

A SHARED COMMUNITY VISION
Electoral Area 'A' Official Community Plan
Cassidy Rural Village Questionnaire

- 1. During the Official Community Plan review process, the community has indicated a general desire to make Cassidy a more complete community while maintaining the rural ambiance and protecting groundwater resources. Does the proposal to expand the Cassidy Rural Village Cassidy become a more complete community? Why or why not?**

“Yes, we really need some activity areas for young and elderly residents. Going to and from work I’m always dodging people and dogs, joggers and bikers. If we expand and include places for leisure activities, perhaps we’ll all be safer and happier.”

“Yes, design future by placing controls in now.”

“Yes I believe a rural village would benefit our community. By giving the young adults and kids something to do in their Community.”

“Yes...currently it is isolated from many amenities & could benefit from transit, water & septic upgrades.”

“Yes – more amenities (shops, etc.) for seniors who don’t or can’t drive”.

-“Park & Ride – Great Idea!!!”

Yes it allows the possibility of Cassidy becoming a more self sustaining village.”

“The possibilities of services, transit, recreation & more amenities are exciting.”

“There may also be more job opportunities for Cassidy residents.”

“This meeting was a waste of my time!”

“Any housing or industrial use of land over an aquifer designated high vulnerability should not be allowed.”

I think the expansion is too large. It is greater in size than the existing Village node.

The business park will bring more traffic, look unsightly, No to that!!!
Commercial with shopping & Restaurants will benefit the community. Haslem Creek should be made a park! Cleaned up. The Community yes! Check area extensively for recreation!

The business park will bring more traffic, look unsightly – no to that!!!
Commercial with shopping & restaurant will benefit the community. Haslem Creek should be made a park! Cleaned up. The Community Yes! Creek area extensively for recreation!

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No. It does not maintain the rural ambiance and poses a severe threat to the aquifer.

2. **Complete communities provide opportunities for local employment, a range of commercial, professional, and personal services, recreation activities, and a variety of housing types and styles. In addition, the creation of complete compact communities reduce green house gas emissions by providing opportunities for more efficient building types, opportunities for non-vehicular transportation, and reduced automobile use, while at the same time helping to preserve lands with agricultural and/or ecological value.**

a. **The Cassidy Rural Village expansion proposal includes a mix of housing types and sizes, including affordable housing. Would the proposed residential development contribute towards Cassidy becoming a more complete community?**

“Yes”

“Depends – It should not further tax exist. infrastructure.”

“Only if the Village holds places where the Community can meet together. Community centre, parks, ball field, etc.”

“Yes.”

“Yes.”

“Yes – it would allow for a more diverse community”. “Young people would remain here and not have to move.” “Older residents could also remain here.”

“No.” “There are enough homes in the area both very affordable & moderate.”

I think the plan proposed does not fit the ambience of Cassidy & was not completed using a sustainability check list, therefore, no.

No more mobile home parks. Stop building slum! No rental trailer pads. All land parcels to be sold. We do not want residents evicted from their homes in future such as happened in Ladysmith!!!

I think the plan proposed does not fit the ambience of Cassidy & was not completed using a sustainability check list, therefore, no.

No

b. **The Cassidy Rural Village expansion proposal includes a business park/low impact manufacturing which would create a range of local employment opportunities. Would the proposed business park/low impact manufacturing use contribute towards Cassidy becoming a more complete Community?**

“Yes.”

“Yes.”

“If we could use these amenities for our family use it will be good.”
“What kind of business?”

“Yes...local jobs would be great, plus more workers in the area would help existing local businesses.”

“Yes.” – with the possibility of “local” employment!

“Residents could work and live here”.

“Cassidy is only a few kilometres from urban areas with employment opportunities”.

Yes, limited expansion.

No! No! No! Everyone has said no from the get go. I feel the deals have already been made. Business parks and the jail appearance can be far away and save use the ____ of driving through one every day!

Yes, limited expansion.

No

- c. The Cassidy Rural Village expansion proposal includes a small commercial component which would create local employment and provide local shopping. Would the proposed commercial use contribute towards Cassidy becoming a more complete Community?**

Yes.

Yes.

Shopping is one way you can meet neighbours, but not a great one.

Absolutely...people often have to travel for household basic necessities.

Yes, with the possibility of “local” employment!

Yes, it would allow the Community to become more self sufficient.

There are many stores & shopping areas within a few kilometres.

