

AGENDA

Regional District of Nanaimo
Electoral Area 'A' Official Community Plan Review Citizen's Committee

Monday March 8, 2010 @ 6:30 pm
(*South Wellington Community Hall – 1555 Morden Road*)

1. Minutes

- Adoption of the February 8, 2010 meeting notes - Page 2
- Adoption of the February 22, 2010 meeting notes - Page 5

2. Draft Official Community Plan Discussion

Development Permit Areas
Land Use

4. Other

**Regional District of Nanaimo
Summary of the Electoral Area 'A' Official Community Plan Review
Citizen's Committee Meeting Held on Monday February 22, 2010 at 6:30
At the Cranberry Community Hall
1555 Morden Road**

Joe Burnett	Chairperson
Mike Hooper	Committee Member
Anne Fiddick	Committee Member
Bert Vermaskari	Committee Member
Garry Laird	Committee Member
Chris Pagan	Committee Member
Joanne McLeod	Committee Member
Jill Maibach	Committee Member
Jack Anderson	Committee Member
Greg Keller	Senior Planner
Stephen Boogaards	Recording Secretary

CALL TO ORDER

The meeting was called to order at 6:30 pm by the Chair. There were approximately 18 people in attendance.

MINUTES

The motion to adopt the summary of minutes from February 3, 2010 was held in abeyance pending an appropriate quorum of Citizens Committee members.

OFFICIAL COMMUNITY PLAN

Greg Keller explained the format for the meeting. The discussion for each section of the draft Official Community Plan would allocated a set amount of time to ensure that the committee would complete the review of the document by the end of the meeting. Mr. Keller explained that the Committee would be asked for its comments first followed, time permitting, by an opportunity for comments from the general public. Mr. Keller explained that comments related to specific policies in the draft will be recorded directly in the document, which was projected on a screen at the front of the room.

Section 6 – Creating Complete Communities (continued from previous meeting)

Greg Keller explained the remaining sections for the suburban residential and the Cassidy rural village designations. The group discussed including targets for affordable housing and wording to support a Cassidy village plan.

Section 7 – Protecting Rural Integrity

Greg Keller explained the land use designations for the rural and resource lands. The committee discussed the provisions for the 1 hectare minimum parcel size and alternate forms of land tenure that may preserve rural lands.

Section 8 – Vibrant and Sustainable Economy

Greg Keller explained the section on a vibrant and sustainable economy. The committee discussed the implications of policies for the primary processing of aggregates which the RDN has control over. Such operations should only be supported in the rural resource designation and not adjacent to any residential areas. The group also discussed the light industrial designations and referencing home based businesses within accessory buildings.

The group discussed the jurisdiction of the airport lands. There was no agreement among committee members on the content of the section, in particular if the RDN had authority over land uses on the airport lands. Mr. Keller explained the RDN Board's policy with respect to the airport and suggested that there would be more time to discuss the topic prior to the adoption of the Plan. He also indicated that the OCP must be consistent with the Board's policy.

Section 9 – Supporting a Multi-modal Transportation and Mobility System

Greg Keller explained the section for multi-modal transportation and mobility system. The committee identified a conflict between agricultural lands and adjacent trails. The group also discussed what the OCP may do to limit dirt bikes and the new regulations from the province for licensing.

Section 10 – Enhancing and Maintaining Park Land, Green Space, Natural Areas Recreational Opportunities and Culture

Greg Keller explained the section for enhancing and maintaining park land. The group discussed the enhancement of Cedar Community Hall and the adjoining lands. One member suggested purchasing the adjoining lands to support an agricultural fair area. The Chairperson also explained how park land was dedicated within the electoral area and the parkland committee's procedure for the accepting land dedications.

Section 11 – Institutional Uses and Improving Servicing Efficiency

Greg Keller explained the section for institutional uses and improving servicing efficiency. The group discussed keeping local schools open and if cable bay would increase the number of children attending schools in Electoral Area 'A'. The group also discussed working with the North Cedar Improvement District to protect groundwater and the recent completion of the sewer servicing study.

Section 12 – Development Permit Areas

Greg Keller explained the development permit areas within the OCP. The group discussed whether environmental protection was best left to individual property owners or if development permits were a necessary tool. The development permit for environmentally sensitive areas is similar to the existing OCP, except it will include coastal areas and ecosystems as identified within the province's Sensitive Ecosystem Inventory. Mr. Keller explained that coastal areas are important to include within a development permit area as they are sensitive ecosystems which are highly vulnerable to disturbance and the impacts of development.

The group also discussed the development permit area for the Nanaimo River floodplain and whether it would apply if the floodplain bylaw was to be expanded for the entire electoral area. Mr. Keller explained the reasoning for the farmland protection development permit area is to create a visible buffer for new developments, not necessary to reduce odour or noise. The group discussed the setbacks that might be appropriate to screen farmland from new development and the role of the Agricultural Land Commission in the process. The group also reviewed the form and character development permits for South Wellington, Cedar, and Cassidy.

Section 13 – Cooperation Among Jurisdictions

Greg Keller provided a brief explanation of the cooperation among jurisdictions section. The group discussed the implications of the RDN assuming responsibility of subdivision approving officer.

