

# Project Report

13 September 2017 - 14 September 2020

## Get Involved RDN

Development Application No. PL2019-225



### Visitors Summary

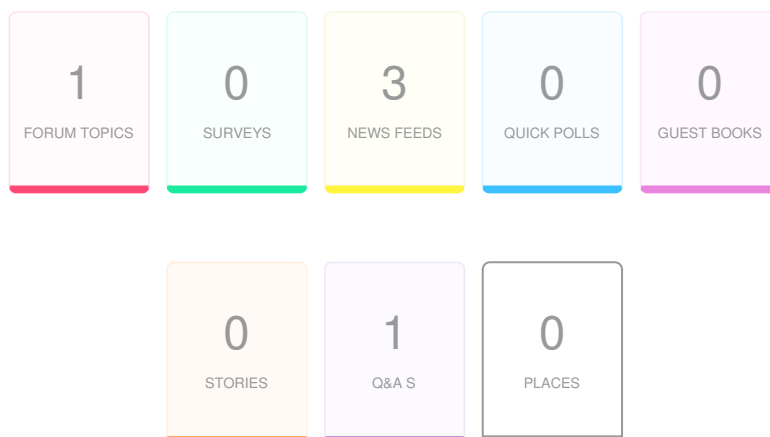


### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
935	85	
NEW REGISTRATIONS		
63		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
66	192	509

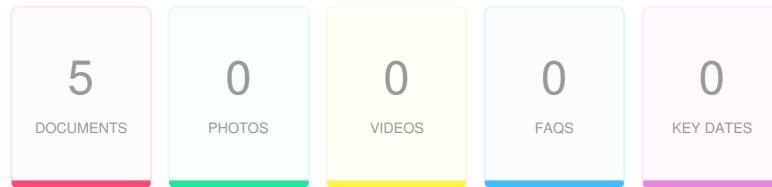
Aware Participants		509		Engaged Participants		66					
Aware Actions Performed		Participants		Engaged Actions Performed		Registered		Unverified		Anonymous	
Visited a Project or Tool Page		509									
Informed Participants		192		Contributed on Forums		64		0		0	
Informed Actions Performed		Participants		Participated in Surveys		0		0		0	
Viewed a video		0		Contributed to Newsfeeds		0		0		0	
Viewed a photo		0		Participated in Quick Polls		0		0		0	
Downloaded a document		76		Posted on Guestbooks		0		0		0	
Visited the Key Dates page		0		Contributed to Stories		0		0		0	
Visited an FAQ list Page		0		Asked Questions		3		0		0	
Visited Instagram Page		0		Placed Pins on Places		0		0		0	
Visited Multiple Project Pages		145		Contributed to Ideas		0		0		0	
Contributed to a tool (engaged)		66									

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Want to discuss this application? This is the place to sh...	Archived	144	64	0	0
Newsfeed	The RDN is seeking input on a proposed lounge and special...	Archived	32	0	0	0
Newsfeed	Virtual Engagement Results Report	Published	7	0	0	0
Newsfeed	Thank you for your input.	Archived	1	0	0	0
Qanda	Have a Question? Ask it here and RDN staff will do our be...	Archived	75	3	0	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Application form and details	42	55
Document	Proposed Plans	37	39
Document	Site Plan	36	42
Document	Agriculture 1 Zone	17	17
Document	Virtual Engagement Results Report	8	9

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

Visitors	144	Contributors	64	CONTRIBUTIONS	817
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<div>29 May 20</div> <div>Pat Crompton</div> <div> <div>AGREES</div> <div>19</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>2</div> </div>	<p>We were very disappointed when the Rusted Rake café closed last year and would like to see them be able to go ahead with their new plans.</p>
<div>29 May 20</div> <div>fred bull</div> <div> <div>AGREES</div> <div>15</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>0</div> </div>	<p>yes I totally agree.would be a asset to the community.</p>
<div>29 May 20</div> <div>fred bull</div> <div> <div>AGREES</div> <div>19</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>great idea ..</p>
<div>30 May 20</div> <div>Carrie Bragg</div> <div> <div>AGREES</div> <div>20</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>Couldn't be happier to have them re-open to support local economy and create jobs. Also their land is beautiful and would hate to see the farm not be utilized to its full potential.</p>
<div>30 May 20</div> <div>jdgemm</div> <div> <div>AGREES</div> <div>20</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>This is exactly what Nanoose needs, a family-run business with longstanding roots in the community providing a necessary space for locals. Before closure, customers enjoyed delicious organic food that was locally grown and sourced while feeling good about supporting a small business well run business. In addition, the Rusted Rake added to the local economy by partnering with other nearby businesses and employing a number of staff. Do the right thing, approve the Rusted Rake application.</p>

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

30 May 20			<p>The Rusted Rake is a fabulous place, for locals and visitors alike. The whole community was saddened to see them forced to close their doors because of red tape. It's awesome having somewhere down the road to get a plateful of amazing locally sourced food. Even better that they will be brewing and serving their own beer. Being a Nanoose Bay local, I hope their application gets the go ahead. They are an asset to the area :)</p>
Kirsten			
AGREES	DISAGREES	REPLIES	
21	ES 0	1	

31 May 20

Rob

AGREES

22

DISAGREES

0

REPLIES

1

The Rusted Rake became the community heart of Nanoose Bay. It was a place to meet/greet/eat with neighbors and friends and visitors. The Rusted Rake allowed some of our community groups to hold “discussion groups” over a long cup of coffee with no charge ! The generosity of the owners even went as far as asking the community to come and pick the over abundance of blueberries at no cost. We need this type of business not only to once again thrive, but to be secure in their planning longer term, to be a part of our community. We will be thrilled to once again have the Rusted Rake reopen, they have been much missed by the Nanoose community

31 May 20

jennatnevaeh@gmail.com

om

AGREES

20

DISAGREES

0

REPLIES

1

The Rusted Rake is precisely the type of establishment our community needs. This family's determination to find solutions and navigate through a difficult situation speaks volumes. I very much look forward to their doors being open once again.

