

REGIONAL DISTRICT OF NANAIMO

**BOARD MEETING
TUESDAY, MARCH 22, 2011**

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- 14 **Carolyn Dodd**, re Fairwinds Amended Neighbourhood Plan - Lakes District.

UNFINISHED BUSINESS

BYLAWS

For Adoption.

Bylaw No. 1388.05. (All Directors – One Vote)

*That "Cassidy-Waterloo Fire Protection Service Amendment Bylaw No. 1388.05,
2011" be adopted.*

This bylaw reduces the boundary of the Cassidy-Waterloo Fire Protection
Service to exclude an Area 'C' property (965 Loftus Road).

Presentation to RDN Board Meeting - March 22, 2011

I would like to address the Board on the meeting of Mar 22, 2011 re: the Fairwinds proposed development. I will be speaking in favor of the development.

DiAnne Hill
1412 Madrona Drive
Nanoose Bay, BC V9P 9C9
250-468-7757
dihill@telus.net

Good evening Mr. Chairman and Committee,

My name is DiAnne Hill and I live at 1412 Madrona Drive, Nanoose Bay, V9P 9C9. I am the Past Commodore of the Schooner Cove Yacht Club and in my executive roles over the last two years I have been intimately involved in the planning process related to the two plans being discussed tonight, particularly the plan for Schooner Cove. As Past Commodore I can tell you that the proposals for Schooner Cove have been vigorously discussed at both the general membership level and the executive level.

Our current Commodore has dealt with issues specific to the club at other meetings. From a personal point of view and from my perspective as a long time resident of Nanoose Bay, I can tell you that I consider the current proposal for Schooner Cove to be appropriate to the site and the needs of Nanoose. I very much appreciate the responsiveness of the planning process in generating a revised, and in my opinion, superior plan for Schooner Cove. There is no doubt in my mind that implementation of this plan will materially enhance the boating experience of all those who moor their boats in the marina and will at the same time provide much needed opportunities, both housing and commercial, to serve the residents of Nanoose. I most certainly recognize the economic relationship between the two plans and I further appreciate the benefits of the Lakes District Plan in clustering development, providing open space opportunities and avoiding urban sprawl.

I too recognize that this evening's focus is largely procedural, but I want you to know, as you move through the decision making process, that I and I believe my neighbours as well, support these planning proposals and wish to see these plans implemented as quickly as possible.

Thank you Mr. Chairman for the opportunity to speak this evening.

DiAnne Hill

Armstrong, Jane

From: databasics <databasics@shaw.ca>
Sent: Tuesday, March 22, 2011 10:33 AM
To: Armstrong, Jane
Cc: databasics
Subject: Delegation request
Attachments: Legacy March 22.pdf

Jane;

Please add my request for delegate status to the agenda/addendum for the March 22, 2011 RDN Board meeting. Contact information and summary of presentation included below:

Jim Lettic
2855 Ashcraft Rd.
Nanoose Bay V9P9E9
250.468.7243
databasics@shaw.ca

Presentation topic: "A Legacy of Planning - A Fresh Perspective On Proposed Area 'E' (Nanoose Bay) OCP Amendments 1400.03 & 1400.04"

Summary of presentation/speaking notes attached...

With kind regards,
J. Lettic

Re: "A Legacy of Planning"

Electoral Area Directors:

The task before you as Electoral Area Directors this evening is to either accept staff recommendations and give 1st & 2nd Reading of proposed amendments to the Nanoose Bay Official Community Plan, 1400.03 & 1400.04, or to refer the amendment applications back to staff for further review, re-evaluation and public debate. As you deliberate these amendments, I offer the following perspective on growth management in Area 'E', the status of our current OCP and the legacy of regrettable decisions, irresponsible planning and invalid assumptions - the cumulative effect of which has brought us to this point.