Yes.

Yes, Good Idea – go ahead full steam. THIS IS what the Community desperately needs!

Yes.

No. The number of jobs would not be worth the risk to the aquifer.

- d. The Cassidy Rural village expansion proposal includes a network of green space and buffers separating the proposed development and existing residential neighbourhoods. The proposed development also**

includes a neighbourhood centre and playing fields. Would the proposed recreational and community uses contribute towards Cassidy becoming a more complete community?

Absolutely, as well as promoting community spirit and opportunities to interact with community members without having to go to the pub!

Yes – active transport & physical activity.

Yes, places where we can meet our neighbours & where kids can meet other children & do stuff rather than getting into trouble.

Yes...Cassidy has a great sense of community, but currently the only local gathering place is the pub which is not accessible to residents under 19 years.

Probably!

Most definitely!! Cassidy has lost it's neighbourhood schools and local fields. Playing fields and a neighbourhood center would contribute to the health of the Community.

Yes, but please consider: Skateboard Parks! Baseball fields/football /recreation HALL with washrooms, showers, for future competitions – far sighted view – leave room for PARKING around this area. Make it VIABLE. At least, leave room for the above.

There was a school with playground which closed for lack of students. I believe the green space & buffers are not well thought out. A more green, sustainable & character filled profile is achievable by Timberlands.

I would rather see larger lot sizes and a large Haslem Creek Park!! Children need their own yard. The Haslem Creek area is a hugely wasted resource. Park!!

I believe the green space & buffers are not well thought out. A more green, sustainable & character filled profile is achievable by Timberlands.

No. It is nothing more than a typical lag it and flog it by a foreign owned company.

3. **When property is rezoned to allow for higher density or more intensive use, there is an increase in the value of the land for the developer. To ensure that the community also benefits, a community amenity is provided at the time of rezoning. A developer typically provides something that the community needs or has identified as desirable. If the expansion of the Cassidy Rural Village is supported by the new Official Community Plan what amenities would you like the Regional District of Nanaimo Board to consider? Please check all that apply.**

A Community Centre	Park	Affordable Housing
Sports Fields	Green Space	

A Community Centre	Green space
Sports Fields	

A Community Centre	Park	
Sports Fields	Green Space	Other – sreetlights/sidewalks

A Community Centre	Park	
Sports Fields	Green Space	Affordable Housing

A Community Centre	Green Space
Other – Right hand merge land to south @ Timberlands & Hwy!!	

A Community Centre	Park	
Sports Fields	Green Space	Affordable Housing

A Community Centre	Park
Sports Fields	Green Space

Affordable Housing – The “affordable housing” shown does not comply with the “average” buyer in the area. On examination of the area, there are four mobile parks (unit costs - \$30,000 to \$100,000 on average) and most other homes also inexpensive.

Park	Green Space
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A Community Centre	Park
Sports Field	Green Space

Replant and restore forest lands.

- 4. In order to create a compact mixed use rural village in a form that supports walking and transit, the area must be serviced by community water and community sewer. As well a community sewage treatment facility would result in a higher level of protection for the Cassidy Aquifer as compared to conventional septic disposal systems.**

Expansion of the Cassidy Rural Village is only possible with community water and community sewer to service the development. As part of this development proposal, there may be opportunities to work with Island Timberlands to extend water and/or sewer servicing to other properties within the Cassidy Rural Village at significantly lower cost.

What role should Island Timberlands concept play in providing these services to the remainder of the Cassidy Rural Village?

Offer the services but in no way force current residents to accept. Personally I feel that growth in Cassidy will come whether we like it or not. Let's get the best options out of it.

Island Timberlands should at least in part pay for infrastructure upgrades. This includes but should not be limited to: water, sewer, roads & other kinds of infrastructure.

I believe they could help cover costs in providing services for the remainder of the Cassidy Rural Village.

Shared with RDN.

Only if property owners want it – not forced to hook-up!!!

It would be nice over time if Island Timberlands offered existing residents hook-ups to community sewer/water at a reduced cost.

The proposed homes at a cost of \$250,000 - \$500,000 plus there are four and most other homes also inexpensive plus commercial sites would NEED to have all the amenities mentioned (water, sewer, green space, etc.) added to the Community. The existing area is made up of a very large portion of senior citizens and a small group of child/family residents.

Manage forest lands by planting & harvesting trees!

It should be absolutely mandatory. The rest of the community benefit directly.