Section 14 – Development Amenities

Greg Keller explained the development amenities section. Due to the increase in the value of land by providing a rezoning, the RDN may negotiate for certain amenities in return. The group discussed including a formula based on the assessed appreciation in value of the property and incorporating the sustainability checklist. Mr. Keller also asked for the committee's thoughts on amenity zoning in which density in the zone is based on providing certain amenities.

ADJOURNMENT

The meeting was adjourned at 9:40 pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson

**Regional District of Nanaimo
Summary of the Electoral Area ‘A’ Official Community Plan Review
Citizen’s Committee Meeting Held on Monday, February 8, 2010 at 6:30pm
At the North Cedar Improvement District Hall
2100 Yellow Point Road**

Joe Burnett	Chairperson
Devan Wyatt	Committee Member
Jack Anderson	Committee Member
Henrik Kriberg	Committee Member
Chris Pagan	Committee Member
Brian Collen	Committee Member
Joanne McLeod	Committee Member
Lynnia Clark	Committee Member
Garry Laird	Committee Member
Bert Vermaskari	Committee Member
Greg Keller	Senior Planner
Stephen Boogaards	Recording Secretary

CALL TO ORDER

The meeting was called to order at 6:32 pm by the Chair. There were approximately 23 people in attendance.

MINUTES

The Chair asked the Committee for a motion to adopt the summary of the January 24, 2010 meeting.

Henrik Kriberg requested that the last sentence under the Nanaimo River Floodplain section be amended to say ‘development that happens according to the floodplain bylaw is exempt from the development permit area.’

MOVED Henrik Kriberg, SECONDED Bert Vermaskari, that the summary of the Area ‘A’ Citizen’s Committee meeting held on January 24, 2010 be adopted.

CARRIED

OFFICIAL COMMUNITY PLAN DRAFT

Greg Keller explained that the Committee has already reviewed each section of the draft Official Community Plan and have provided their comments. The intent of the meeting is to further refine each specific section and policies to prepare the document for community input.

Section 1 – Definitions

Joe Burnett asked the Committee if there were any comments or changes to the definitions section. The group discussed including a definition for agricultural zone and using the provincial definition for watercourse. Another recommendation was that definitions be included for ‘green building’, ‘greenspace’, and other terms that use ‘green.’

Section 2 - Introduction

Joe Burnett asked the Committee if there were any comments or changes to the introduction. The group discussed expanding the Official Community Plan review process section to acknowledge the work and consultation undertaken to produce the document. The group also discussed the greenhouse gas emission reduction targets and tools to encourage sustainable development, such as the sustainability checklist to fast-track green development.

Section 3 – Vision, Principles and Goals

Joe Burnett asked the Committee if there were any comments or changes to the vision or sustainability principles. The group discussed the implications of the vision and if it was being adequately represented in the policies of the plan.

Section 4 – Protecting the Natural Environment

Greg Keller explained that one of the most important messages received through the consultation was to protect groundwater and the environment. The policies in this section apply at the time of rezoning or are advocacy policies meant to influence other organisations. The group discussed using incentives and disincentives to safeguard the environment. Discussion also addressed the need for more information on available freshwater prior to any new development being approved.

One of the committee members identified problems with the wording for water-based aquaculture and the impacts with land based aquaculture. The Chair discussed the zoning implementation for coastal areas and explained that the committee had decided not to make any changes to zoning. The inconsistency will remain between the official community plan and the zoning bylaw. The group also made other general comments on the coastal areas such as the development permit area or recognition for marine conservation areas.

Greg Keller explained the jurisdiction over drinking water protection. The province regulates well drilling and septic, while the RDN regulates the land use over an aquifer. Regarding the impact of agriculture on drinking water the group suggested providing incentives for farmers to use organic practices or to steward drinking water. Comments also addressed protecting water rights for the existing community.

The group discussed how the sustainability checklist could work. The concept discussed was that developers building according to green standards pay less for a building permit and those not building to the standard pay more. The committee members discussed if the concept would be workable and fair. They also discussed if it could be cost neutral and be able to fund the building inspection function.

Section 5 – Creating a Local Food System

Greg Keller explained that the purpose of the section is to preserve the agricultural land based and promote local food production. The group discussed including provisions in the Official Community Plan to market the local food system and the effectiveness of using buffers around ALR land. The group also discussed the creation of a new zone for agriculture and the incorporation of complementary value added industries within the zone that may support farming operations.

One member identified a need to consider the impact that large monoculture operations have on the environment. The group discussed the number of houses on land within the ALR and the tenure appropriate to support farming operations but also to keep the land available for farming. The group also discussed amenities that may be received through rezoning, suggesting the addition of cold storages and abattoirs.

Section 6 - Creating Complete Communities

Joe Burnett asked the Committee if there were any comments or changes to the complete communities section. The group discussed the Cedar Estates section and the number of stories that should be permitted to the building. One of the committee members explained that the addition of the fourth storey would decrease the massing of the building. The Committee also discussed the status of the Regional Growth Strategy review and if the changes to the Official Community Plan would be incorporated into that document.

ADJOURNMENT

The meeting was adjourned at 9:30 pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson