



REGIONAL  
DISTRICT  
OF NANAIMO

Attachment 2  
Round 2 Engagement Summary

Electoral Area F

# OFFICIAL COMMUNITY PLAN

(OCP) Update



## Part 1 - Round 2 Engagement Summary

May 2022

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## PART 2 – FEEDBACK SHARED

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## Introduction

The Regional District of Nanaimo (RDN) is updating the Electoral Area F Official Community Plan (OCP). Electoral Area F includes the communities of Coombs, Hilliers, Errington, Meadowood, Whiskey Creek, and the surrounding rural areas.

An OCP is an overarching plan that guides future land use by describing a community's vision for the future and includes objectives and policies to help achieve that vision. An OCP is used by the public when planning future use of their land or advocating for the community vision, and by the RDN when planning related community or infrastructure projects or approving development.

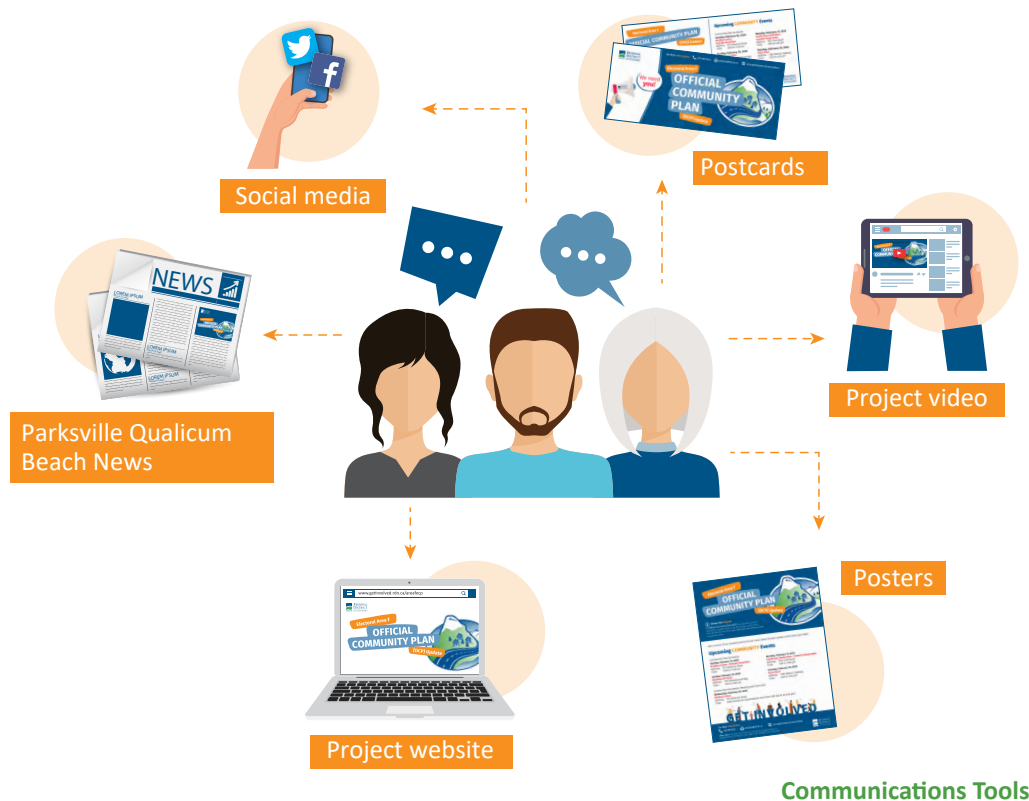
The first Electoral Area F OCP was adopted in 1999 and much of the OCP remains relevant. This review is structured around the following topic areas:

- Growth Management
- Employment and Economy
- Climate Change Preparedness
- Environment
- Housing
- Mobility, Health and Well-Being

The Area F OCP update process includes completing best practices research, reviewing technical information, reviewing existing RDN policies and strategies, and gathering information and feedback from Area F residents.

After being on-hold from March 2020 due to the ongoing COVID-19 related in-person gathering restrictions, the second round of engagement was implemented in February and March 2022. The second round of engagement was designed to re-introduce the project to residents, raise awareness of the OCP update, and gather input from residents and stakeholders on potential updates to the OCP Community Values and policy options which were organized into three theme areas: Growth, Character, and Resilience.