None it would only serve to drive up costs and taxes.

5. Please review the attached sustainability principles developed earlier in the Official Community Plan review process. Do you think Island Timberlands proposal is consistent with these principles?

Yes - Everything seems to be geared to low impact and taking care of what we treasure about our area.

Yes.

Yes.

Yes - They seemed to be considerate of all factors & consulted with very respectable specialists in these types of projects.

Yes - Excellent inter action representation to the Community no "SNOW BALLING".

Yes - The Island Timberlands proposal has the potential to be a model sustainable community. With the OCP, RDN zoning & development permits. We could ensure a sustainable, green community.

Yes - Under 'Economic Benefits' I think my main concern is that this "country" area I have moved into, in order to get away from "city" living, is going to have "city" dropped into it and the whole feeling will change/meanwhile, I must applaud your planning (water, green space, sewage, etc.) in order to support this HOUSING PROJECT, which is what it actually is.

No.

No - I think their proposal does not reach for enough to capture rural ambiance, character of the area or green built. Prefab homes is not good enough.

No. I chose to live in this area because of quiet and rural nature. I do not wish to see these changes with increased housing and traffic and risk to the aquifer.

6. Please review the attached Community Vision, which was developed earlier in the Official Community Plan review process. Do you think Island Timberlands proposal would help the Community achieve its vision?

Yes - Growth and change will take place, Island Timberlands is giving us a chance to think about what we want instead of just coming in with the bulldozers.

Yes.

Yes.

Yes.

Yes – Because it has remained consistent that Cassidy retains its rural integrity.

Yes – By keeping “our” Community in mind and executing a lot of the wishes presented to them!!!

Yes – yes it would protect agricultural land and allow for sustainable growth within the Cassidy Village boundary.

To suggest that Cassidy is going to “benefit” from the housing increase seems a little dishonest to me. Those of us who live here like it just the way it is but if your company has the dollars & wants to go ahead in this area, we are probably stuck with it. But I must say – GOOD PLANNING.

No.

No – As stated above this proposal is too vague.

No, it is nothing more than a make money real estate deal.

7. **The purpose of an Official Community Plan is to provide general policy direction. Detailed information regarding specific issues not covered in the Official Community Plan including specific design parameters of the development would be considered at the rezoning stage.**

The rezoning process provides additional opportunities for the Community to provide input on all aspects of the proposal. It is also important to note, that even if the Official Community Plan were to support the development, that the Board is not committed to rezoning the property and that there is no guarantee that the Board would support the necessary rezoning.

Based on your answers above, should Island Timberlands development proposal be supported by the new Official Community Plan?

Yes – Right now I don't feel we are really "A Community", just a bunch of people in a cluster of houses off the highway. We all appreciate the peace and quiet, privacy, access to hills and trails, but a lot of us are elderly and soon convenience will be a high priority. Ladysmith has been useless in providing good shopping and there is little or no medical services, activities, that I enjoy so it's always off to Nanaimo with a half hour minimum drive.

Yes – It is a good thing, if not for development but for health & welfare of exist. residents.

Yes – Island Timberland could be a big help on us getting a Community center & park for families in our area to get to know each other. We can't have a Community without a Community school or place to meet each other. Yes – Growth is inevitable & it makes sense to embrace a plan that is win/win in so many ways. If RDN allows the zoning required our area will be a positive example, especially with the air/rail/highway transportation hub potential.

Yes – GREAT IDEA! TRUSTWORTHY!
GOOD COMMUNICATION!

Yes – I really feel that the OCP should increase the Cassidy Village boundary. The Island Timberlands development proposal could be a vibrant, green, sustainable Community.

It would be nice and might gain the confidence of the local residents if Island Timberlands made a gesture of good will such as: donating a block of forest for a Community forest, or, donate land along Haslam Creek for a Regional park, or, open up access to the local lakes, at least on weekends.

No – Sensitive – highly vulnerable aquifer
Yes - Expansion of Urban Containment Boundary.

Yes, we need a sewer system to protect our water! We need commercial for the Community. Transit is important and will only come when our numbers increase.

We need park land. But a large Haslem Creek Park.

No more mobile home parks. Give the children decent size yards to play in!!!

No.

No, it is nothing but a typical log it and flog it by a foreign owned company that doesn't care about Cassidy residents. This is shown by their resulting access to all their lands including three lakes that I have been fishing for fifty years.