

REGIONAL DISTRICT OF NANAIMO

ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, JULY 9, 2013

6:30 PM

(RDN Board Chambers)

A D D E N D U M

PAGES

COMMUNICATIONS/CORRESPONDENCE

- 2 **David Patterson, Fairwinds Community Association**, re Lakes District and Schooner Cove Zoning Amendment Application Updates.

OTHER

- 3 ***Page to be inserted*** – Lakes District and Schooner Cove Zoning Amendment Application Updates. – *Attachment 3 / Page 11 from the above report was not included with the July 9 EAPC Agenda, and has been included here as an update to the report.*



PO Box 281
Nanoose Bay, BC, V9P 9J9

Mr. Geoff Garbutt
GM, Strategic & Community Development
Regional District of Nanaimo
6300 Hammond Bay Rd,
Nanaimo, BC

Dear Mr. Garbutt

The executive of the Fairwinds Community Association would like to express our appreciation for your attendance at the Fairwinds Open House on June 26. We also appreciate your calmness in weathering the storms at both the May 9 meeting and the meeting on June 26. Assuming only approximately 10% of the PDA issues had been resolved before you came on board at the RDN we are impressed by your skill in managing to resolve an apparent additional 70% of the PDA issues between May 9 and June 26. If you are able to resolve that many issues in that short time we do not understand why the remaining issues could not be resolved as quickly. According to comments made by Russell Tibbles at the June 26 meeting the remaining issues should be resolved in 30 to 60 days if the two parties "roll up their sleeves".

At the June 26 meeting you mentioned that the Integrated Stormwater Master Plan and Local Services Area implications review had to be done. You stated in your letter of June 20 the review would take place in June and July. That would suggest the review is well underway. It is also our understanding that the cost of the review was the responsibility of Fairwinds. We will certainly urge Fairwinds to put pressure on the independent consultant to complete the review quickly.

There are some in Fairwinds who suggest or hope that Fairwinds insistence on a November deadline is posturing and they will still be on board in 2014 despite the lack of firmness of any of the 2014 dates. On behalf of our membership we urge you to resolve all the PDA issues by the November deadline and not test Fairwinds resolve.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Patterson', written in a cursive style.

David Patterson
Vice President
Fairwinds Community Assoc

**Attachment 3
RDN Response Letter to FCA**



June 20, 2013

Mr. Gerry Thompson, President
Fairwinds Community Association
PO Box 281
Nanooose Bay BC V9P 9J9

Dear Mr. Thompson:

Re: Lakes District PL2012-096 & Schooner Cove PL2012-097
Zoning Amendment and Phased Development Agreement Approval Schedule

Thank you for your correspondence dated June 7, 2013, and received at our office on June 11, 2013, in which you request an update respecting the review process for the above-noted zoning amendment and Phased Development Agreement (PDA) applications. I apologize for the delay in responding to you as we have been attempting to finalize a few details with the applicant as well as the Ministry of Transportation and Infrastructure which has implications for the timeline that I refer to in this letter.

As outlined at the Fairwinds Community Association (FCA) meeting on May 9, 2013, Regional District of Nanaimo staff are continuing to meet with the applicant and their consultant to work through the application materials, studies and regulatory documents (existing RDN bylaws and proposed amendments). Key issues related to this application include the proposed zones and regulatory details, potable water, sanitary sewer, park dedication and timing of such dedication, sidewalks, stormwater management, required local service areas to accommodate the development proposal, details related to the proposed PDAs and other associated legal mechanisms as required.

The above-referenced zoning amendment and PDA applications are necessary to implement the vision reflected in the Lakes District and Schooner Cove neighbourhood plans. The developer, the Regional District of Nanaimo (RDN), and the community invested substantial time and resources into the neighbourhood plans which capture the shared vision for the future development of the Lakes District and Schooner Cove. Through the zoning amendment and PDA applications the regulations and legal agreements necessary to implement the plans are being developed and the development details are being reviewed.

The PDAs represent a legal agreement between the developer and the RDN which, as proposed represents a twenty year commitment to development rights and the phasing and timing of development servicing and amenities. In order to ensure that the community vision expressed through the neighbourhood plans is reflected in the development of the lands and in order to protect the public interest and ensure that

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