Residents were asked to review the revisions to the Community Values, including current values recommended to remain the same, values recommended to be revised, values recommended to be deleted, and new values recommended to be added. Residents were also asked to provide feedback on a number of topic areas and associated policy options under each of the three main themes to identify whether they reflect the current vision and values of the community. Project information and engagement opportunities were shared through several methods.



## Engagement Opportunities

For the second round of engagement, multiple opportunities were provided for residents and stakeholders to share their feedback. Approximately 193 residents provided feedback and/or attended an event. Since the re-start of the project in February 2022 more than 900 residents and stakeholders visited the project website, reviewed materials, and viewed the project video.

### Virtual Town Hall Events\*

- February 24, 2022 from 6 to 8 pm (Kick-off)
- March 2, 2022 from 6 to 8 pm (Growth)
- March 3, 2022 from 6 to 8 pm (Growth)
- March 5, 2022 from 1 to 3pm (Character)
- March 7, 2022 from 6 to 8 pm (Character)
- March 8, 2022 from 6 to 8 pm (Resilience)
- March 13, 2022 from 1 to 3 pm (Resilience)
- March 16, 2022 from 6 to 8 pm (Wrap-up)

\*approximately 1/3 of participants attended multiple Virtual Town Hall Events



125

participants (approximately) attended the virtual Town Halls, including approximately 30% who attended multiple Town Halls

### Virtual Stakeholder Drop-In Session

- March 15, 2022 via Zoom from 9:00 am to noon



7

stakeholders

participated in the drop-in session, representing 7 organizations

### Community Workbooks

- February 3 to March 31, 2022 posted on the project website and paper copies distributed throughout the community and available by request.



46

participants

filled out a total of 67 workbooks

### Project Website and Email Submissions

- Residents asked questions or provided comments through the project website, project email or through communication with the Area F Director.



15

website, email, and letter submissions during round 2 of engagement

## Project Website Views

- The project website was launched in April 2020 and has had 1,900 views to date. During the second round of engagement, since February 2022, there have been 950 site visits.



**1,900**  
views to date

and 562 informed visitors viewed at least one link or downloaded a document

## Project Video Views

- The project video was posted on the project website and shared on Facebook and Twitter.



**327**  
views

in total across Facebook, YouTube, and the Project Website

## Key Takeaways

A high-level summary of what was heard during Round 2 engagement is provided below as an overview of key takeaways that emerged from feedback provided. The detailed summary later in this report and the verbatim feedback in Part 2 - Feedback Shared can be referred to for a complete understanding of the comments received in Round 2. Round 3 of engagement, anticipated in summer 2022, will seek feedback on the updated draft OCP.

- Low levels of regulation and preservation of the rural character of the area continue to be supported by Area F residents; however, concerns were expressed about the need for enforcement, simple regulations where they do exist, and increased regulations for the protection of the environment, including watersheds and aquifers.
- Educational campaigns and good neighbour practices were often preferred prior to implementing more restrictive regulations, especially as it relates to stormwater management, rainwater storage, and FireSmart practices.
- Additional growth that results in sprawl in Area F is not supported, but increased residential, commercial, and industrial development in appropriate locations should be supported, as long as environmental impacts, servicing limitations, and incompatible uses are considered.
- Home based businesses and all agricultural practices should continue to be supported as long as any potential impacts to the natural environment, drinking water, and adjacent landowners are mitigated.
- Increasing the diversity of housing forms allowed in Area F was generally supported, especially in instances where the potential impacts would be smaller (e.g. secondary suites); however, concerns were shared about the ideas of reducing minimum lot sizes and allowing stratas because of potential impacts to the environment, groundwater supply/quality, servicing limitations, and loss of agricultural lands.
- There was mixed support on policies relating to advocacy to different levels of government given that the particular issues identified are not the responsibility of the RDN and not relevant for the OCP. Similarly, policy areas such as public safety, childcare, health services are important and well supported, but not necessarily within the control of RDN and do not necessarily need to be recognized in the OCP.
- Wildfire risk, emergency evacuation routes, climate change mitigation, and impacts to the environment as a result of clearcutting practices were concerns for Area F residents.
- Alternative transportation options were supported as long as the costs, feasibility, and potential impacts to the environment were considered.

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The RDN is updating the Electoral Area F OCP. Area F includes the communities of Coombs, Hilliers, Errington, Meadowood, Whiskey Creek and the surrounding rural areas. As part of this process, a comprehensive communications and engagement approach is being implemented to ensure the updated OCP reflects the values and needs of Area F residents.