1. Urban Containment Area (Fairwinds Development Lands)

- consisting of 700+ acres of pristine wilderness
- referred to euphemistically as "The Lakes District"
- notion conceived 30 yrs ago in Nanoose Bay Settlement Plan
- no existing development, arbitrarily designated ("Greenfield")
- was & is unprecedented in the Region
- would not happen given current GMS & Sustainability goals

2. Arbitrary build-out number of 2500 in OCP

- carry over from 1980's 'pioneer' mentality
- used as evidence of entitlement to amend the Area 'E' OCP & implement further development
- maximum (not entitlement)
- needs reassessment under current planning guidelines

3. Incomplete OCP review in 2004

- resignation of RDN Director resulted in suspension of review process
- OCP adopted in 2005 without further discussion
- essentially a carry forward from 1983/1998 plans
- critical issues of growth & development 'off limits' to discussion

4. Proposed OCP amendments have evolved into 'Policy Documents'

- originally referred to as 'neighbourhood plans' containing conceptual renditions of 'form & character'
- policies that will alter or negate current policies
- changes to current policies not discussed in either private or public consultation phases
- imperative to know and understand these policies in order to make an informed decision on the motion to grant 1st & 2nd Reading

I urge you to consider this perspective in the course of your deliberation and decide if this legacy is to be perpetuated & compounded or if there is a reasonable alternative to ameliorate past and potentially unsustainable consequences to the community of Nanoose Bay.

Jim Lettic
2855 Ashcraft Rd.
Nanoose Bay

Armstrong, Jane

From: ross peterson <grpeterosn1@shaw.ca>
Sent: Monday, March 21, 2011 9:17 AM
To: Armstrong, Jane
Subject: Delegation at March 22 RDB Board meeting

Jane;

I wish to register as a delegation to speak at the March 22 RDN Board meeting on the issue of the proposed Fairwinds development in Nanoose Bay.

The title of my presentation is "What's the hurry? Let's do this right."

Ross Peterson
1482 Madrona Drive
Nanoose Bay, B.C. V9P 9C9
Ph. (250) 468 2730
email: grpeterosn1@shaw.ca

1482 Madrona Drive
Nanose Bay, B.C. V9P 9C9

March 22, 2011

RDN Board
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.

Board Members:

Re: Public consultation considerations for proposed Fairwinds Lakes District development.

What's the hurry? Let's do this right.

I contend that that the RDN 2008 policy on Public Consultation/Communication has not been followed for this proposed land development.

This policy says:

*“ The Regional District of Nanaimo recognizes that citizens who live with the impacts of RDN plans, policies, programs or projects expect to share in the decision-making process. Better decisions are made through a collaborative approach, and the success of any public consultation process can be directly linked to the amount of information the community has about the issues. The evolving challenge is to find tools and techniques that define our **community voice** and meet the need of the broader public ”.*

It has been inferred throughout the planning process by both the RDN and the Fairwinds Planning Team that the type of public involvement for this project was to be Public Participation. Under the RDN policy statement, Public Participation: *“allows for interactions among the public and the government. Information is exchanged between parties, and there is some degree of deliberation... ”.*

The policy includes several Guiding Principles:

- “1. Anyone likely to be affected by a decision shall have opportunities for input to that decision.*
- 6. The integrity of broad public involvement must be paramount to the process and must not be superceded by any individual or interest group.*
- 7. The RDN shall provide feedback, in a timely manner, about how public input has been utilized in Board decisions, and how the public will be affected.*
- 8. An evaluation component shall be built in the process to allow those involved to learn from past experiences and to ensure the proper use of resources.”*

The problem with the proposed development and the way that the public consultation is being handled is this. All the information for the proposed development and its likely

effects has come from the developer. None of it has come from the RDN, and yet we seem headed in the direction of a public hearing with only partial information. For example, the public has not heard how the RDN plans to provide the kinds of environmental protection it promises in the OCP, or how water will be provided. Importantly, there has been no discussion on the impacts, or how this development would affect the community. There has been no discussion between the RDN and the public on these and other important issues, despite being required in the RDN policy.

All the public has so far are a lot of monologues. The Fairwinds plan is a monologue. The collection of presentations to the public meetings and the EAPC are monologues. Monologues do not solve problems. They merely entrench opposing views because there is no discussion. Simply put, the public has not been given all the information upon which to make any informed decision, and has not been afforded an opportunity to discuss matters of interest to them. This project is far too large to ignore public comment this way.

The RDN policy for public consultation/communication calls for collaboration and discussion, so I ask that the Board send this proposal back to staff to facilitate such discussion. If you don't, we will continue to have an ill-informed public. Please remember; plan is a verb as well as a noun, and requires affirmative action.

And please, let's not simply defer all unresolved issues to a later stage of review, by saying that this is only an early rezoning matter. In my experience issues that don't get resolved early, generally don't get resolved at all.

Ross Peterson.