31 May 20			As a family we enjoyed dinning and hanging out at the rusted rake, we loved their fri ndly staff who were all local and treated my kids like their own. We were heart broken when the doors were suddenly closed. I'm leaving a message here today in hopes of helping reopen this much needed local favorite♥♥
Cayuga25			
AGREES	DISAGRE ES	REPLIES	
20	0	1	

31 May 20			<p>As a local farmer who supplied The Rusted Rake with organically-grown produce for their menu, it was heartbreaking to see such a vibrant, healthy restaurant being forced to close their doors because of ill-conceived rulings. Allowing them to reopen this community jewel will boost tourism, healthy eating options, community pride, and ENCOURAGE local food production, from their own land and from all the local farmers who will supply them. A positive boost for local agriculture! Please approve this application, thank you.</p>
Lucie Desjarlais			
AGREES	DISAGREES	REPLIES	
19	0	1	

31 May 20			<p>We are fortunate to live in an area NURTURED BY NATURE... and Rusted Rake epitomize that statement. Their dedication to wholesome, healthy food and beverages show how much they care - a visit to Rusted Rake fits every criteria for us - food source, food preparation, caring servers, delightful environment - for us it is a true Community gathering place where we feel welcome and valued. We were devastated to see it close and sincerely hope that their application is approved.</p>
Grumkay			
AGREES	DISAGREES	REPLIES	
17	0	1	

31 May 20			We are very excited at the concept of a neighbourhood lounge and eatery. We live very close by and loved sending our guests to the Rusted Rake for breakfast and lunch, now we can send them and ourselves once again for a nice stroll to a great spot for great food and a lovely beverage. Thumbs up from us!					
Inn The Estuary								
AGREES	DISAGREES	REPLIES						

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

31 May 20

nicolethorpe

AGREES

16

DISAGREES

0

REPLIES

1

We live up the road from The Rusted Rake and are more than excited at the prospect of this establishment opening as a brewery/ eatery/ lounge for the community to enjoy. The Rusted Rake was our favourite place to brunch when it was open and we have missed it so much since it was forced to close it's doors. It wasn't just an eatery, it became the hub of Nanoose Bay, where everyone would gather. It's a beautiful place and had an amazing fresh and delicious menu, which I'm sure would be brought forward to the new brewery. A re-opening of The Rusted Rake is just what Nanoose Bay needs and I'm sure it would be a huge success.

31 May 20

Kuntutkova

AGREES

15

DISAGREES

0

REPLIES

1

As a resident of Nanoose Bay I'm in full support of the application. When it was open Rusted Rake served good food, employed local people and was just a beautiful spot to visit. We could all see the improvements the owners did to the land and the food they were growing/raising. Now we are looking forward to taste the locally brewed beer

31 May 20

WNicholas

AGREES

15

DISAGREES

0

REPLIES

1

As many have said the Rusted Rake is a great, community oriented, family ran farm that truly has become a gathering point for many Nanoose residents. On top of providing a great space for Nanoose and the surrounding area it has also seemed to save some valuable farm land though the owner's hard work. In recent years this farm has become a landmark and a must visit for all passing through Nanoose. Many years ago, even as I was growing up, this land was the derelict and abandon hay farm that when giving directions was described as "the field that floods every year". Today, as I have already said, this is a landmark and community hub. An extreme turn from "the old derelict hay farm". Though hard work and dedication the owners have turned this property around, supported other local farms through business, and provided jobs for 15 or more Nanoose residents. The future of the Rusted Rake as a brewery and lounge will not hold the hard working and ambitious owners back and once again soon the farm will thrive again with massive support.

31 May 20

Rramsden

AGREES

15

DISAGREES

0

REPLIES

1

As a resident of Parksville, I have spent many an enjoyable day at the Rusted Rake. The owners were gracious, prepared and served amazing food, and employed a number of local people. We would love to have an eatery/lounge and brewery at this establishment. I agree with everyone's comments and say as well that a re-opening of the Rusted Rake is just what Nanoose Bay needs and would be very successful.

31 May 20

Cathy platz

AGREES

16

DISAGREES

0

REPLIES

1

Nanoose bay needs a place for people to come together, the Rusted Rake was that!! ...employed locals, sold great coffee had a great organic local menu as well as displaying and supporting local artists. The atmosphere and service at the Rusted Rake was fantastic! ....looking forward to the day that it opens again !!

31 May 20

Terri Reid

AGREES

15

DISAGREES

0

REPLIES

1

I totally support the Rusted Rake's new business. Nanoose Bay community thrives with the Rusted Rake. I wish them well.

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

<div>31 May 20</div> <div>C and C Lucas</div> <div> <div>AGREES</div> <div>15</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>This is exactly what Nanoose Bay needs - field to farm food and locally grown. It has been a wonderful gathering place for the whole community. We are looking forward to them reopening!</p>
<div>31 May 20</div> <div>katehsieh</div> <div> <div>AGREES</div> <div>13</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>We were sad to discover our favorite eatery on Vancouver Island, the Rusted Rake, had been closed the last time we visited during the summer. We're from Northern California, but love Vancouver Island not only for its natural beauty, but also to experience local places like the Rusted Rake. These types of local, authentic eateries make Vancouver Island such a unique and attractive destination to visit for out of towners like ourselves. Every time we visited we stopped at the Rusted Rake and enjoyed meals that were not only delicious, but healthy and produced from local sustainable sources which is important for us. We look forward to visiting the Rusted Rake again soon.</p>
<div>01 June 20</div> <div>Bdracic</div> <div> <div>AGREES</div> <div>11</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>We are so excited to see the Rusted Rake in the process to opening up! It is such a beautiful place to meet for food/drinks or socializing with friends. What a gem for the Nanoose Bay community! We can't wait to see Jodie and her crew again soon, thank you for considering their application, this business is sure to be a success!</p>
<div>01 June 20</div> <div>pramsden</div> <div> <div>AGREES</div> <div>10</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>0</div> </div>	<p>The Rusted Rake was a family favorite and a very much needed community eatery in the Nanoose area. My family (Nanaimo) and my parents (Parksville) eagerly await the reopening and hope the municipalities will fully support. Responsible use of agricultural land in the way the Rusted Rake has demonstrated is an excellent way to allow the general public access to these beautiful areas and to better understand where and how their food is produced.</p>
<div>01 June 20</div> <div>Diane Duncan</div> <div> <div>AGREES</div> <div>13</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>Delighted that The Rusted Rake has applied for this new license. The owners have gone to great lengths to revamp their "labour of love" to give community members and tourists alike the opportunity once again to socialize in an idyllic atmosphere. I'm excited to return to sample what the new brewery has to offer!</p>
<div>01 June 20</div> <div>Jenniferhufnagel</div> <div> <div>AGREES</div> <div>8</div> </div> <div> <div>DISAGREES</div> <div>0</div> </div> <div> <div>REPLIES</div> <div>1</div> </div>	<p>Rusted rack is a place where people come together to share a coffee, a meal. It's a place you can come to cowork with others, eat delicious farm to table food. It's a gathering place for locals. I have brought several out of time guests over the years. The great outside space lends its self to outdoor seating during this time. People also want something to look forward to. The addition of the brewery will only add to the atmosphere. With many people Continuing to work at home this will be a great place to go to get your social interaction. Can't wait for it to be reopen.</p>

