

## Attachment 4 – Summary of Referral Responses

### OCP and Zoning Amendments for Nanaimo Airport

3350 Spitfire Road, Electoral Area A

Amendment Bylaws No. 1620.06, 2020 and No. 500.429, 2020

	Response	Recommendation
<b>Agricultural Land Commission</b>	<p><u>OCP amendment Bylaw 1620.06:</u></p> <ul style="list-style-type: none"> <li>• Policy 8.8.2 does not recognize that, while portions of the airport lands are not designated as ALR, those lands remain affected by the restrictive covenant which precludes all but airport related activities. It should be clearly stated in the policy that until such time as the covenant is removed, it may be necessary to confer with the ALC as to its application to any or all proposed land uses.</li> <li>• Policy 8.8.4 should reference consultation and potential applications to the ALC regarding airport development and expansion in both the ALR designated areas and the restrictive covenant area.</li> <li>• The ALC appreciates and encourages the protection of groundwater and the provision of wastewater management as stated in Objective 8.8 and its attached policies.</li> </ul> <p><u>Land Use and Subdivision Bylaw 500:</u></p> <ul style="list-style-type: none"> <li>• The ALC objects to renaming the AG1D (Agriculture) to AR1 (Airport) especially for areas within the ALR as this diminishes the recognition that the land is impacted by the provincial ALR designation.</li> <li>• In Area B many of the listed commercial activities would likely require referral to the ALC to confirm that they are consistent with the Section 219 covenant, notwithstanding that the area is no longer in the ALR.</li> </ul>	<p><u>OCP:</u> To policy 8.8.2, add reference to ALC covenant.</p> <p><u>Zoning Bylaw:</u> To list of permitted uses, add condition that they may be subject to approval from the ALC where the covenant applies.</p>
<b>Canadian Wildlife Service</b>	<p>If there are development restrictions under the previous zoning of the area referred to as 'Development Area A' (AG1D) that are not carried over to the new 'Nanaimo Airport 1' zoning, then adoption of amendment bylaw 500.429 could increase the likelihood of development occurring, and thus of identified critical habitat being destroyed, as well as any nests/residences (should they occur) being destroyed.</p>	<p>No bylaw change recommended. The only relevant change is permitting outdoor sales on Lot 3 but the NAC Master Plan indicates wildlife protection measures in place for that area.</p>
<b>City of Nanaimo</b>	No response	

<p><b>Cowichan Valley Regional District</b></p>	<p><u>OCP amendment Bylaw 1620.06:</u> Request the CVRD is kept informed about the Memorandum of Understanding process between RDN and NAC.</p> <p><u>Land Use and Subdivision Bylaw 500:</u></p> <ul style="list-style-type: none"> <li>• Recommend adding a definition of Airport</li> <li>• Recommend zoning golf course for current use of a golf course use instead of future airport use.</li> <li>• Recommend greater setbacks adjacent to the ALR in the CVRD</li> </ul>	<p>No bylaw changes recommended. Airport definition in federal legislation to be referred to instead of creating a new definition in the zoning bylaw. Golf course to be zoned for future aviation as the land is within the federally-designated aerodrome. Add setbacks for farm use consistent with Agriculture zones</p>
<p><b>Island Health</b></p>	<p>Concerns about how aquifer will be protected, future on site sewage disposal, and health impacts of noise. Support increased transit to the Airport, and recommend a Health Impact Assessment prior to approval (see May 29 email).</p> <p>Would like to see plans in place for a sewage disposal system under the Municipal Wastewater Regulation in place before development, instead of multiple individual smaller systems under the Sewerage System Regulation. Particular concern about vulnerable aquifer and protecting drinking water (see June 17 email).</p>	<p>No bylaw change</p>
<p><b>Ministry of Environment and Climate Change Strategy</b></p>	<p>Regional Operations Branch staff in the Environmental Protection Division of the Ministry of Environment and Climate Change Strategy no longer receive or comment on referrals, so we are unable to respond specifically to this request.</p>	<p>No bylaw change</p>
<p><b>Ministry of Forests, Lands and Natural Resource Operations &amp; Rural Development</b></p>	<p>A portion of the Nanaimo Airport Lands is identified as Critical Habitat for the Coastal Vesper Sparrow, and therefore any developments planned for that area should be reviewed by and discussed with FLNRORD and the Canadian Wildlife Service staff. This is the only known breeding site for this subspecies in Canada.</p>	<p>No bylaw change</p>
<p><b>Ministry of Municipal Affairs and Housing</b></p>	<p>Notified by telephone that they will not be responding as they no longer have an approval role for official community plans.</p>	<p>No bylaw change</p>
<p><b>Ministry of Transportation and Infrastructure</b></p>	<p>Requests an Overview Technical Memo from Nanaimo Airport Commission to confirm the operation of Spitfire Road and the second access at build out. Supportive of rezoning.</p>	<p>No bylaw change</p>

