



## Meeting Record

### Electoral Area 'H' Official Community Plan Review Community Working Group Meeting

Tuesday, October 18, 2016 at 6:30 pm  
Lighthouse Community Hall

#### Members Present:

Bob Hunt	Keith Reid	Candace Cowan
Jim Crawford	Theresa Crawford	George Dussault
Dianne Eddy	Nelson Eddy	John Stathers
Bill Friesen	Murray Hamilton	Laura Webster
Christo Kunn	Marci Katz	Don Milburn
Lee Melnychuk	Shirley Petrie	Dave Simpson
Joe Nelson	Dick Stubbs	Manfred Winter
		Isolde Winter

**Others Present:** Bill Veenhof, Electoral Area 'H' Director  
Courtney Simpson, RDN Senior Planner  
Jamai Schile, RDN Planner

#### 1. WELCOME AND INTRODUCTIONS, REVIEW OF AGENDA

Director Veenhof called the meeting to order at 6:31 pm, acknowledged that the meeting is being held within the Traditional Territory of Qualicum First Nation and introduced Chief Recalma and Regional District of Nanaimo (RDN) staff present.

#### 2. APPROVAL OF DRAFT MEETING RECORD OF JULY 5, 2016

There were no revisions requested to the meeting record. The meeting record of July 5, 2016 was approved by general consent.

#### 3. INTRODUCTION TO THE DRAFT VERSION 1.0 OF SECTION 2 THE NATURAL ENVIRONMENT

Planner Simpson made a presentation to update the group on the project and introduce the draft. She provided an update on the project to date which included mention that the RDN would be hiring an archaeological firm to conduct an Archaeological Overview Assessment of Area 'H' as further background information for the OCP Review project.

#### 4. GROUP DISCUSSION AND COMMENTS ON DRAFT VERSION 1.0 OF SECTION 2 THE NATURAL ENVIRONMENT

The following comments were made by Working Group members;

- Related to the draft groundwater map, ensure that the water districts layer doesn't cover the aquifer layer.
- Related to the draft groundwater map, suggest adding contours.
- Can broad language be used to support unique ventures such as sphere houses and eco-tourism within the OCP? Planner Simpson confirmed that this is possible.
- Discussion on changes to the 1000m protection area on the water and proposal to include all water areas in policy - how does that apply in terms of the jurisdiction of the Islands Trust? Planner Simpson noted that the Island's Trust recently adopted a policy on their outer boundaries.
- It was noted that some members felt uneasy with the process because they were being asked to "clarify, approve" the text being presented. It was also acknowledged that the process was a great opportunity for the community to provide their input, which wouldn't necessarily happen in a big city. There was general agreement amount the group on this last point.
- Discussion on the importance of aquifers. As part of this policy relating to aquifers, some members agreed that they would like to highlight the potential impacts of land use activities in upland areas on the aquifer.
- It was suggested that definitions be included in the OCP for such concepts as "cluster development". Planner Simpson explained that OCPs, in general, do not contain definitions and it is discouraged by legal counsel. A possibility where needed is to add a footnote or explanatory note, but typically words and statements can stand on their own.

The following specific amendments to the draft were suggested:

- Page 1, Par. 2 - should be more general.
- Page 1, Par. 5-6 - statements possibly redundant or stating the obvious.
- Page 1 last Para - something about decreased level in aquifers should be added to the list of significant impacts of climate change.
- Page 2, Par. 3 - some concern with paragraph being replaced, especially removal of reference to "foreshore out 1000 meters". Planner Simpson explained that the 1000 meters appears to be an arbitrary number and is not based on any technical designation or background information. Instead, the recommended policy approach is to have a general principle that applies to the protection of the marine area within the RDN. Planner Simpson confirmed that the marine environment should be mentioned in this introduction section and that something would be added back in the next draft.
- Page 3, Par 2 - last line, keep "greenbelt" in as it refers to wildlife corridors that are different from trails.
- Page 2, Par 4 - add stormwater/rainwater management and consider adding Cook Creek to the list of significant features.
- Page 3, last Par - the note in the margin refers to a policy but it would be helpful to say exactly which policy.
- Page 3, Par/sentence 4 - consider referencing "Develop with Care Guidelines",

- Page 3, Par 3 - where there is info regarding one or similar subjects it should be presented together instead of peppered across the section. For example: Gainsberg swamp, wells and aquifer protection are mentioned in several different places
- Also on the reference to Gainsburg Swamp it was noted that it is important to identify groundwater recharge areas. Planner Simpson noted that the hydrogeological review currently underway is expected to provide more information on groundwater recharge areas and the hope is that additional information can be included in the OCP.

## **REFRESHMENT BREAK**

Suggested amendments continued:

- Page 4, Sensitive Ecosystem Objectives - prefer that Objective 3 is left in even if it duplicates another section as ground and surface water are sensitive ecosystems also.
- Page 4, Policy 4 – best management practices should be defined.
- Page 5, Policy 10 – some discussion that this item should be removed due to concerns over housing that is too dense for the character of this area. Examples given included condo developments; high density housing and significantly reduced parcel size; dwellings sited too close together because of potential fire risk; and no greater than 3 storey buildings. Planner Simpson stated her approach will be to improve on the policy to reflect the desired character of “clusters”. She also noted that any proposal for clustered housing would have to go through a rezoning application which is a public process so there is an opportunity at that stage for the public to state their opinion on the form and density of housing proposed. Also one member noted that they agree with the margin note that this policy should be moved to the Growth and Development section.
- Page 5 Policy 9 – First Nations should be added to the list
- Page 11, Policy 7 – members noted that they liked that Bowser Seed Orchard has been added.
- Page 11, Policy 4 – a member noted that it is important this policy is enforced.

## **5. REVIEW OF DEEP BAY WORKSHOP (TIME PERMITTING)**

No discussion due to time constraints.

## **6. SUMMARY AND CLOSING**

The meeting was adjourned at 9:15 pm

Next meeting date is November 15, 2016