## FORUM TOPIC

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01 June 20				Please know how important this establishment is to the community of Nanoose Bay. So many people need social interaction here. Many are retired and this was where they would have a healthy meal and connect with the community. It was so important to so many and since it closes you can feel the gap in the community. It also brought a lot of groups together that were making a difference. Please allow this development permit proceed. There were making a difference and providing healthy food to our community
<b>Kimmie</b>	AGREES	DISAGREES	REPLIES	
	9	0	1	
01 June 20				This is a wonderful establishment much appreciated in this small community. Wonderful fresh food and a great gathering spot for us locals. The owners are very involved and hands on in every aspect of the business. We need this!!
<b>Nanoosefood</b>	AGREES	DISAGREES	REPLIES	
	10	0	1	
01 June 20				This HAS to happen. The removal of the rusted rake was a huge disappointment not only to the local Nanoose Bay community but to the extended fans in Nanaimo and Parksville. This is a family with incredible heart, and community investment. Not only do I want to see this happen but this time with more support from RDN.
<b>andreabava81</b>	AGREES	DISAGREES	REPLIES	
	10	0	1	
01 June 20				My wife and I have lived in the area (Lantzville and now Nanoose) for over 30 years. When we go out for a meal or have family visiting it has always been our goal to support local business plus to show visitors our wonderful area. We miss going to a local pastoral location to eat, drink, and visit. We fully support this application. Bob Blunden
<b>Bob Blunden</b>	AGREES	DISAGREES	REPLIES	
	9	0	1	
01 June 20				The Rusted Rake is a very real asset to our community. The food is excellent and the location is easily and safely accessible. Why wouldn't we want a neighbourhood business to flourish? We wish them much success as they move forward with their new enterprise.
<b>Barb Wilson</b>	AGREES	DISAGREES	REPLIES	
	8	0	1	
01 June 20				Having been a guest at the Rusted Rake I can say how amazing the atmosphere is-they have done such a remarkable job of combining a rural environment, a working farm, and a community venue. I am pleased to add my support to this proposal.
<b>Kduncan</b>	AGREES	DISAGREES	REPLIES	
	9	0	1	
02 June 20				I fully support Rusted Rake's application and intend to frequent that establishment when its doors are opened.
<b>Karen Waller</b>	AGREES	DISAGREES	REPLIES	
	10	0	1	



## FORUM TOPIC

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02 June 20				Having worked at the Rusted Rake I can say how amazing the atmosphere there is. The community (and quiet frankly, the entire island) has nothing like that. It's true farm to table, literally, because you can see the farm in the back.
Lydiablackwell				
AGREES	DISAGREES	REPLIES		
7	0	1		
02 June 20				I support this application with All my hearth!! Rusted rake farm is the place that this community NEEDS!! I can't wait for them to reopen!!
Luisa				
AGREES	DISAGREES	REPLIES		
9	0	1		
02 June 20				I support The Rusted Rake wholeheartedly. Wonderful family, great for our community. Supporting local
Lcorm1				
AGREES	DISAGREES	REPLIES		
8	0	1		
02 June 20				Rusted Rake was the best thing that happened to this community. It was a gathering place for local and passers-by. They supported a lot of other local businesses, artists, etc., and they were all about local and healthy living. We can't wait for them to reopen their doors as a brewery restaurant! You know that all their food and beer are free of herbicides and pesticides. Owners are a hardworking NanOOSE Bay family.
Esko				
AGREES	DISAGREES	REPLIES		
8	0	1		
02 June 20				I totally agree with all the positive comments below, and truly look forward to experiencing the Rusted Rake again, as soon as possible, please!!!!!!!!!!
Eleanor Joy				
AGREES	DISAGREES	REPLIES		
9	0	1		
02 June 20				I completely support this application. The rusted rake truly represents a home business in a small community. Always supporting other local businesses too.
Kgalloway				
AGREES	DISAGREES	REPLIES		
9	0	1		

## FORUM TOPIC

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03 June 20

WadeAnderson

AGREES	DISAGREES	REPLIES
7	0	2

I live just up NW Bay Road from the Rusted Rake farm and was very impressed when it was open as to how much of a community hub it was. I have worked as a public servant for the Province for over 15 years and have been a senior manager managing public and commercial recreation and tourism, BC Parks and forestry and have sat on a number of diverse tourism working tables including the Mountain Bike Tourism Association, and the Discovery Islands tourism forestry working group. Having managed tourism for many years I see the true value in this application going forward to support local tourism and strengthen community interaction. The applicant is well positioned to operate during these difficult COVID-19 times by having sufficient indoor and outdoor space to allow for social distancing practices. As a public land manager It is disappointing to see when a land does not get managed to its full potential and best possible use or combination of uses and this application is the best use of the land that benefits the community, tourism, and the applicant.

03 June 20			<p>As 14 year residents of Nanoose Bay we are highly supportive of this application. The Rusted Rake is a much needed, and much loved asset for the community. A local brewery and farm to table is well aligned and additive to the list of many things which make this community such an amazing place to live. The applicants have demonstrated the high standard of care and experience with the original rusted rake, we can't wait to support this new venture.</p>
Kindry			
AGREES	DISAGREES	REPLIES	
5	0	1	

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

03 June 20			Wow! thank you so much for the generous words and support.
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

03 June 20			Thanks Karen for the support!
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20			Thank you Eleanor!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

## FORUM TOPIC

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03 June 20			Thank you Esko for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you Leanne!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thanks Luisa for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thanks Lydia! We miss you....
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20

Jodie

AGREES

1

DISAGREES

0

REPLIES

0

Thanks Karen! can't wait to see you and Bill when we re-open!