Dear Jane,

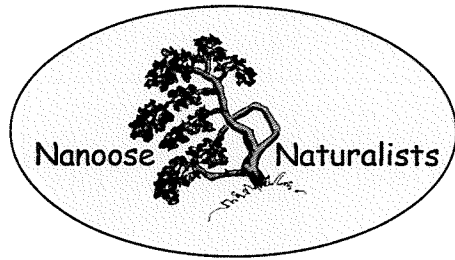
On behalf of the Nanoose Naturalists, I would like to apply to be a delegate at the March 22nd, 2011 meeting of the Board of Directors of the RDN. In compliance with this request, the following details are provided:

- Date: March 22nd 2011 - Board Meeting
- My Name: Tony Ransom, 2460 Ainsley Place, Nanoose Bay. BC. V9P 9G9. Tel: (250) 468-5346 on behalf of the **Nanoose Naturalists**
- Title: **Fairwinds Amended Neighbourhood Plan ("NHP")**
- Statement: **The Nanoose Naturalists gives qualified support for the amended NHP** - see attached letter
- Name of Organization: Nanoose Naturalists
- Spokesperson: Tony Ransom, President.

I am only requesting five minutes for a brief presentation as outlined in the attached letter. I understand that I should bring 19 copies of of the letter for distribution to the members of the Board.

Thank you for your consideration.

Yours truly,
Tony Ransom.



Nanoose Naturalists
president@nanoosenaturalists.org

March 18, 2011

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

Fairwinds: Amended Neighbourhood Plan (NHP) – Lakes District

To: The Directors,

The Nanoose Naturalists Club represents +65 members, mostly resident in the Nanoose Bay area. We are part of BC Nature, an organization with some 50 clubs throughout BC comprising a total membership of several thousand.

We are grateful to have had the opportunity to participate at regular stages during the development of the NHP over the past three years, both as members of the CAG and at several one-on-one meetings with the Fairwinds development team. As naturalists and conservationists, our members would ideally have preferred that no development take place in the area known as the Lakes District. However, we understand that this is privately-owned land that has previously been designated for future urban development. We have therefore focussed our efforts and input during the aforementioned consultative process, on endeavouring to ensure that the inevitable ecological and environmental impacts associated with the proposed development are minimized.

The Club commends the owners of Fairwinds (bcIMC) through their managers, Bentall/Kennedy and their consultants, for evolving what began as a very mediocre plan conceived in the 1980's into the present amended NHP. Much of this positive evolution is the result of Fairwinds' paying attention to the many issues and concerns raised by members of the CAG. It is also the result of the desire by the owners to develop this land in a responsible, environmentally sensitive manner, and employing consultants that have the same objectives and the required expertise.

Many of our concerns have been addressed. However, we wish to bring to your attention a few of our remaining concerns in the anticipation that these will be dealt with by the Developer, either immediately, or as a condition of the RDN issuing any future development permits assuming that the proposed OCP amendment application receives approval:

1. **The Connector Road** – despite Fairwinds agreeing to a clear-span bridge over the southern beaver-pond creek, the amended routing will adversely affect a large, unique (old-growth?) cedar grove and destroy one of the most pleasant trails in the community – perhaps the previous routing, *with a major bridge over the end of the beaver pond*, will leave this trail and its associated ecosystems, largely intact. In addition to culverts, the use of 'soft-sided' curbs wherever feasible and safe, is recommended, to facilitate amphibian and reptile mobility;
2. The two areas marked "*Reserved for Future Development*" should be included into the Regional Park at zero or minimal cost to the RDN – these currently truncate otherwise contiguous ESA's;
3. The management and maintenance-funding aspects of the proposed Regional Parkland remain a concern;
4. Definition and control of the proposed building Covenants, especially with respect to penalties for non-compliance is a MAJOR concern.
5. Rainwater drainage and run-off treatment. Minimize the use of impervious materials, e.g. on walkways and sidewalks.

The Nanoose Naturalists believe that Fairwinds have gone a long way toward achieving their and the community's stated goals; viz. Developing the area in an environmentally responsible manner. With a few additional amendments and **very strict implementation** of controls, the Lakes District should be regarded as a model "*Eco-Development*", one that could set the standard for BC and Canada. This is highly commendable.

Respectfully submitted,
Tony Ransom - President.

