

**Regional District of Nanaimo**  
**Summary of the Electoral Area 'A' Official Community Plan Review**  
**Citizen's Committee Meeting Held on Monday, January 25, 2010 at 6:30pm**  
**At the North Cedar Improvement District Hall**  
**2100 Yellow Point Road**

Joe Burnett	Chairperson
Mike Hooper	Committee Member
Jill Maibach	Committee Member
Donna Sweeney	Committee Member
Jack Anderson	Committee Member
Devon Wyatt	Committee Member
Garry Laird	Committee Member
Brian Collen	Committee Member
Bert Vermaskari	Committee Member
Anne Fiddick	Committee Member
Joanne McLeod	Committee Member
Henrik Kriberg	Committee Member
Chris Pagan	Committee Member
Greg Keller	Senior Planner
Stephen Boogaards	Recording Secretary

**CALL TO ORDER**

The meeting was called to order at 6:43 pm by the Chair. There were approximately 44 people in attendance.

**MINUTES**

The Chair asked the Committee for a motion to adopt the summary of the January 11, 2010 meeting.

MOVED Gary Laird, SECONDED Donna Sweeney, that the summary of the Area 'A' Citizen's Committee meeting held on January 11, 2010 be adopted.

CARRIED

**OFFICIAL COMMUNITY PLAN SECTION 11-14**

Greg Keller thanked everyone new who has attended the meeting and provided an overview of the official community plan review process. The citizen's committee through extensive consultation have worked with the community to develop policies for the new official community plan. He also provided context and reasoning for using development permits as a land use tool. In his presentation he addressed:

- What is a development permit area?
- How do they work?
- What types of development trigger the requirement for a development permit?
- What types of development can occur within a development permit area without a development permits?

- Why are they important?
- Common misunderstandings
- What we have now
- Benefits

The committee and guests reviewed sections 11.0 of the draft. The comments and suggestions were recorded within the document using track changes in Microsoft Word. Some attendees expressed concern regarding the watercourse / coastal development permit and the detail of the policies. Mr. Keller explained that there is habitat worth protecting not covered under the provincial Riparian Area Regulations. He also responded that the detailed policies were based on direction from the community and meant to provide more clarity to both the developer and the community of what is expected for new development.

## **Section 11 – Development Permit Areas**

Greg Keller explained that the section provides context for the development permit areas. The group discussed the use of alternatives to development permit areas to protect environmentally sensitive features, such as covenants. Mr. Keller recommended against the use of covenants as they did not provide the appropriate level of protection.

### **Section 11.1 – Environmentally Sensitive Development Permit Areas**

Greg Keller explained that the development permit area includes a number of environmentally sensitive features, such as coastal areas, red-listed species and eagle trees. The group discussed the over-lapping authority for watercourse or coastal areas and where the RDN would have jurisdiction.

#### **11.2 Watercourses and Fish Habitat**

Greg Keller explained the purpose of the freshwater ecosystem development area. The development permit area is broken into areas subject to the Riparian Area Regulations and other lakes or wetlands that provide critical habitat in Area ‘A’ not subject to the Riparian Areas Regulation. The group discussed the exemptions in the development permit area (i.e. agriculture, forestry) and the role of the Qualified Environmental Professional in setting the Streamside Protection and Enhancement area and measures to protect the area.

#### **11.3 Nanaimo River Floodplain**

Greg Keller explained that the floodplain is based on provincial mapping. The permit area requires a qualified engineer to make sure that it is safe. This does not stop people from developing, but ensures that they are safe and that they will not affect their neighbours downstream. The group discussed the accuracy of the mapping. Development that happens according to the floodplain bylaw is exempt.

#### **11.4 Farmland Protection Area**

Greg Keller explained that the purpose of the development permit area is to encourage agriculture and local food production. It does this by minimizing the impact of non-agricultural development through a vegetative buffer. This is only for land adjacent to the ALR, not land within it. One

member expressed concern that her farming operation will affect her neighbour's ability to subdivide. Mr. Keller explained the intention of the buffer is to create a visual separation.

### **11.5 South Wellington Industrial Commercial Area**

Greg Keller explained that people wanted a higher level of environmental protection in the South Wellington development permit area guidelines. The group discussed the language that should be used within the development permit guidelines to protect the aquifer from contamination.

### **11.6 Cedar Mainstreet Area**

Greg Keller explained that the development permit would support the mainstreet designation in Cedar. It would be the area between Macmillan road and Hemer road. This would be an interim development permit area until there are some more detailed guidelines for how the community would like to see the development permit area. This would be done through the village plan for Cedar.

### **11.7 Cassidy Area**

Greg Keller explained that it is meant for the protection of groundwater, form and character, and energy conservation. It addresses multi-family residential but has exemptions in the development permit area for single family housing. This development permit area was based on the findings of the Area 'A' groundwater assessment.

### **11.8 Cedar Estates**

Greg Keller explained that the development permit area is intended for form and character as well as for environmental protection. One of the attendees questioned the exceptions given for single family homes in the Cedar Estates development permit area, but not in the floodplain. Mr. Keller explained that they cannot include single family dwellings in form and character development permit areas. One of the committee members also commented that if the area was to adopt a sustainability checklist than it must be in conjunction with the development permit areas.

### **12.0 Cooperation Among Jurisdictions**

Greg Keller explained that not much has changed in this section since the previous OCP. The group discussed the process for the incorporation of all areas in Area 'A'.

### **13.0 Definitions**

Greg Keller answered questions and recorded comments on the draft for specific definitions.

### **14.0 Development Amenities**

Greg Keller explained that this section includes what the RDN should work towards as amenities through the development process.

The Chair thanked everyone for attending the meeting.

### **ADJOURNMENT**

The meeting was adjourned at 9:07pm.

Certified correct by:

---

Director Joe Burnett, Committee Chairperson