work around the house and yard is difficult as sometimes the aroma is so strong you start to feel ill so I am forced to go inside until it gets easier to breathe.

This situation affects Mr. Garrioch more than myself, as he is a permanent resident whereas I only come to my place about 6 months of the year. Despite this, I am a taxpayer who feels strongly that this situation has to be rectified.

Even though I agreed to allow Ranch Point Estates, developers at the time, to put the outfall pipe through the property to save them thousands of dollars, which had the effect of being a shorter route to the waterfront. There was no mention of having a manhole or vent adjacent to our properties. We found this out later when the stench started to become a problem. As more homes were constructed in the area the smell got worse.

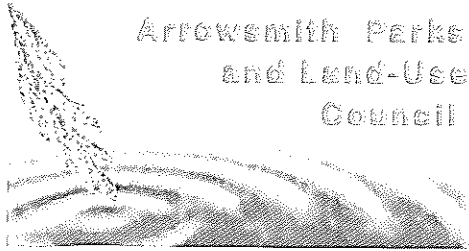
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I request that you look into the matter with the view to having this intolerable situation corrected.

Yours truly,

Les Vivian  
250-468-9291  
250-477-1765



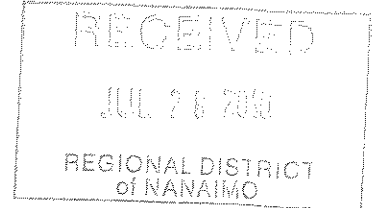
Arrowsmith Parks  
and Land-Use  
Council

An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.

3349 Blueback Drive  
Nanaimo Bay, BC V9P 9H9  
250 468 1714  
pgrinder@gmail.com

July 21, 2010

George Holme, Director, Area E  
Dale Lindsay, Manager, Current Planning  
Susan Cormie, Senior Planner  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, B.C.  
V9P 6N2



Dear George, Dale and Susan,

**Re: Proposed Fairwinds Development**

The following represent issues and questions we would like to discuss with you regarding the proposed Fairwinds development at our meeting on July 27, 2010. Ross Peterson, Christopher Stevens and Michael Jessen will attend the meeting on our behalf.

**1. Procedures.**

What are the anticipated time lines for the various steps in the RDN review process?  
Will the minutes of the Technical Advisory Committees meetings be available to the public?

**2. OCP Amendment.**

Exactly what OCP amendments are being proposed by Fairwinds?  
Please describe the meaning and implications of the term "Comprehensive Development" that has been used by Fairwinds in its discussions with the public.

**3. Do we want or need this development?**

It is assumed that the RDN will be undertaking a formal analysis of the costs and benefits (to the community) of this proposed development; after all, RDN should be acting primarily on behalf of the public interest.

Please explain the process whereby the proposed development will be judged to be either good or bad for the Nanoose Bay community and the broader RDN area.

An important part of this analysis should be a review of the development proposal's compliance with the Regional Growth Strategy, the Nanoose Bay OCP, and the RDN Sustainability Report. Will RDN comment on how this compliance review will be carried out, and how areas of non-compliance will be handled.

How much will public opinion count in this analysis?

#### **4. Good science.**

Using the principle that its never too late to do the right thing, RDN assessment of the Fairwinds Lakes District proposed development should be postponed until the environmental studies and environmental impact assessment have been completed to a satisfactory standard. At this point, the RDN simply does not have adequate information for good decisions.

As an alternative, the RDN can apply the precautionary principle to the development, whereby the proposed development is pulled back from important and sensitive ecosystems so that the development location would have a smaller and more acceptable level of environmental impact.

As it stands, neither the RDN nor the public knows what the potential impacts are. This is a poor basis for making important decisions.

#### **5. Water.**

Explain how water availability will influence the RDN assessment of this proposed development. How will the proposed "use of RDN water" affect current users and uses? Does the RDN fully understand what the Nanoose Bay population carrying capacity is with respect to the availability of potable water?

#### **6. Regional park management.**

Is the RDN prepared to assume financial and management responsibilities for the proposed Regional and other parklands?

Have third party management arrangements been discussed, such as with conservancy organizations?

Is the RDN considering purchasing the proposed "development reserve" areas?

Why were the wetlands (classified as Sensitive Ecosystems) not included in the RDN request to Fairwinds for Regional Parkland?

#### **7. Proposed Schooner Cove Drive extension.**

What is RDN's view on the necessity of the proposed Schooner Cove Drive extension? Exactly what are the problems that this road is supposedly going to address and overcome? Or do the benefits of this road accrue to Fairwinds alone, by making the development simpler to design?

What is the history behind the resistance to choosing a Transtide/Florence alignment for this road? If agreements were made between Fairwinds and local residents to avoid this alignment, how binding are they?

## 8. Ecological and Conservation Considerations

According to the Biodiversity BC report, the Coastal Douglas Fir biogeoclimatic zone (CDF) is BC's rarest and most threatened biogeoclimatic zone, almost entirely restricted to the southeast coastal lowlands of Vancouver Island. Much of this habitat has been lost to development, in fact the highest percentage of any ecosystem in BC. The Lakes District is one of the most significant remaining unbroken tracts of habitat remaining in this threatened ecosystem. The directors of the RDN passed a motion to encourage the Provincial Government to protect the remaining intact CDF. Should it not support its own motion?

· Will the RDN consider the regional and provincial implications the proposed development could have on endangered species and ecosystems, in keeping with its own environmental protection obligations?

The RDN has legal authorities under the local Government Act and Community Charter to protect sensitive ecosystems, and zoning for development does not preclude the application of DPAs, OCP policies and other bylaw mechanisms to protect the environment.

· Are these various legal authorities in any way compromised by: (1) previous zoning of the Lakes District land as "RSIN" (residential), or (2) inclusion of the Lakes District land within Urban Containment Boundary?

The Regional Growth Strategy seeks a balance between conservation and development, and in Goal 4, Policy 4a, commits the RDN to "protecting open space that reflects the region's landscape character and ecological integrity...capable of sustaining native plant and animal communities". Sustaining our region's natural landscapes and the native biodiversity they support requires the consideration, in a regional context, of the amount of development that has taken place and the extent and integrity of remaining natural areas, in order to determine what must be set aside to maintain our region's ecosystems and biodiversity. The Lakes District is a significant remaining area of highly sensitive, endangered coastal lowland ecosystem, and consequently its protection is critical for maintaining our region's biodiversity.

· Will the RDN take this regional view in making its decisions?

The Lakes District is within Development Permit Area IV, which requires "the protection of the natural environment, its ecosystems and biological diversity".

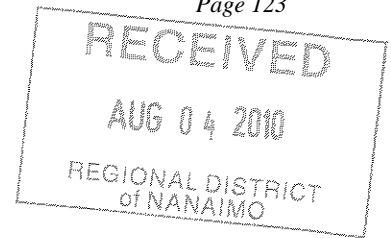
· How is the RDN prepared to assess what impacts to biodiversity this development could cause?

Sincerely,

On behalf of the Arrowsmith Parks and Land-Use Council,



Paul Grinder  
3349 Blueback Drive, Nanoose Bay, B.C. V9P 9H9  
Phone: 250 468 1714  
Email: pgrinder@gmail.com



July 21, 2010

1985 Harlequin Crescent  
Nanoose Bay, BC. V9P 9J2

Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC. V9T 6N2

Dear Susan Cormie,

**Re: Public Information Meeting and Open House for the Lakes District and Schooner Cove, Electoral Area "E" – Fairwinds - June 28<sup>th</sup> 2010 - 7.00pm – 9.00pm**

In order for the RDN to be clear about public opinion on this proposed development, I would like to add my input and thoughts. (Our house borders on Fairwinds land and will be adversely affected by the new plans.) This meeting was well attended by several hundred people with standing room only. This shows that there is serious public interest in this proposed development.

It was soon painfully obvious to all present that there was no community support for the Fairwinds plans. Other than the Fairwinds representatives (and their hired consultants), those who stood up and voiced an opinion were against the Fairwinds proposals. Observing the Fairwinds team during the proceedings one saw a look of shock and bewilderment on their faces. They said they were very proud of all the public consultations they had held. Yet they were completely unaware of the extensive opposition in the community. Clearly, they had not heard or paid any attention or perhaps even noted the comments from residents affected by the development plans.

I think that The Fairwinds Team miscalculated, misled and misrepresented the majority of the Nanoose Community. This community has a significant number of "boomers" who have had above average success in their work lives and are informed and astute. They know when they are being "snowed" or "blindsided".

There are many issues that have not been considered or addressed in an acceptable manner. I concur with all those present that the proposed development is objectionable for the following reasons:

1. The setback distances around lakes, sensitive wetland areas and riparian eco-systems are far too inadequate. The plan puts homes much too close to these areas. Wildlife will simply leave or be destroyed.
2. The proposal says there will be walking trails in forested areas. If 1600 more homes are built in the Lakes District, there will be no forest left to walk around in.

-2-

3. The sheer number of residencies proposed is appalling. The Nanoose Community does not want additional 2000+ residencies put into the Fairwinds area. Traffic volume on Dolphin Drive is already getting dangerously busy. It was never designed for thousands more cars. Adding one more through road (across the beaver pond) will not alleviate this problem. Water issues are also a huge concern out here with current water pressure being low. Proposals for dealing with water needs have not been even remotely or adequately addressed.

3. The single application is too large to be considered as one application. The two proposals have separate types of objections that need addressing.

4. The meeting also showed the inadequacy, bias and errors in the consultants reports (mainly the Environmental and Biophysical Assessments) affecting the ecosystems and wetlands. Experts in the audience showed how inadequate these reports were. Considering Fairwinds hired the consultants, this is clearly a conflict of interest situation where the faction paying the bill is not going to be contradicted by those being paid.

5. What also came out at the meeting was the fact that there was a lack of invitation to “proper and representative stakeholders”. Several groups who will be affected by the development were not included or invited to input the process.

When we first moved to this area six years ago, the existing OCP and Fairwinds development proposal showed no plans for development directly behind our house because of the Enos Lakes environmental area. We were assured that there was insufficient space to allow for the 30m setback from the Lake, a walking trail, road allowance, building lots and park space . I was shocked to see not only the “traditional and single family and duplex” homes designation but also a pump station right on top of a riparian ecosystem very close to our house and property line. The setbacks used on the new plans are 12m and 15m – not the 30m as recommended in Riparian Area Regulations. We will have a road and houses right up to our property line.

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-3-



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Yours truly,



Shaughan and Constance Holden

**Cormie, Susan**

---

**From:** Hewitt, Nicole  
**Sent:** Wednesday, August 04, 2010 2:10 PM  
**To:** Burgoyne, Linda; Thorkelsson, Paul; Thompson, Paul; Cormie, Susan  
**Subject:** FW: B.Murray Addendum to Letter July 31st. Omission of Environmental Impact Assessment Information during 2yr of Public Consultation Process

---

**From:** Barb Murray [mailto:murrlaw@shaw.ca]  
**Sent:** August 4, 2010 1:36 PM  
**To:** Hewitt, Nicole  
**Cc:** jstanhope@shaw.ca; larry.mcnabb@nanaimo.ca; quailanding@shaw.ca; giselerudischer@gmail.com; maureen\_young@shaw.ca; gholme@shaw.ca; lwb@shaw.ca; dwbartram@shaw.ca; colinhaime@shaw.ca; bill.bestwick@nanaimo.ca; bill.holdom@nanaimo.ca; diana.johnstone@nanaimo.ca; jim.kipp@nanaimo.ca; john.ruttan@nanaimo.ca; loyd.sherry@nanaimo.ca; emayne@parksville.ca; mayor@qualicumbeach.com; 'Fairwinds Comm. Assoc.'  
**Subject:** B.Murray Addendum to Letter July 31st. Omission of Environmental Impact Assessment Information during 2yr of Public Consultation Process

August 04, 2010

To The Regional District of Nanaimo.

I would like to submit this addendum to my previous letter of July 31<sup>st</sup>.

re: Omission or Oversight of the Failure to Include an Important Environmental Assessment Report or Draft Copy Report by the Fairwinds Resort Corporation during their Public Consultation Process

[http://sc.fairwinds.ca/downloads/technical\\_appendices/tr\\_lakes/Environmental%20Impact%20Assessment.pdf](http://sc.fairwinds.ca/downloads/technical_appendices/tr_lakes/Environmental%20Impact%20Assessment.pdf) by Pottinger Gaherty Environmental Consultants Ltd.

I would like to draw your attention to a very important report that came to my attention after attending last evenings Fairwinds Resort Corporation information session for members of the Fairwinds Community Association.

I was not aware until last night that there had been an Environmental Impact Assessment report completed by consultants in February, 2010.. When I looked for this report on-line today I could not find it but after calling Fairwinds Resort I was able to locate the link(see above). This report is dated February 2010 on the website but I was told by Fairwinds Resort staff that it was not posted until May 2010 when the Fairwinds application was submitted to RDN.

In the name of fairness and transparency in a process that could alter the nature and character of the community of Nanoose Bay forever this Environmental Impact Assessment Report needs to be allowed to be scrutinized and commented on by the public at large and the many stakeholders involved. After an appropriate time for review and input has passed and any necessary editing changes done then it should be re-submitted to the RDN staff and the various agency partners involved.

The two year public consultation process mainly drew from the resident's and stakeholder's spontaneous 'wish list and personal concerns' which is all very well and good but if they cannot re-evaluate their input after assessing the impacts or the unintended consequences of their 'wishes', and that of the developer, then how can the Board of Directors of the RDN properly assess the public's response to this proposal?

Thank you for your continuing attention to the Fairwinds Resort Application to Amend the Nanoose Bay OCP.

Yours sincerely,

Barbara Murray

3362 Rockhampton Road

Nanoose Bay, V9P 9H5

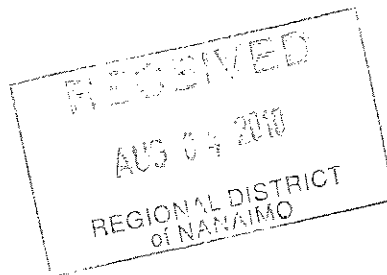
1-250-468-7718

[murrlaw@shaw.ca](mailto:murrlaw@shaw.ca)

3431 Dolphin Drive  
NanOOSE Bay, B.C.  
V9P 9K7

July 25, 2010-07-29

Susan Cormie  
Senior Planner  
Regional District of Nanaimo  
6300 Hammond Bay Rd.  
Nanaimo, B.C.



Re: Letter dated July 21, 2010 from Ian Garrioch of 3427 Dolphin Drive, NanOOSE Bay, B.C. This was in reference to the Fairwinds Development Application, The Lakes District and Schooner Cove Amendment Application, NanOOSE Bay.

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Yours truly,

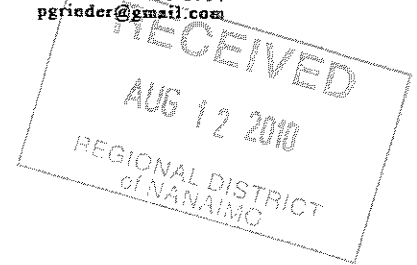
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**Arrowsmith Parks  
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*An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.*

3349 Blueback Drive  
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250-468 1714  
pgrinder@gmail.com



August 7, 2010

George Holme, Director, Electoral Area E  
Joe Stanhope – Board Chair, Director, Electoral Area G  
Lou Biggeman - Director, Electoral Area F  
Dave Bartram - Director, Electoral Area H  
Joe Burnett - Director, Electoral Area A  
Maureen Young – Director, Electoral Area C  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, B.C.  
V9P 6N2

Dear members of the RDN Electoral Area Planning Committee,

The Arrowsmith Parks and Land-Use Council (APLUC) is concerned with the provisions for environmental protection with respect to the proposed Fairwinds Lakes District Neighbourhood Plan (a 700+ acre urban development proposal) in Nanoose Bay.

APLUC believes that the basic science behind this proposal is faulty and that the RDN review and assessment process that should ensure appropriate levels of protection of important ecosystems on this property is uncertain and is likely to lead to suspicion and mistrust by the public.

APLUC therefore offers several actions for EAPC consideration to improve the ecological understanding of the potential impacts, to set quantifiable environmental goals to satisfy "the broadest and most critical of issues" in the OCP, and to clarify the process used by RDN in evaluating this proposal.

APLUC would welcome the opportunity to discuss these suggestions further with members of the EAPC.

Sincerely,

On behalf of the Arrowsmith Parks and Land-Use Council,

A handwritten signature in cursive script that reads "Paul Grinder".

Paul Grinder  
3349 Blueback Drive, Nanoose Bay, B.C. V9P 9H9  
Phone: 250 468 1714  
Email: pgrinder@gmail.com

Cc:

Dale Lindsay, Manager, Current Planning, Regional District of Nanaimo  
Susan Cormie, Senior Planner, Regional District of Nanaimo

**APLUC Suggestions to the RDN Electoral Area Planning Committee  
Regarding the Proposed Fairwinds Development.**

---

**I. Informed Decision Making and Good Science.**

The Nanoose Bay OCP provides a vital context for RDN's decisions regarding this development proposal. Among other environmental protection provisions, the OCP states the following:

- *In recognition of the value the community places on protecting the natural environment of Nanoose bay, the Nanoose Bay OCP recognizes that the environment is the broadest and most critical of issues considered in this plan.*
- *The environment is the primary determinant of growth and development. It determines the ultimate build outs...*
- *Applications to change the zoning of the land, or subdivide land, adjacent to a watercourse or containing a sensitive ecosystem shall only be supported if reasonable and acceptable evidence is provided that the proposed development will not adversely affect the environmentally sensitive area...*

Applying these environmental protection obligations to this proposed development requires valid baseline data.

There have been a number of criticisms of the validity of the Fairwinds' biological data base and the environmental impact assessment. APLUC views these criticisms to be credible, as they have been made by people with academic standing and experience.

Because good decisions (by the RDN) require good information, APLUC is concerned that continued debate over the quality of information will call into question all RDN assessments and decisions.

**APLUC therefore suggests two options to overcome this problem:**

- 1. Suspend review of the development proposal until appropriate amendments are made to the Fairwinds data base, to include a full inventory of species, accurate definitions of ecosystem boundaries, and descriptions of species and ecosystem interdependencies, or,**
- 2. Implement precautionary principles for this proposed development in the absence of reliable biological data. This would involve the withdrawal of physical development features further from the ecological boundaries of sensitive ecosystems so that any errors made would be on the side of environmental protection.**

## **2. Independent Ecological Review.**

Much of the argument and discussion concerning the proposed development is ecological in nature and understanding the issues requires good ecological science, both in terms of the biological data base and in the analysis of the data. RDN is not in a good position to adjudicate the Fairwinds data base nor the environmental impact assessment conclusions because of its own lack of academic training and experience. This problem has been exacerbated by the number of public criticisms of the Fairwinds biological data and conclusions.

**It is clear to APLUC that RDN should engage the services of an independent ecological consultant to advise staff on the credibility of the Fairwinds biological studies and the EIA conclusions.**

## **3. Survey of Social Values and Public Attitudes.**

A critical requirement for any RDN decision on the proposed development is an understanding of the public's views of the proposed development – particularly of the social values attached to the environmental assets and the potential impacts. This requires that the public be adequately informed, and then an assessment of their views should be undertaken. Unfortunately, Fairwinds has not provided this information to RDN, and this leaves RDN in a difficult position. To proceed with an assessment and decision without this social value and public attitude information would be a questionable if not a dishonest procedure; as RDN would be making an unwarranted assumption on public opinion, without any supporting evidence. The proposed development is simply too significant in terms of its potential impacts to allow this to happen.

**There is only one option left to RDN – that the public be adequately informed through a proper quantifiable environmental impact assessment process, and then RDN carry out a formal survey of the social values of the environmental assets and the public attitudes of the potential impacts of the proposed development.** APLUC believes that social values and attitudes towards impacts are as important as the ecological values themselves, as these determine how “the environment” defines or contributes to our desired lifestyle.

APLUC does not view the Fairwinds public consultation process as providing adequate information on social values or attitudes towards impact, as there was no consultation after the presentation of the development concept (May 2009) or after the publication of the Environmental Impact Assessment report (May 2010). The Fairwinds public consultation program was limited primarily to input on form and character.

Similarly, APLUC does not view the RDN – sponsored public information meeting in 2010 to be a suitable survey technique for public views. Although there were many speakers, they cannot necessarily be considered representative of the public at large.

Finally, the Fairwinds reports, including the Environmental Impact Assessment report did not include any analysis of social values or public attitudes towards the potential impacts.

APLUC would welcome the opportunity to participate in the development of the needed survey and in the analysis of the results.

#### **4. Clear Process**

In a meeting with Director Holme and RDN planning staff, it became clear to APLUC members that the process forward is not clear, and that there are uncertainties regarding RDN obligations for environmental protection. For example, what is the paramount consideration – the environmental protection provisions in the Nanoose Bay OCP, or the stated obligation by RDN staff to approve a development that “meets all regulatory requirements”? APLUC believes that since the OCP is an RDN bylaw, its environmental protection provisions are obligatory, and cannot be summarily dismissed or minimized by any other authority. If environmental protection provisions are overridden, then the rationale for doing so must be explained.

Uncertainty and lack of clarity in this regard creates doubt and suspicion in the minds of the public, and can taint the best-intentioned political decisions. **APLUC suggests that RDN lay out a clear, detailed and quantifiable pathway of procedures and decision criteria for the review process for this development.**

#### **5. Site Tour.**

Most people would acknowledge that the reality of the proposed development involves much more than lines and colours on a map. APLUC believes that those assessing the proposal and making decisions must have first-hand information on the landscape, its environmental assets and the proposed changes. **The best way to achieve this is via a site visit or tour of the property.**

APLUC would be pleased to assist in such a tour for RDN staff and EAPC members.



**Cormie, Susan**

---

**From:** Paul Grinder <pgrinder@gmail.com>  
**Sent:** Monday, August 16, 2010 8:54 AM  
**To:** jstanhope@shaw.ca; lwb@shaw.ca; dwbartram@shaw.ca; quailanding@shaw.ca; maureen\_young@shaw.ca; Cormie, Susan; Lindsay, Dale; gholme@shaw.ca  
**Subject:** Suggestions to the RDN Electoral Area Planning Committee Regarding the Proposed Fairwinds Development

Dear members of the RDN Electoral Area Planning Committee, Dale, and Susan,

Below, please find the Arrowsmith Parks and Land-Use Council's "Suggestions to the RDN Electoral Area Planning Committee Regarding the Proposed Fairwinds Development." This document is a back-up copy of the letter we mailed to each of you on August 7, 2010. We look forward to hearing from you.

Sincerely,  
On behalf of the Arrowsmith Parks and Land-Use Council,  
Paul Grinder

**APLUC Suggestions to the RDN Electoral Area Planning Committee  
Regarding the Proposed Fairwinds Development.**

---

**1. Informed Decision Making and Good Science.**

The Nanoose Bay OCP provides a vital context for RDN's decisions regarding this development proposal. Among other environmental protection provisions, the OCP states the following:

- *In recognition of the value the community places on protecting the natural environment of Nanoose bay, the Nanoose Bay OCP recognizes that the environment is the broadest and most critical of issues considered in this plan.*
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Applying these environmental protection obligations to this proposed development requires valid baseline data.

There have been a number of criticisms of the validity of the Fairwinds' biological data base and the environmental impact assessment. APLUC views these criticisms to be credible, as they have been made by people with academic standing and experience.

Because good decisions (by the RDN) require good information, APLUC is concerned that continued debate over the quality of information will call into question all RDN assessments and decisions.

**APLUC therefore suggests two options to overcome this problem:**

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2. Implement precautionary principles for this proposed development in the absence of reliable biological data. This would involve the withdrawal of physical development features further from the ecological boundaries of sensitive ecosystems so that any errors made would be on the side of environmental protection.

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Much of the argument and discussion concerning the proposed development is ecological in nature and understanding the issues requires good ecological science, both in terms of the biological data base and in the analysis of the data. RDN is not in a good position to adjudicate the Fairwinds data base nor the environmental impact assessment conclusions because of its own lack of academic training and experience. This problem has been exacerbated by the number of public criticisms of the Fairwinds biological data and conclusions.

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A critical requirement for any RDN decision on the proposed development is an understanding of the public's views of the proposed development – particularly of the social values attached to the environmental assets and the potential impacts. This requires that the public be adequately informed, and then an assessment of their views should be undertaken. Unfortunately, Fairwinds has not provided this information to RDN, and this leaves RDN in a difficult position. To proceed with an assessment and decision without this social value and public attitude information would be a questionable if not a dishonest procedure; as RDN would be making an unwarranted assumption on public opinion, without any supporting evidence. The proposed development is simply too significant in terms of its potential impacts to allow this to happen.

**There is only one option left to RDN – that the public be adequately informed through a proper quantifiable environmental impact assessment process, and then RDN carry out a formal survey of the social values of the environmental assets and the public attitudes of the potential impacts of the proposed development.** APLUC believes that social values and attitudes towards impacts are as important as the ecological values themselves, as these determine how “the environment” defines or contributes to our desired lifestyle.

APLUC does not view the Fairwinds public consultation process as providing adequate information on social values or attitudes towards impact, as there was no consultation after the presentation of the development concept (May 2009) or after the publication of the Environmental Impact Assessment report (May 2010). The Fairwinds public consultation program was limited primarily to input on form and character.

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Finally, the Fairwinds reports, including the Environmental Impact Assessment report did not include any analysis of social values or public attitudes towards the potential impacts.

APLUC would welcome the opportunity to participate in the development of the needed survey and in the analysis of the results.

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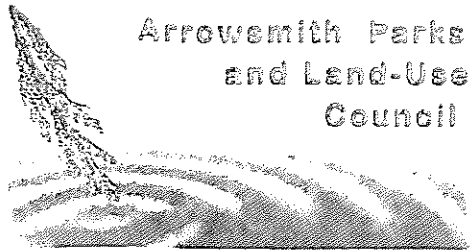
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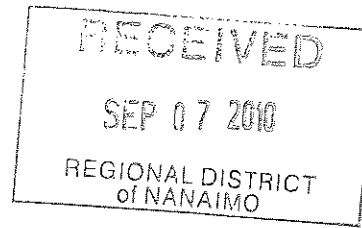
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**Arrowsmith Parks  
and Land-Use  
Council**

An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.

3345 Blueback Drive  
Nanaimo Bay, BC V9P 9H9  
250 468 1714  
pgrinder@gmail.com



August 31, 2010

Dale Lindsay, Manager, Current Planning  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, B.C. V9P 6N2

Dear Mr. Lindsay;

**Re: Proposed Fairwinds Development**

Thank you for your Aug. 23 response to our meeting comments.

Our document should have been titled "Comments arising from the meeting....", rather than "Minutes of the...". Our document was intended primarily for APLUC members, who were not at the meeting. Many of the comments in the document were indeed expressed earlier by APLUC, as they were included in our suggested meeting agenda. We will ensure that APLUC members receive all of the subsequent discussion arising from this initial record of comments.

We offer the following comments for further clarification, and questions that still need answering.

**1. Procedures.**

No further comments at this time.

**2. OCP Amendment.**

Thank you for adding the concept of a specific OCP amendment to "increase density beyond the 188 units for Schooner Cove". We didn't recall this specific mention at the meeting.

Question: Can you tell us which specific parcels (outside the UCB) will be removed from the plan?

**3. Do we want or need this development?**

Most of our comments were included in our previous submission to you and have been included here to provide context for our APLUC members.

Your comment that Fairwinds had initiated a substantial process to collect input and comments from the community needs to be addressed. Yes, a process was initiated, but fell short of providing a clear picture of public acceptance or rejection of the plan, as there was no consultation regarding the potential impacts – a rather serious omission in our opinion.

To clarify, regarding the DPA IV process, APLUC feels that some quantification (objective criteria) is needed for the term "...reasonable and acceptable evidence... that the proposed development will not adversely affect the environmentally sensitive areas". This is absolutely fundamental to any analysis of the acceptability of the proposed development.

Questions:

1. Can you provide us with your view of what would constitute "reasonable and acceptable evidence..."? Are you relying on Fairwinds' consultant's opinion?
2. Can you describe the process RDN will use to calculate the overall benefit/cost of the proposed Lakes District development?

You stated: "*When APLUC raised the option of rezoning the lands for conservation, I very clearly indicated that complete conservation of these lands was not under consideration. The lands are within an UCB and designated for development under the OCP*". This statement raises important questions. It must be recognized that the designation of land can be changed in response to conservation needs and new ecological information in order to achieve a sustainable situation where ecosystems and species are conserved. In this case, the endangerment of the Coastal Douglas Fir ecosystem and the significance of the Lakes District lands as a rare unbroken CDF ecosystem warrant reconsideration of the land's zoning as part of an integrated, sustainable planning process. Please see Section 8. below for further discussion.