This document provides an overview of the communications and engagement program implemented in February and March of 2022 as part of the second round of engagement, including details on tools and techniques used and number of participants involved. Also included in this document is a high-level summary of recurring themes that emerged across feedback that was shared through the multiple engagement opportunities and community input provided on recommendations to refine the Community Values, and OCP policy options across three theme areas: Growth, Character, and Resilience. All verbatim comments that were received are located in Part 2 - Feedback Shared.

## Project Overview

An OCP is an overarching plan that guides future land use by describing a community's vision for the future and includes objectives and policies to help achieve that vision. An OCP is used by the public when planning future use of their land or advocating for the community vision, and by the RDN when planning related community or infrastructure projects or approving development.

The first Area F OCP was adopted in 1999 and much of the OCP remains relevant. This review is structured around the following topics where updates will be focused:

- Growth Management
- Employment and Economy
- Climate Change Preparedness
- Environment
- Housing
- Mobility, Health and Well-Being

The Area F OCP update process includes completing best practices research, reviewing technical information, reviewing existing RDN policies and strategies, and gathering information and feedback from community members. As part of the update process, a comprehensive and robust engagement process was developed to provide opportunities for residents to learn about the project and share their ideas and concerns at key milestones throughout the project.



During the **Initiate Phase** of the project, the Terms of Reference and Engagement Plan were adopted by the RDN Board. Communications were initiated with First Nations and Métis communities and key stakeholders.

In the **Engage Phase**, two rounds of engagement were implemented. The first round of engagement was held in February and March 2020, where the project and general process were introduced to residents and they had opportunities to share their thoughts and concerns about what is currently working or not working with the existing OCP. The second round of engagement was then put on-hold in March 2020 due to the ongoing COVID-19 related in-person gathering restrictions. The second round of engagement resumed in February 2022, following an update to the RDN Board approved engagement plan which shifted all in-person events to be held by virtual means. The second round of engagement occurred between February and March 2022 and several opportunities were provided for residents to review and share feedback on OCP policy options and draft Community Values.

The **Draft OCP Phase** involves drafting a revised OCP based on feedback received from residents through the first two rounds of engagement. Additional engagement opportunities for residents to provide input on the draft updated OCP will be provided during the Draft OCP Phase. Round 3 of engagement is anticipated to occur in summer of 2022.

The last phase is **Adopt Updated OCP**. Once residents have had opportunities to review and provide comments on the updated draft OCP and the draft has been revised to reflect resident feedback, the updated OCP will be presented to the RDN Board for three readings and adoption. Prior to the Board considering adoption, a final opportunity for residents to provide input will occur through a formal public hearing.

## Engagement Overview

After being on-hold from March 2020 due to the ongoing COVID-19 related in-person gathering restrictions, the second round of engagement was implemented in February and March 2022. The second round of engagement was designed to re-introduce the project to residents, raise awareness of the OCP update, and gather input from residents and stakeholders on potential updates to the OCP Community Values and policy options which were organized into three theme areas: Growth, Character, and Resilience. A project video, re-introducing residents to the Area F OCP update project and promoting the round 2 engagement opportunities was posted to the project website and social media.

Residents were asked to review the revisions to the Community Values, including current values recommended to remain the same, values recommended to be revised, values recommended to be deleted, and new values recommended to be added. Residents were also asked to provide feedback on a number of topic areas and associated policy options under each of the three main themes to identify whether they reflect the current vision and values of the community. A variety of communications tools and engagement opportunities were provided to promote the project and gather feedback from residents.

## Communications Tools

Project information and engagement opportunities were shared through several methods:

- Project website: [www.getinvolved.rdn.ca/areafofcp](http://www.getinvolved.rdn.ca/areafofcp)
  - » Project video hosted on the project website and circulated via social media
  - » Direct emails to project subscribers
- Posters placed in key locations throughout Area F
- Postcards delivered to all residents in Area F
- Social media posts via Facebook and Twitter
- Multiple project advertisements placed in the Parksville Qualicum Beach News
- RDN monthly ads placed in the Parksville Qualicum Beach News
- Project news release posted on the RDN website, emailed to those that sign-up to receive news releases from the RDN website, and published in the Parksville Qualicum Beach News and Oceanside News
- Direct letters sent to identified First Nations and project stakeholders

## Engagement Opportunities

For the second round of engagement, opportunities, primarily through virtual meetings and written submissions, were provided for residents and stakeholders to share their feedback.