<p><b>Nanaimo Airport Commission</b></p>	<p><u>OCP amendment Bylaw 1620.06:</u></p> <ul style="list-style-type: none"> <li>• Supports aspirational statements but provides edits to proposed bylaw to delete some content (see letter).</li> <li>• Recommend adding the Nanaimo Airport Development Design Guidelines to the new OCP Schedule C – Nanaimo Airport Land Use Plan</li> </ul> <p><u>Land Use and Subdivision Bylaw 500:</u></p> <ul style="list-style-type: none"> <li>• Change the zoning for the NAC-owned parcel north of Haslam Road to Nanaimo Airport (AR1) from Agriculture 1 (AG1).</li> <li>• List Airport as the only permitted use in the AR1 zone, but define Airport to include all the other permitted uses, as well as others (see letter). <ul style="list-style-type: none"> <li>○ Or, after discussion, NAC requested to add the term “airport-related” to Application section of new zone.</li> </ul> </li> <li>• Add the area south of Simpson Road to Development Area B and allow outdoor sales</li> <li>• Delete several sections dealing with size, siting and parking.</li> </ul>	<p><u>OCP:</u></p> <ul style="list-style-type: none"> <li>• Add Nanaimo Airport Development Design Guidelines</li> <li>• Add “airport-related” to two policies</li> </ul> <p><u>Zoning Bylaw:</u></p> <ul style="list-style-type: none"> <li>• Revise introductory language</li> <li>• Add “airport-related” to two places in new zone.</li> <li>• Change zoning for parcel north of Haslam Road</li> <li>• Some additions to permitted uses</li> <li>• Add Lot 3 (south of Simpson Road) to new Development Area C where outdoor sales is allowed</li> <li>• Not change to size, siting and parking</li> </ul>
<p><b>North Cedar Improvement District</b></p>	<p>Interests unaffected</p>	
<p><b>School District No. 68</b></p>	<p>No response</p>	
<p><b>Town of Ladysmith</b></p>	<p>The Town supports adoption of the proposed bylaws, with the recommendation that transit oriented development principles be factored into further expansion of the airport and that efforts to expand regional transit connections continue.</p>	<p>No bylaw change</p>
<p><b>Transport Canada</b></p>	<p>Questions regarding possible objections to zoning or local planning bylaw amendments are best directed to the affected certified airport operators. Further, this letter does not preclude Transport Canada from objecting in regard to the proposed Zoning or Official Community Plan bylaw amendments and their applicability or validity in respect of matters concerning aeronautics in the future.</p>	<p>No bylaw change</p>

<b>Community:</b>		
<b>Nanaimo Flying Club</b>	No response	
<b>Nanaimo Area Land Trust</b>	Supports acknowledgement of importance of aquifer protection. Concerned about Coastal Vesper Sparrow habitat. Recommends including a statement valuing the natural and eco-asset services Halsam Creek provides to the airport and surrounding community.	No bylaw change recommended as OCP Section 4.2 Freshwater Management and the 12.2 Freshwater and Fish Habitat Development Permit Area describe the importance of freshwater areas including Haslam Creek.
<b>South Wellington and Area Community Association</b>	No response	
<b>First Nations:</b>		
<b>Cowichan Tribes</b>	No comments at this time	
<b>Halalt First Nation</b>	Requested extension to July 26 <sup>th</sup> .	Response can be reviewed prior to the public hearing.
<b>Lake Cowichan First Nation (Ts'uubaa-asatx)</b>	No response	
<b>Lyackson First Nation</b>	No response	
<b>Penelakut First Nation</b>	No response	
<b>Snuneymuxw First Nation</b>	No response	
<b>Stz'uminus First Nation</b>	No response	