Questions:

1. Is the RDN prepared to review the zoning designation of the Lakes District to reflect our new and greater awareness of the need for biodiversity conservation, and look at implementing the landscape and species conservation mandates of the regional Growth Strategy in Policy 4a?
2. Does the RDN agree that in order to be progressive and sustainable, we need to look at bringing past zoning into line with today's conservation needs?

#### 4. Good Science.

Question: Can you give us RDN staff's opinion on the quality of Fairwinds' environmental studies?

#### 5. Water.

No further comments at this time.

#### 6. Regional Park Management.

APLUC's statement that RDN did not view wetlands as important as Garry Oak Ecosystems should have been worded differently. It is our view that lesser emphasis is being placed on the protection of wetlands because of the different park status suggested by RDN.

Questions:

1. Why were the wetlands given a parkland status different from Garry Oak Ecosystems?
2. What criteria were used for this?
3. Does RDN feel that the protection of the wetlands is as important as that for the Garry Oak Ecosystems?

## 7. Proposed Schooner Cove Drive Extension.

As we have suggested, there is indeed legislation to protect beavers – the provincial Wildlife Act. Again, just because the beaver is ubiquitous does not make them any less important. Indeed, these particular beavers have a particular importance for many local residents who use the trails and wetlands for recreation and education. As we pointed out, the proposed road alignment would eliminate most of the beavers' deciduous tree resources, and the ecological boundaries for these wetlands should be set to accommodate this harvesting activity. In addition, the wetlands and their sensitive species such as the COSEWIC listed Red-legged Frog would face significant impacts from having an active road so close. Such effects include: noise, habitat fragmentation, pollution and degradation, direct mortality, and loss of critical buffer habitat.

- Questions:
1. How does RDN propose to evaluate other options for the proposed Schooner Cove Drive extension?
  2. What is the history behind the resistance to choosing a Transtide/Florence alignment for this road?

## 8. Ecological and Conservation Considerations.

Our statement concerning RDN's level of concern for CDF ecosystems came from your minimal response to our statements and questions, so yes, this is our opinion. Also, you did say something to the effect that "*not everything can be protected*" – a philosophy that may be acceptable in principle, if there has to be some level of development.

The Biodiversity BC report, produced by a collaboration of government and conservation organizations found that: "*The Coastal Douglas Fir zone is the rarest biogeoclimatic zone in BC, and is of great conservation concern. The CDF zone has experienced the highest percentage of ecosystem conversion of any of BC's ecosystems. The Coastal Douglas Fir zone also has the highest level of species of both provincial and global conservation concern*". Many of our region's land birds have declined due to habitat loss, with fragmentation of their required forest habitat being one of the most serious issues. The Lakes District provides rare contiguous CDF forest zone low elevation habitat that is key for many bird species, and is thus of importance for conservation of our region's bird diversity.

Questions:

1. Is RDN prepared to discuss with Fairwinds amendments to the plan to protect a greater percentage of intact (non-fragmented) CDF ecosystem?
2. Is RDN prepared to consider rezoning the CDF ecosystem to conservation status as a means of protecting this highly endangered ecosystem?

A final comment, referring to several of the above sections, involves the apparent sanctity of the current residential zoning for the Lakes District, and how this may be impeding good environmental protection practices.

The RDN's often quoted fall-back position when questioned about zoning changes to accommodate environmental protection is the presumed inviolate sanctity of the current residential zoning for the Lakes District, and that Fairwinds can go ahead with traditional development "*without significant input from the RDN and the community*" (as you have said). This is an inappropriate position for the regulator to take, as even Fairwinds has said that it does not wish to undertake a traditional development in the Lakes District. In some ways, Fairwinds has opened the door to more innovative approaches to development that preserves more important ecosystems, and it seems to us that RDN

should be pushing this envelope further to provide more protection of sensitive ecosystems than that suggested by Fairwinds. Again, the opportunity is there, but it takes some forward thinking to follow through. We urge RDN to consider the opportunity for at least some rezoning of the Lakes District lands to conservation status, particularly for the CDF ecosystem.

It is possible, and perhaps understandable that the “acceptance” of the current residential zoning for the Lakes District, and the inclusion in the UCB, may have been based on incomplete information (certainly incomplete ecological information from Fairwinds). In our view, a reconsideration should be undertaken of the area’s zoning, taking into account current information and the endangerment of the CDF ecosystem.

In our view, it’s never too late to do the right thing, and APLUC urges the RDN to work with Fairwinds to amend the Neighbourhood Plan for the Lakes District to set aside a significant portion of the endangered CDF ecosystem, and apply a conservation status through rezoning.

Ross Peterson  
Christopher Stephens  
Michael Jessen

Cc: Susan Cormie, George Holme

**Cormie, Susan**

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**From:** david collyer <david.collyer@shaw.ca>  
**Sent:** Sunday, August 15, 2010 11:03 AM  
**To:** George Holme; Cormie, Susan  
**Subject:** Fw: Critique of Fairwinds Plans for the Lakes District and Schooner Cove  
**Attachments:** Emailing: Lots Mostly Left to Nature006.jpg

To George Holme and Susan Cormie,

I sent this critique to the FCA after their request. I would also like to draw your attention to my concern of unnecessary sites degradation which I think could be greatly reduced if Fairwinds would respond in a positive way to reduce it.

David Collyer

----- Original Message -----

**From:** david collyer  
**To:** [Fairwinds Comm. Assoc.](#)  
**Cc:** [scormie@dn.bc.ca](mailto:scormie@dn.bc.ca)  
**Sent:** Sunday, August 15, 2010 8:46 AM  
**Subject:** Critique of Fairwinds Plans for the Lakes District and Schooner Cove

I do not have objection to the content of the Fairwinds submission except it does not include sufficient means of protection for the sensitive environmental ecological systems. I have raised this concern at several of the joint Nanoose Naturalist Stewardship Committee/Fairwinds Planning Team meetings who met several times over the past three years at which we submitted our requests for consideration of good planning principles and to review/critique the proposed development plans. Fairwinds adopted many of our suggestions but little of how to protect the natural environment from wasteful and unregulated construction practices. The Fairwinds submission has vague reference to protection of the ecological systems but no limitations on entry into sensitive areas not necessary for their immediate construction contracts. All contractors have been allowed unlimited access to all land on and adjacent to their contracted construction site areas and this unlimited access has caused much of the unnecessary damage. Another way this type of damage has occurred is the way Fairwinds have installed site services, from phase to phase of the work, and also the way individual home contractors excavated and dumped their material over excessive areas. There was little if any protection of the sensitive and rare ecological systems. Much of the damage would have been prevented if the excavated material had been immediately removed to a final dump site, but it has constantly been dumped in the immediate area of the current phase under construction, and when the next phase happened it was picked up and dumped again. I believe, therefore, that the same conduct will be allowed on future work. A closely related cause of unnecessary site damage has been the continuous practice of allowing all contractors to again damage sensitive ecological systems by lack of concern by Fairwinds on site development of home lots with resultant haphazard and non native landscaping materials and practices which in most cases covered the entire lot area to the detriment of not only the sensitive ecological systems but also to the resultant use of irrigation over the entire lot not covered by homes and related pavement/patio areas. Both this site damage and excessive water use would be limited if Fairwinds imposed as one of the conditions for construction/site development controls on preventing these types of practices with penalties [covenants and performance bonds] for non compliance. The attachment provides a good guideline for limiting site damage while at the same time maximizing the area left to the natural ecological systems.

David Collyer [david.collyer@shaw.ca]



DEVELOPMENT

Oct 24/09 T.C.

# Lots mostly left to nature. It's no place for neat freak

## Wilderness kept around homes saves money in rural areas

MARTY HOPE  
Canwest News Service

For those who faithfully keep their lawns trimmed and carry out seek-and-destroy missions on dandelions, it's enough to make you cringe.

But while we urban neat freaks can't get our heads around the fact people actually let their grass grow knee-high — even mixed with randomly seeded wildflowers — there is a growing sentiment in rural areas to have exactly this happen.

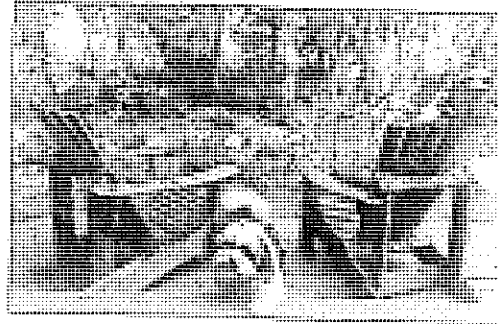
It's called conservation development and the newest example of this style is being proposed by Mark Kwasnicki, a high-end custom builder who now and again puts his talents to country residential land development.

His latest project is Silverhorn in the municipal district of Rocky View just north of Calgary, a largely rural area that is home to many a high-end home, estate or ranch.

To help bring Silverhorn along, Kwasnicki recruited Elvin Karpovich, a Calgary company director.

One of the more interesting elements of this type of land development is that it tries to reduce the size of the footprint it leaves on the land by preserving trees, sloughs, dugouts, natural vegetation and wildlife corridors, while giving potential homebuyers lots measuring from a half to a full hectare.

But here is another catch to conservation development: You can't



TIMES COLONIST ARCHIVE

Calgary developer catches on to a landscaping style that has long been familiar to Sooke homeowners.

just run around willy-nilly doing landscaping.

There are several elements to the home site.

The first is the building envelope, which will be large enough for a 4,500-square-foot two-storey home — or 6,000 if you want to go to three levels.

Then there is a five-metre area around the home for gardens or lawn, and beyond that, "It's a no-touch zone out there," says Kwasnicki. "Everything has to stay in its natural state."

The county endorses the conservation development idea. In fact, it was officials led by Rocky View reeve Lois Habberfield, who worked with Kwasnicki and Karpovich to refine the proposal.

But there are challenges to be faced for any jurisdiction considering this style of development, says Karpovich.

The biggest will be getting municipalities to accept and approve some of the design elements built into a conservation plan — things like road standards, non-manicured medians and boulevards, and using existing ponds and sloughs for stormwater run off, he says.

Other elements include

the communal sanitary treatment system, public open spaces that are created as natural areas, and the maintenance or non-maintenance of these spaces, says Karpovich.

"Our goal is to show that these spaces need minimal to no maintenance and that the natural environment is easy to maintain," he says.

"But in saying that, we have provided for smaller usable spaces within the building envelope to accommodate a manicured lawn. Our intent is not to completely eliminate a mowed lawn, but to substantially reduce the acres and acres of mowed grasslands you find in typical country residential developments."

It sounds like it might be time to put away that rider mower and find yourself a push one.

Promoting conservation measures has been done before and fiscally, it makes a lot of sense. More and more communities are getting out of the landscape upkeep business because of the cost and manpower involved.

Karpovich says the other challenge is getting builders and homebuyers to understand how conservation development will benefit them.

**Cormie, Susan**

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**From:** Hamilton, Karen on behalf of email, planning  
**Sent:** Monday, August 16, 2010 12:22 PM  
**To:** Cormie, Susan  
**Cc:** Lindsay, Dale  
**Subject:** FW: Fairwinds Development should follow existing OCP

**From:** MICHAEL SIMARD [mailto:mjsimard@shaw.ca]  
**Sent:** Friday, August 13, 2010 4:12 PM  
**To:** email, planning  
**Subject:** Fairwinds Development should follow existing OCP

RDN,

Re: Fairwinds proposed development application.

The existing OCP should be respected as it is a result of community consultation.

Fairwinds currently has approx. 700 units developed on approx. 50% of the community area.

The current proposal to add another 395 units in Schooner Cove & 1675 units in the Lakes District makes a total of 2070, three times the current amount and in my opinion far too many. 2070 units would add approx. 4000 vehicles to the community, too much traffic, too much noise.

Fairwinds is a beautiful rare community (similar to Pebble Beach California) not comparable to any other community in Canada.

Please do not allow Schooner Cove to become congested with 395 Condos & 1000 vehicles.

There can be a happy medium which respects the community residents & allows for development.

I would like the development to take place under existing OCP guidelines.

Michael Simard  
3484 Redden Rd.  
Nanoose Bay, B.C.  
V9P 9H3  
250-468-0277

**Cormie, Susan**

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**From:** Paul Grinder <pgrinder@gmail.com>  
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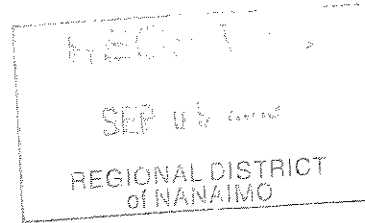
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2346 Eaglesfield Place  
Nanoose Bay, B.C.  
V9P 9G7  
Tel(250) 468-7088

September 2, 2010



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

Dear Ms. Cormie:

I attended last month's meeting held at the Fairwinds Centre sponsored by the Fairwinds Community Association and chaired by the President, Mr. Bob Popple.

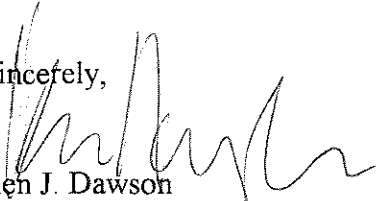
I heard presentations on the Lakes District Neighborhood Plan and the Schooner Cove Neighborhood Plan given by Mr. Paul Fenske of Ekistics Planning, Vancouver, and Mr. Chuck Brook of Brook and Associates, Victoria. There was also a model of the Schooner Cove Neighborhood Plan on display. Most of the 60 or so people present seemed impressed with what could be coming to their area in the way of two new well planned and researched communities.

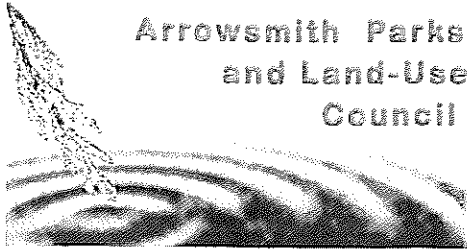
I had taken the time in days prior to the meeting to read thoroughly the Lakes District Neighborhood Plan and Schooner Cove Neighborhood Plan proposals.

Based on what I have read and heard, I consider these excellent plans for Fairwinds and I hope they are favourably accepted by the Regional District of Nanaimo.

Thank you for considering my input and I look forward to watching for a speedy approval of the plans so the next step of the development process can get started

Sincerely,

  
Ken J. Dawson  
Member, Fairwinds Community Association  
Former Member, Deep Cove Yacht Club, North Vancouver  
Vancouver Island mid island resident since 1997



**Arrowsmith Parks  
and Land-Use  
Council**

An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.

3349 Blueback Drive  
Nanacoost Bay, BC V9P 9H9  
250 468 1714  
pgrinder@gmail.com

September 13, 2010

George Holme, Director, Area E  
Dale Lindsay, Manager, Current Planning  
Susan Cormie, Senior Planner  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, B.C.  
V9P 6N2

CAO'S OFFICE		
CAO	✓	GMR&PS
GMDS	✓	GMT&SWS
GMF&IS		GMR&CS
SEP 17 2010		
SMCA		BOARD
CHAIR		G. Holme

Dear George, Dale and Susan,

**Re: Response to Pottinger Gaherty Environmental Consultants Limited (PLC)**

We, the Arrowsmith parks and Land-Use Council (APLUC), would like to offer the following comments in response to the August 24th letter from Pottinger Gaherty Environmental Consultants Limited (PGL) titled "Reponses to Environmental Concerns". We are in receipt of a copy of PGL letter and assume that the RDN has also been copied, so would like to ensure the RDN receives a balanced perspective on these issues. As PGL appears to have been selective in which comments from the June Public Information Meeting they have chosen to challenge, we assume they must agree with the numerous other public criticisms of their environmental impact assessment. Overall, it appears from the PGL comments that they (PGL) have not done any field observations or measurements on their own. Effective environmental protection cannot be done solely by adherence to written guidelines, best management practices, etc.

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GOERT should be contacted about the degree to which they were complicit in setting Garry Oak meadows boundaries. We do not believe they contributed meaningfully to this exercise. There is a difference between where boundaries are set, and the requirements for protection. Adequate

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no inventory of species in the Environmentally Sensitive Areas and from this, the conclusion is drawn that the inventory did not encounter any rare and endangered species. If you don't look in the right places, you are sure not to find them.

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"(a) Keep habitat loss to a minimum".

The claim of protecting "almost half of the Lakes District as a natural area" is misleading. Most of the forest (particularly the CDF ecosystem) is highly fragmented by the Plan, and the remaining pieces cannot be considered viable CDF ecosystems, and therefore should not be labeled as "natural areas". These areas may appear green in the Plan, but won't remain functional "natural areas" when fragmented.

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Some of the proposed habitat patches are too small to maintain biodiversity, and in fact may have the opposite effect. Scientific research has shown that fragmented strips and patches can act as "population sinks" for sensitive forest species, which take them to be suitable habitat, making them unnaturally vulnerable to edge exploiting predators and invasive species. The fragmentation of the Lakes District landscape into patches connected by green strips significantly compromises its ecological integrity. Higher elevation habitat is also disproportionately represented, with far too little habitat in the wetland/riparian zones where many sensitive species occur.

**Comment 7. "There was no consideration of the social values attached to the Sensitive Ecosystems".**

Social values of ecosystems are not only tied to their rareness and sensitivity. In fact, social values may have nothing to do with rareness and sensitivity. PGL erred in not consulting with the public on this.

APLUC disagrees with the statement: "...the avoidance or mitigation of impacts to sensitive areas in general will also minimize the effect on the social value attributed to these same sites", as this overly simplifies the issue of social values.

**Comment 8. "There was no public input to the calculation of potential impact".**

The "many open houses, public meetings, special committee meetings, ... etc" do not constitute public consultation on potential impacts. The EIS was available to the public well after the Fairwinds-hosted meetings concluded, and the RDN-hosted public meeting cannot be considered a substitute for a meaningful discussion of impact issues.

There is nothing in the PGL report that describes any measurement of social values of environmental features or ecosystems, or of public attitudes on potential impacts. APLUC considers this to be a very serious omission in the process of responsible environmental impact assessment. Significantly, and without this information, RDN is not in any position to judge the public acceptability of the proposed development - a key issue with respect to balancing cost/benefits of the development.

**Comment 9. "the precautionary principle should have been applied."**

Although PGL claims that the Plan exceeds guideline buffer distances (such as RAR recommendations), there are situations where APLUC believes these are inadequate, such as with the wetlands, and therefore does not believe that enough precaution has been exercised. APLUC questions whether the various items identified under the Environmental Management Plan necessarily constitute precautionary principles.

**Comments 10. "lacking is any consideration of the implications of losing this significant remaining intact habitat on the overall conservation of the endangered Nanaimo Lowlands Ecoregion and Coastal Douglas Fir Forest zone".**

There is misinformation in Pottenger Gaherty's description of the extent of the Coastal Douglas-fir zone, which seriously compromises the validity of their statements on this keystone issue. Pottinger Gaherty incorrectly states that the Coastal Douglas-fir ecosystem extends on Vancouver Island "from Campbell River to the island's southern tip". In fact, the CDF only extends north to slightly past Bowser. Having grossly overstated the size of the CDF zone, PGL then concludes, based on that error, that the Lakes District is "a small portion of this land mass".

In fact, given the actual small size of the CDF zone, the levels of development within the CDF plus the especially high ecological integrity and diversity of the Lakes District, it is a very significant component of the remaining CDF ecosystem, of which 49 percent has been lost to development, the highest level of any natural habitat in BC.

Assessing the extent of the ecoregion represented by the subject lands, the extent of remaining natural habitat within the ecoregion, the ecological uniqueness/habitat values and integrity of the subject lands plus the level of impacts is at the foundation of the Environmental Assessment process. PGL has failed to correctly do this.

PGL arrives at an erroneous conclusion of minimal impact on the larger CDF ecosystem through failing to correctly factor the rarity of the Lakes District landscape as an unbroken CDF habitat, the size of the CDF zone, the amount of the CDF that has already been lost to development plus the scale of impacts to the Lakes District landscape. The Lakes District is in fact a critically important remaining tract of diverse, unbroken habitat in the threatened CDF zone.

#### **11 – Appendix – Sensitive Bird Species**

In citing availability of habitat for Ruffed Grouse provided by the proposed plan, PGL counts Notch Hill as Ruffed Grouse habitat. PGL then argues that sufficient habitat will be available to ensure the survival of Ruffed Grouse. However, according to our current knowledge, Notch Hill does not generally provide suitable habitat for Ruffed Grouse. Rather, these lowland birds rely mostly on the wooded areas and riparian zones surrounding the Beaver Ponds and lake, as well as mixed forest around Enos Lake. These areas would be significantly impacted by the proposed subdivision plan.

PGL fails to comment on some of the most serious bird conservation issues raised, including the presence of nesting Olive-sided Flycatchers, a COSEWIC listed, federally threatened species. The Lakes District provides rare remaining prime habitat for nesting Olive-sided Flycatchers in the form of treed uplands, snag wetlands, open forest, woodlands, and natural forest openings in a contiguous landscape. Research suggests that human impacts such as land clearing can cause Olive-sided Flycatchers to experience high rates of nesting failures due to increased predation.

Documented issues associated with effects of habitat fragmentation on other sensitive species we mentioned have not been addressed by PGL.

#### **12 - Conclusion**

The Plan does not protect the Garry Oak meadows "in their entirety" as claimed by PGL. As we have mentioned before, the Garry Oak ecosystem has not been accurately defined, and the Plan would encroach on the sensitive ecosystem.

APLUC does not agree with the claim that "the proposed Plan provides a significant benefit ..." The sensitive ecosystems in the Lakes District are already protected through various RDN mechanisms (OCP, RGS, Sustainability), despite the current Residential zoning. APLUC does not believe from a practical sense that this zoning necessarily trumps the environmental protection obligations of the RDN, and therefore does not accept that the proposed parkland is a "gift" from Fairwinds.

On behalf of the Arrowsmith Parks and Land-Use Council,



---

Paul Grinder  
3349 Blueback Drive,  
Nanose Bay, B.C.  
V9P 9H9  
250 468 1714  
[pgrinder@gmail.com](mailto:pgrinder@gmail.com)

**Cormie, Susan**

---

**From:** al kirkley <akirkley@telus.net>  
**Sent:** Friday, October 22, 2010 9:05 AM  
**To:** Cormie, Susan  
**Subject:** Fairwinds Lake District Proposal

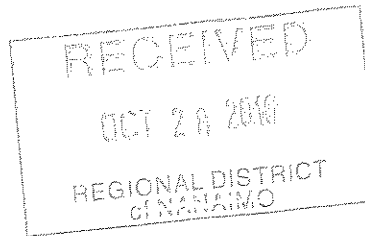
Please see the extract below.

If the Fairwinds Lake District Plan is approved as it stands with the road between the two beaver ponds we can expect similar results for the population of red-legged frogs that inhabit the area.

"The red-legged frog is one of several endangered species of wildlife living in Burns Bog. Recently, Robert Matas of The Globe and Mail reported that the frogs living in the wetlands around the new Sea-to-Sky highway to Whistler are not faring as well as their Burns Bog siblings. About 14 kilometres outside Whistler, the road runs right through the red-legged frogs' migration route. Unless the frogs ask for directions to the nearest wildlife tunnel under the road, they are stuck trying to cross the multi-million dollar highway. This is a skill the red-legged frogs haven't learned to master. "

Wayne & Donna Turner  
1981 Harlequin Crescent  
Nanoose Bay, B.C.  
V9P 9J2

05 October, 2010



Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, B.C.  
V9T 6N2

Dear Sirs,

Please accept this letter as our statement of objection regarding the proposal for the Lakes District & Schooner Cove, Electoral Area "E" as submitted to the Regional District of Nanaimo by Fairwinds. While the renovations to the marina area, with new commercial space, would be a welcome addition, we have concerns regarding several other areas of Fairwinds proposal.

We are very concerned about the Lakes District portion of the proposal. The tranquil beauty of the area enjoyed by scores of residents, hikers and bikers would be forever altered. This unique eco-system of lakes and forest is one of the reasons people are drawn to the Fairwind area. When fully developed the forest, wetlands and wildlife will all be negatively impacted. Small pockets of green within subdivisions will discourage wildlife by transforming their traditional habitat including feeding, established movement patterns, access to breeding grounds, etc.

Adding over 1500 homes will affect the area with increased traffic on already very narrow, busy roads. Streams of cars will add noise and pollution to our peninsula. According to Fairwinds proposal there appears to be provision for *limited* support services for the significantly increased population. Therefore, the populace will be required to drive to access full services elsewhere. The building of one thoroughfare that bisects Fairwinds property (Schooner Cove Drive) does NOT solve the problem of volume that will absolutely develop if this proposal goes forward.

There are many knowledgable challenges to Fairwinds research on issues such as setbacks, proximity to waterways, unique eco-systems identification as well as water and sewer objections. We would like to add our names to the long list of opponents, including all those that spoke against the proposal at the 28 June, 2010 meeting as well as the large number that did not get the opportunity to voice their concerns. It appears that Fairwinds has not done due diligence in its research and has presented flawed findings to both the Regional District of Nanaimo and the general public.

We urge the Regional District of Nanaimo to consider the objections of many learned contributors providing feedback and exercise extreme caution in accepting **any** development plans for this unique area.

Thank you.



Wayne Turner  
250-468-9651



Donna Turner

**Cormie, Susan**

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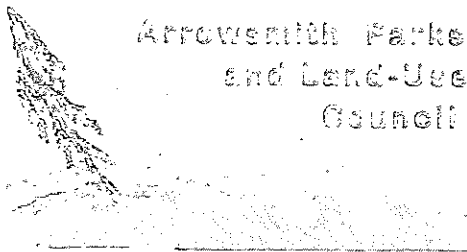
**From:** J&H Nickson <thenicksons@shaw.ca>  
**Sent:** Monday, November 15, 2010 1:51 PM  
**To:** Cormie, Susan  
**Subject:** Fairwinds application

Susan ;

Please take note, if the Planning Dept already hasn't, the road network throughout the Nanoose Peninsula is not capable of handling the volume of traffic that will be generated by the proposed number of homes and condos that are being asked for in the proposal.

Access and egress to the Fairwinds area is simply not up to date, to service the build-out population, This needs further attention.

Sincerely  
John Nickson  
2389 Arbutus Cres  
Nanoose Bay



Arrowsmith Parks  
and Land-Use  
Council

An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.

3349 Blueback Drive  
Nanoose Bay, BC V9P 9H9  
250 468 1714  
pgrinder@gmail.com

November 16, 2010

Maggie Henigman  
Acting Senior Ecosystems Biologist  
Ministry of Environment  
2080A Labieux Road  
Nanaimo, B.C. V9T 6J9

CAO'S OFFICE		
CAO	<input checked="" type="checkbox"/>	GMR&PS
GMDS	<input checked="" type="checkbox"/>	GMT&SWS
GMF&IS		GMR&CS
NOV 29 2010		
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CHAIR		
<i>G. Holme</i>		

Dear Ms. Henigman:

Re: Environmental Implications of Proposed Road for Fairwinds Development

We, the Arrowsmith Parks and Land-Use Council, have reviewed the comments of the MoE and the MoT&I regarding the Fairwinds Lakes District Neighbourhood Plan and find there is no mention of the proposed location of the east/west connector (Schooner Cove Drive Extension) and its potential ecological impacts.

We are concerned that the proposed alignment of this connector would have serious and permanent impacts on the ecological functions of two beaver ponds, defined as Sensitive Ecosystems in the Federal-Provincial Sensitive Ecosystem Inventory Program.

We do not believe that the Fairwinds' application of Riparian Areas Regulations (RAR) provisions is adequate to protect the ecological functions of these beaver ponds. It is our understanding that the RAR provisions were drafted by MoE to protect fish and fish stream habitat, and not the more general and sometimes broader needs of wetlands, and particularly beaver ponds.

In the case of the Fairwinds Lakes District beaver ponds, there are significant areas where the proposed road alignment would encroach on important wetland resources, and where even the RAR setback provisions would not be met, especially along the western margin of the more northerly beaver pond.

The proposed alignment would remove almost all of the beavers' deciduous tree resources. In November 2009, beaver had felled 64 saplings on the right of way of the proposed road, which represents virtually all of the beaver's harvest of that year. There are beaver trails in many places along the proposed right of way, and Fairwinds' assurance that planned culverts would provide needed access across the road does not address the issue of compromised food supply.


The proposed road alignment does not accommodate the terrestrial habitat needs of the Blue Listed Red Legged Frogs found in the area. There is no identification of where the frogs' terrestrial habitats are in relation to the road alignment, and Fairwinds' plans for culvert access provisions are not convincing. We draw you attention to the attached news coverage of frog mortality on the Sea to Sky Highway ("*Despite tunnels, many amphibians flattened while trying to cross highway, experts say*").

We believe that avoidance of impacts is preferable to mitigation and restitution. We think there other alignments for this road that should be considered in order to reduce ecological impacts. One of our members, when serving on the Community Advisory Group for this development, attempted to persuade the Fairwinds consultants to consider other alignment options, but except for a statement to the effect that the proposed alignment was the best available, no systematic comparison of routes was undertaken. We think this still needs to be done. If a connector road is required, we prefer a route that avoids the area between the two beaver ponds. One option that seems worth considering includes an alignment that essentially follows along the western edge of the Fairwinds property from Fairwinds Drive, before turning east to join the existing Schooner Cove Drive.