- Virtual Town Hall Meetings:
  - » During the Virtual Town Hall Meetings, feedback was captured through a dedicated notetaker who documented participants' comments and questions they shared verbally or through the chat feature on Zoom.
  - » The Town Hall Meetings were organized based on theme areas: Kick-off (one meeting), Growth (two meetings), Character (two meetings), Resilience (two meetings), and Wrap-up and Next Steps (one meeting). Residents were encouraged to attend any or all of the meetings that they were most interested in.
- Stakeholder Drop-In Session via Zoom on March 15, 2022, from 9 am to noon:
  - » Stakeholders including representatives from business, resource, stewardship, recreation, health, and social services organizations were invited to a meeting with the project team to provide feedback on the policy options.
  - » Stakeholders were organized based on similar areas of interest and policy options that were deemed to be most relevant identified and shared with the stakeholders; however, stakeholders were encouraged to review all policy options.
  - » During the Drop-In Session, feedback was collected through a notetaker who documented the verbal comments and any comments provided through the chat feature.
- Community Workbooks on the project website from February 3 to March 31, 2022
  - » Community Workbooks were organized by Community Values and the three theme areas of Growth, Character, and Resilience.
  - » Paper copies of the community workbooks were available at key locations in Area F and upon request.

## First Nations Engagement

The following First Nations were identified as having an interest in the Plan Area: Snaw-Naw-As First Nation, Qualicum First Nation, K'ómoks First Nation, We-Wai-Kai Nation, Tseshaht First Nation, Hupacasath First Nation, Snuneymuxw First Nation, and Stz'uminus First Nation. As part of ongoing engagement, First Nations identified to have an interest in the Plan Area were sent a referral letter in February 2022 containing project information and an invitation to meet with the project team to discuss their interests in the OCP Update. Follow up phone calls took place to confirm the information was received and to provide an opportunity for the project team to answer any questions or organize meetings as necessary.

## On-going Engagement

In addition to the town hall meetings and community workbooks offered during the second round of engagement, residents were encouraged to also provide feedback or ask questions throughout the process:

- Project office hours by appointment
- Question and Answer section on the project website
- Project email: [areafocp@rdn.bc.ca](mailto:areafocp@rdn.bc.ca)
- Direct communication with the Area F Director and RDN Planning staff

## Next Steps

The feedback gathered during the second round of the engagement will help inform the development of the updated draft OCP. The updated draft OCP will be shared with Area F community members for review and comment in Round 3 of engagement, anticipated to be held in summer 2022.

A high-level summary of what was heard during Round 2 engagement is provided below as a snapshot of themes that emerged from the feedback. The detailed summary later in this report and the verbatim feedback in Part 2 can be referred to for a complete understanding of the comments on each topic area. The high-level summary is grouped based on the four theme areas where feedback was being sought in Round 2: Community Values, Growth, Character, and Resilience. Round 3 of engagement, anticipated in summer 2022, will seek feedback on the updated draft OCP.

## COMMUNITY VALUES

- While low levels of regulation are supported by Area F residents, enforcement and clear, simple guidelines and bylaws are important. Some residents felt that good neighbour practices are not enough.
- Strong support for increased efforts to protect the environment, including ecosystems, watersheds, and aquifers, and minimize deforestation.
- Additional housing density and growth that results in sprawl in Area F is not supported.
- Including efforts to prepare for climate change in the OCP is supported but there should be specific actions that are based on science.
- Commercial development should be considered in Area F as long as it is located in appropriate areas and does not negatively impact the environment, water supply, or neighbouring properties.
- Agricultural and food production is supported and sustainable farming approaches and consideration for impacts to the environment should be prioritized.
- The rural character of Area F needs to be preserved, which includes consideration for noise, dark skies, traffic, and low levels of regulation.

## GROWTH

Policy options under the Growth theme were organized by the following topic areas: Growth Management and Servicing; Land Use; Natural Environmental, Resource Management; and Recreation Amenities and Assets.

