

REGIONAL DISTRICT OF NANAIMO

**COMMITTEE OF THE WHOLE
TUESDAY, OCTOBER 8, 2013
7:00 PM**

(RDN Board Chambers)

A D D E N D U M

PAGE

LATE DELEGATION (Requires Motion)

- 2 **Jim Crawford, Baynes Sound Investments**, re RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’.
- 3 **Margaret Healey**, re RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’.
- 4 **Keith Reid**, re Water Quality, Land Development, and the Shellfish Industry.
- 5 **Don Tillapaugh**, Vancouver Island University, re RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’.

CORRESPONDENCE

- 6-7 **Greta Taylor**, re RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’.
- 8 **John and Sandy Vanderwel**, re Seaweed Harvesting, Deep Bay, BC.
- 9 **Jean and John Weighill**, re RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’.
- 10 **Steve and Patty Biro**, re RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’.

Re: RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’

From: Jim Crawford

Sent: Wednesday, October 02, 2013 4:07 PM

Subject: COW Meeting delegations

we would like to book 10 minutes as a delegation for the Oct.8th 2013 Committee of the Whole Meeting.
Thanks. JWC.

Re: RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’

From: Margaret Healey
Sent: Thursday, October 03, 2013 9:49 AM
Subject: Re: part of BSI delegation

I would like to read a letter I have written to the RDN on the request for a time extension by BSI.
Margaret

From: Margaret Healey
Sent: Wednesday, October 02, 2013 12:32 PM
Subject: part of BSI delegation

Would you please put me on the delegation list for the October 8th meeting.
Thank you,
Margaret Healey

Re: Water Quality, Land Development and the Shellfish Industry

From: Keith Reid

Sent: Thursday, October 03, 2013 3:42 PM

Subject: Re: Speakers list

My topic will focus on water quality, land development and the shellfish industry
Keith

From: Keith Reid

Sent: Thursday, October 03, 2013 1:43 PM

Subject: Speakers list

I wish to be added to the speakers list on October 8th to address the committee of the whole.

Best Regards

Keith Reid

Re: RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investment Ltd. – Electoral Area ‘H’

From: Don Tillapaugh

Sent: Monday, October 07, 2013 1:05 PM

Subject: Committee of the whole meeting - Oct 8

I would like an opportunity to address the Committee of the Whole at tomorrow’s meeting regarding VIU’s Centre for Shellfish Research interest in the Baynes Sound Investment proposal which surrounds our Deep Bay Marine Field Station.

Don Tillapaugh
Director, International Centre for Sturgeon Studies
Director, Centre for Shellfish Research
Vancouver Island University

900 Fifth Street, Bldg 373
Nanaimo, BC V9R 5S5
ISS7.viu.ca | www.viu.ca/sturgeon | www.viu.ca/csr/

From: Greta Taylor

Subject: Guiton Third Party Review Report

Would you be kind enough to forward a copy of my email to all the RDN Directors and attach it to the COW meeting as information on Tuesday October 8th 2013.

Greta Taylor

October 7th 2013.

To all Directors on the Board of the Regional District of Nanaimo.

Ladies and Gentlemen.

Re: Third Party Review of Groundwater Feasibility Study – Kala Geosciences Ltd., June 30th 2010 for Baynes Sounds Investments Ltd

I believe you have all received a copy of the above Third Party Review of the Groundwater Feasibility Study above conducted by Guiton Environmental Consulting Ltd. which was commissioned by the Deep Bay Improvement District.

I feel the report is very concise, well written and giving very good information with regard to the present water situation in the Deep Bay/Bowser area and I would like to give you a little information about the Deep Bay water situation that I think may not have been mentioned in the Guiton report.

1. Many residents here believe our water supply comes from Forbidden Plateau in Courtenay. This is totally untrue. The water supply for all the residents comes solely from the rainfall and the snow pack. This is what we rely upon. If there is a hot dry summer followed by a low snow pack, the water supply to the aquifer could be severely impacted and may mean water would have to be shipped in by truck – which would probably prove to be very expensive for the residents.
2. It has been mentioned that BSI could dig their own wells. Well yes, they could do that, but **it would not mean there would be more water.** More water cannot be manufactured. What it would mean is that the existing water supply would have to be distributed and shared between those wells already in the Deep Bay Improvement District and the new wells dug by BSI. This would be like robbing Peter to Pay Paul so to speak. Each well would have less water.
3. I do not believe it has been mentioned that part of Bowser also draws water from the same aquifer as Deep Bay, therefore that means even more residents rely on this inconsistent supply of water.

I hope you will all read the Guiton report very carefully because it is really important you have all the facts of the matter. I believe this report raises a great many red flags as to a sufficient supply of water to sustain the doubling of the population that BSI's proposed development would mean and when it comes to the time that a vote is taken, that you will be able to do so according to your own mind and conscience. The vote you take could be critical to the future of residents of the Deep Bay Improvement District.

Thank you for your consideration of my comments.