Armstrong, Jane

From: Rebekah Sax <rsax@fairwinds.ca>
Sent: Tuesday, March 22, 2011 12:24 PM
To: Armstrong, Jane
Cc: RTibbles@Bentallkennedy.com; fenske@ekistics.ca
Subject: Delegation Request

Hello Jane,

I would like to register a member of our planning team as a delegation for tonight's Board meeting:

Name: Paul Fenske

Company: Ekistics Town Planning

Address: 1925 Main St, Vancouver, BC

Telephone: (604) 739-7526

Outline: Thank you for considering the Neighbourhood Plans for the Lakes District and Schooner Cove. Russell Tibbles of Bentall Kennedy and myself are available for any questions you may have.

If you need any other information from us, please do not hesitate to call or email me.

Thank you,

Rebekah Sax

Communications Coordinator

Fairwinds Community & Resort

3455 Fairwinds Drive, Nanoose Bay, BC V9P 9K6

Tel: 250.468.7054 ext 222 | **Fax:** 250.468.9840

Email: rsax@fairwinds.ca | **Website:** www.fairwinds.ca



Armstrong, Jane

From: leeandnev@shaw.ca
Sent: Monday, March 21, 2011 3:46 PM
To: Armstrong, Jane
Subject: delegation request for Tuesday 22nd March

We wish to attend your board meeting on the 22nd March 2011

Neville Hunter and Lee Hunter
817 Mariner Way Parksville bc V9p 1S3

e.mail leeandnev@shaw.

We wish to discuss the non compliance going on at the building site adjacent to our property namely 813. Why 3 variances were denied at your meeting on 26th October 2010 and now one of them has been allowed. Property lines are supposed to be harmonious. It would appear that this will not be so when this property is completed. There are already concrete blocks 5 feet in height placed adjacent to our property therefore any erosion would automatically occur on our property. The sea wall has not been removed in fact it has been added to with the placing of even more huge rocks.

Sincerely Neville Hunter.

Dear Jane here are the details you have requested:

Name of Meeting: RDN Board Meeting on March 22, 2011

Name: RoseAnne McQueen

Address: 808 Mariner Way, Parksville BC

e-mail address: ramcqueen@shaw.ca

Home phone: 250-951-0680

Suggested Title - DP2011-003 Violations to Permit

Statement of Purpose - To address the Board on the issue of violations to DP2011-003 that was passed by the Board of the Regional District of Nanaimo in Feb 2011.

Rose Anne McQueen

Armstrong, Jane

From: Helen Sims (Sims Associates) <hsims@simssurvey.ca>
Sent: Tuesday, March 22, 2011 2:31 PM
To: Armstrong, Jane
Cc: 'Guy Fletcher'
Subject: Development Permit # PL2011-003

Hello Jane

We are the applicants for Development Permit PL2011-003. We would like to address the Board at the regular Board meeting tonight - 7pm, 22 March/11

The speaker will be Guy Fletcher from Fern Road Consulting Ltd..

Could you please add us as a late delegation.

Thanks you

Helen

Helen MacPhail Sims
Office Manager
Sims Associates Land Surveying Ltd. &
Fern Road Consulting Ltd.

Phone 250 752 9121
Fax 250 752 9241

Carolyn Dodd
2345 Eaglesfield Place
Nanoose Bay, BC
V9P 9G7
ron-cardodd@shaw.ca

March 22, 2011

Director George Holme, Chairman Stanhope and Board of Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T
6N2

Dear Director Holme, Chairman Stanhope and Fellow Elected Directors:

Re: Fairwinds Amended Neighbourhood Plan (NHP) – Lakes District

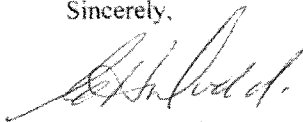
As a member of the Fairwinds Community Association, a request was received to write a letter if in support of the proposed development at Fairwinds. I whole heartedly believe this Fairwinds Community, as part of the larger community, should be the “Best It Can Be”. I am a proponent, with reservations, of the proposed plan. Many of us have minimal interest in red legged frogs, wild onions and garry oak meadows.

- Fact: this is privately-owned land.
- Fact: there will be destruction.
- Fact: the Lakes District contains unique and rare ecosystems.

As a property owner since 1989, resident and member of the FCA since the 1994, I have witnessed more than the odd “Whoops Scenario” by developer and builder. The current plan contains many reassuring words attached to the proposed development policy. The proof will be in the pudding. Transforming reassuring words into fact is the challenge.

The point: the Elected Board of Directors, together with the Regional District staff are charged with the responsibility on ensuring this development will in fact be the “Best It Can Be” in all regards, economically and environmentally.

Sincerely,



Carolyn Dodd
Ecc: Bob Popple, President Fairwinds Community Association.