- Concentrating additional growth to the existing Growth Containment Boundary areas is preferred over rural sprawl, as long as the new development reflects the character of Area F, incompatible uses are avoided, the environment is protected, and impacts to rainwater run-off are minimized. Existing minimum parcel size and density requirements should continue as they are now.
- There was mixed support for alternative servicing technologies as some feedback suggested that growth should be restricted to minimize impacts on water and sewer infrastructure; however, some feedback indicated that alternative servicing should be mandatory, and technology should be balanced with the rural character of the area.
- There was also mixed support for reviewing and re-classifying Rural Village Centres as there were concerns about additional regulations and overdevelopment of the village centres while other feedback indicated that they would increase walkability, access to community amenities, and attract businesses, and should be developed if they can be supported by servicing.
- There was not a lot of support for policies that would encourage alternative forms of rural development such as transfer of dwelling unit potential as there would be increased density which impacts the environment, water supply, agricultural land, and existing infrastructure.
- Additional clarification and detail are needed on what a review of the current Area F boundary and potential restructure would involve.
- The need for additional education and strategies for stormwater management were well supported and additional opportunities to support rainwater storage, as well as greywater practices should be considered.

- There was mixed support on clarification for uses supported in the Bellevue/Church Road area as well as the Commercial/Industrial Mixed Use designation. Generally, feedback was supportive of locating commercial/industrial development in the Bellevue/Church Road area as long as separation is maintained from residential and agricultural uses, watersheds, and forested areas, and impacts to Area F's water supply is minimized.
- Including policies in the OCP to protect environmentally sensitive areas, surface and groundwater, and natural eco assets were all well supported to protect environmentally sensitive areas from clearcutting practices, and preserve and protect the water supply, aquifers, and watersheds for both the health of the ecosystems and drinking water.
- There was mixed feedback on the level of regulation that should be used to protect the environment in Area F. Residents were split between the current regulations being enough as is and needing increased regulations because good neighbour practices are not enough. Enforcement of any regulations applied is an important consideration.
- Related to resource management, policies encouraging the protection of existing industrial lands were supported as long as they don't limit opportunity for economic diversification and industrial uses continue to be separated from residential areas and important environmental features. In addition, policies supporting cooperation between all parties related to forest lands was also supported as long as environmental impacts and impacts to watersheds are considered. If resource extraction is to be supported there needs to be enforcement of environmentally responsible approaches, regulations related to setbacks and impacts to ecosystems and groundwater, and consideration of potential financial impacts to landowners if strict restrictions are applied.
- More parklands and trail connections are beneficial to Area F residents and should be located near and connecting between village centres to promote active transportation; however, new parks and trails need to consider impacts to the environmental and should not be located within smaller privately owned lands.

## CHARACTER

Policy options under the Character theme were organized by the following topic areas: Housing; Employment and Economy; Arts, Culture, and Heritage; Health and Wellbeing; and Education and Community Facilities.

- Alternative and diverse forms of housing were generally supported as ways to increase the availability of affordable housing and rentals; however, concerns were expressed about strains on the water and septic systems, environmental impacts, and whether it's appropriate or the responsibility of a rural area to encourage.
- There was general support for maintaining the minimum lot size to preserve rural character and because of servicing limitations; however, a few residents indicated that multiple buildings should be allowed on a property to provide housing for friends and family members. There was also support for policies encouraging secondary suites as they provide more housing with minimal servicing requirements, but potential impacts to water and septic systems need to be considered.
- While a few residents were supportive of the idea of allowing stratas, there was general support for not allowing building stratas for single family dwellings as they may not address affordable housing, could result in negative impacts to groundwater supply/quality and the environment, and loss of agricultural lands.
- There was support for removing regulations that are prohibitive and including policies that instead encourage and support a diversity of local businesses which provide additional employment opportunities in the area, as long as they are located in appropriate areas and respect the environment. While there was support for increased tourism opportunities, concerns were expressed about traffic, parking, and impacts to the environment.
- Home-based businesses were well supported by residents as they are important to the character of Area F; regulations should only be considered to minimize negative impacts to the environment and neighbouring properties.

- The OCP should continue to support all forms of agriculture in Area F and no additional regulations from RDN are needed.
- A balanced approach will be important for policies related to forestry as they are not within the RDN's jurisdiction but can negatively impact the quality of life in the area and create land use conflicts.
- There was mixed support on advocating to different levels of government for streamlining approvals processes as some residents felt that no additional restrictions or increased regulations were needed while others indicated they are important for accountability.
- Partnerships that support additional arts and culture programming are generally supported but may not be needed in the OCP itself. Efforts to promote awareness of archaeological sites are already being completed by other governments so also may not be needed.
- Advancing reconciliation through the OCP was well supported and an important action that needs to be taken by Area F.
- Policy areas such as public safety, childcare, health services are important and well supported, but not necessarily within the control of RDN and not likely needed within the OCP update.
- Education and community facilities provide a good opportunity to offer additional programming (educational, recreational, social, etc.) for various groups.