We feel there is still time for a comparative analysis of optional routes, and ask that your Ministry request that this be done. We look forward to your reply.

Sincerely,

On behalf of the Arrowsmith Parks and Land-Use Council,

  
\_\_\_\_\_

Paul Grinder  
3349 Blueback Drive, Nanoose Bay, B.C. V9P 9H9  
Phone: 250 468 1714  
Email: [pgrinder@gmail.com](mailto:pgrinder@gmail.com)

Cc:

Debbie O'Brien, Senior Planning Technician, MoT&I  
Angela Buckingham, Chief Environmental Officer, MoT&I  
George Holme, Director, Regional District of Nanaimo, Area E  
Dale Lindsay, Manager, Current Planning, Regional District of Nanaimo  
Susan Cormie, Senior Planner, Regional District of Nanaimo



Minister of  
Fisheries and Oceans



Ministre des  
Pêches et des Océans

Ottawa, Canada K1A 0B6

OCT 27 2010

Mr. Paul Grinder  
3349 Blueback Drive  
Nanoose Bay, British Columbia  
V9P 9H9

Dear Mr. Grinder:

Thank you for your correspondence of September 15, 2010, in which you provide the Arrowsmith Parks and Land-Use Council's response to the Proposed Fairwinds Lakes District Development Review.

I appreciate learning the Council's views on this matter and welcome the opportunity to respond to those sections of your letter that relate to Fisheries and Oceans Canada (DFO). Typically, local governments have jurisdiction over their municipal zoning and development permit processes and are responsible for ensuring that developers meet broader provincial and federal regulatory requirements.

The British Columbia Riparian Areas Regulation (RAR) enables local governments to allow development within 30 metres of the high-water mark of a stream, provided that prescribed riparian assessment methods have been followed. The assessment methods require that a qualified environmental professional (QEP) determine a development setback from the stream, define measures to protect the riparian area and provide an opinion on whether or not the proposed development will result in the harmful alteration, disruption or destruction (HADD) of riparian fish habitat.

In cases where the QEP determines that the development, according to RAR, will not result in a HADD of riparian fish habitat, the local government can allow the development to proceed without review by DFO. The majority of RAR submissions fall within this category.

.../2

Canada

- 2 -

However, when the QEP determines that the development is likely to result in a HADD of riparian fish habitat, the RAR requires the QEP to include approval from the Department with the assessment. This triggers a review under the *Fisheries Act* by DFO's Habitat Management Program in accordance with DFO's *Policy for the Management of Fish Habitat*, which can be found at < [www.dfo-mpo.gc.ca/oceans-habitat/habitat/policies-politique/operating-operation/index\\_e.asp](http://www.dfo-mpo.gc.ca/oceans-habitat/habitat/policies-politique/operating-operation/index_e.asp) >, as well as the *Canadian Environmental Assessment Act* and *Species at Risk Act*.

You are concerned that the proposed Fairwinds Lakes District development could affect Enos Lake benthic and limnetic stickleback. You are correct in stating that the species of Enos Lake stickleback are currently listed as Endangered on Schedule 1 of the *Species at Risk Act* and are, therefore, protected under that legislation. This makes it unlawful to harm Enos lake stickleback or to destroy their critical habitat without a permit.

I thank you for taking the time to share your concerns.

Sincerely,



Gail Shea, P.C., M.P.

**Cormie, Susan**

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**From:** Paul Grinder <pgrinder@gmail.com>  
**Sent:** Wednesday, September 15, 2010 1:25 PM  
**To:** Lindsay, Dale; Cormie, Susan; gholme@shaw.ca  
**Subject:** APLUC response to PGL report: e-mail copy

Hello George, Dale and Susan,

Below, please find the Arrowsmith Parks and Land-Use Council's response to the document submitted by Pottinger Gaherty Environmental Consultants Limited (PLC) to the Fairwinds Planning Team. The following is a back-up copy of the letter we mailed to each of you on September 13, 2010.

Sincerely,  
Paul Grinder

Dear George, Dale and Susan,

**Re: Response to Pottinger Gaherty Environmental Consultants Limited (PLC)**

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Some of the proposed habitat patches are too small to maintain biodiversity, and in fact may have the opposite effect. Scientific research has shown that fragmented strips and patches can act as "population sinks" for sensitive forest species, which take them to be suitable habitat, making them unnaturally vulnerable to edge exploiting predators and invasive species. The fragmentation of the Lakes District landscape into patches connected by green strips significantly compromises its ecological integrity. Higher elevation habitat is also disproportionately represented, with far too little habitat in the wetland/riparian zones where many sensitive species occur.

**Comment 7. "There was no consideration of the social values attached to the Sensitive Ecosystems".**

Social values of ecosystems are not only tied to their rareness and sensitivity. In fact, social values may have nothing to do with rareness and sensitivity. PGL erred in not consulting with the public on this. APLUC disagrees with the statement: "...the avoidance or mitigation of impacts to sensitive areas in general will also minimize the effect on the social value attributed to these same sites", as this overly simplifies the issue of social values.

**Comment 8. "There was no public input to the calculation of potential impact".**

The "many open houses, public meetings, special committee meetings, ... etc" do not constitute public consultation on potential impacts. The EIS was available to the public well after the Fairwinds-hosted meetings concluded, and the RDN-hosted public meeting cannot be considered a substitute for a meaningful discussion of impact issues.

There is nothing in the PGL report that describes any measurement of social values of environmental features or ecosystems, or of public attitudes on potential impacts. APLUC considers this to be a very serious omission in the process of responsible environmental impact assessment. Significantly, and without this information, RDN is not in any position to judge the public acceptability of the proposed development - a key issue with respect to balancing cost/benefits of the development.

**Comment 9. "the precautionary principle should have been applied."**

Although PGL claims that the Plan exceeds guideline buffer distances (such as RAR recommendations), there are situations where APLUC believes these are inadequate, such as with the wetlands, and therefore does not believe that enough precaution has been exercised.

APLUC questions whether the various items identified under the Environmental Management Plan necessarily constitute precautionary principles.

**Comments 10. "lacking is any consideration of the implications of losing this significant remaining intact habitat on the overall conservation of the endangered Nanaimo Lowlands Ecoregion and Coastal Douglas Fir Forest zone".**

There is misinformation in Pottenger Gaherty's description of the extent of the Coastal Douglas-fir zone, which seriously compromises the validity of their statements on this keystone issue. Pottenger Gaherty incorrectly states that the Coastal Douglas-fir ecosystem extends on Vancouver Island "from Campbell River to the island's southern tip". In fact, the CDF only extends north to slightly past Bowser. Having grossly overstated the size of the CDF zone, PGL then concludes, based on that error, that the Lakes District is "a small portion of this land mass".

In fact, given the actual small size of the CDF zone, the levels of development within the CDF plus the especially high ecological integrity and diversity of the Lakes District, it is a very significant component of the remaining CDF ecosystem, of which 49 percent has been lost to development, the highest level of any natural habitat in BC.

Assessing the extent of the ecoregion represented by the subject lands, the extent of remaining natural habitat within the ecoregion, the ecological uniqueness/habitat values and integrity of the subject lands plus the level of impacts is at the foundation of the Environmental Assessment process. PGL has failed to correctly do this. PGL arrives at an erroneous conclusion of minimal impact on the larger CDF ecosystem through failing to correctly factor the rarity of the Lakes District landscape as an unbroken CDF habitat, the size of the CDF zone, the amount of the CDF that has already been lost to development plus the scale of impacts to the Lakes District landscape. The Lakes District is in fact a critically important remaining tract of diverse, unbroken habitat in the threatened CDF zone.

## **11 – Appendix – Sensitive Bird Species**

In citing availability of habitat for Ruffed Grouse provided by the proposed plan, PGL counts Notch Hill as Ruffed Grouse habitat. PGL then argues that sufficient habitat will be available to ensure the survival of Ruffed Grouse. However, according to our current knowledge, Notch Hill does not generally provide suitable habitat for Ruffed Grouse. Rather, these lowland birds rely mostly on the wooded areas and riparian zones surrounding the Beaver Ponds and lake, as well as mixed forest around Enos Lake. These areas would be significantly impacted by the proposed subdivision plan.

PGL fails to comment on some of the most serious bird conservation issues raised, including the presence of nesting Olive-sided Flycatchers, a COSEWIC listed, federally threatened species.

The Lakes District provides rare remaining prime habitat for nesting Olive-sided Flycatchers in the form of treed uplands, snag wetlands, open forest, woodlands, and natural forest openings in a contiguous landscape. Research suggests that human impacts such as land clearing can cause Olive-sided Flycatchers to experience high rates of nesting failures due to increased predation. Documented issues associated with effects of habitat fragmentation on other sensitive species we mentioned have not been addressed by PGL.

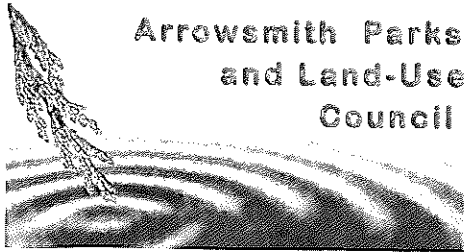
## **12 - Conclusion**

The Plan does not protect the Garry Oak meadows "in their entirety" as claimed by PGL. As we have mentioned before, the Garry Oak ecosystem has not been accurately defined, and the Plan would encroach on the sensitive ecosystem.

APLUC does not agree with the claim that "the proposed Plan provides a significant benefit ..." The sensitive ecosystems in the Lakes District are already protected through various RDN mechanisms (OCP, RGS, Sustainability), despite the current Residential zoning. APLUC does not believe from a practical sense that this zoning necessarily trumps the environmental protection obligations of the RDN, and therefore does not accept that the proposed parkland is a "gift" from Fairwinds.

On behalf of the Arrowsmith Parks and Land-Use Council,

Paul Grinder



**Arrowsmith Parks  
and Land-Use  
Council**

*An association of individuals and groups committed to engaging with community, government, and industry to advocate for the conservation and expansion of parks and protected areas within the Mount Arrowsmith watersheds.*

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September 13, 2010

Hon. Barry Penner  
Minister of Environment and Stewardship  
PO Box 9047, Stn. Prov. Gov.  
Victoria, B.C. V8W 9E2

**Proposed Fairwinds Lakes District Development Review**

We, the Arrowsmith Parks and Land-Use Council (APLUC), are writing to you regarding the proposed Fairwinds Lakes District development in Nanoose Bay and your review of this application. We ask that you not approve this proposed development in its present form, as there are serious environmental protection concerns that need to be addressed. The Lakes District has significant endangered CDF forest, endangered Garry Oak meadow and wetland ecosystems that would be significantly impacted by this proposed development.

**1. Endangered Coastal Douglas-fir (CDF) Ecosystem**

The Lakes District is a significant and rare remaining area of unbroken habitat within the threatened Coastal Douglas-fir biogeoclimatic zone, a region which supports some of the highest diversity of birds, invertebrates, amphibians, plants and other species in Canada. Forty nine percent of the Coastal Douglas-fir zone has been lost to development, which is the highest level of conversion to human use of any of BC's natural environments. The CDF, which occurs mostly on southeast Vancouver Island and the Gulf Islands is the rarest biogeoclimatic zone in BC, and is one of Canada's four most endangered ecosystems. CDF forests and associated ecosystems contain the most species of global and provincial conservation concern of any natural habitat in BC.

Much of the above information consists of findings from Taking Nature's Pulse: The Status of Biodiversity in British Columbia, a 2008 report produced by Biodiversity BC, a partnership of government and nongovernment conservation organizations working to provide a comprehensive assessment of the state of ecosystems and native species in BC.

As one of the most significant, ecologically diverse remaining habitats in Vancouver Island's CDF zone coastal lowlands, the Lakes District is of paramount importance for maintaining plant, animal and ecosystem diversity and landscape level ecological integrity on a local and provincial scale. The Lakes District CDF ecosystem presents both an urgent conservation need and an opportunity to support threatened species and ecosystems in the face of extensive habitat loss. In addition, given the high levels of land conversion and development within the Regional District of Nanaimo portion of the CDF zone, the Lakes District is a critical remaining natural habitat and CDF landscape. The proposed development as it stands is of great concern due to the impact on this unbroken CDF ecosystem, which supports an abundance and diversity of sensitive species. Given these factors, the state of the CDF, and in light of recent government statements and reports highlighting the critical need for CDF conservation, we ask that you not support the proposed development.

### **Garry Oak Meadows and Freshwater Wetlands: Sensitive and Rare CDF associated ecosystems**

The proposed development area contains rare and sensitive Garry Oak ecosystems and freshwater wetlands. These stand to be compromised by the proposed development.

The wetlands and Garry Oak meadows in the Lakes District are of regional significance, representing rare remaining habitats that are subset ecosystems within the Coastal Douglas Fir Zone. The conservation significance of these natural habitats for maintaining ecosystem integrity and supporting native species is in part due to their being part of a contiguous natural landscape. The proposed development provides inadequate, or in some cases nonexistent buffers to these areas. In addition, according to a PhD Botanist with expertise in Garry Oak ecosystems, the ecological boundaries of the Garry Oak ecosystems have not been accurately mapped by the consultants.

Issues include loss of sensitive species due to disturbance and development intrusion, fragmentation and habitat degradation from road alignments that are too close to wetlands, increased predation from invasive species, loss of connected habitat elements, and noise disturbance.

Of special concern to APLUC is the proposed extension of Schooner Cove Driver, due to its alignment through sensitive wetland and riparian habitat near beaver ponds and a creek. COSEWIC Red-legged Frogs occur in the riparian zone that the road would be going through. Breeding habitat is provided by the wetlands, and upland habitat by the bordering forest. Both habitats would be significantly impacted by the proposed road. According to our current knowledge, Common Mergansers occur in this wetland area and may be nesting. Waterfowl nesting sites are relatively uncommon in the region and are sensitive to disturbance.

### **Inadequate Environmental Impact Assessment**

The Environmental Impact Assessment conducted for this development by Pottinger Gaherty Ltd. contains major failings, as it does not take into account and/or meaningfully address several critical factors. These include:

- The ecological significance of the Lakes District as an extensive, ecologically diverse landscape representative of the globally imperiled Nanaimo Lowlands/CDF zone forest ecosystem
- Repercussions on a larger scale resulting from loss and degradation of this habitat.
- The core “big picture” issues associated with this development, these being the rarity and environmental sensitivity of this tract of intact habitat representing an endangered ecosystem, its high biodiversity, and the impacts associated with the proposed development.
- The impacts of habitat fragmentation, edge effects, development encroachment and loss of forest interior habitat impacts on the diverse, sensitive and to varying degrees threatened, birdlife inhabiting this area. Neotropical and other forest birds are at some of their highest diversity in the coastal lowlands, where much habitat has also been lost. Scientific studies have noted the disappearance and decline of forest songbirds when forest habitats are fragmented or encroached on by development. This important issue has not even been touched on in the environmental impact assessment. Compromise of the Lakes District would be especially serious in a regional context due to the limited availability of unbroken forest for sensitive forest bird species.
- Failure to consider the full implications of development on viability of functioning ecosystems and sensitive species in the Lakes District
- Failure to inventory sensitive species in identified environmentally sensitive areas, based on the errant assumption that this was unnecessary, given the planned protection of certain areas These



- areas should have been surveyed, given secondary use of surrounding habitat by species primarily dependant on these areas, and impacts from surrounding development
- Failure to assess effects of the proposed development on ecosystem diversity and integrity in the Mount Arrowsmith Biosphere Reserve
  - Failure to adequately map the extent and distribution of the Garry Oak woodlands and meadows.
  - Failure to adequately consider the effects of invasive species encroachment following habitat fragmentation and loss of forest interior habitat.
  - Failure to make the environmental assessment available for public comment until after the meetings hosted by Fairwinds were concluded. This prevented meaningful public input on the acceptability of impacts.

### **Coastal Douglas-fir Ecosystem Conservation Goals in BC:**

Recent statements by the Integrated Land Management Bureau highlight the need for CDF ecosystem protection and possible steps to be taken by government. In a July 30<sup>th</sup> 2010 news release by the ILMB announcing protection of selected Crown CDF parcels and discussing conservation of the CDF, it was noted that work with local government will be needed to protect the CDF ecosystem. You are the ministries/agencies in the position to do this firsthand by not supporting this development proposal and instead, providing input on alternatives to the Regional District of Nanaimo.

DL 137, one of the new CDF Crown protected areas announced by the ILMB, borders the proposed development area. Together, they form a contiguous, Coastal Douglas-fir ecosystem that supports many sensitive species and species at risk dependant on this habitat. These include Band-tailed Pigeon, Olive-sided Flycatcher, Ruffed Grouse, Red-legged Frog, Purple Martin, American Kestrel, Pacific Sideband Snail, Sooty Grouse, Western Screech-owl and possibly, Painted Turtle. If the Lakes District were developed, not only would its own CDF/Garry Oak conservation and habitat values be lost, but the ecological viability of DL 137 as a CDF protected area would be severely degraded.

### **Sensitive Ecosystems**

Many of the ecosystems represented in the Lakes District including Garry Oak Meadows, CDF forests, Arbutus/conifer woodlands, wetlands, sparsely vegetated areas, glades and creeks were identified in the 1997 Sensitive Ecosystem Inventory for Southeastern Vancouver Island. A major factor contributing to the ecological significance of the Lakes District is the occurrence of these sensitive ecosystems together in an unbroken CDF ecosystem landscape covering over 700 acres. The proposed development would destroy and degrade a significant proportion of these sensitive ecosystems, while fragmentation would remove much of the landscape's habitat values and ecological integrity. Given the endangerment and biodiversity of this ecosystem, from our perspective this level of impact is not acceptable. Especially given the high percentage of SE Vancouver Island's nationally significant sensitive ecosystems that have been lost or degraded due to insufficient attention to conservation, it is highly important that the ecological values represented in the Lakes District be protected.

### **Species at Risk and Habitat Notes**

The Enos Lake Benthic and Limnetic Three-spine Stickleback, SARA listed endangered species, have not been confirmed to be extinct, contrary to the environmental impact assessment's claims. The occurrence of this fish and protection of the habitat surrounding the lake must be taken into consideration. COSEWIC listed Red-legged Frogs are easily found in the wetlands and creeks,

which would be severely impacted by the proposed road alignments that do not take into account upland buffer needs around wetlands. The Arbutus/Garry Oak Coastal Douglas-fir ecosystems of the Lakes District provide prime habitat for the blue listed Band-tailed Pigeon. Red listed Purple Martins nesting nearby at Nanoose Bay use the forests and wetlands as a source of areal insect food. Of special concern is the fact that the COSEWIC listed Olive-sided Flycatcher nests in the Lakes District's Garry Oak Meadows and woodland habitats. This species has recently been recognized as a threatened species in Canada. The Lakes District is one of the few suitable habitat areas in the region's lowlands for this bird. There are many other species here that are sensitive, at risk or rare.

The blue listed Pacific Sideband Snail occurs in the CDF forests. Red listed plant communities of the Coastal Douglas Fir Zone, including those associated with dry forest, Arbutus woodlands and subset Garry Oak ecosystems characterize much of the Lakes District. According to a local ornithologist and wildlife consultant interviewed by APLUC, the Lakes District provides essential unfragmented habitat for regional populations of nesting forest birds.

Professional ecologists, botanists and ornithologists, plus members of the birding and naturalist community familiar with the Lakes District know this CDF landscape and natural habitat to be of high ecological significance. The Lakes District is recognized for its importance in maintaining biodiversity at a regional and larger level as rare remaining habitat, representative of the biologically diverse, threatened coastal lowlands CDF ecosystem, sustaining a rich and threatened diversity of plant and wildlife species dependant on this habitat.

### **Implementing the Convention on Biodiversity**

As decision makers of the BC government, a supportive province in a country signatory to the United Nations Convention on Biodiversity, and decision makers of the federal government, you are in a position of responsibility to take actions that are in keeping with the legally binding conservation mandate resulting from this agreement. This requires achieving significant reductions in biodiversity loss by 2010, the International Year of Biodiversity. The Lakes District is an integral part of the United Nations designated Mount Arrowsmith Biosphere Reserve. The location of the Lakes District within a UNESCO biosphere reserve makes conserving the ecological integrity of this imperiled ecosystem within a national biodiversity "hotspot", all the more important. Supporting protection of the Lakes District is a concrete step you can take to help BC and Canada implement the Convention on Biodiversity.

### **Zoning: Opportunities for Conservation**

The Lakes District was designated for single family residential use in the 1980's, while full understanding of the critical need to conserve our remaining CDF ecosystems has been gained more recently. The Green Bylaws Toolkit, developed in partnership with the BC Government, states that past zoning enacted without sufficient knowledge of ecology and conservation can be changed to reflect newly understood conservation needs, i.e. "Conservation Zoning". APLUC feels that an urban development designation for Lakes District is inappropriate due to its ecological rarity and environmental sensitivity.

### **Concluding Comments**

Given the fact the Lakes District is an ecologically significant natural landscape in the endangered CDF zone and in light of recent government statements regarding the need for CDF ecosystem conservation, we request that you recommend that this development proposal not be approved. We also request that you recommend rezoning the Lakes District to an appropriate conservation designation in line with the critical need to protect the endangered ecosystems we have described and all their associated species.

Sincerely,  
On behalf of the Arrowsmith Parks and Land-Use Council,

Paul Grinder  
3349 Blueback Drive,  
Nanoose Bay B.C. V9P 9H9  
250 468 1714  
pgrinder@gmail.com

Cc. Hon. Shirley Bond, Minister of Transportation and Infrastructure  
Hon. Ben Stewart, Minister of Community and Rural Development  
Rob Fleming, MLA Critic for Environment and Stewardship  
Scott Fraser, MLA Critic for Community and Rural Development  
Harry Bains, MLA Critic for Transportation and Industry  
Hon. Gail Shea, MP Minister of Fisheries and Oceans



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CHAIR	<input checked="" type="checkbox"/>
G. Holme	

December 8, 2010

Mr. George Holme  
Director, Electoral Area E  
Regional District of Nanaimo  
6300 Hammond Bay Rd  
Nanaimo, B.C. V9P 6N2

Dear George;

**Re: Potable Water provisions for the Proposed Fairwinds Developments (Lakes District and Schooner Cove).**

Thank you for your response to our Nov. 1, 2010 letter regarding the above topic.

We have a few additional questions and comments arising from your response, and look forward to your reply.

**Further to Question 2;**

Has Fairwinds actually found and proved any new potable water sources?

If so, is the amount of proven water adequate to serve Fairwinds' total proposed build-out?

If not, will the proponent be required to resubmit a plan that only reflects the available proved water?

Your statement that "*RDN requires that water be provided for each stage of the development for which development approval is requested*" forces us to envisage a possible scenario where adequate new water is proved for the early development stages, but not for later stages. The high cost of up-front infrastructure to serve the "first dwelling" could lead to a desperate search for distant sources of supply in order to achieve financial payback targets – if not proved right at the beginning.

It is Arrowsmith Parks and Land-Use Council's contention that the issue of adequate water for the full build-out be resolved up front. To quote from the Nanoose Bay OCP, "*Acknowledge that freshwater is an essential element in our life support system and because of its finite supply, should be a determiner of further growth and development*" (from Section II, Environmental Protection). This is a pretty clear statement from the Nanoose Bay citizens that the approval process for any future development must follow the sourcing of an adequate and sustainable potable water supply.

With availability of water as the driver, and not as the servant of population growth, it makes sense that the assessment of water availability be carried out as a first and determining step. Can we expect that RDN will impose this requirement on the proponent?

Also, with the availability of water as the driver, we might see a total build-out somewhat less than that proposed, should the total amount of water available be insufficient for the original proposed number of dwellings.

**Further to Question 3;**

Your letter refers to: "*new water being provided by Fairwinds...*". This implies a new source has been found and is currently being used.

Can you confirm this?

Where is the new water source? Is it the Heringa or the Wallbrook wellfield? If it is the Heringa or the Wallbrook wellfield, we have reasons to believe that this water may not be "*in a different aquifer, removed from current aquifers utilized by RDN*", as your letter claims. Also, we are not aware of a hydrogeological report proving this is "new water".

Further, we are concerned with your statement that neither the Sustainability Coordinator nor the Drinking Water and Watershed Protection Coordinator will have a role in the assessment of Nanoose Bay's limited water supply. Who within the RDN, if not these two people, will be responsible for decisions, or advising on decisions, regarding how much water is available for new uses as well as ensuring that existing water sources are not adversely affected?

It's fine to have groundwater professionals provide information, but they are not the ones who make decisions on water withdrawals that may be in conflict with existing uses. We think it appropriate that the two Coordinators be responsible for evaluating and reporting on the adequacy of the information delivered to the decision makers.

**Further to Question 4;**

It is our understanding that a subdivision servicing bylaw or an amended bylaw to accommodate Fairwinds' needs is required to satisfy the provincial Ministry of Transportation & Infrastructure before they grant approval. When do you see the bylaw or bylaw amendment happening?

**Further to Question 5;**

We strongly believe that this huge development proposal should require more than a fill-in-the-blank form for the serious issue of potable water (the C&SIR Form).

To put this in perspective, the full build-out of the Fairwinds proposed development would add another 4,000 to 5,000 people to Nanoose Bay; nearly doubling the present population. It's difficult to see where a doubling of the Nanoose Bay water supply will come from. Again, because of the potential for serious impacts and the limited water resources in Nanoose Bay, sensible planning would require that an assessment of the availability of water for the full build-out be required up front, and not piece meal for each development stage.

The above issues are important enough to the citizens of Nanoose Bay to warrant a public meeting solely on the issue of potable water. The citizens of Nanoose Bay must have the opportunity to hear

and discuss where the new water to serve the proposed Fairwinds' development will come from and what the implications will be to the existing water uses and users of the area.

Sincerely,

On behalf of the Arrowsmith Parks and Land-Use Council,



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Paul Grinder  
3349 Blueback Drive, Nanoose Bay, B.C. V9P 9H9  
Phone: 250 468 1714  
Email: pgrinder@gmail.com

Cc:  
Joe Stanhope – Board Chair, Director, Electoral Area G

**Cormie, Susan**

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**From:** Drazic, John <John.Drazic@terasengas.com>  
**Sent:** Monday, December 27, 2010 5:11 PM  
**To:** Cormie, Susan  
**Subject:** Schooner Cover Boat Ramp Status

Hi Susan,

Your email address was provided on a web page as a link for information regarding the development of the Schooner Cover Marina in Nanoose.

As a local resident of Nanoose who lives outside of the Fairwinds development and a boater who uses the boat ramp at Schooner Cove on a regular basis, I would like to know if their plans to close the ramp have been approved?

Any owner of a boat that uses a trailer to launch will tell you that the ramps at the Nanoose Reserve or Beachcomber cant hold a candle to the one at Schooner Cover. The one at the reserve is miles from the areas that are most popular for fishing, crabbing and prawning. Miles by boat, and if you don't have a large boat, those extra miles are the difference between going out or not when time is limited or weather conditions are less than ideal. Beachcombers ramp is a single ramp with no wharf, washrooms, and limited parking that is next to impossible to use on low tide. Add the additional traffic and you will have boats and vehicles lining up for hours on nice days to get in or out.

It is unbelievable to me that they can get away with this. Times may change, but as long as we are an Island, affordable access to the ocean should remain a constant theme in any development proposals.

Can you also confirm if there were any conditions agreed to when the original marina and boat ramp were approved?

Thank you,  
John Drazic

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**Summary of the Public Information Meeting  
Held at Nanoose Place, 2925 Northwest Bay Road, Nanoose Bay  
February 1, 2011 at 7:00 pm**

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

There were approximately 210 persons in attendance.

Present for the Regional District:

George Holme, Director, Electoral Area 'E', Chairperson  
Joe Burnett, Director, Electoral Area 'A'  
Joe Stanhope, Director, Electoral Area 'G'  
Dave Bartram, Director, Electoral Area 'H'  
Frank Van Eynde, Alternate Director, Electoral Area 'E'  
Carol Mason, Chief Administrative Officer  
Paul Thorkelsson, General Manager, Development Services  
John Finnie, General Manager, Regional & Community Utilities  
Dale Lindsay, Manager, Current Planning  
Susan Cormie, Senior Planner

Present for the Applicant:

Russell Tibbles, Vice President, Development & Operations, Fairwinds, Bentall Kennedy (Canada) LP / Agent, on behalf of 3536696 Canada Inc. and bcIMC Realty Corporation  
Paul Fenske, Consultant, Ekistics Town Planning  
Chuck Brook, Consultant, Brook Pooni Associates Inc.  
Edward Porter, Consultant, Ekistics Town Planning  
Elysia Leung, Consultant, Ekistics Town Planning  
Matt Hammond, Consultant, Pottinger Gaherty Environmental Consultants  
Thomas Roy, Consultant, Cascadia Biological Services Ltd.