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGRE	REPLIES	
1	0	0	

Page 11 of 26

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Wow! Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Awe thanks Jen!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you Diane! Hope to see you soon....
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	1	

03 June 20			Thank you Beverly for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you so much for your support Kate! We love and miss you guys... Stay safe!
Jodie			
AGREES	DISAGRE	REPLIES	
1	0	0	

Page 12 of 26

## FORUM TOPIC

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03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thanks Cathy!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20			Wow what kind words...Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thanks Kat!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you Nicole for the support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you so much Marianne for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

Page 13 of 26

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20			Thank you Tina!
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Thanks Kirsten!
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20			Thank you Dal! We miss you. stay safe...
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20			You're the best! xoxo
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

Page 14 of 26

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

03 June 20			Thank you so much for your support!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			Hi Jodie - our nickname is Grumkay - and the comment is from me - Sasha. Our hearts and love are with you on this journey and pray that the powers that be will want to support our community with granting you the application
Grumkay			
AGREES	DISAGREES	REPLIES	
8	0	1	

03 June 20

dmccann

AGREES	DISAGREES	REPLIES
7	0	1

I just wanted to go on record as saying that I fully support this application! Not only is Nanoose missing a family gathering space with delicious food, but the innovation and determination these guys have shown in small plot farming is an exemplary example to the ALR on how farming in smaller communities and smaller plots could be! The RD N and Nanoose should be proud to be home to a farm/brewery like this. Also I hope people realize that breweries are NOT bars. People come to enjoy the atmosphere, surroundings, and individual takes on beer styles with friends and families over delicious food! Can't wait!

03 June 20

Diane Duncan

AGREES

2

DISAGREES

0

REPLIES

0

See you soon for a pint at the Rusted Rake

03 June 20			Thank you so much Dave!
Jodie			
AGREES	DISAGREES	REPLIES	
1	0	0	

03 June 20			thank you Sasha! much love to you both...
Jodie			
AGREES	DISAGREES	REPLIES	
2	0	0	

03 June 20		My family and I envision Jodie and Wills farm to be like one of the beautiful establishments in the farming areas of Cowichan. They have already proven they are more than capable. Please vote in favour for this incredible local family that I have known personally for 23 years. They bring so much to the area and I 1000% support them in this endeavour!
Alireagh		
Page 15 of 26		

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

03 June 20

Floydb

AGREES	DISAGREES	REPLIES
9	0	1

This place is a no brainer. We have lived in Nanoose for over 10 years, have a young family and often went to the rusted rake before it was shut down. Very excited at the prospect of them reopening and contributing to the evolution of Nanoose Bay. We lack spaces for the community to gather and this will help fill that gap. Please approve this application, it will be a major boon to our community! Bill Floyd

04 June 20

exercises

AGREES	DISAGREES	REPLIES
7	0	1

I totally support the reopening of the Rusted Rake. Was very disappointed when it was closed down as loved to go for coffee after my exercise class. Can't wait for it to open up again as there is nowhere else in the area that we can go.

05 June 20

caitandmike

AGREES	DISAGREES	REPLIES
5	0	1

This household of Nanoose residents is in full support of Rusted Rake reopening as a brewery. We believe thriving communities need places to gather. The former Rusted Rake was that and more. Not only did it bring a sense of connection amongst neighbors, it deepened our connection to the land and our fragile agriculture and food system on this island. We look forward to celebrating Rusted Rake 2.0 when it opens.

05 June 20

Janet C Thony

AGREES	DISAGREES	REPLIES
6	0	1

I visited Will and Jody at the Rusted Rake this week, to cheer their progress on getting the brewery and lounge up and running. Coombs Farmers' Institute is grateful that they count themselves amongst our members, and we can't express how glad we are that things are moving forward. If we were able to help in any small way, it is because Will and Jody are exceptional, visionary, hard working individuals, who believe in the rightness of what they are doing, and don't back down when faced with obstacles. The Rusted Rake Eatery provided patrons with a rare opportunity to experience true farm to table dining, with the beauty of the farm right before them. You two are what agriculture should look like. We support you 100%. Please let there be no more red tape issues to delay their opening.



## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

06 June 20		
Rick & MaryAnn Hardy		
AGREES	DISAGREES	REPLIES
6	0	1
<p>We have lived in Nanoose Bay since 2010 which doesn't make us "old timers" here, but we've made it our home and we care deeply for the health and well-being of the entire community and the landscape that contains us. When we saw that the old run-down farm on Northwest Bay Road had been sold, we hoped that it would remain agricultural and would not be developed as a subdivision of homes. I was born and raised on a working ranch, and I could see the potential that had been lost through neglect. We certainly appreciate that new homes ARE needed for a burgeoning population, but this small farm was something we passed by often and we hoped it could be "saved" as it was. The BEST news was that the owners were young, ambitious and DID plan to save it and to offer it to the public by creating a small eatery with home-grown produce where we could meet with neighbours and friends and share simple, healthy meals. We watched as improvements to the land were slowly made. By then we had learned the owners' names. It was "Will" on the tractor dragging the harrow over a plowed field, and it was a pregnant "Jodie" on her knees working their new blueberry field. Neighbours were delighted! New fences were built, the weed infested fields were rehabilitated, levees and drainage was established. We saw junk cleared and the homes and buildings repaired. Winter came and the pastures flooded and created a home for migrating waterfowl. But the young couple worked through all seasons to restore the farm, and it was showing. Then... excitement!... the eatery was being built! It was perfect for the setting, with natural woods, zinc roof, massive vertical logs flanking the entry. The next... an infant appeared on Jodie's back as she worked. In a year's time, a toddler with a crown of blonde curls accompanied them. Everyone I knew in Nanoose Bay was happy about this enterprise and felt a little like "family" to this young, hard-working couple. Finally, the announcement for an opening came and neighbours throughout Nanoose Bay were THRILLED. From that time we enjoyed the superb food, the skilled and friendly staff, the family atmosphere that was the perfect place to take house guests or friends and neighbours. In that beautiful setting, we were "on the farm." In summer, with grasses tall and green, two steers or heifers grazed up to the fence. Tables and umbrellas were set up in a meadow area in the back and there children were free to run in the sunshine and try to pet the flanks of the gentle cattle. In winter, inside, with a fire going and friends gathering in groups to talk and eat, flooded fields surrounded the establishment and the calls and quacks and whistles of the waterfowl as they swam around us was a fascinating experience. We could enjoy our big healthy sandwiches in a wildlife refuge! The Rusted Rake was beloved by everyone I knew. We felt very fortunate to have a family friendly eatery of high quality in OUR community. Will and Jodie Lucas have contributed something very important to Nanoose Bay. Their hard work, dedication and devotion has given us something we are VERY proud to have. We are eager to see them back in business again, sharing their welcome, good humour and warmth along with nourishing, beautiful food ... and now good beers (!) on their farm on Northwest Bay Road. It is our very positive hope that RDN will move as quickly as they can to allow our Rusted Rake to re-open.</p>		