## RESILIENCE

Policy options under the Resilience theme were organized by the following topic areas: Climate Adaptation; Hazard Planning; Food Systems; Transportation; and Sustainable Site Development.

- Addressing climate change, including the setting of targets, should be based on science and consideration of how community design and sprawl has impacts on climate change. There was also general support for addressing climate change impacts through the potential use of development permit areas to protect natural areas.
- There was mixed feedback on potential policies to support the installation of electric vehicle (EV) charging stations. Some residents indicated that there would not be enough demand in the area, there would be a risk of vandalism, and installation should be the responsibility of homeowners and private businesses, but potentially with some government supported installations in village centres. Alternative and innovative energy sources and transportation options should also be supported.
- Recycling facilities in the community such as education on waste collection, local, curbside pick-ups, and collaboration between adjacent governments to expand current collection is generally supported by residents of Area F. Educational campaigns were well supported as a way to increase good stewardship, but there were concerns about whether they were needed and were a waste of money.
- Residents were mixed on the use of development incentives, with some expressing concerns that it would add more regulations, while others indicating the importance of sustainable building practices and alternative modes of transportation.
- Wildfire risk and access routes during emergencies are concerns for Area F residents and ideas to reduce risk such as FireSmart practices, increased access points and evacuation routes, incorporation of Indigenous fire management practices, and discouraging development that increases wildfire risk were suggested; however, there were concerns expressed about the costs and ability for individual residents to implement FireSmart practices on their own private properties.



- There was support for identifying areas that have slope hazards, but concerns were shared about who would be responsible for the costs associated for assessment services by an engineer. Residents were generally supportive of flood hazard policies; however, they indicated that no development should be allowed on floodplains and flood risks needed to be minimized through use of the Sustainable Site Guide, limiting development in high-risk areas, and learnings from local First Nations communities.
- Creation of Development Permit Areas for hazard lands in Area F was generally supported as they could highlight areas of concern and help mitigate the need for future emergency management approaches; however, there was mixed feedback on whether community stewardship, education, and low levels of regulation is enough to address issues related to development in areas subject to hazards.
- Policies that support locally produced food, innovative farming technologies, community gardens, and other agriculture approaches, including the preservation of land for food production, were well supported by residents.
- Alternative transportation options were supported by residents. Transit was well supported by residents to help connect to village centres and schools; however, there were concerns about the feasibility and costs of implementing a system. Additional, safe connections through trails or other opportunities for active transportation were also supported.
- Concerns were raised about traffic speed, congestion, parking, safety on roads, and general, on-going maintenance, in the Coombs area and Errington Road in particular, and there was support to include advocacy policies to Ministry of Transportation and Infrastructure (MOTI) to address these issues.
- Generally, the inclusion of the Sustainable Site Planning checklist into relevant sections of the OCP was supported, but there needs to be consideration about costs associated, reference to landscaping and tree management policies, as well as managing stormwater on-site post-development. Feedback was mixed on the inclusion of building design efficiency policies into the OCP. There was support for the use of educational campaigns promoting rebates and incentives for sustainable building practices.

## Introduction

The community workbooks, virtual town hall sessions, and stakeholder drop-in session were structured around the OCP Community Values and three theme areas of Growth, Character, and Resilience. Feedback received through community workbooks, at the town hall sessions and stakeholder drop-in session, and through direct email or letters to the project email and website is summarized in this section.

[Community Workbooks Summary](#)

[Stakeholder Drop-In Session Summary](#)

[Virtual Town Halls Summary](#)

[Additional Feedback Shared](#)

## Community Workbooks Summary

This section begins with a summary of input on the current OCP Community Values and proposed updates and is followed by a summary of input on the policy options categorized by each of the three theme areas. The complete listing of the Community Values can be viewed in the Community Value workbook located [here](#).

The summary of input on the Community Values and policy options is intended to show the breadth and diversity of feedback provided by Area F residents. The phrase “no comments were received” is used when no additional written comments were provided to the policy options in the workbooks.

## COMMUNITY VALUES

The current OCP includes a list of 20 Community Values representing underlying principles consistently voiced by residents, landowners, and stakeholders throughout the public process to create the OCP in the late 1990s. For the first round of the OCP Update project in early 2020, residents were asked to review the current OCP Community Values. They were then asked to provide feedback on whether the Community Values are still relevant, and if not, how they could be improved. When providing their comments, residents were encouraged to consider how Area F has changed over the past 20 years and how it might change in the future.