The Chairperson opened the meeting at 7:04 pm, outlined the agenda for the evening's meeting, and made introductions. The Chairperson then stated the purpose of the Public Information Meeting and requested the Senior Planner to provide background information concerning the Official Community Plan (OCP) amendment process.

Ms. Cormie gave a brief outline of the application process.

The Chairperson then invited representatives of the applicant to give a presentation of the proposed OCP amendment application. Mr. Fenske presented the proposed OCP amendment application for Schooner Cove.

Following the presentation, the Chairperson invited questions and comments from the attendees.

Ron Davis, 3429 Redden Road, Nanoose Bay, spoke on behalf of the Schooner Cove Yacht Club and outlined concerns including that the proposed parking will not be adequate; distance between parking and dock access needs to be addressed; and approval process needs to be shorted. Mr. Davis urged the RDN to develop an alternative boat ramp for the Nanoose Bay area. Mr. Davis concluded by stating that the Yacht Club supports the revitalization of Schooner Cove. A copy of this presentation is attached to and forms part of this summary along with copies of correspondence between the Yacht Club and Fairwinds.

Gerry Thompson, 1991 Highland Road, Nanoose Bay, stated that he has been involved in the Community Advisory Group representing the Schooner Cove Yacht Club and spoke to the context of the OCP and



how the proposed plan meets the policies. Mr. Thompson felt that the plan is in the public interest and the sooner the Village is developed, the sooner it will help all the community. Mr. Thompson concluded that the value of comprehensively planning and compact development is positive and has worth. . A copy of this presentation is attached to and forms part of this summary.

Mike Wilby, 3530 Grilse Road, Nanoose Bay, stated that he is representing the majority residents in his neighbourhood who are deeply concerned about the boardwalk proposal on the breakwater. Dr. Wilby stated that he is in favour of the extension of the breakwater only and noted the water fowl that use the breakwater and the natural views which outweigh the noise pollution, safety issues, human traffic, and impact on privacy for the local residents. Dr. Wilby concluded by stating he is not in favour of the boardwalk due to the impacts of the environment, the preservation of the natural view, and the beauty of the coastline.

Tony Young, 3593 Dolphin Bay Road, Nanoose Bay, stated that he is opposed to the neighbourhood plan as it densifies the land uses which is not compatible to the surrounding single dwelling neighbourhoods. Mr. Young stated that the plan is not in keeping with the OCP objectives and policies as it will increase traffic, noise Mr. Young felt that the mass and scale of the proposed 7 storey buildings are out of character with the neighbourhood and noted that there are no public space buffers with the single dwelling neighbourhood that is part of the Lake District neighbourhood plan. Mr. Young also commented that this does not promote a safe community.

Mr. Fenske explained that the buildings are not 7 storeys, but rather 5 storeys and are not close to the single dwellings as they provided buffers between these uses. Mr. Fenske further explained that the purpose of this plan is to create a neighbourhood.

David Shaw, 3587 Dolphin Bay Road, Nanoose Bay, spoke to the setbacks and height of the multiple buildings next to Dolphin Bay Road and wondered how the height would be calculated as the land is lower in that area. Mr. Shaw felt that these multiple buildings will affect his vista, result in an increase in noise, traffic, light pollution, garbage, and privacy. Mr. Shaw also stated that he is concerned with the storm water run-off that would be using the statutory right-of-way next to his property. Mr. Shaw requested a buffer review and that the buildings be re-oriented and provided with more buffering. Mr. Shaw felt that 20 to 25 metres would be appropriate.

James Allen, 1660 Stroulger Road, Nanoose Bay, asked two questions – What are the steps beyond this meeting and what safeguards are in place to ensure that the plan are actually completed as described.

Mr. Lindsay outlined the process noting that the application will be forwarded to the Electoral Area Planning Committee for consideration of the amendment bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading and proceed to a public hearing which the formal legislated requirement. If the bylaw is adopted, the processes to follow include rezoning, development permits, and subdivision approvals.

Jim Lettic, 2855 Ashcraft Road, Nanoose Bay, spoke to two bylaws – Nos. 1165 and 1432 and commented that the required sustainability form was not submitted by the applicant at the time of application and further that an explanation is deserved why this information was not submitted at that time. Mr. Lettic also asked if the sustainability form is part of the application. . A copy of this presentation is attached to and forms part of this summary.

Mr. Lindsay explained that the form is applied to all applications, no matter what the complexity of the application. Mr. Lindsay explained that the intent of this form is help the applicant think about sustainability and how it applies to an application. Mr. Lindsay further explained that this application met all the criteria in terms of technical reports that can be required as part of the application process under Bylaw No. 1165 and in fact went beyond what can be requested. Mr. Lindsay also commented that as

soon as it was realized that the sustainability form was not submitted with the original application, staff informed the applicant and form was submitted in October, 2010.

Mr. Fenske explained that the May 2010 submission included full technical reports including traffic and servicing.

Bob Popple, Nanoose Bay stated that he was speaking on behalf of the Fairwinds Community Association and outlined that in a survey of their membership, 81% of respondents indicated that they supported the project with 56% fully supporting the project and 25% supporting with some reservations and 19% did not support the Plan. Mr. Popple concluded that this survey was conducted in August 2010 prior to Fairwinds modifying the Plan. A copy of this presentation is attached to and forms part of this summary.

Bob Popple, on behalf of Keith Thompson, 3370 Rockhampton Road, Nanoose Bay, read the submission, a copy which is attached to and forms part of this summary.

Gail Hill, 1023 Bonnington Drive, Nanoose Bay, expressed her concerns about the traffic management, safe access, and how the tripling of the population will impact traffic. Ms. Hill stated that the Nanoose Bay Peninsula has one access point at the Petro-Can gas station and 900 to 1,200 cars per hour will pass this intersection then the plan is completed. Ms. Hill concluded by saying that it is up to the RDN to create a safe traffic corridor. A copy of this presentation is attached to and forms part of this summary.

Lynn Yip, 2480 Andover Road, Nanoose Bay, stated that she is a boat user and concerned about the jib crane and removal of the ramp as boaters will not be able to access the jib crane as 5:00 am or 12 midnight as they can now using the ramp. Ms. Yip also raised concerns with kayak users and how they will be able to access the water.

Mr. Fenske responded to the transportation/traffic issues by a previous speaker by explaining it is the responsibility of the Ministry of Transportation and Infrastructure for highway planning in the province and noted that an alternative route for providing a connecting road has been part of the Ministry's plans for a number of years.

Walter Clark, 2385 Evanshire Crescent, Nanoose Bay, stated that he is in favour of the developer's Plan for both Schooner Cove and the Lakes District and the developer has shown to be a good corporate citizen. Mr. Clark commented that the development of this land is part of the RDN's strategy and the neighbourhood plan is better than the OCP. Mr. Clark further stated that there is an opportunity for viable new growth, the community will benefit from the development, and concluded by stating the plan should be moved forward quickly and made a reality. A copy of this presentation is attached to and forms part of this summary.

Ken Woodward, 1972 Eagleridge Place, Nanoose Bay, stated that the site does not have enough area to support the proposed commercial and residential uses and felt that this is a duplication of the Red Gap Centre. Mr. Woodward stated that the proposal would degrade the marina use. Mr. Woodward recommended that the commercial centre be moved to the Lakes District area as there is ample room for providing services to the community and it would not interfere with the public access to the water. Mr. Woodward concluded by stating that if the OCP is amended it should be amended by the community and people should provide the rules to the developers, not the other way around. A copy of this presentation is attached to and forms part of this summary.

Barb Murray, 3362 Rockhampton Road, Nanoose Bay, stated that the connector road will wipe out some of the Coastal Forest area and will fragment this small area even more. Ms. Murray commented that she supports the Schooner Cove development only and not the Lakes District as it is too complex. Ms. Murray spoke to the revitalization of Red Gap and the need to help our neighbours with senior and

affordable housing in that location. A copy of this presentation is attached to and forms part of this summary.

Clifford Hinton, 2524 Andover Road, Nanoose Bay, stated that he is impressed with inclusive process that Fairwinds has used for both Schooner Cove and the Lakes District, noting that Fairwinds listened and incorporated concerns raised by the community into the plans. Mr. Hinton felt that Schooner Cove is an eyesore and needs to be redeveloped stating that there will be some negative impacts such as traffic, but it still needs to proceed. Mr. Hinton concluded that the schooner cove plan will enhance the community. A copy of this presentation is attached to and forms part of this summary.

Bill Hamilton, 2430 Andover Road, Nanoose Bay, complimented Fairwinds as to the process and felt that it is a model for a complex planning project. Mr. Hamilton stated that the Plan provides a balance of the wants and needs of the community and is in the best interest of the public. Mr. Hamilton asked if the two processes can be uncoupled and one go ahead without the other. Mr. Hamilton also asked if Schooner Cove can go ahead without the connector road being built. A copy of this presentation is attached to and forms part of this summary.

Mr. Lindsay explained that the applications are separate and are being processed separately but noted that they are interconnected.

Patrick Murray, 3362 Rockhampton Road, Nanoose Bay, stated that he would like to go on record that the Schooner Cove development, with some tweaking, will meet most of the requirements of the neighbourhood and will be more visually pleasing than the present structure. Mr. Murray felt however that he is concerned with the connector road and asked what happens if the connector road is building and the Lakes District does not happen. Mr. Murray also asked about fire and emergency services and will a performance bond be required. A copy of this presentation is attached to and forms part of this summary.

Mr. Fenske explained the timing of road and noted that Schooner Cove will be accessible via Schooner Cove Drive. Mr. Fenske also explained that the road will be built early on in the process to provide access for construction vehicles.

Carolyn Dodd, 2345 Evanshire Crescent, Nanoose Bay stated that the plans need to be uncoupled and she concerns with accountability and the shift in the demographics noting that builders can do a lot of destruction. Ms. Dodd asked if a room has been booked for the public hearing.

Mr. Lindsay explained that a room has not been booked.

Mr. Fenske explained that a full third party environmental review was carried out and the neighbourhood plan includes pre-construction requirements and development permits.

Catherine Orban, 1977 Harlequin Crescent, Nanoose Bay, stated that she is concerned with the availability of a low angle launching site for kayakers noting that a lot of Nanoose Bay is high and rocky thus resulting in limited accesses for small boats. Ms. Orban noted that the removal of the boat ramp is a loss to kayakers and asked if it is fair to eliminate the launching ramp for kayakers. A copy of this presentation is attached to and forms part of this summary.

Mr. Fenske explained that kayaks will be able to be launched at the public day use area.

Tony Young, 3593 Dolphin Bay Road, Nanoose Bay referred to the neighbourhood plan which says multiple dwelling building are proposed to be 2 levels for parking and 5 storeys for residences which adds up to 7 storeys. Mr. Young asked if the depression area in the commons will be filled and how will height be measured. Mr. Young also raised concerns with the impacts on Dolphin Drive which is a rural 2 lane road with blind driveways and curves. Mr. Young also spoke to impacts of noise, traffic, and

congestion related to the road noting that the lakes District will be using Dolphin Drive as well. Mr. Young commented that he had not seen the technical reports and asked if the Lakes District will proceed subject to water being found. . A copy of this presentation is attached to and forms part of this summary.

Mr. Lindsay explained how to access the reports through the Fairwinds web page or by visiting the RDN offices. Mr. Lindsay also explained the traffic study and that a water policy is included the plan which says that the source of water needs to be addressed prior to rezoning.

Mr. Fenske explained that long range planning needs to include servicing and impacts of possible build-outs. The planner noted that the traffic report looked at the entire Nanoose Bay area and reviewed the full impacts of additional traffic. Mr. Fenske also explained that Dolphin Drive is exactly the reason why Schooner Cove Drive is needed. Mr. Fenske also commented on the filling of the commons and explained that the intent is to build from the existing grade which will provide parking at a lower level of the building resulting in more open space and landscaping and public area. Mr. Fenske also noted that four storeys is the proposed height of the residential portion, not five storeys.

Mary Spark, spoke against the development stating that it will affect all of Nanoose Bay and it will change Nanoose Bay completely.

Jim Lettic, 2855 Ashcraft Road, Nanoose Bay asked if the Ministry has Schooner Cove Drive on books since the 1980's.

Mr. Fenske explained that the Ministry is the authority for roads including long term 25 to 100 in the future, noting that the connector road has been in the Plans since the 1980's.

Jim Lettic, 2855 Ashcraft Road, Nanoose Bay, stated that it was in the 1983 settlement plan and noted that at one time it was connecting to Transtide and that is no longer the case. Mr. Lettic noted that Fairwinds Drive in 1990 was the access of choice at that time.

The Chairperson asked if there were any other questions or comments.

The Chairperson asked a second time if there were any other questions or comments.

The Chairperson asked a final time if there were any other questions or comments.

Being none, the Chairperson thanked those in attendance and announced that the public information meeting was closed.

The meeting concluded at 8:55 pm.

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Susan Cormie  
Recording Secretary

## Submissions Received

1 February 2011

Mr. Chairman:

My name is Ron Davis. I am the current Commodore of the Schooner Cove Yacht Club. One of the purposes for which our club is established is "to endeavor to provide and maintain suitable facilities for the use and recreation of its members". My comments and concerns relate to this purpose.

The club has 185 memberships which are mostly two-person family memberships. Our members comprise about half of the marina patrons. Twenty-five to thirty percent of our members are residents of Fairwinds or the immediate Schooner Cove area. Most of the remainder live within the bounds of Nanaimo to Qualicum Beach and west to Port Alberni. Although I do not pretend to represent the other half of the marina patrons or the innumerable residents and visitors who are trailer boaters I expect their concerns are similar to those of our members.

Schooner Cove is one of only two marinas between Nanaimo and French Creek, a cruising distance of 22 nautical miles or 41 kilometres. It has been the premiere marina between Nanaimo and Comox. As boaters the marina and the associated shore facilities are of prime importance to us and we feel that revitalization is required and desirable. The developer has a stated objective to "enhance Schooner Cove as a destination for residents and tourists". To that end we applaud the developer both for its efforts to include SCYC in the consultative planning process and for the recent decision to fashion the development in the style of a seaside village.

We have frequent ongoing discussions with the developer through our participation in the Community Action Group (CAG) and by individual personal contact. I have included correspondence between SCYC and the developer in my written submission. Over the last two years the Club executives have expressed our points of view on the initial general development concept, the subsequent more detailed plans and more recently the seaside village plan. We have had more detailed input and meetings on subjects directly related to the marina and its operation. Specifically we have directed our efforts to the consequences of removing the boat ramp, current and future operations, minimizing interruptions to service during construction, parking, provision of a lockable meeting room for the Club, accessibility and security. Some of these issues cannot be resolved until detailed design starts and others are topics for the sub-division approval process.

At this stage of the approval process we still have concerns with respect to parking, finding a replacement for the boat ramp, the duration of construction with its associated long-term reduction in services and amenities and access to the docks.

#### Parking

The Developer has committed to set aside parking stalls for the exclusive use of marina patrons. There is to be 22 stalls close to the Marina Building for short to medium daily parking and another 66 stalls in the graveled area across Outrigger Road for longer term and overnight parking. These 88 stalls will all

require a parking pass that will be issued as part of the moorage agreement. The number was chosen based on observations of parking usage over two years, from comparisons with other marinas and from engineering design guidelines. The observed data are difficult to interpret because they were gathered at times when the café and liquor store were operational and differentiating between commercial and marina patrons was not possible.

Most of the five marinas that were investigated operate on a ratio of 1 parking stall per 3 berths. The lowest ratio was 1 stall per 4 berths. I have been told, but have not checked, that RDN requires 1 stall per 2 berths. The current proposal is 1 stall per 3.75 berths for approximately 330 berths.

The designers have proposed parking that we feel will not be sufficient for marina users.

### Boat Ramp

We acknowledge that the boat ramp will be removed and replaced by a jib crane.

The ramp is used by moorage patrons and untold numbers of resident and vacationing trailer boaters. Smaller boats can still be launched at the marina in Northwest Bay. However many boaters will now have to go as far afield as Nanaimo or French Creek to launch their boats. In addition, the Developer has indicated there will be an 18 to 24 month period when Schooner Cove has neither a ramp nor a crane. It is difficult for communities to present themselves as marine recreation areas when they do not have one of the fundamental requirements for boaters.

We strongly urge RDN to expedite the selection and development of an alternative launch site in the Nanoose area.

### Access

The proposed plan to have the majority of marina parking at some distance from the dock access ramp is of concern. We have addressed this with the Developer but have not found an easy answer. We hope to continue to investigate this with the Developer.

### Approval and Construction Schedules

As users of the marina facilities we are concerned about the deterioration of facilities and the extent and duration of interruptions to marina services. Many of the services that we rely upon have been put in abeyance pending the approval process and construction. The Developer has stated its intention to avoid disruptions to normal operations as much as reasonably practicable. Efforts by both the Developer and RDN to shorten the processes of approval and construction are needed. We request RDN to investigate ways of mitigating delays.

The seaside village plan as proposed by the Developer is the result of the collective and cooperative actions of many individuals and organizations within the community. The Schooner Cove Yacht Club has been and will continue to be part of that consultative process. We support the revitalization of

Schooner Cove and the tack the Developer has taken to develop a seaside village that fits the marine feeling of the area.

Respectfully submitted

Ron Davis, Commodore *3429 Redden Rd, Nanoose Bay V9P9H4*

Schooner Cove Yacht Club



March 5, 2009

Fairwinds Real Estate Management Inc.  
3455 Fairwinds Drive  
Nanoose Bay, B.C.  
V9P 9H6

Attention: Mr. Russell Tibbles, Vice President  
Development and Operations – Fairwinds,  
Bentall Investment Management LP

Re: Schooner Cove Yacht Club Response to Schooner Cove Design Workshop,  
February 27, 2009.

Dear Sirs:

Thank you for the opportunity to present our views, concerns and suggestions during the above noted design workshop, and directly and through our representative on the Citizen's Advisory Committee (CAG). We appreciate the open and participatory consultation process that has characterized this Neighborhood Planning Process.

Schooner Cove Yacht Club (SCYC) has a real and continuing interest in the evolving plan and its subsequent implementation.

Accordingly, a detailed discussion of various plan elements as they affect the SCYC was held at a regular SCYC Executive Meeting on March 3, 2009. The meeting was facilitated by the attendance of both our representative and alternative representative to the CAG. The discussion was further informed by the attendance/participation of our Commodore and several Executive Committee members at the workshop on March 3, 2009

A brief description of the various topics of discussion is outlined as follows:

1. Overall Plan

There was general agreement with the various proposed uses and arrangement of the plan, notwithstanding that certain challenges must be met and further detail will unfold as the plan progresses.

The symbiotic relationship between the interests of SCYC and the ultimate success of the proposed development was strongly noted. It is quite clear that the interests of the SCYC will be best served if this plan or an acceptable variation of this plan proceeds. Earlier rather than later implementation of such plan would better benefit the SCYC.

## 2. Boat Launching Ramp and Tidal Grid

As represented in our comments (verbal and written) on February 27, a meaningful number of our members indicated that they use these facilities and would value their continuation, not exclusively but most particularly the ramp. The Executive Committee accepts that the proposed development, should it proceed as presented, and a conventional boat launching ramp, cannot co-exist due to space limitations. Accordingly, most of the discussion centred on options to replace the functionality of the ramp or reduce demand for its use. Considerable discussion centred on the proposed jib crane. It will be useful to have clarification on the planned capacity of the crane and its precise location in order to appreciate the boat size threshold that will be accommodated. Further information on any modification or boat retrofitting to facilitate the lifting would be useful. Clarification on the operating protocol will also be useful. Our Commodore will have the opportunity to review the Royal Victoria Yacht Club crane in the very near future and that should prove instructive.

Other discussion centred on managing demand. For instance, if short term (e.g. one or two days or over a weekend) small boat moorage was available it might reduce in/out requirements. Additionally, if a system to conveniently lift and store dinghies on or adjacent to the docks could be implemented, the need to remove dinghies from the marina could be reduced. We would be open to discussion of any other inventive suggestions.

The SCYC Executive felt strongly that there remained a residual need for a conventional boat ramp in this general area, but that Fairwinds need not necessarily bear the responsibility for this activity. The Executive feels that the Regional District of Nanaimo (RDN) should take a lead or perhaps exclusive role in identifying, funding and implementing such a facility for the use of the public at large. Any assistance that Fairwinds can provide in this regard would be appreciated.

## 3. Parking

The Executive Committee looks forward to seeing additional parking generation information from the proponent's traffic engineering consultant. The proposed 120 spaces, marina and other commercial, may be sufficient, but there is some hesitation around the combination of commercial and marina demands, particularly during peak visitor periods. SCYC would also like to see more information respecting the proposed accommodation of long term parking (eg. 3 to 4 week cruise periods).

4. Kayak Launching

Would an alternative launching site, perhaps closer to the current launching ramp, reduce the inconvenience and potential traffic conflicts as a result of wheeling kayaks through the development and down the ramp to the docks?

5. General Circulation and Loading

A larger scale and more detailed plan might allow all parties to better appreciate and resolve potential traffic movement conflicts involved in boat provisioning/unloading accessing the crane, perhaps kayak launching and general pedestrian movement.

The distance from the temporary loading zone parking to the head of the access ramp appears to be considerable and indirect; either through the working area of the hoist or down a walkway and around a sitting area on the dock. We request that this be reviewed.

Expanded pedestrian access to the waterfront and potentially to the breakwater is a positive.

6. Town Hall

SCYC strongly supports the inclusion of this shared use facility in the plan. The Executive Committee looks forward to working with Fairwinds to evolve mutually satisfactory arrangements with respect to dedicated office and or storage space, use, rent, food and beverage and other operational interests.

7. Breakwater

SCYC strongly encourages Fairwinds to pursue the acquisition and extension of the breakwater to calm the surge conditions in the harbour. We understand that an engineering consultant has been commissioned to investigate feasibility. We look forward to their findings.

With the above comments as points of reference, and in the context of these comments, the SCYC Executive Committee at its regular meeting of March 3, 2009, approved the following motion:

THAT the Schooner Cove Yacht Club support in principle the draft plan for the Schooner Cove Village as presented on February 27, 2009, subject to satisfactory resolution of issues involving the following:

- Boat Launching
- Day Moorage
- Dinghy Storage
- Parking (including long term)
- Kayak Launching
- General Circulation and Loading
- Town Hall, and
- Breakwater

We would be more than willing to further explore any or all of the above points and we look forward to further information and our continued involvement as the planning and approval process goes forward.

Yours truly,

Gerry Thompson, SCYC CAG Representative

c.c. B. Steane, Commodore  
Members of the Executive Committee  
K. Herage, SCYC Alt CAG Representative

April 26, 2010

Mr. Russell Tibbles  
Vice President, Development  
& Operations  
Fairwinds Community and Resort

Re: Continuance of Marina Services During Demolition and Construction

Dear Russell:

I hope this letter finds you well. I am writing to you in regard to a meeting of our Executive held April 13, 2010 at which Gerry Thompson and Karen Herage gave an update on the development project. We understand that your proposed amendment to the Nanoose Bay Official Community Plan has either been submitted to the Regional District for their consideration or that such submission will occur shortly. We further understand that a decision on the part of the Regional District is unlikely before late September or early October and that demolition and/or construction is unlikely to begin before the winter of 2010/2011. We think it wise to begin planning the various interim and/or temporary measures necessary to sustain marina operations during 2011 and 2012 and perhaps into 2013. SCYC would like to be part of that planning process.

Temporary facilities will be needed during the construction and will have to be relocated to allow progressive site development. These temporary facilities will most likely have to be incorporated in your contract documents before you go to tender. Our first observation is that the period of potential disruption will be significant, which means that temporary arrangements will have to be sufficiently robust, well thought out and convenient as to provide acceptable service over a relatively long period.

Bearing all this in mind we thought it prudent to open discussion with respect to at least some areas of interest sooner rather than later. I believe we have mutual interest in ensuring that we fully anticipate and plan for contingencies and of course we want to be in a position to provide information to our membership. The points that follow are not intended to be inclusive or definitive, as we expect that we will mutually discover additional items or nuances as we go forward.

Page 1 of 3

1. We will of course require interim washroom and shower facilities and we expect that these facilities will very likely be trailer based. We feel that marina and general public facilities should be separate with card or code based entry for marina patrons.
2. Similarly, we feel that laundry facilities should be provided and be exclusive to marina patrons.
3. We suggest for this summer and during construction the existing oil disposal area, which we respectfully submit, does not meet your general standards, should be tidied up. We concur with your commitment to follow a "Green Marina" plan and would be interested in participating, as appropriate, in this implementation as it moves forward.
4. We expect that power will be maintained to the docks throughout construction.
5. We understand that the fuel dock will be relocated as per the proposed plan. We agree with this. At the same time, we wonder what provisions will be put in place to maintain fuel service during construction since there are no refueling facilities between Nanaimo and French Creek.
6. We concur with the proposal to install a five ton crane to handle launching and lifting after demolition of the present launching ramp. There will be a period of time between these two events. How will demand during this period be accommodated?
7. We would like to see a liquor outlet continue during the construction phase.
8. We would also like to see some type of food service continue, at least during the summer months. What about a chip wagon?
9. Will the current pump out facility continue in operation during construction?
10. Security will be important as we move through various phases of the project. How do you propose to deal with this issue? Would it be possible to integrate camera surveillance with a weather sea condition monitoring capacity both during construction and after.
11. As part of the overall development, what are your plans for dock upgrades?
12. Throughout the demolition and construction phases, significant attention will be required to ensure safe access and parking accommodation. We would like to work with you on this.

Recognizing that time is of the essence in most undertakings, we would appreciate all efforts to expedite this redevelopment process in order both to limit the period of disruption and to hasten the substantial benefits to us of the redevelopment of Schooner Cove.

Pursuant to our AGM motion of November 17, 2009, we continue to rely on the commitments so kindly provided in your letter of October 29, 2009 and have given some thought to the proposed dedicated SCYC office space in the planned 'Quarter Deck'.

- a) We will require a dedicated space adequate to hold executive meetings of twelve to fifteen people plus a desk and filing cabinets. We estimate this will require a space of a minimum 15 ft X 20 ft.

As I noted above, I expect that we will identify other issues or sub issues as we go along. I would like to propose that SCYC work with you through a committee composed of Brian Steane, Past Commodore, Gerry Thompson, CAG Representative and Karen Herage, Alternative CAG representative.

Our next members meeting will be the AGM on Nov 16, 2010. A response from you on these identified issues would be appreciated by the end of October so that we have time to present them in advance to the members as required by our By-Laws.

Thank you for your attention to our concerns.

Yours truly,

DiAnne Hill  
Commodore

Cc Gerry Thompson  
Karen Herage  
SCYC executive

**Bentall**Fairwinds Community & Resort  
3455 Fairwinds Drive  
NanOOSE Bay, BC V9P 9K6[www.bentall.com](http://www.bentall.com)

October 28, 2010

Schooner Cove Yacht Club  
P.O. Box 9  
NanOOSE Bay, BC V9P 9J9

Attn: Executive Committee

**RE: Schooner Cove - Marina, Neighbourhood Plan & the Redevelopment Process**

Further to your letter to us of April 26, 2010, we are writing to address points raised by Schooner Cove Yacht Club (SCYC). Please note that a number of related SCYC questions were addressed in our previous letter to you dated October 29, 2009. It is also important to restate that matters relating to land use shall be definitively articulated in the Neighbourhood Plans, and that these are subject to Regional District of Nanaimo approval of the associated application to amend to the Official Community Plan.

Temporary Marina Support Facilities

The Marina's office, washrooms, showers and laundry facilities will be relocated from the former Hotel to a temporary building in early 2011, well in advance of next summer's peak boating season. The condition of the Hotel building has deteriorated - particularly since last summer's fire - and this will provide a better location for Marina administration, as well as allow us to begin decommissioning the Hotel building prior to its deconstruction.

This temporary building will consist of a 24'x40' modular structure, accommodating the following uses in service of the Marina: office, washrooms & showers (men's and ladies', accessible), and laundry (1 washer & 1 dryer). The building will initially be located on the paved area, parallel to the western edge of the hotel building (per the attached Site Plan), and it will need to be relocated at least once during construction. We are planning to have coffee, muffins, chips, soft drinks, etc available for sale at the Marina Office, but are otherwise not planning to provide food & beverage services nor a liquor store during this period.

In connection with this, the Dockside Cafe and Liquor Store will be closed effective October 30. We hope that the Dockside has provided amenity to boaters following the January 2008 closure of the Hotel, and thank you for your members' patronage.

Regarding the current garbage, recycling and oil disposal facility, this will remain in its current location for the time being. As part of the site's redevelopment, we intend to develop a new garbage/recycling/oil facility in accordance with best environmental practices, and we anticipate this will form part of a "Green Marina" certification. It is important - both now and in the future - that these facilities are used responsibly and only by the intended persons (i.e. marina users).