Greta Taylor,
244, Hembrough Road,
Bowser, B.C. V0R 1G0.
Tel: 250 757 8909
email: gptaylor@shaw.ca

From: J & S Vanderwel [<mailto:vanderwel@shaw.ca>]

Sent: Thursday, October 03, 2013 9:22 PM

To: corpsrv

Subject: Sea Weed Harvesting, Deep Bay, BC

Good Morning Joe,

We would like to bring to your attention our concerns regarding the harvesting of sea weed on the 5 km of Deep Bay beaches. This occurred for the first time last year and concerns were raised at that time. No one was aware this would be happening and suddenly vehicles are on the beaches, public roads were being blocked and beach accesses were taken over by the harvesters. Throughout the past year citizens and politicians have been raising their concerns about the complete lack of any public input regarding the issuance of these commercial harvesting licences. Now the Department of Agriculture has gone ahead and re-issued licences for this winter regardless of the public's concerns.

The piles of seaweed washing up during the winter months protect the beach from erosion during high tide storms, fertilizes the grasses and plants that stabilize the banks and rots returning nourishment to the birds, insects and fish that live in the intertidal zone.

We believe there should be sincere public consultation and input. This devastation created by sea weed harvesting seems to be out of proportion to any benefit someone is making from it. Keep these vehicles off the beaches and start listening to the environmental studies that have been done on protecting our beaches.

The Deep Bay/Lighthouse Country is a very special area.

We hope you will look into this issue for us.

Sincerely,

John and Sandy Vanderwel
5115 Shoreline Drive
Deep Bay, BC
604-270-4084

Thompson, Paul

Subject: FW: Baynes Sound Investments Deep Bay

From: Jean Weighill [jeanweighill@shaw.ca]
Sent: Monday, October 07, 2013 5:00 PM
To: Bhopalsingh, Lisa; Bill Veenhof
Subject: Baynes Sound Investments Deep Bay

TO: Lisa Bhopalsingh

October 7, 2013.

RE: Baynes Sound Investments Deep Bay

We wish to register our endorsement for the Planning Department's Option 2.....continue to support the review of Application No. PL2011-060 and postpone public consultation until all the required information is provided to the satisfaction of the Regional District of Nanaimo, and once the information is provided:

- a) Conduct a detailed assessment of all the information provided for board review
- b) Develop a new consultation plan with a revised timeline if approved by the board.

It appears that a detailed assessment of our water supply needs to be done not only for the Baynes Sound Investment development in Deep Bay but for all future decisions regarding growth in the area. Without a current water inventory, property owners in the Deep Bay community cannot make informed rational recommendations about population expansion in their area. We feel subdividing the land under the current zoning would be a detriment to our neighbourhood and would not solve any potential water supply problems. We recommend an extension of the development application so that precise measurements of our water reserves can be done.

Sincerely,

Jean & John Weighill
5347 Gainsberg Rd.
Deep Bay VOR 1G0
jeanweighill@shaw.ca

Lisa Bhopalsingh

Senior Planner: Regional District of Nanaimo

October 7, 2013

Dear Lisa,

It is our understanding that the Regional District of Nanaimo planning department is about to make a decision regarding the Baynes Sound Investments Deep Bay development application No. PL2011-060. It is also our impression that the Baynes Sound Investment group has not fulfilled the expectations of the Regional District of Nanaimo with regards to adequate water supply and fire protection. It is essential that any development proposed for our community demonstrate through accurate studies and tests that there is sufficient water supply for all those affected, both current and future property owners. Having said that it is evident that more time is needed to demonstrate that there is indeed an adequate supply of fresh water for both the proposed development and any future development in our area.

As property owners in the Deep Bay area we ask that the Regional District of Nanaimo planning department support the extension of the Baynes Sound Investment Deep Bay development application for the purpose of obtaining an accurate water supply assessment. This property can be developed, it is currently zoned residential. It is in the best interests of all property owners in Deep Bay that an up to date water inventory be completed so that RDN planning department staff and Deep Bay property owners can make appropriate and informed recommendations on proposed building density in relationship to adequate water supply. Following the completed report on water supply, the staff could then recommend modifications to the current application based on the findings of the report.

Baynes Sound Investments has put considerable time into this process. We support the extension of their application so that they can fully demonstrate that their application and development will not be detrimental to the Deep Bay water supply. We would like to see this application continue through the process of surveying the public and allowing the public to provide input into the shape of the final development proposal. It is our community; let us participate in its responsible growth.

Delays can be costly but hasty decisions can be detrimental and more costly. We all need to remind ourselves that Rome was not built in a day. We support the Planning Departments Option 2: *Continue to support the review of Application No. PL2011-060 and postpone public consultation until all the required information is provided to the satisfaction of the Regional District of Nanaimo, and once the information is provided:*

- a. Conduct a detailed assessment of all the information provided for board review*
- b. Develop a new consultation plan with a revised timeline if approved by the board.*

Sincerely

Steve and Patty Biro; 180 Crome Point Road, Deep Bay, VOR 1G0