Based on feedback provided, many of the Community Values were recommended to stay the same, while a few were recommended to be revised or deleted, and a few were recommended to be added. As part of the second round of engagement, residents were asked to provide their feedback on the revised Community Values, which included:

- 14 that continue to be relevant today and are recommended to stay the same
- 4 with suggested revisions
- 2 that are no longer relevant
- 3 new



## Stay the Same

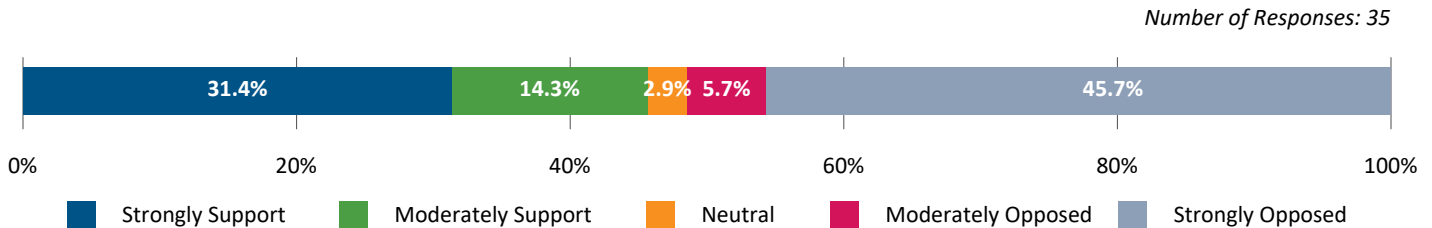
14 Community Values were supported during Round 1 of engagement and are recommended to stay the same in the OCP Update. Several residents were supportive of these Community Values during Round 2 of engagement. The following is a summary of comments and considerations residents provided on ways in which the Community Values that were recommended to stay the same, could be revised to better reflect the community's needs.

- Protect ALR lands from commercial development.
- Address noise pollution in the Community Values.
- Clarify further the term 'quality of life', as it can mean different things to various residents.
- Protect rural character in Area F.
- Implement efforts to protect the environment and minimize deforestation.
- Preserve pocket parks, as they are ecosystems that support diverse species.
- Invest in accessible and creative alternative transportation networks, including cycling/walking infrastructure and public transportation that connects communities to one another.
- Leverage federal grants to support alternative transportation and sustainability initiatives.
- Support concrete ways for residents to participate in decision-making about our lands, waters, and resources.
- Specify the types of home-based businesses allowed in the OCP to ensure they are not negatively impacting the environment.
- Limit regulation on home-based businesses as they are a critical part of Area F's character.
- Enforcement of proposed regulations is important, as it has been neglected in the past.
- Area F residents should be allowed to access private forest lands for recreational uses.
- Hold large corporations accountable for environmental impacts.
- No need for wells metered by the RDN.
- Protect smaller landowners' private lands from intrusion by trail systems.
- Support for road design and transportation construction standards is unnecessary as this area has country roads that do not need to be paved.
- Should not have to provide cycling infrastructure for those who bike through Area F from neighbouring communities.
- Allow septic tanks for residents in Area F.

## Update

A number of updates were recommended during Round 1 of engagement. The following recommended changes reflect these comments and are intended to create clarity while still maintaining the original intent of the Community Value. Residents were asked to review revised Community Values, indicate their level of support, and explain their answer.

### Support for good neighbour practices and only a low level of regulation with the involvement of residents in the development of regulations to address demonstrated community challenges.



#### Residents who were generally Opposed to the revision said...

- Area F needs increased regulation and increased enforcement to create a collective expectation for the community, to accommodate population growth, and to reduce negative environmental impacts.
- Regulations should not only be enforced through neighbour complaints – this can cause conflicts between residents.
- Pollution, water use, and density should be regulated.
- Neighbours should have influence on the uses of ALR land.
- Increased government regulations are not needed, aside from having safe and adequate water and septic systems.
- Good neighbour practices are not effective if they are not clearly defined.
- Proposed Community Value should include housing to accommodate increasing density.
- Regulations should not necessarily be decreased but simplified instead.