We look forward to the day when we can announce a new cafe and liquor store, as well as new Marina office, washrooms, showers and laundry as part of the proposed Schooner Cove Village. For more information on the Schooner Cove Neighbourhood Plan, go to <http://www.schoonercovelakesdistrict.ca/>.



### Marina Services during Construction

Although we are still at the stage of seeking land use approvals, you have a number of queries regarding how the Marina would function during construction. To the greatest extent practicable, we intend to avoid disruptions to normal Marina operation during the site's redevelopment. Access to the Marina should experience only minimal interruption, although the point of entry and route through the site will change from time-to-time. During construction, Marina parking will be provided on the Tennis Court site (86 stalls, consistent with the amount of Marina parking to be provided under the Schooner Cove Neighbourhood Plan), and appropriate security measures (including night patrols) will be taken to keep the site, Marina and marina patrons safe.

Some disruptions to power, water, sewer, fuel, and sanitary pump-out service will be inevitable, and we will strive to minimize them, particularly during the busy summer season. Following rezoning, design details will be refined, and we will then organize construction logistics. At such time, we will consult with SCYC and also give consideration to providing online access to site cameras and a weather station monitor, to which the SCYC website may provide a link.

Wifi access is currently available through BroadbandXpress on a commercial basis, and our intention is to facilitate their continued provision of this service, both during and after redevelopment.

### Boat Launching Facility Disruption during Redevelopment

Prior to the commencement of construction, the boat ramp will be permanently closed. Subject to the Regional District of Nanaimo's approval process, that could occur some time after the summer 2011 boating season, in anticipation of site work commencing in 2012. The jib-crane hoist will not be operational until redevelopment of the site has been completed (approximately 18-24 months later) and, during this interim period, we will: encourage increased use of dock storage for dinghies/tenders (we intend to solicit ideas for the best possible design for at-berth storage, and to install this prior to the Boat Ramp's closure); have our staff available to assist with carrying small dinghies up/down the Gangway; and encourage use of other boat ramps in the area by providing information on their locations; and, we will look into whether discounts can be arranged with other boat ramps for Schooner Cove Marina berth lessees (to be explored).

### Quarterdeck Room

You have indicated that SCYC would like to have exclusive (lock off) use of a dedicated space having an area of approximately 300 square feet. Although larger than originally contemplated, we confirm that we can accommodate your needs adjacent to the Quarterdeck room (within the Wharf Building), on the same terms outlined in our October 29, 2009 letter to you. We look forward to working with you during design development (i.e. prior to Development Permit).

### Upcoming Marina Work

For 2011, we plan to continue replacement of dock floatation and anodes to maintain the Marina, and we also plan to install marina management software to improve administration efficiency and allow increased focus on customer service.

### Schooner Cove Neighbourhood Plan

As we look to the future, the site's redevelopment is necessary if we are to have a sustainable platform for our operations, and we remain committed to a new vision for Schooner Cove's waterfront built around:

- A publically accessible waterfront connecting the community and the Village to the water. The Village will serve as a community focal point with commercial services for the daily needs of the residents of the growing community of Nanoose. In support of this, the Schooner Cove Neighbourhood will also offer housing types that increase the range of life stages that can be accommodated including independent seniors' living.
- Onshore support services for a first-class Marina, with a focus on the needs of marina berth holders, while also offering an unparalleled experience for visiting boaters.

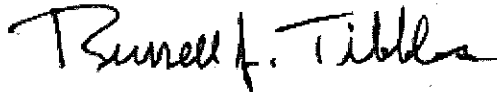
The process for Regional District of Nanaimo (RDN) approvals for the Schooner Cove and Lakes District Neighbourhood Plans, and related applications to amend the Nanoose Bay Official Community Plan, is set out in the attached chart. At this time, we await written RDN comments regarding agency consultations (third box on the chart). Although there is no fixed schedule attached to this RDN process, we hope that it will culminate with final approval as early as possible in 2011. It is important to remember that RDN approvals for rezoning, development permit and building permit will subsequently also be required. Our goal is to shorten this process as much as possible, and we will continue to provide information and constructive responses to concerns expressed by RDN and other referral agencies.

We encourage SCYC's continued involvement in the public process, and hope that SCYC will actively support the Schooner Cove Neighbourhood Plan as it relates to Marina/boating issues.

We trust this letter is helpful and I am available should you wish to discuss.

Sincerely,

Bentall LP



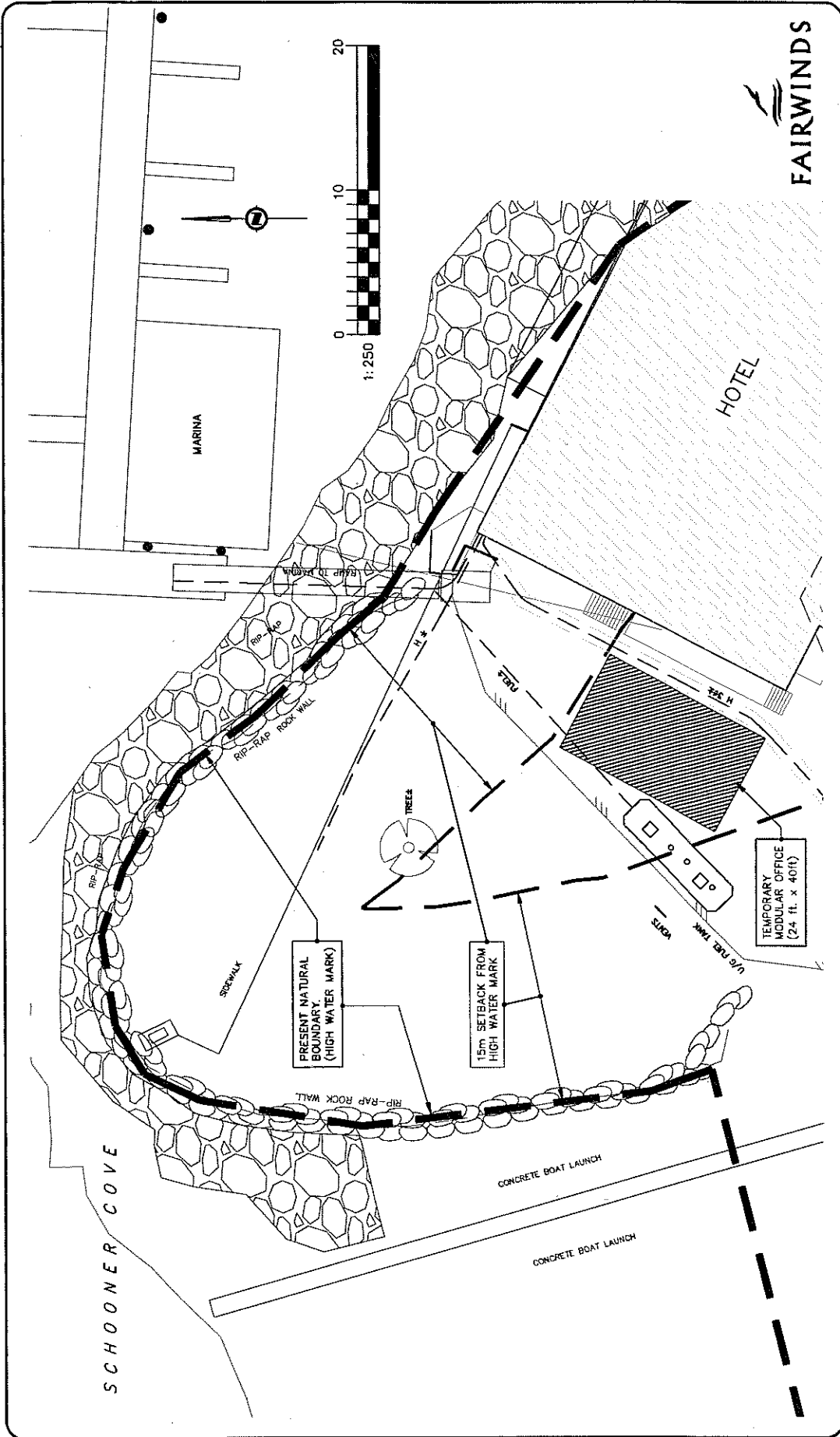
**Russell Tibbles**

Vice President, Development & Operations - Fairwinds

Direct: 250.339.1777 | Mobile: 250.898.4301 | Email: [rtibbles@bentall.com](mailto:rtibbles@bentall.com)

Enclosures:

Site & Building Plans – Temporary Marina Office, Washrooms, Showers & Laundry  
RDN Official Community Plan Amendment Process Chart



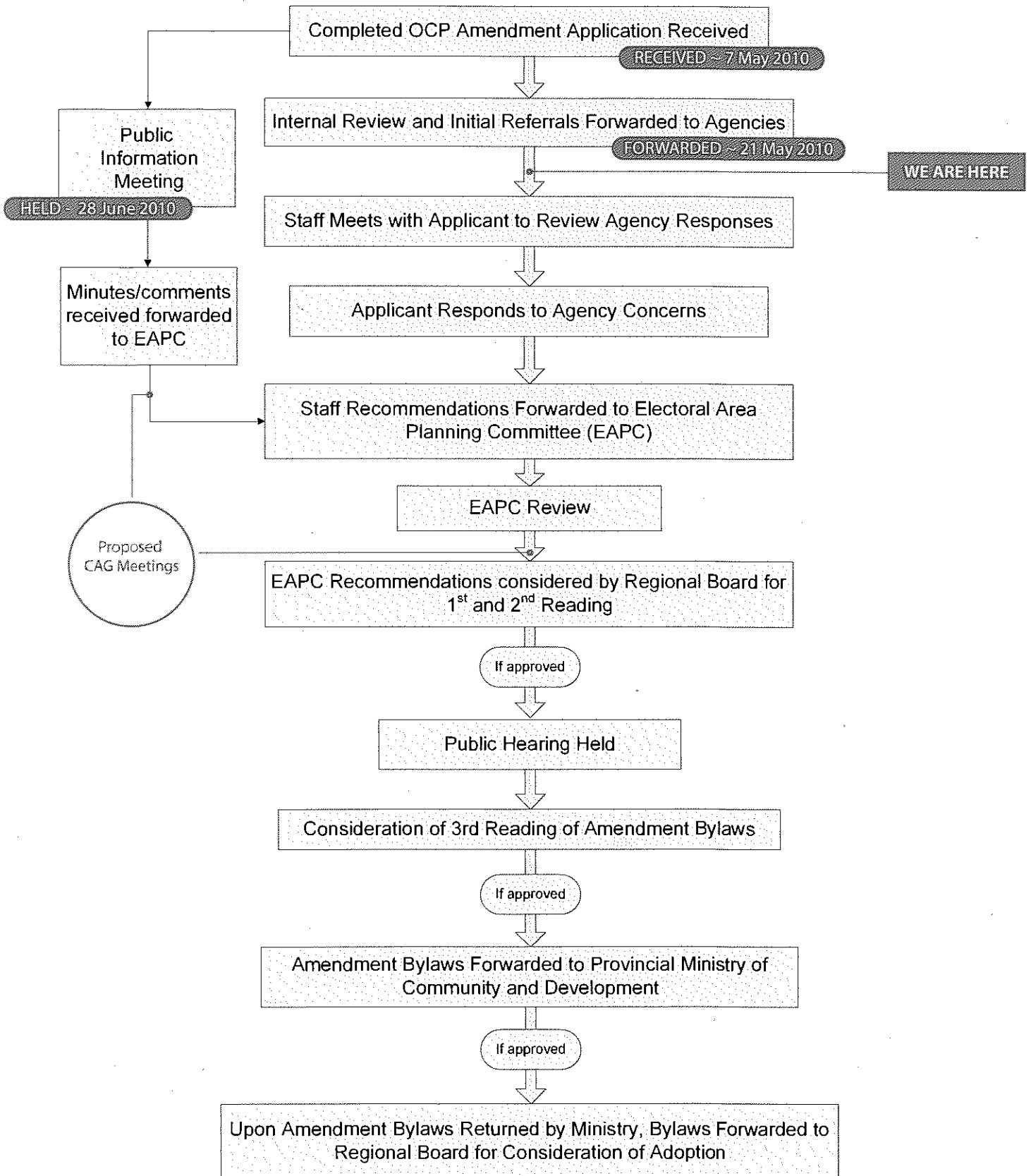
TITLE	LOCATION PLAN
APPROVED	SCALE 1:250
DATE	OCT. 13, 2009
JOB No.	9919-051
	DWG No. 9919-051-119

CLIENT	FAIRWINDS
PROJECT	SCHODNER COVE TEMPORARY OFFICE

**KOERS & ASSOCIATES**  
**ENGINEERING LTD.**  
 Consulting Engineers



## Proposed Amendments to Nanoose Bay Official Community Plan Bylaw No. 1400, 2005





January 10, 2011

Fairwinds Community Association: Bob Popple, President;  
Pam Straka, Community Advisory Group Representative  
Sent by email to: rtpopple@shaw.ca & strakaen@telus.net

Schooner Cove Yacht Club: Ron Davis, Commodore;  
Gerry Thompson, Community Advisory Group Representative  
Sent by email to: rmdavis1@shaw.ca & gathom@telus.net

Fairwinds Community & Resort  
3455 Fairwinds Drive  
Nanoose Bay, BC V9P 9K6  
Canada

T 250.339.1777  
F 866.879.9836

www.bentallkennedy.com

Dear Bob, Pam, Ron & Gerry,

Re : **Schooner Cove Neighbourhood Plan - Parking**

Thanks for meeting with Chuck Brook and myself last week. I think the discussion went a long way to ensuring there is an understanding of how the Schooner Cove Neighbourhood Plan provides for parking (from a land use approval perspective) as well as how this would work in operation.

As you know, we are committed to a new vision for Schooner Cove built around:

- A publicly accessible waterfront connecting the community to the water with the Village as a community focal point offering commercial services for the daily needs of the local residents.
- Onshore support services for a first-class Marina, with a focus on the needs of marina berth holders, while also offering an unparalleled experience for visiting boaters.
- Housing types that increase the range of life stages that can be accommodated within the community.

The Neighbourhood Plan's parking provision is based on a detailed parking study undertaken by professional traffic engineers, EYH & Synetics, taking into account:

- historical site parking data; and
- parking rates for marinas used by the Institute of Traffic Engineers and other municipalities.

The Parking Study – as adjusted by the traffic engineers to reflect the modified Schooner Cove Village program – concludes that for uses on the Village (Hotel) site including the Marina, parking should be provided per below. Note that residential use has been considered separately and is to be accommodated principally underground (81 stalls at the Village).

Use	No. Stalls	Location
Marina Berths – short term (<3 hours)	22	Lower Village (surface)
Marina Berths – long term	66	Commons <sup>1</sup>
Boat Launching	20*	Commons <sup>1&amp;2</sup>
Commercial	67	Upper & Lower Village (surface)

Notes to above:

- 1) Upon the development of the Commons (Tennis Court) site, Marina and Boat Launching parking at the Commons may be relocated either a) to an underground parking structure within the new Commons development; or b) to an offsite location that is not further away than the Commons.
- 2) To reflect possible changes in boat launching habits, the maximum quantity of 20 parking stalls for boat launching use shall be confirmed, or reduced, based on a usage survey to be completed by a professional traffic engineer, after the jib crane hoist is operational.

For context, it is worthwhile to note that there are currently 133 parking spaces on the Hotel site that have served the Marina, former Schooner Cove Hotel and Dockside Café and Store, as well as space for up to 20 trailers at the landing portion of the Tennis Court site.

Operation of the new parking facilities would include the following measures:

- As Marina parking will be for the exclusive/dedicated use of Marina berth lessees, berth-holder vehicles will be identified with a windshield decal.
- Security access cards would be provided for any underground parking.
- Parking will need to be actively managed and this will involve enforcement against violations (ticketing and towing, as appropriate), as well as possible “fine tuning” adjustments of the duration for short-term parking based on experience.
- Strategic placement of a larger wheelbarrow fleet at the Commons for anticipated arrivals and at the Dock Gangway for anticipated departures.
- For patrons with mobility issues, a valet shuttle (6 person golf cart) could provide transport from the dock to the Commons parking.

For your reference, the draft modified Village site plan (technical version of plan soon to be included in the resubmitted Schooner Cove Neighbourhood Plan) is attached as Schedule 1. This identifies the various parking areas referenced above. It is worthwhile to note that key measures of density compare favorably to the Hotel site’s existing CM5 zoning:

- Site coverage, being the footprint of all buildings as a percentage of site area, is just under 30% compared to 40%.
- The floor area ratio or FAR is 0.5 compared to 0.6. For reference, an FAR of 0.65 is not unusual for a detached single family home.

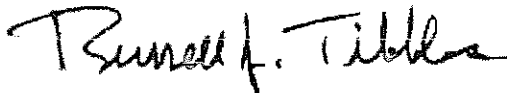
It’s worth restating that we want Schooner Cove Marina to be first class and to be an integral part of Schooner Cove Village. Although the fundamental basis of the Marina’s operation is not changing (360 slips, focus on year-round rental to local residents), the Village will provide a more vital, attractive setting for the Marina and certain onshore investments will directly benefit the Marina:

- New, permanent foreshore facilities – office, washrooms, showers and laundry at Wharf building, as well as the new Quarterdeck multi-purpose room, with SCYC office lock-off.
- New jib-crane hoist and improved at-berth dingy storage.
- Fuel pump (new) and sani pump-out station relocated to end of G-dock.

In closing, we are excited about a bright future for Schooner Cove, particularly with the modifications that we are now making to the Village design. We encourage you to participate in the RDN's process including the upcoming Public Information meeting for the Schooner Cove Neighbourhood Plan on February 1<sup>st</sup>.

Sincerely,

**Bentall Kennedy (Canada) LP**



Russell Tibbles  
Vice President, Development & Operations – Fairwinds  
Direct: 250 339.1777 | Mobile: 250 898.4301  
Email: rtibbles@bentallkennedy.com

cc : Chuck Brook, Brook Pooni Associates Inc.



**Schedule 1 : Draft Modified Village Site Plan**

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Schooner Cove Neighbourhood Plan Public Information  
Meeting  
February 1, 2011

Thank you Mr. Chairman,

My name is Gerry Thompson and I live at 1991 Highland Road. I have been a member of the Community Advisory Group (CAG) since its inception approximately 2 years ago. As well as participating in all aspects of the CAG's deliberations, I have specifically represented the Schooner Cove Yacht Club (SCYC). Such representation has included providing information to the Executive of the SCYC and the membership as well as reflecting SCYC concerns at working meetings of the CAG. I should add that the level of involvement between the SCYC and Fairwinds has been extensive, involving frequent exchange of correspondence and face to face meetings, all of which have been conducted in an atmosphere characterized by candid conversation, free exchange of information and mutual efforts to problem solve. Although the articulation of strong positions is useful in any frank discussion, confrontation was not a feature of our exchanges, as challenges are typically not met through confrontation.

Mr. Davis who spoke before me is the current Commodore of the SCYC and the official spokesperson this evening for the SCYC. He quite appropriately brought attention to a variety of yacht club interest areas, the principles of which need to be settled as part of this OCP process and the

details of which can be more productively dealt with at points in the approval process geared to final design (i.e. Zoning, Subdivision Approval and Development Permits), all of which in their own right entail a public disclosure and/or review process. In my comments, although I will briefly touch on some of Mr. Davis' points simply to re-emphasize them, I will deal with the Schooner Cove Proposal on a somewhat broader basis.

I think it is useful to briefly revisit the context for the present discussion. The Nanoose Bay Official Community Plan (OCP), approved October 25<sup>th</sup>, 2005 represents a democratically arrived at and relatively recent expression of the Nanoose Community's aspiration for Schooner Cove.

Among other objectives, the plan states that Schooner Cove is intended to be enhanced as a destination for tourists and residents. The current public involvement process has focused intently on this generalized objective and in so doing has provided much needed and valuable clarity with respect to what people want more specifically to see at Schooner Cove. I think it is completely fair to say that through the public consultation process, this original OCP objective has been deliberately and meaningfully recalibrated through public and professional urging to reflect a more neighbourhood - oriented mixture of uses. The current proposal translates this revised objective into a mixed - use waterfront village with an extensive and publicly accessible waterfront and a deliberate local focus on service to the residents of Nanoose Bay. The current

proposal also prescribes future development in a manner more consistent with present values, standards of efficient land use and Regional District goals, objectives and policies. Notwithstanding the recalibrated objective of a more local focus as noted earlier, it is clearly the intent of the OCP that Schooner Cove be redeveloped. If nothing else, the deteriorating state of the current facilities dictates that we must move forward to publically acceptable and economically sustainable renewal.

We hear a lot about environmental sustainability, and justifiably so, but we need to remember that in creating a built environment, particularly one that embraces a mixture of shared public space, housing, commercial services and outdoor amenity spaces, economic sustainability is also critical. A certain critical mass is essential to support and therefore fully realize hoped for benefits. This is something that needs to be kept in mind as we weigh Fairwind's overall development proposal and seek the benefits of the Proposed Village. In other words the Village needs a robust neighbourhood to support it. The issues are not neatly separable.

Based on my participation in the planning process for Schooner Cove and my many years of professional experience with a wide range of development proposals as a Registered Professional Planner (BC and Ontario) I can, as I did last night with respect to the Lakes District, confirm that the Schooner Cove Plan currently before the Regional District, represents the best in terms of professional standards and certainly meets the investigative

requirements of the OCP. Again, the specialist consulting in urban design, the environmental sciences including marine biology, architecture, civil engineering, parking and public consultation has been of the highest caliber

It should be known that the professional examinations by those I have just mentioned do not occur in some commercially biased vacuum. In all cases they must conform to Provincial, Federal or Regional District standards, policies or guidelines. In all cases there is dialogue with relevant agencies eg. Ministry of Environment, Ministry of Transportation, Fisheries and Oceans and relevant RDN departments. If professional standards with respect these investigations were not met, the plans before you would not be accepted by the RDN for public review and there would be no meeting this evening. Having said this, it is in no way implied that we cannot question or add to the data or that we must all be in agreement, but hopefully this investigative underpinning should allow us to have fact base discussions.

There have been several dimensions to the Schooner Cove planning process. In my mind however, one feature stands out prominently. That prominent feature is the responsive nature of the process. Earlier plans, particularly with respect to the proposed Village, met with mixed reviews. Some said they liked the plan as proposed, while others felt that the scale of the proposal was too intensive; some said they had problems with layout, while others said the architectural scale and style of the proposal didn't fit with their conception of the neighbourhood. Participation of the

boating community played an important role in this discussion. In response to these concerns, the plan for Schooner Cove Village was not revised, but rather completely replaced by a concept that more closely aligns with publicly stated preferences. The revised plan is consistently reduced in terms of building scale, commercial floor area and number of condominium units while essential elements including a proposed pub/restaurant, market and public meeting space have been retained. The plan for the proposed Village has also been revised to reflect a more natural small urban evolution with a Pacific seaside flavour and a more intimate feel. All of this of course is materially relevant to the members of the Schooner Cove boating community, since the Village will be a significant contextual dimension to life in the marina and the enjoyment of our boating pursuits.

During the consultation process, the SCYC explored a number of questions relevant to the operation of the marina.

Mr. Davis has already touched on matters relating to the boat ramp and it's replacement with a crane facility, the RDN search for a public boat ramp, parking allocation, parking management, site circulation, dock access, security and disruption during construction. The proposed shared meeting room space is welcomed. We are also pleased that continuation of the current marina mode of operation will continue, albeit with promised improvements and continued reinvestment.

To emphasize Mr. Chairman, all marina moorage holders and I believe all residents of Nanoose, have a material interest in keeping the period of disruption leading up to and during construction, as short as possible and ensuring the continuation of marina services including security, during this interim period.


Mr. Chairman, I appreciate the opportunity to comment and I think most of us in the marina, look forward to moving ahead with the proposal before us. I believe that approval of the Schooner Cove Neighbourhood Plan is in the public interest. I encourage the Regional District to find ways and means to bundle, without sacrificing public input, subsequent required approvals so as to expedite the overall approval process. From my perspective, and I believe this perspective is shared by a great number of people, the sooner the first phase of the Schooner Cove Village is implemented the sooner the important benefits of the planned Village will accrue to all moorage holders and in fact the wider Nanoose community.

The proposed Fairwind plans represent a modern, conservative, environmentally sensitive set of proposals for compact urban development, suitable for refinement to working drawings and continued experienced based refinement over the years of build out.

I realize that not all will ever be in agreement. That's the democratic way, and more power to it. But if anyone is concerned about the apparently haphazard urban sprawl spilling out of Parksville along Northwest Bay Road and

also along Powder Point Road, with its attendant consumption of agricultural land, impact on the environment, septic tanks and multiple traffic entrances, then perhaps the value of comprehensively planned and compact development will assume its obvious worth.

Thank you.

  
Gerry Thompson  
1991 Highland Road  
NanOOSE Bay  
250 468 1818  
gathom@telus.net



REGIONAL DISTRICT OF NANAIMO – PUBLIC INFORMATION MEETING  
SCHOONER COVE DEVELOPMENT  
February 1, 2011

Chair Director Holme, RDN Directors and Staff,

My name is Mike Wilby. My wife Jan and I live at 3530 Grilse Road at Schooner Cove, across from the proposed Schooner Cove development. We represent a majority of the local residents whose properties include the shoreline bordering the Cove. We have a signed petition to indicate our solidarity. Thank you for the opportunity to voice our concerns.

We are deeply concerned about the extent of the proposed development, and also with its design and impact on the immediate community. We agree that development can be an asset to the community but on a controlled, unobtrusive, and harmonizing plan. The Developers & Planners have advertised their intent to “Harmonize with the Neighbourhood and the Environment”. They said they would “not infringe upon the views of existing homes”. They said they would “respect local residents” and their plans would “maintain the aura of the natural views without overwhelming public presence”.

Although we have concerns about the extent of condo development with its relative effects on the immediate neighbourhood, we are also deeply concerned about the plan to extend the development out into the ocean on top of the proposed enlarged breakwater. We are in favour of the enlargement of the height of the breakwater for the protection of the Marina, but we are not in favour of further extensions of the wall and we are profoundly against building a boardwalk for public access out onto this breakwater. The sacrifice is just too great to the environment. The term environment not only implies the effect on the waterfowl that frequent the breakwater but also on the serene natural views that presently are unencumbered by the presence of people walking back and forth. Other significant sacrifices would be visual privacy and noise pollution, that so easily travels across water. The breakwater is presently the only side of the Cove that is without the presence of human beings.

Furthermore, this Promenade proposal initiates a potentially dangerous situation. It is unsafe for the public. The fact that the existing breakwater is crumbling with the waves and wind, sometimes reaching 100 kilometers an hour, indicates the dangers at hand. Extra bulk of structures and possible guard rails with continuous

maintenance issues (at whose cost?) add to the human traffic which will be in the faces of the local residents forever thereafter.

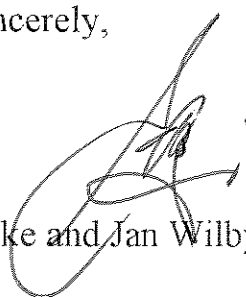
As said in the Schooner Cove Neighbourhood Plan Proposal, in its Executive Summary, the developer would be “engaging local participation in the drafting of the Plan” – this I believe definitely includes those who would be mostly affected by the Plan as we immediate local residents would be. We are definitely not in favour of an unnecessary extension of the development onto the breakwater for the purpose of expanding human presence at our sacrifice. They refer to a “Sustaining Community” – well this must include the preservation of the natural environment and the pre-existing assets of the neighbourhood. The Developer continues to refer to the “particular attention to adjacent neighborhoods” and a “consideration for Community Values” – well this community enjoys our waterfowl and privacy and views. The Developer refers to “Best Management Practices (BMP’s) for Environmental Management” and also to “protect the integrity of rural and resource areas”. By these words it seems that we are all on the same side of opinion and that the breakwater boardwalk with its accessories (buildings etc.) will be eliminated from the development plan.

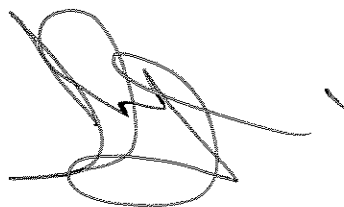
In conclusion - It is evident that the RDN has a mandate in the Regional Growth Strategy Plan for “Environmental Protection “ which surely includes the only non-humanized side of Schooner Cove. Preservation of the natural “environmental” views without human presence is obviously in the best interest of the community and especially those people intimately associated with the Cove. The Regional Growth Strategy refers to “protection of Rural Integrity and an End to Sprawl”. We must respect the beauty of our coastline.

We hope that the RDN will consider these negative impact factors and oppose the planned promenade on the breakwater.

Thank you.