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

06 June 20			Rick & MaryAnn Hardy		
AGREES	DISAGREES	REPLIES			
5	0	1			
			<p>My name is Beatrice Frost, I am [REDACTED]. I'm using my daughter's computer to put in my two-cents worth. Every summer I escape the heat of northern California to live with my daughter and her husband in Nanoose Bay. We had a heck of a time when we bought hay from the previous owners, but we needed it for new gardens we were building. Yes, that was quite the experience, but the two fellows who were running the place broke off fighting and got up off the ground when I climbed out of the truck and told them to get back to work loading the hay onto our truck. It was such a nice location but so run-down. Then it got sold and we had fun watching the progress. WOW!! Such progress! They weren't just fixing it up. They completely rehabilitated everything! My daughter took me there many times for delightful lunches. It always made us reminisce about our own years on our own ranch. We loved The Rusted Rake! The food was SO GOOD!! People congregated in it: local people, people from other towns and people from far away too. I always liked chatting with them. We saw groups, clubs gathering there too. So it wasn't JUST the good local food, it also had a good social benefit. Brought us together. And it was a real showcase for visitors from other places. We still love The Rusted Rake and can't wait for it to open up again. Please give it the go-ahead so we can enjoy Will and Jodie's hospitality once again. Beatrice Frost Chico, CA</p>		

06 June 20			Rick & MaryAnn Hardy		
AGREES	DISAGREES	REPLIES			
4	0	1			
			<p>Rick Hardy here: All paper work completed, boxes all ticked, so let's re-open The Rusted Rake so that the home community and tourists to our island can once again enjoy one of the best representatives of our wholesome country lifestyle that Nanoose Bay can offer. With great anticipation, I look forward to the earliest re-opening. Sincerely, Richard I.T. Hardy Nanoose Bay, BC</p>		

07 June 20			Jodie		
AGREES	DISAGREES	REPLIES			
0	0	0			
			<p>WOW! thank you so much Beatrice. What thoughtful words and memories...</p>		

07 June 20			Jodie		
AGREES	DISAGREES	REPLIES			
0	0	0			
			<p>Thank you Richard for the thoughtful words!</p>		

07 June 20			Jodie		
AGREES	DISAGREES	REPLIES			
0	0	0			
			<p>MaryAnne. I am at a loss for words... thank you and i can't wait to see you walk in our front door soon! much gratitude to you and your family... xo</p>		

07 June 20			Jodie		
AGREES	DISAGREES	REPLIES			
0	0	0			
			<p>thank you Janet and thank you to the CFI...</p>		

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

07 June 20			Thank you Cait and Mike! See you soon...
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

07 June 20			Thanks Ali! see you guys soon...
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

07 June 20			thanks Bill for the great review!
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

07 June 20			thank you for thanking the time to write in. Much appreciated!
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

07 June 20			Will and Jodi have done an amazing job transforming their property into a warm and welcoming community hub. The Rusted Rake Eatery is a very complimentary addition to the Nanoose area. Every move they have made with that space has been a positive for the community as a whole and I believe a Brewery would be no different, as they have not only their family's interests at heart but their neighbours too. I am in full support of their goals and would welcome any offerings that Will and Jodi present to improve the property and, along with it, the community.
Jill			
AGREES	DISAGREES	REPLIES	
6	0	1	

07 June 20			I have lived in this area since 1981 and have driven by this farm many times. Will and Jodi seem to be the only ones doing anything with the property. When friends from Ontario came, guess where we meet? The Rusted Rake not that far off the highway and easy to get to. They enjoyed themselves and the food immensely and were quite surprised to hear that it had been shut down. I also bring my walking club here a group of about 40 people about once a week. We all enjoy meeting here though I am sure we'd drown everyone else out. We as a group love to use the restaurants in our area. So we will be pleased to head back to the Rusted Rake once a week for sure. Sandy Salmon
raysan			
AGREES	DISAGREES	REPLIES	
5	0	1	

07 June 20		We are residents of Nanoose Bay and frequently went to the Rusted Rake. It always felt like "home" - welcoming and comfortable with great food and service. We were very disappointed when they were forced to shut down. We applaud the efforts of Will and Jodi to persevere through the bureaucratic processes to find a solution to keep the Rusted Rake open. Looking forward to visiting again soon!
Bunyan		
Page 19 of 26		

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

07 June 20

Wscott

AGREES	DISAGREES	REPLIES
4	0	1

I moved to Nanoose Bay 2 years ago and was happy to see there was a place like the Rusted Rake for community to connect . I went there many times with visiting family and new Nanoose friends.....it made me feel connected in my new neighborhood. The previous rendition of Rusted Rake contributed to the heart and soul of the community. I am happy to hear it may re-open. Please approve the application as it is was a vital part of our community.

07 June 20			As residents of Nanoose Bay we support this application. We wish the owners Will & Jodie success on the reopening of The Rusted Rake and we look forward to the reopening. Tracy Dance-Olson
RRRR			
AGREES	DISAGREES	REPLIES	
4	0	1	

07 June 20			<p>I have lived in Nanoose for 20 years and was always disappointed that there was a lack of places to meet with friends and enjoy a bite to eat. The opening of the Rusted Rake changed all of that. I met friends there and enjoyed meals with my family from Vancouver when they came to visit. The food was delicious and the setting lovely. It was truly a sad day in our community when the Rusted Rake was closed. I am definitely in favour of its reopening in its new form. The sooner the better.</p>
Janet Ritchie			
AGREES	DISAGREES	REPLIES	
3	0	1	

07 June 20			I am a member of the awesome Nanoose Bay walking group and was so shocked (as everyone was) to see that it had closed. I, too, would love to see it reopen again - so please pass their application to do so.
Barbara Farris			
AGREES	DISAGREES	REPLIES	
3	0	1	

07 June 20

Anthony Marks

AGREES	DISAGREES	REPLIES
3	0	1

The rusted rake is a necessary establishment to sustain a healthy local farm based co operative to sustain local farming and surrounding producers! Run by great people with the best intentions of these ideas and concepts . Such a counterintuitive concept On part of the ALC to even think this business would not be able to continue to operate . I will enjoy returning there when they are open ! again !