Sincerely,

  
Mike and Jan Wilby



janwilo

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**From:** bob ellis <bobellis@telus.net>  
**Sent:** Sunday, January 23, 2011 2:46 PM  
**To:** jstanhope@shaw.ca  
**Subject:** Proposed Foreshore Development at Schooner Cove

c/o Joe Stanhope, Chairperson  
Board of Directors  
Regional District of Nanaimo

As residents of Schooner Cove, we are deeply concerned with the development envisaged by the Fairwinds property owners for the foreshore to replace the existing hotel building, which now hovers over the high water mark. We would encourage the Regional District to respect the present property owners and see that their rights are not eroded by easing limits of foreshore setbacks. It is important to note that these setbacks are enforced by Federal legislation as well as Provincial and Local regulations. This is not to say that we are opposed to sensible, well planned usage of Fairwinds property as there are many desirable facets to their plans. I am confident that we can depend on the wisdom of the directorate to safeguard the quality of life which we now enjoy.

The proposed promenade is also a concern, as we have seen in the preliminary drawings posted by Fairwinds at their meetings, is projected to run along the top corner of the bank in front of Schooner House. Clearly, if this is allowed, there would, in the fullness of time, be an enormous amount of foot traffic directly in front of our balconies with noise and an invasion of privacy, which would surely follow.

We should be clear, that we are not opposed to regional development in the area, but simply urge the Directors to put themselves in our shoes and give very careful thought to proposals that are put in front of them.

Respectfully,

Robert and Diana Ellis  
Schooner House  
101-3555 Outrigger Road  
NanOOSE Bay, B.C.

250-468-7078

jan and mike

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**From:** Rodger Touchie <rodgertouchie@shaw.ca>  
**Sent:** Tuesday, January 25, 2011 11:28 AM  
**To:** grilse@shaw.ca; jstanhope@shaw.ca  
**Subject:** Letter re Schooner Cove Waterfront Neighborhood  
**Attachments:** Letter to Regional District January 19.docx

Mr. Mike Wilby provided me with an update of activity surrounding the proposed Fairwinds/Schooner Cove development. I have been out of town so was unaware of your planned board meeting and the forthcoming public meeting related to this development.

I have mailed a signed copy of the attached letter and do hope that you and your board will pay heed to the concerns regarding the construction of any man-made structure atop the current Schooner Cove breakwater. Because I am again leaving town on Friday for ten days I will be unable to attend the planned public meeting. However I do think that the scope of the proposed development, its density needs to apparently be viable, the fact that it includes no planned facility to accommodate tourists, the marina modifications that seem to do a disservice to the immediate community, and a totally unnecessary structure on the breakwater are all reasons why you should move carefully in any form of approval of this project.

I will be available for further discussion if requested after February 6.

Yours truly,

Rodger Touchie

**Subject:** FW: PROPOSAL FOR A PROMENADE

**From:** DENISE LELAND [mailto:ddleland@shaw.ca]  
**Sent:** Friday, January 21, 2011 9:11 PM  
**To:** jstanhope@shaw.ca; planning@rdn.bc.ca  
**Cc:** grilse@shaw.ca  
**Subject:** PROPOSAL FOR A PROMENADE

January 21, 2011

Regional District of Nanaimo

Attention: Joe Stanhope, Chairman

6300 Hammond Bay Road

Nanaimo, BC V9T 6N2

Dear Mr. Stanhope:

RE: PROPOSAL FOR A PROMENADE ON THE BREAKWATER AT SCHOONER COVE

I am in total agreement with Dr. Wilby's address of June 28, 2010. We also have a residence on Schooner Cove and overlook the breakwater. We are very fortunate to have an unobstructed water view to the south-east. We can see the ferries on their various routes and Mount Baker in Washington state on clear days.

Fairwinds have extensive waterfront property south of the breakwater and I cannot see their reasoning in their plans of placing their promenade in front of our homes. In as much as their waterfront property will undoubtedly be developed it would be logical to have a waterfront walk in front of their development. We have no quarrel with Fairwinds and we were one of the original debenture holders and have supported their endeavors from the start.

Yours Sincerely,

James and Doris Poole

3471 Blueback Drive

Nanoose Bay, BC V9P 9H9

Tel: 250-468-7292

jan and mike

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**From:** ted and vicki <tedvicki@shaw.ca>  
**Sent:** Friday, January 21, 2011 2:39 PM  
**To:** Jan  
**Subject:** Fw: schooner cove breakwater proposal

----- Original Message -----

**From:** ted and vicki  
**To:** lwb@shaw.ca ; jstanhope@shaw.ca ; dwbarttram@shaw.ca ; planning@rdn.bc.ca  
**Sent:** Friday, January 21, 2011 2:38 PM  
**Subject:** Fw: schooner cove breakwater proposal

----- Original Message -----

**From:** ted and vicki  
**To:** quaillanding@shaw.ca ; Maureen\_young@shaw.ca ; gholme@shaw.ca  
**Sent:** Friday, January 21, 2011 2:35 PM  
**Subject:** schooner cove breakwater proposal

We would like to let it be known that we are strongly opposed to the building of a walkway along the top of the breakwater that protects the Marina in Schooner Cove. The general public could look right into the front of our house and we would lose our privacy. Thankyou for your attention ... Ted and Vicki Lawson ...3524 Grilse Rd. Schooner Cove.

janwilo

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**From:** freddietmar@shaw.ca  
**To:** jstanhope@shaw.ca  
**Cc:** Jan & Mike Wilby (grilse@shaw.ca)  
**Subject:** Proposed Promenade Pavilion etc.

Dear Joe Stanhope and Directors of the Board of the Regional District of Nanaimo

My name is Dietmar G. Berger and I reside at 3496 Grilse Road in Nanoose Bay. My property is directly facing the planned development. We built our new house where we would have the greatest possible exposure to the serene natural views across the breakwater and the beautiful unobstructed scenery beyond, all the way to Mount Baker on the horizon. I can appreciate that the breakwater has to be reinforced since the recent 80 -100 km/hr winter storms have left their destructive marks. However, building a pavilion on the upgraded breakwater/promenade will totally destroy the peaceful ambience of the cove. It will give us all the feeling that we then live on a closed-in pond. Gone will be the open unobstructed views for all of us. A pavilion would have to withstand storms of over 100km/ hr. The use of a pavilion includes entertainment. We are already being bombarded with entertainment from the "point" during weekend evenings, like it or not. Will the pavilion be our next treat? I am against the proposal of building a pavilion on the breakwater!

Fairwinds Development Corporation said it is committed to "not infringe upon the views of existing homes". A pavilion will not only infringe upon our views, it will destroy the harmony and serenity we all now enjoy.

Respectfully,

Dietmar G. Berger



janwilo

**From:** janwilo [janwilo@shaw.ca]  
**Sent:** Sunday, January 16, 2011 6:25 PM  
**To:** 'Maureen Young'; 'Dave Bartram'; 'George Holme'; 'Joe Burnett'; 'Joe Stanhope'; 'Lou Biggemann'  
**Subject:** Schooner Cove Development  
January 16, 2011

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

**Re: Schooner Cove Proposed Development of Promenade & Buildings on Breakwater**

To: Board of Directors,

On behalf of the Schooner Cove Waterfront Neighbourhood (SCWN), thank you for listening to my telephone conversation recently relating to the proposed Promenade and building on the breakwater.

As I indicated, and have done such at the public meetings, the local environment will be highly impacted by this redundant Promenade, if it was to be completed, and we local residents are passionate in our plans to eliminate it.

Ironically it was the idea of some of the Fairwinds Community Association residents that the Promenade be established, and then after the Developer listened to our concerns and saw our petition, the Promenade plan was dropped. The Developer is now reconsidering the incorporation of the Promenade due to some members of the Fairwinds Community Association who would like to see it. These people must realize that there are numerous scenic view locations in the area, as well as the planned shoreline boardwalk. None of the people live locally and thus would not be affected by the negative aspects of the proposed Promenade on the breakwater which include the "in your face" loss of privacy, loss of serene non-humanized view, and noise pollution. Also the effects on the present wildlife that frequent the breakwater would be dramatic. As discussed with the DFO Area Manager, there would be a great concern on fish habitat. The significant increase in foundation of the breakwater necessary for a Promenade would displace fish habitat. Construction must pass numerous assessment reviews with the Department of Fisheries and Oceans and other integral Environmental Departments.

As discussed, the RDN Official Community Plan and Growth Management Plan, refers to "respect the character of the adjacent residential neighbourhoods and the environment" and "... development with minimal impact on the neighbourhood". We also have numerous quotes from the Developer advertising their intent to "protect the integrity of rural and residential areas and the environment". To extend the human footprint out onto the breakwater in the middle of the views from the Schooner Cove Waterfront Neighbourhood, with numerous negative effects, is not protection of our environmental resources.

We all would like to preserve as much as possible the natural and serene environment without redundant and harmful extensions of development. The local residents will be sending letters of concern for your attention.

1/16/2011

Again, thank you for representing us and for your interest in our Schooner Cove Waterfront Neighbourhood.

Respectfully,  
Mike and Jan Wilby  
3530 Grilse Road  
Nanoose Bay, BC V9P 9H8  
Mailing Address: PO Box 159, V9P 9J9  
250-468-9212



E-mailed to the following RDN Board Members:

- Mr. Joe Stanhope
- Mr. George Holme
- Mr. Joe Burnett
- Mr. Dave Bartram
- Ms. Maureen Young
- Mr. Lou Biggemann

July 6, 2010

Directors of the Board of the Regional District of Nanaimo  
6300 Hammond Bay Road,  
Nanaimo, BC V9T-6N2

Dear Directors of the Board,

My name is Dr. E. Michael Wilby and my wife Jan and I reside at 3530 Grilse Road in Nanoose Bay. We are immediate neighbours of Schooner Cove and we reside across from the proposed Schooner Cove development. We represent a majority of the local residents whose properties include the shoreline bordering the Cove and we have a signed petition to indicate our solidarity. Thank you for the opportunity to voice our concerns at the meeting of June 28<sup>th</sup> 2010.

We all are deeply concerned about the extent of the proposed development, and also with its design and impact on the immediate community. We agree that development can be an asset to the community but on a controlled, unobtrusive, and harmonizing plan. Fairwinds Development Corporation has advertised their intent to “Harmonize with the Neighbourhood and the Environment”. They said they would “not infringe upon the views of existing homes”. They said they would “respect local residents” and their plans would “maintain the aura of the natural views without overwhelming public presence”.

Well, Jan and I would like to be the voice of the residents of Schooner Cove whose properties extend to the shoreline of the Cove itself. Although we have concerns about the extent of condo development with its relative effects on the immediate neighbourhood, we are also deeply concerned about the plan to extend the development out into the ocean on top of the proposed enlarged breakwater. We are in favour of the enlargement of the height of the breakwater for the protection of the marina, but we are not in favour of further extensions of the wall and we are profoundly against building a boardwalk for public access out onto this breakwater. The sacrifice is just too great to the environment. The term environment not only implies the effect on the wildlife that we have seen frequenting the breakwater wall but also on the serene natural views that presently are unencumbered by the presence of people walking back and forth. Other significant sacrifices would be visual privacy and noise pollution – obviously we have all experienced how sound carries so well across the water. This breakwater is presently the only side of the Cove that is without the presence of human beings. We local residents are extremely passionate about our view over the breakwater as well as the visual and sound pollution that will be associated with the human traffic on the breakwater. Our view is an asset to the neighbourhood and an asset to our properties. I’m sure that others along the shoreline would be

irate if their views and privacy would be sacrificed. Also the developer refers to the spectacular views from the shoreline boardwalk. Surely that is enough without extending the human footprint out onto the breakwater.

As said in the Schooner Cove Neighbourhood Plan Proposal, in its Executive Summary, the developer would be “engaging local participation in the drafting of the Plan” – this I believe definitely includes those who would be mostly affected by the Plan as we immediate local residents would be. We are definitely not in favour of an unnecessary extension of the development onto the breakwater for the purpose of expanding human presence at our sacrifice. They refer to a “Sustaining Community” – well this must include the preservation of the natural environment and the pre-existing assets of the neighbourhood. The developer continues to refer to the “particular attention to adjacent neighbourhoods” and a “consideration for Community Values” – well this community enjoys our wildlife and privacy and views without over extension of the human element onto the breakwater. The developer refers to “Best Management Practices (BMP’s) for Environmental Management” and also to “Protect the Integrity of Rural and Resource Areas”. By these words it seems that we are all on the same side of opinion and that the breakwater boardwalk with its accessories (buildings et cetera) will be eliminated from the development plan.

It is evident that the RDN has a mandate in the Regional Growth Strategy Plan for “Environmental Protection” which surely includes the only non-humanized side of Schooner Cove. Preservation of the “natural” (as much as possible seawall) without the presence of humans and preservation of the natural “environmental” views without human presence is obviously in the best interest of the community and especially those people intimately associated with the Cove. The Regional Growth Strategy refers to “Protection of Rural Integrity and an End to Sprawl” – well people flowing out onto the breakwater would be sprawl. Natural environmental beauty does not include humans in the middle of it. Every person who resides along this lovely coast obviously has respect for the beauty and serenity of the shoreline and would want to preserve it as naturally as possible without sacrificing even more of it than absolutely necessary. Surely the residents of Fairwinds community can empathize with the position of the immediate neighbours of Schooner Cove and show support to eliminate the proposal for a walkway out onto the breakwater. We must all work together to create, through the developers and the RDN, a result that fulfills the needs of the Community without destroying any natural assets or overwhelming the community with overdevelopment and over-presence of human beings. As is promoted by the developers we must accept only a plan that respects and harmonizes with the environment and the neighbourhood.

We appreciate the extent of communication and input from the neighbourhood that has been allowed by the developers in preparation of their final proposal to the RDN although, in some respects, we are still waiting to see the effects of our communication. We urge the developers to abide by their advertised intent without misrepresentation. We especially appreciate and thank the RDN for representing our community and, according to the Regional Growth Strategy, with our local values in mind.

TOTAL  
0 PAGES

7

Petition Template - Cover Page

Petition to Central Coast Council

Subject matter:

[Print a clear and concise statement identifying the subject matter.]

EXTENSION OF PUBLIC BOARDWALK  
OUT ONTO BREAKWATER WALL.

Statement of  
subject matter  
and action  
requested:

[Print a brief statement of the subject matter and the action requested.  
This statement must appear on each page of the petition.]

PETITION TO STOP PLANS TO  
EXTEND PUBLIC WALKWAY  
OUT ONTO BREAKWATER WALL.

Signatories:

[Print a statement specifying the number of signatories.]

- SEVENTEEN SIGNATORIES  
(SHORELINE NEIGHBOURS  
OF SCHOONER COVE.)

**Petition Template - Signature Page(s)**

Petition to Central Coast Council

Subject matter:

*[Print a clear and concise statement identifying the subject matter. This statement must appear on each page of the petition.]*

EXTENSION OF PUBLIC BOARDWALK  
 OUT ONTO BREAKWATER WALL.

Statement of subject matter and action requested:

*[Print a brief statement of the subject matter and the action requested. This statement must appear on each page of the petition.]*

PETITION TO STOP PLANS TO  
 EXTEND PUBLIC WALKWAY  
 OUT ONTO BREAKWATER WALL.

Print Name	Print Address	Signature
Jin + Doris POOLE	3471 BLUEBACK	
Doug + Marilyn Best	3461 Blueback	
Jon Denbigh	4531 Grilse Rd	
Rodger Kouchie	3506 Grilse	
Brian Atwood	3514 GRILSE	
Sue Atwood	3500 GRILSE	
CAROL ANN TAYLOR	1385 Britannia Dr.	
Ted + Vicki Lawton	3524 Grilse Rd	
JAN + MIKE WILBY	3530 GRILSE Rd	
DIETMAR G. BERGER	3496 GRILSE Rd.	









**Petition Template - Final Page**

Petition to Central Coast Council

Person lodging  
petition:

*[Print full name, address and signature of the person lodging the petition.  
This must appear at the end of the petition.]*

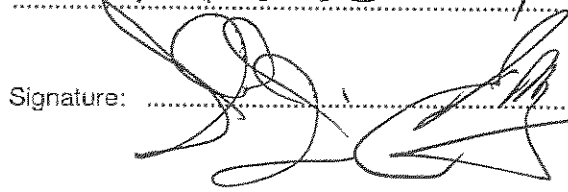
The person lodging this petition is:  
(Please print)

Full name: JAN AND E. MICHAEL WILBY

Address: 3530 GRILSE RD.

NANOOSE BAY P.O. BOX 159

NANOOSE BAY  
V9P 9J9

Signature: 

Nanoose Bay  
February 01, 2010

RDN Public Information Meeting (“Schooner Cove”): OCP Amendment  
Nanoose Place – 7:00pm

RDN Board of Directors/EAPC;

RDN bylaw 1432 (2005), “A Bylaw To Establish Development Approval And Notification Procedures”, requires an application to amend an OCP to be submitted with information specified in Part 3, section 2 of the bylaw *and* “all other information as set out in Regional District of Nanaimo Impact Assessment Bylaw 1165 (1999). Specifically, Part IV, section 5. of bylaw 1165 requires the applicant to submit to the Manager a completed “Preliminary Community & Site Impact Review Form”.

Bylaws 1165 & 1432 require the submission of this form, the applicant indicated they would provide the C&SIR form upon completion of the neighbourhood plan and the form itself includes a statement that information from the C&SIR will be used “... to assist the Planning Department in assessing applications for potential community and site impact.” In fact, according to a statement on the form itself, the Manager may request more formal information concerning the impact of the proposal.

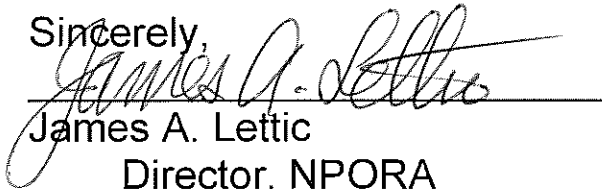
In spite of these guarantees, the C&SIR form was not submitted with the final draft of the neighbourhood plans in May, 2010. In fact, it had not been completed by the applicant at the time of my first request in Sept/Oct, 2010. With the assistance of Director Holme, I was able to retrieve copies of the C&SIR forms for Schooner Cove and the Lakes District in November, 2010.

Citizens of the Nanoose Bay community deserve an explanation of why this impact assessment was not submitted in May 2010 and why it is not playing an instrumental part in the public consultation and application approval process! Further, according to stipulations in bylaw 1165, the Manager may require an Impact Report Proposal & a comprehensive Impact Report when the proposal is expected to have an appreciable impact on

transportation, public infrastructures and amenities (water supply & fire protection systems), public facilities (schools & health care facilities), the natural environment, groundwater quantity and quality, etc. Citizens of Nanoose Bay also deserve to know why a fully functional impact assessment, including the Impact Proposal and the comprehensive Impact Report is not part of this OCP amendment public consultation and application approval process!

Is this waiver of the impact assessment sanctioned by and part of Board policy or is it an exercise of discretionary authority by staff without the knowledge or approval of RDN Directors? I address these questions to Mr. Lindsay, RDN Manager of Current Planning and respectfully request that his response be recorded in the minutes of this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "James A. Lettic", is written over a horizontal line. The signature is fluid and cursive.

James A. Lettic

Director, NPORA

Representative, Fairwinds Community Advisory Group

FCA Presentation – Public Meeting – Feb 1, 2011  
Schooner Cove Neighbourhood Plan

Mr. Chairman, Ladies and Gentlemen

My name is Bob Popple and I am here tonight representing the Fairwinds Community Association.

The Fairwinds Community Association is an organization of volunteers whose objective is quite simply to make our community the best that it can be.

We have been in existence since 1993, are fully constituted and have 52% of the 550 households in Fairwinds as members. Our membership is thus reasonably representative of our community.

Over the course of the last three years, we have had representation on the Community Advisory Group (CAG) formed to advise Fairwinds of community issues wrt the development of the Schooner Cove marina. We have thus had involvement in the development of the plans for the project.

During that time, FW facilitated and sought input at workshops and hosted three open houses to keep the community informed on the evolution of the Schooner Cove Neighborhood Plan.

That input has, to some considerable extent, been incorporated into the proposed plan.

In August 2010, following a meeting to inform residents of the latest shape of the community plans, we surveyed our membership to determine the etw local residents support the proposed plan.

Using our Internet messaging system, all 286 FCA member households were asked the etw they support the Schooner Cove Neighbourhood Plan as submitted to the RDN. The response rate to this survey was 26%, which translates into 74 responding households.

An overwhelming 81% of these respondents stated that they support the plan, as submitted. That 81% is comprised of 56% who support the plan unconditionally and 25 % who support the plan with reservations. 19% indicated that they do not support the plan for a variety of reasons.

Since that time, FW has undertaken to modify the SCNP through density and building height reductions, two principal concerns expressed at the August 2010 members meeting. Dialogue is continuing with FW wrt the adequacy of parking in the interests of making this development the best that it can be.

Thus, my figures wrt support for the SCNP are almost certainly conservative. We have not repeated the survey.

Thank you, Mr. Chairman.

From: Keith Thompson <kthompson@owenbird.com>  
Subject: **RKT01164.pdf (SECURED) - Adobe Reader**  
Date: February 1, 2011 3:29:35 PM PST  
To: rtpopple@shaw.ca  
\* 1 Attachment, 5.9 KB

Hi Bob

Attached is my statement for tonight's meeting. The last sentence is my attempt at humor. Please feel free to delete it at your option  
rkt.

This e-mail may contain privileged and confidential material and its transmission is not a waiver of that privilege. It is intended for the sole use of the person to whom it is addressed. Any copying, disclosure, distribution or reliance on this material by anyone other than the intended recipient is strictly prohibited. We assume no responsibility to persons other than the intended recipient. If you have received this transmission in error, please notify Owen Bird Law Corporation @ (604) 688-0401 immediately and destroy any hard copies you may have printed and remove all copies of the e-mail from your mailbox and hard drives.  
\*\*\* Do not remove to ensure timely delivery OBLCXAUTHHDR \*\*\*

## STATEMENT

My name is Keith Thompson. My wife and I moved to Fairwinds in 2004 and we live at 3370 Rockhampton Road. I am in Vancouver tonight and I am unable to attend the information meeting and I have asked Bob Pople to read my letter of support for the Schooner Cove Village Project. I attended two of the initial workshops held by Fairwinds and I have read both the original and the revised Schooner Cove Neighbourhood Plan. I have also browsed the Consultant Reports which Fairwinds has made available to the public online.

I fully support the revised Schooner Cove Neighbourhood Plan and I look forward to the development of a village centre which will provide many of the amenities which are now lacking in the Fairwinds area. I like the design of the village. It has been well thought out to fit the needs of the Fairwinds residents. The Breakwater walkway is an excellent addition to the overall plan. I also support the low-rise residential accommodation and I feel that it will provide additional options to Fairwinds residents who wish to transition from their existing homes. My only question to Fairwinds is when can I buy a unit?

RKT01164



## **Information Meeting: Feb. 1, 2011**

### **Questions to the RDN regarding the proposed development**

My concern is the management of traffic in the Nanoose area with the projected tripling of the population, and expectation of increased number of tourists added to the roads of Nanoose,

The roadways of Nanoose, with their unique topography and abundance of wildlife are already a challenge. In addition to the physical challenges, add the fact that around 50 percent of the drivers (cars, and commercial trucks) exceed the speed limit by an average of 30km over the limit. Dubbed "Nanoose 500 a Speedway" by the RCMP, traveling the access road is already quite challenging.

The plan calls for a projected population that will exceed that of Qualicum Beach . Qualicum Beach has 3 major highway access points, and at least 6 major access arterials that facilitate access to the homes. These roads do not have the topographical challenges of Nanoose, and speed limits are more or less observed. The planning body for that city has recently capped their population, presumably because it is all that infrastructure can safely accommodate..

Nanoose Bay has one main access point, NW Bay road at the Petro Canada station. The developer has done an excellent job of working within the confines of what they control , but all traffic will still come from this one point and funnel down to their proposed parkway.

Many years ago, I understand that the RDN granted Fairwinds permission for the urban designation now being proposed for development. It should be no surprise that they should wish to develop this valuable asset. It is not their job to provide an access road to this approved urban area. Commonly, regional or provincial governments are responsible to provide the highways and main roads that connect urban centres.

It would appear that the RDN is responsible to provide a "traffic corridor" to access this development, one that links Schooner Cove to the main island highway.

When the population reaches the proposed level, 900 to 1200 cars will be passing the Petro Canada station every hour during the day during the 6 months of good weather when the Nanoose population is at its peak. Consider what that will mean to safe access to these residences if an appropriate traffic corridor is not created.

The planning body for the developer has done a professional job of trying to plan for the management of traffic given the confines of what they control. It's up to the RDN to step up to the responsibility they initiated when they gave the initial approval for this urban designation.

*Gail Hill*  
*gailghill@gmail.com*

Walter Clark  
2385 Evanshire Crescent  
Nanoose Bay, BC V9P 9G7  
(250) 468-9280  
[wwmeclark@shaw.ca](mailto:wwmeclark@shaw.ca)

February 1, 2011

Regional District of Nanaimo

Re: Fairwinds Development/Official Community Plan Amendment

Dear Sirs:

I would like to go on the record as being in favour of the developer's plans for both the Lakes District and Schooner Cove.

Development of these two parcels of land has been recognized for a number of years as consistent with the Regional District of Nanaimo's "Regional Growth Strategy". In my view the current development plans before the RDN are a vast improvement over the OCP already in place. In the course of review over the last two years the developer has already made significant concessions from input received. Those concessions among others involve green space, preserving environmentally sensitive areas, setbacks from those sensitive areas, wildlife corridors, realignment of an access boulevard, and reduced unit density.

I would suggest that we are now at a crossroads. You can send out a message that RDN is anti-development. Conversely you can send out a message that you will follow through with the Regional Growth Strategy that you established by weighing the many factors that must be addressed, requiring the developer to fulfill its commitments, and moving forward. We can see stagnation with a shuttered hotel, limited services, and potentially declining property values as prospective purchasers think twice. On the other hand we can see vibrant new growth, more amenities and a greater chance for increased property values. I personally believe that all of RDN and Nanoose will benefit, not just the current residents of Fairwinds. I moved to Fairwinds some three years ago for what it could become, that of one of the premier communities on Vancouver Island.

We are currently in the position that the developer has the apparent financial means to deliver on the commitments that he may make. Given the economic times that we are in this should not be overlooked and is a tremendous positive. In my three years as a Fairwind's resident I have found

the developer to be a good corporate citizen and genuinely interested in the welfare of its residents.

At previous public meetings over the OCP amendments proposed, there have been positive and negative comments toward the development. My observation is that many of the negative comments are coming from non-Fairwinds residents. The residents of Fairwinds on the other hand have voiced approval through a survey conducted by the Fairwinds Community Association. Should the people that live here not be properly considered?

I would therefore ask that you move forward quickly and responsibly to vet the Fairwind's Official Community Plan Amendment, give it your final approval and make this much needed development a reality.

Yours truly,

A handwritten signature in black ink, appearing to read 'W. Clark', written in a cursive style.

Walter Clark

**PROPOSED AMMENDMENTS TO THE  
OFFICIAL COMMUNITY PLAN  
FOR NANOOSE BAY**

**FEBRUARY 1 2011**

The Regional Growth Strategy adopted by the Regional District of Nanaimo describes a vision for the future with respect to land development in the region. The strategy seeks to control growth by keeping urban growth within Urban Containment Boundaries.

The Official Community Plan for Nanoose Bay was adopted by the Regional District of Nanaimo in 2005 as Bylaw No.1400. This plan was created by the residents of the Community to provide a framework for the future development of the Community. The OCP seeks to provide direction on the evolution of land use and development in the community.

Both seek improve mobility by reducing dependency upon automobile transportation.

One way to achieve this goal is to encourage the development of "nodal structures" within each of the Urban Containment Boundary areas as defined in the Official Community Plan. These nodes or neighbourhood centres, are intended to allow residents to work, learn, shop, play and access services in close proximity to where they live. This would promote some degree of self sufficiency by providing neighbourhood level services within each area.

The policy of the OCP is for the Schooner Cove Neighbourhood Centre to remain a neighbourhood level service centre within the marine resort environment.

An important part of this concept is the provision of marine oriented services to the boating public through the operation of the marina located at Schooner Cove.

The provision of marine services has been an important component of the neighbourhood for many years. The marina is used not only for the moorage of vessels but also for launching, maintenance, inspections and surveys.

The Neighbourhood Plans submitted by the developer for both Schooner Cove and Fairwinds contain a comprehensive vision of how the developer sees the evolution within each area. The plans contain many commendable features including creation of open spaces and pedestrian access to the shoreline.

Other aspects of these neighbourhood plans are in conflict with both the OCP and the Regional Growth Strategy.

The most notable of these is the idea of having no commercial development in the Fairwinds Neighbourhood where most of the future population growth will be. Here the principle of nodal growth has been ignored and the residents will have no access to commercial services within their neighbourhood.

Instead, the developer intends to develop the Schooner Cove Neighbourhood entirely as a commercial centre with a high density residential component. This would essentially be a duplication of Red Gap Centre rather than a neighbourhood level service centre as envisaged in the OCP.

With an area of less than five hectares, this site does not have the area required for this scale of development, indeed the plans call for some building to take place over the water.

This concept would seriously degrade the marina and result in a loss of services currently available or that could be available in the future. Boaters who have long depended on the amenities at the marina, would be required to travel considerable distance in order to access these necessary services.

The Fairwinds UCB area is 500ha. one hundred times the area of the Schooner Cove UCB. There is more than enough room there for a Fairwinds Neighbourhood Centre that would provide services to the residents of that neighbourhood.

The community would be better served if some of the commercial development were to take place within the Fairwinds UCB area where there are no serious space limitations and where it would not interfere with public access to the water.

If the concept of the OCP were to be followed, both neighbourhoods would be provided with the services the residents require and the Marina would be able to retain the infrastructure required to provide services needed by the boating community.

Ultimately, a community belongs to its residents and it is it is the community that should decide upon the guidelines for its development. This community has done so in the form of its OCP and if the OCP is to be amended it should be amended by the by the community. It should be the people that provide rules for developers to follow, not the other way around.

Respectfully submitted by,  
Ken Woodward

February 01, 2011

Dear Chairman Holme, Ladies and Gentleman,

My name is Barbara Murray and I live at 3362 Rockhampton Road, Nanoose Bay V9P 9H5

I know tonight is ~~is~~ about the Cove but for those of you that did not attend last night I would like to repeat something very, very important. If the proposed <sup>connector</sup> road goes thru as planned it will wipe out a significant portion of the remaining endangered Coastal Douglas Fir Forest ecosystem ~~left on~~ <sup>left on</sup> Vancouver Island

Only a small fraction of this ecosystem remains in <sup>all of B.C. + Canada</sup> ~~the entire world~~, and it is ALL under threat from human-use development. If the proposed major construction-grade road is allowed to be built thru this ecosystem it will fragment the small area into even smaller parcels of land and it would lose it's ecological integrity."

Currently residents and students alike have amazing access to an outdoor laboratory right here in Nanoose Bay and Fairwinds which is the envy of any freshwater biologist, botanist and ornithologist. This gem needs to be properly protected for future generations.

~~Now regarding the Cove Re-Development; Director Holme, as a tax payer of your District I would like to request that you recommend to your elected counterparts that they separate the 'Jumbo' Lakes District proposal, along with the corresponding 'connector road', out from this application process.~~

~~This current application is too cumbersome, controversial + many of the plans are premature. Please recommend to them to approve the Schooner Cove re-development, after impact discussions with the public have taken place and there is a proactive plan <sup>that will</sup> in place to mitigate traffic issues and address the other infra-structure issues. ~~This current application is too cumbersome, controversial and most of the plans are premature.~~~~

Too much can change over time, climate, socio-economic conditions, demographics, natural disasters, science etc... There should be no long-term guarantees given out by the Regional District to developers in this day and age. Everything should be done in DUE PROCESS.

If development corporations think it is wise to phase their developments over time then I believe it is also wise and prudent for the RDN to do the same when granting development permits and rezoning.

I look forward to the first phase of the Schooner Cove development and look forward to a public discussion on the on-going infra-structure issues that need to be properly addressed by our Regional District.

I would ~~also~~ like to <sup>take this opportunity to also ask</sup> ~~make a plea~~ tonight for the Red Gap area to be re-vitalized and brought up to a reasonable standard within our community of Nanoose.

If Fairwinds is allowed to grow and thrive we should also help our neighbours grow and thrive along with us...not leave them in our dust-literally. Nanoose needs a new library and ~~an upgraded Community Centre and there should be a youth centre~~ and a plan for <sup>better</sup> affordable housing options and <sup>provide</sup> affordable seniors' housing ~~provided~~.

We are one community after all and it is ~~high~~ time we start acting like one.

Thank you,  
Barbara Murray

not read

not read



## STATEMENT

My name is Clifford Hinton. Five years ago my wife and I became part of the growing Craig Bay Alumni and moved to 2524 Andover Road in Fairwinds. I am on the executive of the Fairwinds Community Association and like most of my colleagues over the last two<sup>+</sup> years I have attended numerous meetings, open houses and presentations as planning for both Schooner Cove and the Lakes District moved forward.

I think most of us have a healthy dose of scepticism when it comes to believing what developers tell us they are going to do. They rank right up there with Politicians.

We have however been impressed with the inclusive process that Fairwinds Corporation has used to develop the concept of both the Lakes District and Schooner Cove. It seems to me that they have hired very competent expertise and encouraged all who appeared to have concerns to either be part of the planning process or to bring their concerns to the several public forums, most recently last August. Fairwinds Corporation has listened to these concerns and wherever possible they have been integrated into numerous revised plans. Fairwinds Corporation has done a thorough, exemplary job and should be congratulated!

Schooner Cove as it now stands is a mess and a growing eyesore. The proposed development splendidly meets the present and future needs of the Fairwinds Community. Yes, there will be some negative infrastructure impact if this development is approved and allowed to proceed – more traffic being the most obvious.

-2-

In balance, this is more than offset by the community benefits – local dining and convenience shopping and just a nice place to stroll and enjoy the waterfront. If approved the Proposed Schooner Cove development will enhance an already great community. It is high time this project was approved and went ahead.

My wife and I look forward to the opportunity to age in place and we too would like to get on the list for a 2 bedroom with den assisted living condominium.

From: Bill Hamilton <whamilton@whal.ca>  
Subject:  
Date: February 1, 2011 4:31:33 PM PST

Bill Hamilton  
2430 Andover Rd.  
Nanoose Bay BC  
V9P 9G9

Mr. Chairman

I would like to offer a compliment regarding the public consultation process - to the design team, to Fairwinds, Bentall Kennedy and to the representatives of the RDN.

In my 40 year career as a consulting architect in private practice, I never experienced the commitment of the proponent team, to engage the public in an open and on-going process to the extent that we members of the Fairwinds and surrounding community have experienced with the Lakes District project and with this Schooner Cove project. To me, it should serve as a model for a complex planning process.

I am encouraged by the responses of the team to refine and enhance the project in response to community input.

As a member-at-large of the Fairwinds Advisory Committee, I have observed, first-hand, the challenges presented through community comments and critique, and have seen the design responses thereto....generally attempting to find that fine balance between wants and needs, and the practical requirements of, quite simply, making it work...and in the best interests of all parties at the table, yes, including that of the developer.

As an architect, I can assure the community that that is not an easy challenge to address.

I submit that we have seen the design concepts evolve in a very responsive and appropriate manner.

We should also keep in mind that design is a process, as is the approvals process....that process will continue to evolve, with community input, during the next several phases of design development and public consultation.

I look to continue my involvement in the process as I believe that a better project is and will be achieved through this consultation process.

Of course, everyone hopes that their wishes, whether realistic or not, will be accommodated. We have heard (or, undoubtedly will hear) some of those desires this evening.

I would again say, that the team IS listening and IS looking to address and, if feasible, accommodate the comments offered and suggestions made, at these information sessions.

My one question, stemming in part from a query made at the Lakes District meeting last evening:

Can or should the two components of the proposed development be uncoupled...are there advantages or disadvantages to moving forward as independent projects ??

This direction obviously necessitates a business rationale, a "political" rationale and of course, a reality check.

Is the Schooner Cove development contingent upon construction of the proposed access road linking Powder Point Rd. and Schooner Drive ?

I pose this because, aside from a few lingering technical concerns, the comment that I have heard in the community is one of skepticism...why is the process taking so long.

There is community support; can we not just get on with it ???

Thank you  
WGH



## BE REALISTIC WITH THIS DEVELOPMENT

I would like to go on record that I feel the Schooner Cove development proposal as submitted, with a little tweaking, will meet most of the requirements for the Nanoose neighborhood, and will surely be better visually than the present structure.

But I do have concerns regarding the proposed connector road or parkway. The phrase build the road and they will come is not too far from the truth with this proposal from the Developer.

I understand that the Schooner Cove Development is the first phase to be constructed. What happens if this road or parkway is constructed and then the Lakes District development never occurs.

An endangered sensitive eco system devastated forever by a road that was built to accommodate some construction vehicles for a limited time.

Points that seem to have been forgotten or overlooked in these development proposals are the future requirements of the Fire Services, Ambulance Services, Traffic Calming, Road Maintenance, Sewage Treatment Plants & Water supply.

I would like to ask the RDN if they have addressed these important issues, and if so, what are the costs going to be to this community on an ongoing basis

We surely will not be able to expect our present, excellent Volunteer Fire Department to deal with all these extra residences.

The Ambulance service to this area is presently, at best, I understand patchy.

Another point that concerns me.

Are RDN going to insist on a Performance Bond from the Developer ?

There must be a financial penalty to them, if the Developer withdraws their proposals for any reason.

This is a major development for this area, let's get it right, for not only the present residents, but also for the future residents.

Patrick J Murray

3362, Rockhampton Road

Nanoose Bay, BC.      Tel # 250 468 7718

JOB NO. CATHERINE ORBAN 2011-02-01  
DATE 1077 HARLEQUIN PAGE 250-468-7959  
CRES, NANOOSE BAY

-Also - own #210-3555 Outrigger Road

Kayaking affords people of all ages the ability to engage in a healthy outdoor activity that has ~~little~~ a very limited environmental footprint. It allows people the opportunity to experience the marine environment "upclose and personal". Not everyone owns a larger sailing or power craft. Kayak launching requires low-angle access for safe launching.

In the Nanaimo, Parksville & Qualicum Beach areas, there are numerous low-angle public beaches and/or launching ramps that are available to kayakers + the general public.

In Nanoose - on the other hand - most of the foreshore is high and rocky, with only a very limited number of small accesses available to the public - which still require a reasonable amount of agility to launch a kayak.

BUTLER SURVEY SUPPLIES LTD.

② JOB NO. ....  
DATE ..... PAGE .....

With the removal of the public launch ramp at Schooner Cove, the kayakers public will lose the only reasonably-sized safe access to the fantastic archipelago that lies off Schooner Cove.

QUESTION

Is it appropriate and fair to allow the Developer through their proposal to overrun & eliminate the current launch ramp?

This "development" would deny citizens on the Nanoose peninsula their only reasonable public access to the water?

Something that people elsewhere in the RDN have readily available - particularly in view of the increase to the local population

that the Schooner Cove development will bring?

- While maintaining public access to the current foreshore will actually increase recreational opportunities for Nanoose - The removal of the access will significantly diminish

PARTY CHIEF.  
WEATHER Public kayaking opportunities

On behalf of many residents, I am confirming our objections to the revised Schooner Cove Neighborhood Plan. The proposal contravenes many key OCP objectives and policies; the increased intensification and densification of land uses is insensitive to and not compatible with the adjacent single family neighborhoods; the development will put further strain on existing and inadequate infrastructure and services, will adversely impacts foreshore ecosystems, create more traffic congestion, and noise and reduce the quality of life that surrounding residents came here to enjoy.

The OCP speaks about how :

- residents treasure the preservation of the unique aspects of each neighborhood.
- above all, residents have indicated that change in the community should contribute to, not detract from, the quality of life enjoyed in the community;
- residents value the peacefulness, green space and distance from intensive urban activities;
- The OCP will *protect* the peaceful and natural characteristics of neighborhoods near the ocean and encourage sensitive redevelopment that preserves the existing natural environment and the historical character of these neighborhoods;
- To ensure that public regulations that facilitate residential development are compatible with the form and character of existing residential development;

The development is not in keeping with any these OCP objectives and policies:

- The plan is build 360 multi dwelling units next single family neighborhoods. The developer is requesting an OCP amendment for an additional 220 dwelling units which will result in a density of over 30 units per acre compared to 3 units per acre for the surrounding single family lands. To accommodate this density the owners will construct 7 story buildings to a maximum height of 85 feet with a possibility for higher projections into the neighborhood if any land is filled. And all of this will be as close as 15 feet from single family property. The developer states the additional 220 units are necessary to support the commercial component. We maintain the viability of any commercial services will be more dependent on the entire population base of Fairwinds and Nanoose Bay. I need not remind the developer that many of the proposed commercial/tourist uses existed on this site in the past but closed despite the addition of 700 new residential dwellings in Fairwinds. We feel the mass and scale of 7 story 85 foot high structures (comparable to Schooner Place or the Beach Club in Parksville) is totally out of character with the surrounding neighborhood. The structures will block open vistas for existing residents. Residents will lose privacy, peacefulness and quality of life. While these new structures are shown nestled in and separated by private on site green space, the plan offers no



public open space buffers or development transitions from existing single family. We note these planning and design elements are provided in the Lakes Plan. Further we believe different ownership/tenure options (time shares, fractional ownership, etc. does not reflect resident demands and promote a stable full time community. People desire to be close to the ground be it in single family or low density townhomes. As for aged in place, people leave the community because they want close proximity to a wide range urban service and amenities, including health facilities and public transit.

- A majority of the development will tie in to a small storm line that currently outfalls at top of an ocean bank adjacent to single family properties. While the plan proposes onsite storm water management to help control runoff there are no discussions regarding down stream impacts and design measures to deal with the significant increase in discharge to the seashore and the impacts this will have on residential properties and foreshore eco systems. Storm water from this outfall has already created bank erosion problems for residents, created wash outs on the beach and pollutants have soiled the beach on a number of occasions.
- The increase in the number of residential units and commercial/ tourist activities will generate additional traffic and road noise on Dolphin Drive. Most people who come from Parksville via Northwest Bay Road utilize Dolphin Drive to access Schooner Cove and the golf course. We also expect a good portion of the residents in the Lakes area will also travel Dolphin Drive to access these destinations. The road is of a standard similar to a rural road with little or no opportunity to be upgraded beyond the development. It is a narrow 2 lane route with sharp curves, significant gradients, no sidewalks, little or no shoulders, open ditches and many blind private driveways. The road is already overburdened with traffic and most of the route is not safe for walking or cycling.

- **What this plan produces is high wall of incompatible intensive urban uses next to single family homes that literally bisects and isolates these neighborhoods and detracts from their quality of life. This plan appears to be all about maximizing development opportunities for the land owner. It pays no heed to the interests of owners who live nearby. We feel the development ignores key OCP policies and good planning/design practices that respects and protects the quality of life of nearby residents. We also feel that issues regarding roads, water supply, storm water foreshore areas have not been adequately addressed nor have solutions been put forward. We look to the RDN to ensure OCP policies are enforced and local concerns are resolved before plan amendments are approved. Finally, we feel the owner should move from a visions stage and take a more realistic assessment of the land, it's location and attributes, what land uses have come and gone on the site, what is viable and sustainable and to take a more understanding view of the lifestyle needs of this community.**

**In summary, we request**

- The number of permitted dwelling units remain at 139 units as per existing zoning
- Building heights remain at 25 feet under existing zoning or be reduced and transitioned to a scale compatible <sup>with</sup> surrounding neighborhoods
- public buffers, building setbacks be provided to adequately separate single family from more intensive urban uses
- None of the development lands ~~will~~ be filled to raise building projections or result in the construction of retaining walls abutting single family property.
- No additional traffic or access ~~will~~ be permitted on Dolphin Bay Road.
- Address storm water issues impacting existing residents and identify solutions.
- Identify plans to improve Dolphin Drive and reduce traffic volume and noise generated from the new developments.
  
- Thank you.

## Cormie, Susan

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**From:** Sanders, Karen on behalf of email, planning  
**Sent:** Friday, January 21, 2011 2:50 PM  
**To:** Cormie, Susan  
**Cc:** Lindsay, Dale  
**Subject:** FW: schooner cove breakwater proposal

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**From:** ted and vicki [mailto:[tedvicki@shaw.ca](mailto:tedvicki@shaw.ca)]  
**Sent:** Friday, January 21, 2011 2:38 PM  
**To:** [lwb@shaw.ca](mailto:lwb@shaw.ca); [jstanhope@shaw.ca](mailto:jstanhope@shaw.ca); [dwbartram@shaw.ca](mailto:dwbartram@shaw.ca); email, planning  
**Subject:** Fw: schooner cove breakwater proposal

----- Original Message -----

**From:** [ted and vicki](mailto:tedandvicki@shaw.ca)  
**To:** [quaillanding@shaw.ca](mailto:quaillanding@shaw.ca) ; [Maureen\\_young@shaw.ca](mailto:Maureen_young@shaw.ca) ; [gholme@shaw.ca](mailto:gholme@shaw.ca)  
**Sent:** Friday, January 21, 2011 2:35 PM  
**Subject:** schooner cove breakwater proposal

We would like to let it be known that we are strongly opposed to the building of a walkway along the top of the breakwater that protects the Marina in Schooner Cove. The general public could look right into the front of our house and we would lose our privacy. Thankyou for your attention ... Ted and Vicki Lawson ....3524 Grilse Rd. Schooner Cove.

February 25, 2011

CAO'S OFFICE			
CAO	<input checked="" type="checkbox"/>	GMR&PS	
GMDS	<input checked="" type="checkbox"/>	GMT&SWS	
GMF&IS		GMR&CS	
JAN 27 2011			
SMCA		BOARD	
CHAIR			

January 24, 2011

Directors of the Board Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo BC V9T 6N2

Dear Directors:

I reside at 3506 Grilse Road with my wife Pat where we have lived for 17 years. Our home is on Schooner Cove facing the marina and the related area that will be severely impacted by the proposed Fairwinds development .

I have read much of the developer's literature and their expressed sentiment to "respect local residents" and "not infringe upon the view of existing homes." While I question the rationale for the density desired to supposedly make the overall project viable, I will leave that issue to those with the required expertise to debate the merit of the proposal. However one simple and ill-conceived feature of the plan that must be altered requires no expertise and nothing more than common sense to see its foibles.


The proposed pedestrian walkway to the end of the Schooner Cove breakwater and the related infringement it will make on the sight lines of the current view, especially if there is some man-made structure incorporated into the setting, seems an outrageous indulgence – a true folly in the making.

For anyone who has taken the time to travel to the site of the existing breakwater and get a sense of how this proposal might evolve, the idea of building up the breakwater and then adding a walkway will greatly diminish to public view from the end of the cove and certainly obstruct the view from home along the cove waterfront. As for the vista itself that might be gained from walking to the end of the breakwater, it would be no different that the view near the start of the breakwater or fifty feet out on to the breakwater.

While I understand that some residents of the Fairwinds community may favour such a path, I would maintain that this is a careless and unneighborly endorsement of a structure that would do a disservice to long-time residents of the cove and in practice be of no benefit to those who would not have to look at it on a daily basis and may never use it if it was built.

To incorporate some view deck near the beginning of the current breakwater may make some sense as an amenity to the project. To go to the expense and do possible environmental damage along the shoreline to extend a safe walkway out onto the breakwater makes none. I, along with many nearby dwellers, ask you to remove this design from any further consideration as you evaluate this project.

Sincerely,

  
Rodger and Pat Touchie

January 24, 2011

Directors of the Board of the Regional District of Nanaimo,  
6300 Hammond Bay Road,  
Nanaimo, BC V9T 6N2

Dear Directors of the Board,

My wife Susan and I are currently building our retirement home which is situated directly across from the Schooner Cove Marina. The reason we choose the area was to enjoy the scenic and unobstructed views of Winchelsea and the other islands in the Strait of Georgia.

We understand your plans for the area include building a boardwalk on the breakwater for public access; while we support the increased height of the breakwater for safety concerns at the marina, we do not support any public access on the breakwater.

While we are unable to attend the public meeting in February, 2011, please consider our concerns and disapproval of this portion of the development.

Yours truly,

  
Brian Atwood

3500 Grilse Rd.,  
Nanoose Bay, BC

**Cormie, Susan**

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**From:** Sanders, Karen on behalf of email, planning  
**Sent:** Monday, January 24, 2011 12:55 PM  
**To:** Cormie, Susan  
**Subject:** FW: Schooner Cove Development  
**Attachments:** Schooner Cove Dev Letter presented to RDN Directors at Public Meeting July 6, 2010.doc; Petition Subject.pdf; Person lodging Petition.pdf; Petition #1.pdf; Petition # 2.pdf; Petition #3.pdf; Petition #4.pdf; Proposed Foreshore Development at Schooner Cove; Schooner Cove Breakwater Development Letter from Resident #2.htm

**From:** janwilo [mailto:janwilo@shaw.ca]  
**Sent:** Monday, January 24, 2011 12:53 PM  
**To:** email, planning  
**Subject:** FW: Schooner Cove Development

Please review the following letter and attachments prior to your meeting Tuesday, January 25th and Public Meeting on February 1st, for your reference and consideration to eliminate the Schooner Cove proposed promenade on the breakwater from the Fairwinds Development Plans. Schooner Cove Waterfront Neighborhood petitions and two Schooner Cove residents' letters are attached for your perusal.

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

**Re: Schooner Cove Proposed Development of Promenade & Buildings on Breakwater**

To: Board of Directors,

On behalf of the Schooner Cove Waterfront Neighbourhood (SCWN), thank you for listening to my telephone conversation recently relating to the proposed Promenade and building on the breakwater.

As I indicated, and have done such at the public meetings, the local environment will be highly impacted by this redundant Promenade, if it was to be completed, and we local residents are passionate in our plans to eliminate it.

Ironically it was the idea of some of the Fairwinds Community Association residents that the Promenade be established, and then after the Developer listened to our concerns and saw our petition, the Promenade plan was dropped. The Developer is now reconsidering the incorporation of the Promenade due to some members of the Fairwinds Community Association who would like to see it. These people must realize that there are numerous scenic view locations in the area, as well as the planned shoreline boardwalk. None of the people live locally and thus would not be affected by the negative aspects of the proposed Promenade on the breakwater which include the "in your face" loss of privacy, loss of serene non-humanized view, and noise pollution. Also the effects on the present wildlife that frequent the breakwater would be dramatic. As discussed with the DFO Area Manager, there would be a great concern on fish habitat. The significant increase in foundation of the breakwater necessary for a Promenade would displace fish habitat. Construction must pass numerous

assessment reviews with the Department of Fisheries and Oceans and other integral Environmental Departments.

As discussed, the RDN Official Community Plan and Growth Management Plan, refers to “respect the character of the adjacent residential neighbourhoods and the environment” and “. . . development with minimal impact on the neighbourhood”. We also have numerous quotes from the Developer advertising their intent to “protect the integrity of rural and residential areas and the environment”. To extend the human footprint out onto the breakwater in the middle of the views from the Schooner Cove Waterfront Neighbourhood, with numerous negative effects, is not protection of our environmental resources.

We all would like to preserve as much as possible the natural and serene environment without redundant and harmful extensions of development. The local residents will be sending letters of concern for your attention.

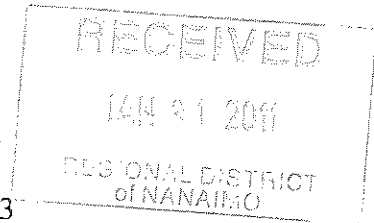
Again, thank you for representing us and for your interest in our Schooner Cove Waterfront Neighbourhood.

Respectfully,  
Mike and Jan Wilby  
3530 Grilse Road  
Nanoose Bay, BC V9P 9H8  
Mailing Address: PO Box 159, V9P 9J9  
250-468-9212

E-mailed January 16, 2011 to the following RDN Board Members:

Mr. Joe Stanhope  
Mr. George Holme  
Mr. Joe Burnett  
Mr. Dave Bartram  
Ms. Maureen Young  
Mr. Lou Biggemann

1  
Nettie Kokura and William Kokura  
3483 Redden Road  
NanOOSE Bay, B.C., Canada, V9P 9H3



Phone: 250-468-7854  
E-Mail: [nkokura@shaw.ca](mailto:nkokura@shaw.ca)

January 26<sup>th</sup>, 2011

RDN PLANNING,  
REGIONAL DISTRICT OF NANAIMO,  
6300 Hammond Bay Road.  
Nanaimo , B C , V9T 6N2

Attention: RDN Planning Department

Re: Notice of A Public Information Meeting

Thank you for the Notice regarding Schooner Cove, Electoral Area "E" Public Information Meeting , and that the purpose of the meeting is to amend the OCP to accommodate Fairwinds plan. The map presented in the notice is unreadable and does not provide any information of assistance.

As we will likely be unable to attend the meeting we forward this letter of objection to certain aspect of the plan.

We have stated in previous letters to both Fairwinds Development and The RDN Planning that Firwinds proposed development will have an adverse effect and substantially so on the Value of our property and our right to enjoy our home and its remarkable views, with piece and quiet.

The following are particularly and totally out of character for anything one may have expected when considering what development changes may take place on the Fairwinds property.

1/ The fill in and building over open water to accommodate the marina access and wharf staging area should not be allowed. This can only be possible by the approval of the RDN. This destroys our immediate water views and our enjoyment of herons and other water fowl that frequent the area. Also, it eliminates our Semi-waterfront designation.

2/ The Marine Service Building in its proposed location should be eliminated. This building is a mass that blocks views of the marina and the water for everyone, Marine services should be provided from the Waterfront Pavilion Building (or elsewhere), and



that building should be restricted in height to what is allowed by current bylaws and height restrictions.

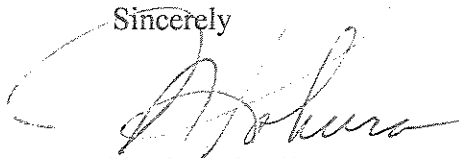
3/ The Building masses and number of units is excessive and unsightly. Residents have every right to depend on the OCP and the RDN to not allow changes that will harm the value of existing property owners. Existing Bylaws and Height restrictions should be maintained throughout the site, particularly on Lots A & B of Plan 31768.

4/ The site is an enclosed cove and noise generated has no where to disperse. The multi purpose building planned for in the Marine Service Building (actually referred to as a hall) should not be allowed in a location that will cause not only the adjacent neighbours much noise discomfort but everyone for blocks around. Currently the summer time cook out and music on the point has all the surrounding neighbours for blocks complaining they cannot enjoy their homes even when closing all doors and windows. The noise is unacceptable. So far we have only had to tolerate it on week ends in the summer. A hall in this location will mean daily, year round complaints of excessive noise.

5/ Dolphin Drive is not designed to support the traffic that will be generated by this plan. Sufficient parking is not allowed for within the site. Any parking along Dolphin Drive will be dangerous.

The Regional District when considering Development Plans have a duty to protect existing homeowners from being harmed financially or having their quality of life destroyed by huge aggressive developers that are driven by greed.

Sincerely



Nettie and William Kokura.

Cc: Joe Stanhope, Chairman of the Board  
George Holme: Area E Representative  
Carol Mason, Chief Administrative Officer

3427 Simmons Place,  
Nanoose Bay, BC  
V9P 9J8

February 1, 2011

**RDN Planning Department**, 6300 Hammond Bay Rd., Nanaimo, BC V9T 6N2

**Reference: Schooner Cove Development, OCP Amendment Application.**

With reference to the planned development of Schooner Cove, we feel that this development will be a significant **positive** step for the local community and the neighborhood in general.

The development will:

- encourage people to walk or certainly drive less for local goods and services, which is good for the environment.
- enlarge the local tax base, supporting the schools, hospital and other services.
- provide much needed short and long term jobs for the BC economy. This will encourage young families to remain in this relatively rural environment.

It will also eliminate the “**mess**” of boat trailers parked in the present hotel area parking lot. That is an eyesore and should not be permitted in a residential area. This “**free**” boat trailer parking is the real main issue, as the boat owners don’t have to deal with the empty boat trailer on their property all summer long. The trailer owners must take the responsibility to pay for their storage or store them on their **OWN** property.

We also feel that the closed hotel is firetrap as well as a liability to the area and should be demolished ASAP. The proposed extension of *Schooner Cove Drive* with the widening or upgrade to *Dolphin Drive* is a necessity to safely and effectively handle the increased pedestrian and vehicular traffic to what will be a beautiful waterfront community.

The overstated concerns about parking are just not going to materialize. The professional “offices” will be really satellite locations (certainly in the short term until business develops) which is the reality, particularly in low density residential areas like this.

In summery, we are certainly glad to see that this commercial and residential development will be developed as planned and promised years ago and I **support** the amendment to the **OCP** to this effect.

Sincerely,



James Sinclair

February-2-11

Susan Cormie  
RDN Planning Department  
6300 Hammond Bay Road  
Nanaimo BC V9T 6N2

Dear Susan Cormie,

My wife and I plan to build a home on Lot 3 Redden road, directly overlooking the marina development. Because of this we have been very interested in and engaged with, the development process for Schooner Cove. We have reviewed the latest Schooner Cove Neighbourhood Plan dated January 2011. We are very encouraged by the progress made on many fronts, and believe it is very close to a workable plan to create a vibrant addition to the area. While we continue to be concerned with traffic, parking, water supply, and small boat / kayak launch capabilities, it appears that much thought has been given to these, and if executed properly, the development can be completed in a way that addresses these concerns.