08 June 20			<p>The Rusted Rake owners have worked hard to create a local eatery with local food. They are definitely needed in our little community and we look forward to their reopening.</p>
Connolly			
AGREES	DISAGREES	REPLIES	
3	0	1	

08 June 20		The Rusted Rake has been a welcome addition to our community. They have demonstrated the ability to consistently deliver a high quality and we look forward to their reopening as soon as possible.
Bill Rankin		

Page 20 of 26	
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## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

08 June 20			Thank you Bill! We looking forward seeing you soon.
Jodie			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

08 June 20			Thank you for the feed back...
Jodie			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

08 June 20			Thank you for the feed back...
Jodie			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

08 June 20			Thank you for the feed back...
Jodie			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

08 June 20			Thank you for the feed back...
Jodie			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

08 June 20			Thank you for the feed back...
Jodie			
AGREES	DISAGRE ES	REPLIES	
0	0	0	

08 June 20			Thank you for the feed back...
Jodie			
AGREES	DISAGRE	REPLIES	
0	0	0	

Page 21 of 26

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

08 June 20	thank you Sandy for the feed back. Look forward to seeing you soon.		
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	
08 June 20	Thank you for the feed back...		
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	
08 June 20	<p>Reading through all these comments and memories...I admit I'm tearing up a bit. It makes my heart glad to know that THE heart of our community...our own Rusted Rake... will open soon again, (RDN willing and the creek don't rise!) This is where our community comes to share friendships, to let our children play, to make business deals, to relax at the end of a busy day. This is not just "another bar" in a strip mall somewhere. This is a place to make memories that will live throughout our lives and beyond. And speaking of memories...thank you, Jodi, Will and gang for providing shelter and hot coffee when a snowstorm closed NW Bay Road kept us from commuting any further that day. A warm fire, cuddles from Holly, (just a puppy at the time) made the time pass. I have many happy memories here, looking forward to having more!</p>		
GloryGray			
AGREES	DISAGREES	REPLIES	
2	0	1	
09 June 20	thank you Gloria for the review!		
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	
12 June 20	<p>We wholeheartedly support this application. The Rusted Rake has been such a fabulous addition to the neighbourhood, providing a place to gather, a sense of community, and wonderful locally grown food! What a dynamic and diverse small farm, and what a joy to feel that connection to the food they serve! If that's not the best possible use of agricultural land, then I don't know what is! Can't wait to visit again!</p>		
Stotanfallsfarm			
AGREES	DISAGREES	REPLIES	
2	0	1	
14 June 20	<p>I also live close to this property.I am concerned about the "special events" and the "extended parking" that borders my property and is not even walking distance to the new planned brewery or existing restaurant.I welcome the reopening of the restaurant but do not want concerts or camping along my property line. I don't know why this is included in the application?</p>		
twmckea4			
AGREES	DISAGREES	REPLIES	
0	1	0	
14 June 20	<p>We live close to this property.I am concerned about the "special events" and the "extended parking" that borders my property and is not even walking distance to the planned brewery or existing restaurant.I welcome the reopening of the restaurant but do not want concerts or camping along my property line. I don't know why this is included in the application?</p>		
twmckea4			

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

14 June 20		
mjmana		
AGREES	DISAGREES	REPLIES
1	2	1

We live adjacent to the proposed development property and support having a brewery /eatery in the neighborhood but don't support the Special Event Area Endorsement. The agricultural lands (which are also designated as wetland) are not suited to special events. Also have concerns with the layout including a road and overflow parking that is 200 metres away, almost at the tracks behind the Petro-Can. This will potentially cause a lot of noise behind our homes as people come/go from the pub, until 11:00 at night. Keep it small and keep it contained to the location where it is now.

15 June 20		
Jodie		
AGREES	DISAGREES	REPLIES
0	0	0

Hello, Thank you for sharing your concerns in regards to the Special Events Area Endorsement. We understand your concerns and hopefully we can shed some light on what our plans are for special events in the future. First off, We have put in this application at this time because when and if we do want to host a special event it is one less hurdle that we need to go through as the process is quite lengthy. When and if we do host a special event we would be making our adjacent neighbours aware of such events. As for the over flow parking in the back of the property that would be for special events only. At no time, other than a special event, is the back portion of the farm going to be used as a parking lot for the brewery. We do and will have more signage put up front saying no access past a certain points as we are an active farm. The already existing road that runs to the back is used for farming only. At this point in time we are uncertain as to what our plans for special events are. We do know that they will be farm and family related and that we would be very conscientious of our neighbours concerns and feelings. We love the community of Nanoose and wish to bring only the very best for our neighbours and for the community as a whole. Our hours of operation for the brewery would not extend past 9pm. We are a country establishment and do not wish to have a pub/bar like business. We have been and will always be a farm first and our business plan has always been family orientated. I hope this answers your questions and concerns. If you have further concerns and would like to speak to us directly please feel free to contact us at anytime... regards, Jodie and Will

15 June 20		
Jodie		
AGREES	DISAGREES	REPLIES
1	0	0

Hello, Thank you for sharing your concerns in regards to the Special Events Area Endorsement. We understand your concerns and hopefully we can shed some light on what our plans are for special events in the future. First off, We have put in this application at this time because when and if we do want to host a special event it is one less hurdle that we need to go through as the process is quite lengthy. When and if we do host a special event we would be making our adjacent neighbours aware of such events. As for the over flow parking in the back of the property that would be for special events only. At no time, other than a special event, is the back portion of the farm going to be used as a parking lot for the brewery. We do and will have more signage put up front saying no access past a certain points as we are an active farm. The already existing road that runs to the back is used for farming only. At this point in time we are uncertain as to what our plans for special events are. We do know that they will be farm and family related and that we would be very conscientious of our neighbours concerns and feelings. We love the community of Nanoose and wish to bring only the very best for our neighbours and for the community as a whole. Our hours of operation for the brewery would not extend past 9pm. We are a country establishment and do not wish to have a pub/bar like business. We have been and will always be a farm first and our business plan has always been family orientated. I hope this answers your questions and concerns. If you have further concerns and would like to speak to us directly please feel free to contact us at anytime... regards, Jodie and Will

## FORUM TOPIC

Want to discuss this application? This is the place to share your thoughts. Please be kind and respectful towards others.