Of special concern to us has been the siting, height and massing of the proposed "Marine Services Building", which sits directly in our view line, and based on earlier proposals has the potential to dramatically impair the views from our future home. We are very encouraged by the reduced footprint in the latest proposal, and the fact that the building has been moved from out over the water to the point where it now sits on existing land, albeit with a zero setback from the waterfront. We are also encouraged by the Planning Principles, which state:

1. Design a compact, walkable neighbourhood by:
  - c) Creating a sense of place in tune with the land; and
6. Celebrate our natural heritage by:
  - b) Integrating community uses into the landscape, celebrating the unique views and vistas, landforms and natural character;

and the DPA guidelines which state:

*General Design*

3. Commercial development should be primarily ground oriented and generally limited to the first and second storeys.

*Building Siting, Height, Size & Massing*

10. Building placement and design shall consider setting buildings into the hillside and stepping upper storeys back to respect water views from the adjacent existing residences to the extent possible.

While we recognize the Perspective Renderings in Figures 6 and 7 are "for illustrative purposes only", they nonetheless continue to illustrate a design element we have commented on in the past that does not conform with the Principles and guidelines referenced above. The rendering of the Marine Services Building is shown below as figure 1.

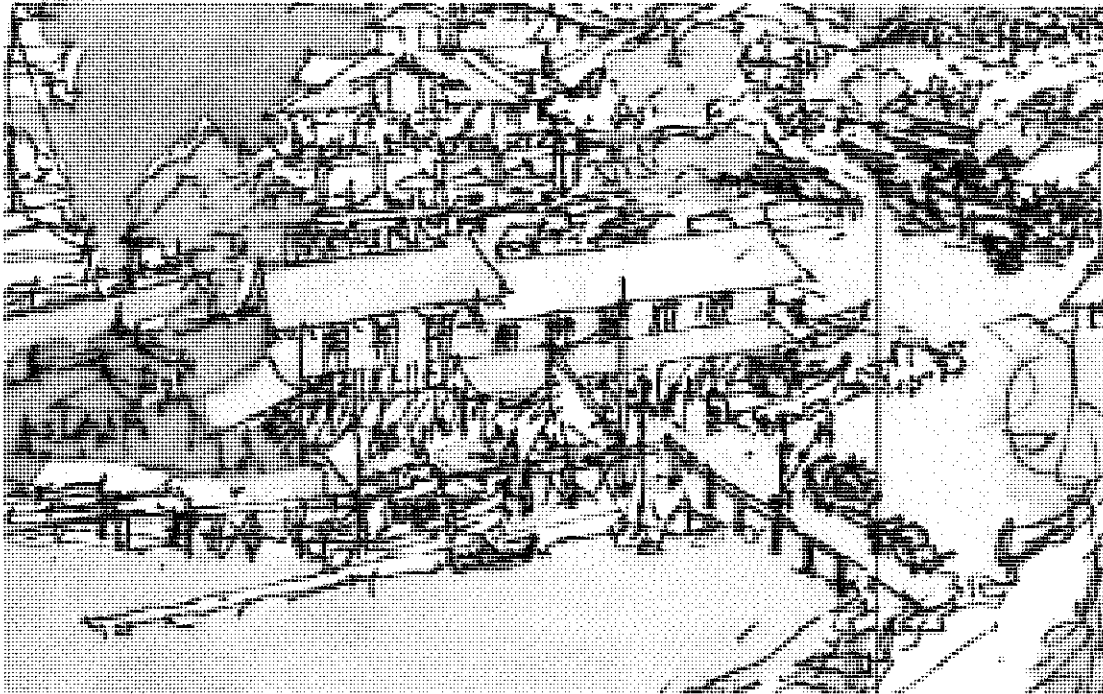


Figure 1. Illustrative Rendering of the Marine Services Building

Despite the intent outlined in the Principles and Guidelines, and the fact that the original tower which was proposed is now gone, the building still appears to exceed two stories, and the upper stories continue to stack out into the marina, rather than “back to respect water views”. Feedback from the developer early in the process suggested that stepping out into the marina enhances the “village arrival experience” by creating a visually aesthetic landmark welcoming people traveling east on Dolphin Drive into the village. Having driven east on Dolphin Drive many times, I can assure you the views are both breathtaking and welcoming without any building. A photo of the actual view is included below as figure 2.



Figure 2. View from Dolphin Drive

We recognize and appreciate the need for the Marine Services Building (except for the “Quarter Deck Multi Purpose Room” which could easily be located elsewhere), but there is simply no practical rationale or need for the massing and stepping out into the marina that has been included with EVERY proposal to date. Moving the building as far back from the water as practical, and stepping it towards the ridge would retain all of the

functionality of the current proposal, conform to the Principles and DPA Guidelines outlined in the document and preserve as much as possible of the views of the local residents. It's time to move away from the aesthetic musings of an architect who will move on once the development is complete, honour the intent of the espoused principles and guidelines as well as the feedback of the residents, and focus on a practical solution that meets everyone's needs. We really appreciate your consideration of our comments, and look forward to the continuation of the approval process.

Respectfully yours,

Brian and Karen Harschnitz

cc: Russell Tibbles  
Chuck Brook

To: RDN Planning Dept

From: Gabrielle Cartlidge, resident of 2443 Garry Oak Drive, Nanoose Bay.

Ref: Schooner Cove REVISED Neighbourhood Plan (January 2011)  
P.I.M. February 1 2011

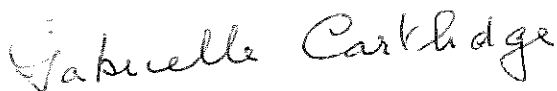
I have attended all the public consultation opportunities and, as a member of Nanoose Bay POSAC, participated in all meetings of Fairwinds Community Advisory Group on the Schooner Cove Neighbourhood Plan.

The Plan is a timely and inspiring initiative which assures Nanoose Bay of its own identity as a community. Without it this peninsula could develop as a dormitory suburb for Nanaimo or expand mainly from strip development along the Island Highway. This last was one of the common concerns brought forward in the consultation (by neighbourhood) groups which led to the Settlement Plan 1983 for Nanoose. Another common concern written into the Settlement Plan was about mixed housing types, well addressed in Schooner Cove Revised Neighbourhood Plan.

The scaling down of the number of residential units and reduction of the commercial area in this Revised Neighbourhood Plan are acceptable as reflecting a second look and responding to the concerns of immediate neighbours of the re-development at Schooner Cove.

I am further content that boaters using the Marina have had their interests re-assessed and addressed.

I hope this REVISED Neighbourhood Plan now gains the approval of the RDN Board and the collaboration of the regulatory bodies in monitoring its implementation.



Gabrielle M Cartlidge

Feb 4 2011

## Cormie, Susan

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**From:** Sanders, Karen on behalf of email, planning  
**Sent:** Monday, February 07, 2011 8:21 AM  
**To:** Cormie, Susan  
**Subject:** FW: Fairwinds Development

-----Original Message-----

From: Dale Guenther [mailto:daleg@telusplanet.net]  
Sent: Saturday, February 05, 2011 3:55 PM  
To: email, planning  
Cc: Cormie, Susan  
Subject: Fairwinds Development

3441 Simmons Place  
Nanose Bay, BC  
V9P-9J8

Feb.05,2011

To; RDN Planning Department

Re. Schooner Cove Development, OCP Amendment Application

I am concerned that the views of the local residents of Schooner Cove are being overshadowed by relatively negative views expressed at the recent meetings that I have been either attended or been made aware of. As a local resident , and therefore directly impacted by the proposed development, I can state that in our opinion this planned development represents a very positive and progressive step for our area.

As a community we have very few services that don't require a car trip which is not only bad for all of us but also detracts from the otherwise very desirable area. As to specific details of the proposal I feel that the current state of the boat ramp and trailer parking wherever people decide to park their trailer is a traffic hazard and an eyesore. The commercial development that is proposed will enhance the district and provide us, as local residents, access to services that I assumed would be forthcoming when we purchased our property.

The hotel that was operated on the sight certainly provide the most minimal level of services to the community and has now become an eyesore and a hazard. The proposed development will give to the community a focal point and strongly urge the powers at be to get on with approval of this proposal so that the badly needed development can get going sooner rather than later.

Please make sure that our family is being heard and that our positive support for the proposed development and amendment to the OCP is recorded.

Sincerely,  
Dale & Elaine Guenther

**Cormie, Susan**

---

**From:** Sanders, Karen on behalf of email, planning  
**Sent:** Monday, February 07, 2011 8:21 AM  
**To:** Cormie, Susan  
**Subject:** FW: Schooner Cove and Lakes District Neighbourhood Plans  
**Attachments:** Moore, Doug.vcf

**From:** Doug Moore [mailto:av8tor@shaw.ca]  
**Sent:** Sunday, February 06, 2011 3:51 PM  
**To:** email, planning  
**Subject:** Schooner Cove and Lakes District Neighbourhood Plans

Attn: RDN Planning Department

I write with reference to the Schooner Cove and Lakes District Neighbourhood Plans (January 2011) that are currently before the Regional District of Nanaimo for approval as an amendment to the Official Community Plan.

I am a Fairwinds resident, and my home, located in Schooner Ridge at 3421 Simmons Place, overlooks the Schooner Cove Marina. I am therefore directly affected, visually and otherwise, by the implementation of the Schooner Cove Neighbourhood Plan.

I am of the opinion that the developer has conducted a comprehensive, if not exhaustive consultative process with all interested parties. Since May 2008, I have personally attended most of the open houses for public input as well as most of the community advisory meetings. I am satisfied with the process as it has been conducted and I believe that all reasonable concerns of the interested parties have been examined and addressed.

I am also of the opinion that Schooner Cove Marina and Hotel is long overdue for re-vitalization. It served its purpose when our community was of a smaller size but it has remained stagnant while the community around it has expanded and thus it now fails to serve the needs of the community-at-large. The concept of a "mixed-use waterfront village" combining higher density housing and commercial usage is appropriate for the future expansion and development of the Fairwinds community.

The Lakes District Neighbourhood Plan represents a reasonable updating of the Master Plan for Fairwinds and once again is appropriate for the future expansion and development of Fairwinds.

Therefore, it is without hesitation that I support the application of the developer in the matter of the Schooner Cove and Lakes District Neighbourhood Plans (January 2011) that are currently before the RDN for its approval.

Sincerely,

Douglas Moore  
250-468-5554



**George Holme**

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**From:** "David & Pam Helem" <dhelems@gmail.com>  
**To:** <planning@rdn.bc.ca>; "George Holme" <gholme@shaw.ca>  
**Sent:** February 7, 2011 5:06 PM  
**Subject:** Re Schooner Cove and Lakes District, Electoral Area 'E'

Dear Planners and George Holme

We wish to express our disappointment in the Schooner Cove development proposal.

There should a height restriction of three stories in keeping with rural nature of our community. There is no need to have high buildings; we not in a large urban centre like Vancouver. Long Beach, Washington state has tried to limit to three stories but not Parksville with the Beach Club Resort (now in receivership). Just about every in the Parksville area hates that high development, because it looks totally out place in a small community.

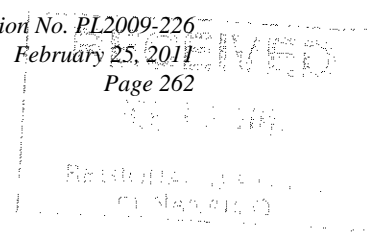
Also the commercial development is far to ambitious, they can't even make a go economically now with businesses they have. Both Schooner Cove and the Lake District developments have not considered the groundwater for all its residents and also the community traffic along our limited roads. Reduce the population in both of these developments for the sake of the all community of Nanoose. No one knows how much water is available, so how can we plan for all of this population increase? The developer needs to pay for a proper professional analysis of ground water reserves before submitting any plans to your office.

Thanks for your careful consideration of these matters.

Sincerely

Pamela and David Helem

1443 Marina Way, Nanoose Bay



Carol A Leyland  
3541 Shelby Lane  
Nanoose Bay, BC  
V9P 9J8

February 8, 2011

To: Regional Director G. Holme      Re: Schooner Cove Neighbourhood Development

I have attended all of the Public Information Meetings regarding the above mentioned development and still have several concerns regarding the future plans for Schooner Cove. Many of my concerns are ones that have been addressed at these meetings but to date I do not see any solution to resolving them.

The proposed number of residential units is a number one concern as I feel it will cause a number of problems for the community. Reducing the units from 395 to 360 is not a significant reduction. We do not need a high density area off of Dolphin Road. Where will the required water come from to service this population explosion? What about the additional traffic on Dolphin Road? Dolphin is already dangerous for those of us who walk sections of it on our daily walks. Therefore adding another three hundred plus vehicles traveling along there will only make it even more treacherous.

Another concern that I have is how is this going to affect my view and my property value. I for one am happy for my present view of the water and mountains beyond. I do not want to look out of my window at three and four storey apartment buildings. My husband and I moved to Fairwinds twelve years ago because we wanted to get away from high density big city living and liked the idea of living in a quiet rural community.

I am all for developing the Cove area but feel that the overall neighbourhood plan should be scaled down to a reasonable size. Yes, it would be nice to have waterfront dining and places to walk. But, I do not think it should be developed to the extent that is presently on the table.

With these concerns mentioned and many others that have been put forth in the meetings I am asking the RDN to be very cautious when considering the approval of such an ambitious neighbourhood plan. Please take this into account when deciding on the merits of the application to rezone or change the OCP for the Schooner Cove project.

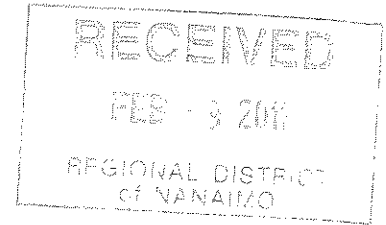
Thank you for your consideration in this matter.

Yours sincerely,

A handwritten signature in cursive script that reads "Carol A. Leyland".

Carol A. Leyland

July 15, 2009.



Re: Proposed extension of Schooner Cove Dr. Nanoose B.C.

Paul Phorkelffon  
General Manager Development Services  
Regional District of Nanaimo  
6300 Hammond Bay Rd.  
Nanaimo B.C.  
V9T-6N2

ALSO SENT TO

DAVID RIDGAR  
M C T

GEORGE HOLMR  
DIRECTOR

Please find attached a petition outlining the communities views on the proposed extension of Schooner Cove Dr. We are unsure of the status of this proposal but want our views outlined at an early stage.

The petition is signed by all residents whose property either directly accesses Schooner Cove or backs onto Schooner Cove. Support for the petition was unanimous and extremely vocal. While residents in the connecting roads were not canvassed it is apparent from discussions that they share the same views.

Please distribute this petition to any involved parties. We ask that we be kept apprised of any developments within our neighbourhood.

Doug Bzowy  
3327 Schooner Cove Dr  
Nanoose B.C. V9P-9H6  
250- 468- 2028

Scott Wroe  
3341 Schooner Cove Dr.  
Nanoose B.C. V9P-9H6  
250- 468- 9847

We are the residents of the Schooner Cove Drive area. We have moved to the area and developed our community based on the long term understanding that some day Schooner Cove Dr could connect through to the Transtide / Anchor Way as a secondary residential road servicing development in the Eno's Lake area.

We understand there is currently a proposal to significantly increase the size of the residential and commercial development at Schooner Cove and to extend Schooner Cove Dr through to the Fairwinds Dr./ Anchor Way intersection as the major corridor to service the building and ongoing use of the Schooner Cove development.

This will significantly negatively alter the community in which we live.

As voters, taxpayers and long term community residents we ask for your support in opposing these changes.

Specifically we :

1. Oppose increasing the size of the Schooner Cove development beyond the 188 total new and existing units recommended in the current community plan for the Schooner Cove area.
2. Oppose the development of Schooner Cove Dr as the major corridor to Fairwinds and Schooner Cove. Instead we propose following the guidelines of the Community plan where there are three secondary access roads to the area.
3. Ask that if Schooner Cove is extended through that it be an offshoot of Dolphin and Fairwinds Dr and that it be developed with traffic control devices such as roundabouts, stop signs and boulevards. That cycling and walking paths be incorporated.
4. Ask that Schooner Cove Dr be developed as part of the "Lakes District Development" after the development of Schooner Cove so it does not become a construction corridor.

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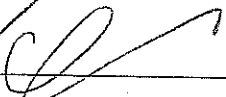
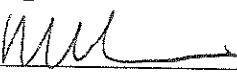
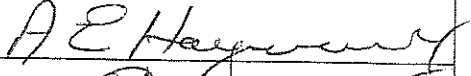


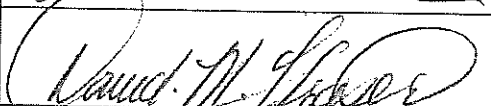



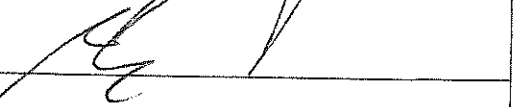
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Print Name	Address	Signature
DOUG BZOWY	3327 SCHOONER COVE DR	Doug Bzowy
BARBARA-LEE ROBINSON	3327 SCHOONER COVE DR.	Bee Robinson
SCOTT WROBE	3341 SCHOONER COVE DR.	Scott Wrobe
SANDRA WROBE	3341 SCHOONER COVE DR	Sandra Wrobe
PETER COOK	3335 SCHOONER COVE DR.	Peter Cook
DONNA COOK	3335 SCHOONER COVE DR.	Donna Cook
LOU RACZ	3321 SCHOONER COVE DR	Lou Racz
JOAN RACZ	3321 SCHOONER COVE DR.	Joan Racz
ANDREW LILLYWHITE	3328 SCHOONER COVE DRIVE	Andrew Lillywhite
DONNA LILLYWHITE	3328 SCHOONER COVE DRIVE	Donna Lillywhite
BRIAN MILLER	2020 HIGHLAND RD	Brian Miller
TERRY MILLER	"	Terry Miller
BLANCA & RANDY DUNVILLE	3316 ROCKHAMPTON RD.	Blanca & Randy Dunville
AL AND SHERLEY KERLEY	3318 ROCKHAMPTON RD.	Al & Sherley Kerley
JOHN SWINERT	3344 ROCKHAMPTON RD	John Swinert
MIKE PATERSON	3292 RENWICK PL	Mike Paterson
JANE PATERSON	"	J.C. Paterson

Print Name	Address	Signature
BILL NADEAU	3315 Schooner Cove Dr.	
TONIA COLLINS	3315 Schooner Cove Dr.	
ALAN FISIKIN	2021 Highway 21	
MARCIA FISIKIN	2021 Highway 21	
ANN E HAYWARD	3304 ROCKHAMPTON RD	
KEITH HAYWARD	————— " —————	
LOIS FRASER	3281-RENWICK PL	
DAVID FRASER	" "	
GAYNOR SPICKS	3285 RENWICK PL	
GAIL McHattie	3350 Redden Road	
BRUCE McHATTIE	3350 REDDEN ROAD	
BRUCE PEIRY	3353 REDDEN Rd	







RECEIVED  
FEB 25 2011  
PLANNING DEPARTMENT

1877 Bonito Cres.,  
Nanoose Bay, B.C.,  
V9P9J1

Feb 9, 2011

G Holme  
Regional Director

Delivered by hand.

Dear Mr Holme,

I am opposed to the overreaching development for the Schooner Cove area proposed by the owners.

Since 1988 I have lived at 1877 Bonito Cres. We moved to Nanoose Bay because of the way we found it, as nature made it, not because of the way it may be changed by a developer.

I believe that is why our OCP largely involves restrictions on development to retain as much as possible the natural beauty and minimize developers tending toward crowding and high density.

It seems every few years the community is in a struggle to contain Fairwinds developers.

For instance, I recall a time they proposed trading Notch Hill for a wooded area off Stewart Rd. in order to have enough land for another golf course in spite of the fact their existing golf course was under utilized and still is.

Also they pushed hard to have to "The Ridge" rezoned for high density housing.

Both of these failed and their current project to build 360 residential units in such a small space at Schooner Cove should not be accepted for the same reasons. And those involve water, sewage, power, parking, traffic, etc.

As for the commercial parts of the project, Red Gap is the place for all of these.

Please take this into consideration when determining the merits of the application to rezone or change our OCP for this Schooner Cove Project.

Very truly yours,

  
Gerald Earle

February 9, 2011

Regional Director G. Holme

Mr. Holme

Re: Schooner Cove Neighbourhood Plan

On tuesday February 2<sup>nd</sup> my wife and I attended a neighbourhood meeting sponsored by the Fairwinds Development corporation.

Of particular concern to us is the Schooner Cove Neighbourhood Plan. The latest version proposes a full service marina a commercial component of shops and services as well as an expanded local housing option comprised of 360 condominium units.

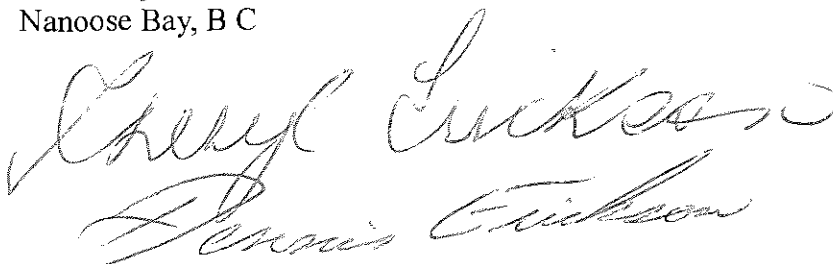
Our concerns are threefold; first, the proposed marina and in particular the boat ramp which has been operated without much restriction except for very large boats which require a boat lift. This change would certainly facilitate the larger craft but to the detriment of smaller boat owners who could only use the launch at certain times of the day.

Secondly, the plan proposes a full service marina, a commercial component of shops and services as well as an expanded local housing option comprised of 360 condominium units plus provision for individual residential units. This proposed increase in population density will have a dramatic effect on traffic flow ( one lane in and out ) both during the construction phase as well as afterwards, to say nothing of the attendant safety concerns.

Finally, there is the matter of fresh water and the scarcity of same. We have lived here in Nanoose Bay for 4 years now and each and every summer we are rationed and continuously reminded of the need to conserve our precious fresh water. We're not aware of any provisions in the proposal to deal with this issue.

Please take these concerns into account when deciding on the merits of the application to rezone or change the OCP for the Schooner Cove project.  
Thank you for your consideration.

Cheryl & Dennis Erickson  
3205 Dolphin Drive  
Nanoose Bay, B C



To: Regional Director G. Hoime

Sir –

While I am not against the Lakes and Schooner Cove development, I have many reservations regarding the magnitude of these projects. Since infrastructure has never been mentioned at any meeting that I have attended, I will outline my concerns from the perspective of a Master Plumber from the city of Vancouver, now retired in Fairwinds.

Projected Number of Additional Fairwinds Residences

* Lakes District	1615 units
* Schooner Cove	300 units
* Fairwinds	50 units
Total:	<u>2035 units</u>
Less Diversity Factor* of 15%	<u>305</u>
Total:	<u>1730 units</u>

Average summer water consumption per house in Nanoose Peninsula: 1.22 cubic meters

1.22 cubic meters of water equals 268 Imperial gallons

1730 additional residences x 268 = 463,640 gallons per day

100,000-gallon-size storage tanks would drain almost 5 such tanks daily

This is an enormous amount of water to take out of an already taxed system.

Consider that 463,640 gallons of water also has to be disposed of – a large amount in the form of sewage and portable solids routed to the main primary sewage system and then trucked away to French Creek.

My suggestion is to instal a proper sewage facility so the water, when purified, could then be piped back and used to feed all the water closets in the new units.

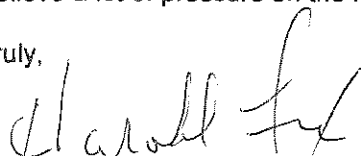
By doing this, you would be cutting the demand 50% (along with proper sprinkler control).

This would require 2 meters per house - one for grey water and one for regular water. If the developer wants a truly green development, the initial investment would be worth the cost as the price could be factored into the lot charge.

Example: \$4,000,000 / 2000 lots would cost \$2,000 per lot

As all the citizens of Nanoose penninsula are part of the water distribution system, I am sure this proposal would relieve a lot of pressure on the RDN and relieve some environmental concerns.

Yours truly,



Please take this into account when deciding on the merits of the application to rezone or change the OCP for the Schooner Cove project.

Harold Fox  
3285 Hobart Place  
Nanoose Bay, BC V9P 9H6  
Length of Residence: 5-1/2 years

**Cormie, Susan**

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**From:** Sanders, Karen on behalf of email, planning  
**Sent:** Wednesday, February 09, 2011 12:28 PM  
**To:** Cormie, Susan  
**Subject:** FW: re Schooner Cove

-----Original Message-----

From: douglas babcook [mailto:drbandassoc@gmail.com]  
Sent: Wednesday, February 09, 2011 11:22 AM  
To: email, planning  
Cc: Cormie, Susan  
Subject: re Schooner Cove

I want to go on record as a strong supporter of the residential and commercial development of Schooner Cove and the amendment to the OCP to this effect.

Sincerely---- Douglas R Babcook  
3439 Simmons Place

## Cormie, Susan

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**From:** Karen Kenyon <dreamhomes@shaw.ca>  
**Sent:** Friday, February 11, 2011 9:47 PM  
**To:** Cormie, Susan  
**Subject:** Letter of Support to RDN re Fairwinds and Schooner Cove From Karen Kenyon

Karen Kenyon  
2453 Evanshire Crescent,  
Nanoose Bay, B.C.  
V9P 9G7

Re: Schooner Cove Development at Fairwinds  
To Nanaimo Regional District, Planning Department

To Whom it may Concern:

My Family and I have lived in Nanoose Bay for 11 Years.

I chose to settle in Nanoose Bay not only because of the Natural Beauty, but also because of the amenities that were here (especially the restaurant at Schooner Cove and the Hotel and Marina) and the New Schooner Cove Development that was planned.

I have attended most of the public information meetings and have been very impressed with the process and the way the Developers have worked with the Community and the Regional District to address concerns, not to mention the amount of money they have invested in the research to support their plans. I think that everyone has exhibited an amazing amount of patience.

I have not written before because I had no concerns and was at the meetings purely to support the development and get information. I mistakenly believed that this was mainly a forum for people to air their concerns.

After the last 2 meetings in January and February of 2011, I started to think about this democratic process of 'Public consultation' and I wanted to share the following thoughts with you.

The Nanoose Bay peninsula has a population of approximately 5000 people, maybe 150 people attend these meetings and about 25 get up to speak. About half of those who speak are in favour of the development and half oppose it. Even given the fact that some of the speakers represent a number of people (members of different community organizations), the vast majority of Nanoose Bay residents have no concerns regarding this development. Like

me, they probably think that because they don't oppose the development, they don't have anything to say.

My Husband is a specialist Physician and I work in Real Estate and every day we see people who have lived in the Nanoose Community for many years, who have made lifelong friends here, raised their children and had their grandchildren visit, being forced out of their community into urban areas because there are not enough services for them locally.

We need a place we can walk to for everyday groceries, a local coffee shop or pub to meet our friends at, we need a location that may allow for a Doctor's office, and very importantly we need to increase the options for downsizing and staying in this community that we love !

With the Schooner Cove development WE have the opportunity to have all this...and to have it in a magnificent world class location ! The footprint of this development is extremely small relative to the benefits it will provide.

It is my understanding that the Regional District is trying to encourage communities like ours to develop local services so that we can reduce our 'carbon footprint' by doing our day to day business close to where we live instead of getting in our cars and driving to Nanaimo or Parksville. This development would encourage this policy.

There has been talk about the increased traffic from visitors to the area, but the reality is that the Schooner Cove development will be mainly supported by people living here and those people will have a very limited 'carbon footprint' as they will be able to walk or bike to these local amenities. There may be increased boating 'visits' to the Marina, but with the limited amount of berths even that will have a negligible impact.

In the past Schooner Cove was a hub for locals to gather and enjoy a meal, as well as a much loved destination for boaters...now it is a 'ghost town' which is an eyesore as well as a wasted opportunity.

I have tried to concentrate on the positive aspects of building this development, but in my capacity as a local homeowner I must also mention my concern that if we don't proceed I believe the negative impact on Real Estate Prices will be huge.

Already the main concern for people who want to move to Nanoose is the lack of local community services, and without this development many people who moved here on the understanding it was coming, will leave... impacting what is for most of us, our greatest investment. Every day I show people around the

area and like me, they love it. My overwhelming impression in selling property in this area and talking to people moving here, is that a new 'village' at Schooner Cove would be very welcome. Whether you live inside or outside Fairwinds, the Fairwinds development has had a hugely positive impact on property values in this area and without Fairwinds I believe that impact will be reversed.

I love Nanoose Bay and passionately believe that there is no finer place to live, I want to live here as long as I can and welcome any changes that will allow me to do that.

Sincerely, Karen Kenyon