15 June 20			thank you so much!
Jodie			
AGREES	DISAGREES	REPLIES	
0	0	0	

15 June 20

databasics

AGREES

1

DISAGREES

0

REPLIES

0

We drove by the Williams farm on NW Bay Rd for 30+ years and watched it turn derelict, an auto parts junkyard, a gravel mining operation and finally a source of illicit substance. It is nothing short of a miracle what Jodie and Will have done to create The Rusty Rake from the ruins. In less than 5 years, the land has been made arable again, a family enterprise producing local food products and a gathering place for residents and visitors alike. The addition of the proposed brewery and lounge facility will expand the offering to patrons and the 'farm to table (sleeve)' nature of business in Nanoose Bay. Can hardly wait! Jim

15 June 20			<p>As owner of 25 acers of ALR land in Lantzville BC I am in full support of this application to be approved. I to have driven by said property for 20 years. In the past this farm produced a small crop of poor quality hay. Most years the hay crop would be lost to rain and have no value. Today this farm is prosperous, they grow several different crops and raise a few cattle. In todays world with food security an ever growing reality a food to table eatery is in my opinion a perfect fit for this land and community. In general our farmers are aging and young farmers are finding it difficult to afford ALR land to farm. Here we have two young farmers Jodie and Will that have the vision, energy, and ability to develop this land into a working farm. The eatery and brewery would allow them to supply the crops on this working farm directly to the public with a wonderful farm atmosphere. I ask for this application to be approved as it would benefit this Rural and farming community.</p>
Howard Thomas			
AGREES	DISAGREES	REPLIES	
0	0	0	



## QANDA

Have a Question? Ask it here and RDN staff will do our best to respond within one business day.

Visitors <b>75</b>	Contributors <b>3</b>	CONTRIBUTIONS <b>4</b>
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Q

Bouck

27 May 20

We have registered for the new garbage cans but forget when they will be distributed. Our address is technically Qualicum Beach but we live in the RDN. Our postal code is V9K 2K5 and we live on Point Mercer Drive.

A

Publicly Answered

I think that perhaps you may have posted your question on the wrong page. However, to assist you with your question, I have been advised that garbage cans will be delivered directly to homes this summer. If you require more information, please email Vivian Schau at [vschau@rdn.bc.ca](mailto:vschau@rdn.bc.ca).

Q

raysan

07 June 20

WHY did they have to get a liquor license in order to open this? I don't drink so to me it seems unnecessary? Also how many drinking and driving people do we want on the roads? Seems really backwards

A

Publicly Answered

This is an application for a lounge and special event endorsement which, if approved by the Liquor & Cannabis Regulation Branch, would allow serving alcohol and would allow special events to be held. The applicant is proposing a brewery with a food and beverage service lounge and special events area. The liquor license is required to permit the proposed use.

## QANDA

Have a Question? Ask it here and RDN staff will do our best to respond within one business day.

Q

raysan

07 June 20

The Rusted Rake was doing very well before all this stuff happened.. Interesting that the RDN was able to shut it down. What about all those other RDN property's that are being used for other things. Intersting.

A

Publicly Answered

The Rusted Rake was previously being operated contrary to the provincial Agricultural Land Reserve Use Regulation, RDN zoning regulations, and the RDN Building Regulations. The process being undertaken by the applicant is part of what is required to provide the necessary approvals to operate.

Q

daynaharstad

08 June 20

Can we still order the New upcoming 240L garbage cans if we haven't done so already? We live in the North Quailicum area. We have 2nd suite on property so we are definitely are needing the larger container. Thank you

A

Publicly Answered

I think that perhaps you may have posted your question on the wrong page. However, to assist you with your question, I have been advised that garbage cans will be delivered directly to homes this summer. If you require more information, please email Vivian Schau at [vschau@rdn.bc.ca](mailto:vschau@rdn.bc.ca).

**Attachment 6**  
**Written Submissions**

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To: Keller, Greg

**Caution:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Keller,

I am not sure if my previous note to you went through, so I am resending this to make sure our concerns about this application are documented.

My wife and I own the property at 3144 Northwest Bay Rd., immediately adjacent to the subject property of Development Application No. PL2019-225. We have lived at this address since 2004.

I will start by saying that we are not opposed to the operation of the cafe and brewery. But there are several aspects to the current development application that we do not support and feel will be disruptive and negatively affect the well being of neighbouring property owners. We'd like to see the development kept to a small scale (just the brewery and eatery, with parking immediately adjacent) and not include any development of the adjoining fields for special events or any other purpose than agricultural.

**Concern #1:** We do not support any form of "Special Events Endorsement" for the fields surrounding the proposed brewery building and cafe. A large part of the area highlighted in yellow on the site plan lies immediately behind our property and those of our neighbours on Northwest Bay Road. We have talked to most of the neighbours on our stretch of Northwest Bay Road that border the subject property and they share our concern with having a road, parking, possibly special events, a commercial septic field and manure composting area directly behind us on what is supposed to be agricultural land. The application is vague as to what kind of "special events" are being considered, but any sort of outdoor concerts, RV camping etc. would be very disruptive to the neighbourhood and don't seem to be consistent with agricultural land. A large part of what is shown as special events area is also currently designated as wetland (see the image from the provincial freshwater atlas, attached as a Word document). The area used to also have an ephemeral creek that ran through it (see the attached Google Earth image). Not sure if it fed or drained the wetland but it's no longer above ground as the area has been filled and graded. It does still get very wet and muddy at wet times of the year. Ever since the changing of the surface drainage in the wetland area behind us, both the quality and quantity of the water in our neighbours domestic shallow well (3138 Northwest Bay) has diminished.

**Concern #2:** Overflow parking that is right behind our properties and approximately 200 metres away from the proposed pub/eatery. The place is proposed to be open until 11:00 PM, 7 nights a week. It would make more sense to keep all of the parking up right at the pub/café building where there are no neighbours to bother with vehicle noise late at night and also avoid having patrons (after having a few pints) having to hike 200 metres behind all of our homes at 11:00 closing time to get to their vehicles, then drive past all our backyards to get out of the subject property to leave.

**Concern #3:** In the time that I have lived here, I have seen the location of the proposed septic field on the site plan completely submerged by flood water from Nanoose Creek several times. In fact I have seen the water deep enough that there were spawning salmon swimming across the fields at about the location on the map occupied by the label "Plan 3074". Hence the wetland designation for the area (see Concern #1, above). The flooding is not the only reason that this is unlikely to be a suitable location for a septic field. The neighbouring properties closest to the proposed septic field are both on relatively shallow domestic wells (about a 60 feet drilled well and a 25 feet dug well) that are located nearer the back of their properties (closer to the proposed septic field). All of us that live in the Northwest Bay Road neighbourhood adjacent to the subject property are worried about the effect that a septic field intended to support up to 150 patrons will have on our ground water as we are all on relatively shallow wells. If our drinking water is affected by the proposed septic field, we would expect the Regional District to extend municipal water service to our neighbourhood to remedy the situation. A smaller maximum capacity for the pub and relocation of the proposed septic field from behind the only residential neighbouring properties might avoid this problem.

**Concern #4:** This concern relates more to the agricultural development that has been done and proposed plans. The property owners have 17 acres on which to put their greenhouse (existing) and manure composting area and they have chosen to put both right up as close as they possibly can to the only residential neighbours that they have. The layout of the two is such that the exhaust fan from the greenhouse helps to disperse the smell from the manure composting over to their neighbours. They have excavated the bank on their side of the property (which is between 10 and 30 feet lower than the adjacent residential properties) and placed concrete lock blocks to stabilize the bank and allow their manure composting, greenhouse and an equipment shed to be built as close to the property lines as possible. I realize that this has nothing to do with the proposed application for a brewery but I think it does show the level of consideration that neighbouring properties have been given in previous activities.

Our next door neighbour at 3138 Northwest Bay Road has asked that I sign his name to this note as well, as he shares all of the same concerns but does not have internet service or email.

Sincerely,

Myles and Judy Mana, 3144 Northwest Bay Road  
Walter Dagenais, 3138 Northwest bay Road [REDACTED]



Tracey McKeague

Sun 6/14/2020 11:42 AM

To: Keller, Greg



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pl2019-225

I just reviewed the entire application info. I had assumed Mr. Gemmell just wanted to reopen the restaurant. I was shocked and unhappy to see additional parking planned that is along my property line and a long distance from the existing restaurant. Also I do not agree to "special events" included. Are they planning large concerts that need overflow parking? Or overnight camping?

I agree to the restaurant being licensed for alcohol & existing parking lot beside it.

Everything should stay on that site.

I do NOT agree to vague special events nor what appears to be a future camp ground .

We are Lot C on the map.

Please let me know if I need to file a formal dispute.

Wendy McKeague

3152 Northwest Bay Rd.

To: Keller, Greg



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Hello Mr. Keller,

I am not sure if my previous note to you went through, so I am resending this to make sure our concerns about this application are documented.

My wife and I own the property at 3144 Northwest Bay Rd., immediately adjacent to the subject property of Development Application No. PL2019-225. We have lived at this address since 2004.

I will start by saying that we are not opposed to the operation of the cafe and brewery. But there are several aspects to the current development application that we do not support and feel will be disruptive and negatively affect the well being of neighbouring property owners. We'd like to see the development kept to a small scale (just the brewery and eatery, with parking immediately adjacent) and not include any development of the adjoining fields for special events or any other purpose than agricultural.

**Concern #1:** We do not support any form of "Special Events Endorsement" for the fields surrounding the proposed brewery building and cafe. A large part of the area highlighted in yellow on the site plan lies immediately behind our property and those of our neighbours on Northwest Bay Road. We have talked to most of the neighbours on our stretch of Northwest Bay Road that border the subject property and they share our concern with having a road, parking, possibly special events, a commercial septic field and manure composting area directly behind us on what is supposed to be agricultural land. The application is vague as to what kind of "special events" are being considered, but any sort of outdoor concerts, RV camping etc. would be very disruptive to the neighbourhood and don't seem to be consistent with agricultural land. A large part of what is shown as special events area is also currently designated as wetland (see the image from the provincial freshwater atlas, attached as a Word document). The area used to also have an ephemeral creek that ran through it (see the attached Google Earth image). Not sure if it fed or drained the wetland but it's no longer above ground as the area has been filled and graded. It does still get very wet and muddy at wet times of the year. Ever since the changing of the surface drainage in the wetland area behind us, both the quality and quantity of the water in our neighbours domestic shallow well (3138 Northwest Bay) has diminished.

**Concern #2:** Overflow parking that is right behind our properties and approximately 200 metres away from the proposed pub/eatery. The place is proposed to be open until 11:00 PM, 7 nights a week. It would make more sense to keep all of the parking up right at the pub/café building where there are no neighbours to bother with vehicle noise late at night and also avoid having patrons (after having a few pints) having to hike 200 metres behind all of our homes at 11:00 closing time to get to their vehicles, then drive past all our backyards to get out of the subject property to leave.

**Concern #3:** In the time that I have lived here, I have seen the location of the proposed septic field on the site plan completely submerged by flood water from Nanoose Creek several times. In fact I have seen the water deep enough that there were spawning salmon swimming across the fields at about the location on the map occupied by the label "Plan 3074". Hence the wetland designation for the area (see Concern #1, above). The flooding is not the only reason that this is unlikely to be a suitable location for a septic field. The neighbouring properties closest to the proposed septic field are both on relatively shallow domestic wells (about a 60 feet drilled well and a 25 feet dug well) that are located nearer the back of their properties (closer to the proposed septic field). All of us that live in the Northwest Bay Road neighbourhood adjacent to the subject property are worried about the effect that a septic field intended to support up to 150 patrons will have on our ground water as we are all on relatively shallow wells. If our drinking water is affected by the proposed septic field, we would expect the Regional District to extend municipal water service to our neighbourhood to remedy the situation. A smaller maximum capacity for the pub and relocation of the proposed septic field from behind the only residential neighbouring properties might avoid this problem.

**Concern #4:** This concern relates more to the agricultural development that has been done and proposed plans. The property owners have 17 acres on which to put their greenhouse (existing) and manure composting area and they have chosen to put both right up as close as they possibly can to the only residential neighbours that they have. The layout of the two is such that the exhaust fan from the greenhouse helps to disperse the smell from the manure composting over to their neighbours. They have excavated the bank on their side of the property (which is between 10 and 30 feet lower than the adjacent residential properties) and placed concrete lock blocks to stabilize the bank and allow their manure composting, greenhouse and an equipment shed to be built as close to the property lines as possible. I realize that this has nothing to do with the proposed application for a brewery but I think it does show the level of consideration that neighbouring properties have been given in previous activities.

Our next door neighbour at 3138 Northwest Bay Road has asked that I sign his name to this note as well, as he shares all of the same concerns but does not have internet service or email.

Sincerely,

Myles and Judy Mana, 3144 Northwest Bay Road [REDACTED]

Walter Dagenais, 3138 Northwest Bay Road [REDACTED]