#### Residents who were Neutral to the revision said...

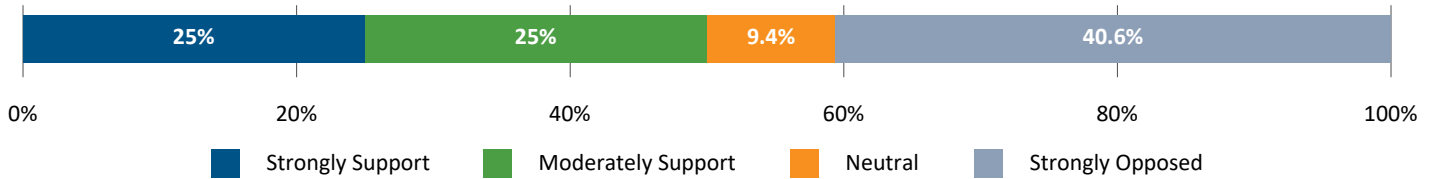
- Area F needs clear regulations and bylaws to resolve conflicts between neighbours.

#### Residents who were generally Supportive of the revision said...

- Residents should be involved in the regulation process in order to understand how to resolve community challenges.
- Low levels of regulation are adequate if the population density remains low. If population increases, there will be a need for more regulation.
- Greater regulation leads to conflicts and complaints between neighbours.
- Clarification is needed around the meaning/goals of an OCP.

## Recognition of value of a mix of housing types and landscaping, affordable housing, and owner-built dwelling units.

Number of Responses: 32



### Residents who were generally Opposed to the revision said...

- Dwellings should comply with the building code.
- Trailers should not be permitted as homes.
- This will allow high density residential developments, which will degrade the rural character of Area F.

### Residents who were Neutral to the revision said...

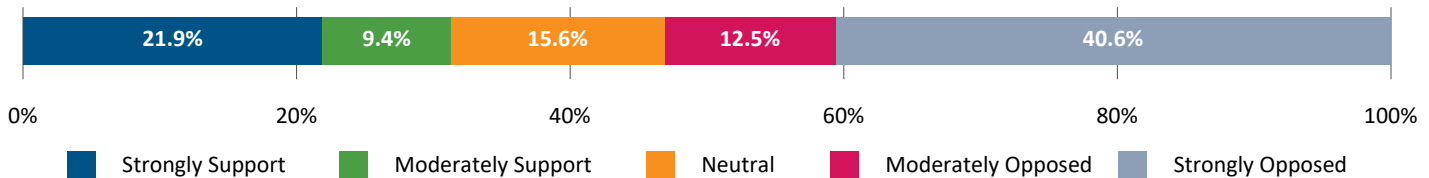
- Houses should be built to code.

### Residents who were generally Supportive of the revision said...

- More clarification is needed on what affordable housing means.
- Trailers should be restricted to a designated area.
- Alternative, low energy housing types should be implemented to address affordability issues.
- Alternative housing types that add to sprawl and higher density are undesirable in Area F.
- Secondary homes should be restricted to a reasonable size.

## Support for focusing growth in the Growth Containment Boundary and protecting rural lands.

Number of Responses: 32



### Residents who were generally Opposed to the revision said...

- This should be left to Area F residents, not the RDN.
- Do not want development in the Hilliers Village Centre.
- Multi-family homes should be restricted to town centres, but should also have rural acreage lands available.

### Residents who were Neutral to the revision said...

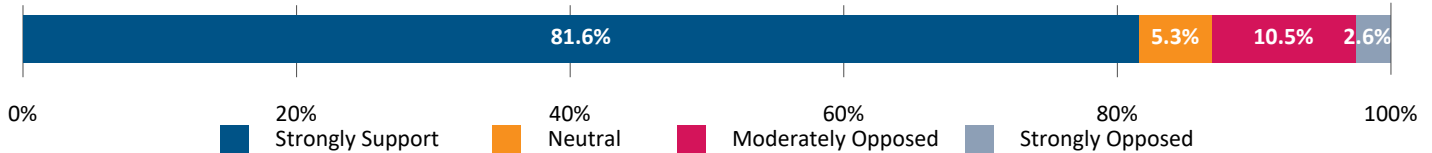
- Many properties in village centres are regulated under the ALC.
- Sprawl is not a concern, as there are no services to support it.
- Industrial development should be limited to the Bellevue-Church Road Area.

### Residents who were generally Supportive of the revision said...

- Not required to accommodate everyone who wants to live here, as there is limited infrastructure to support it.
- Growth should be managed in order to preserve our water supply.
- Growth should be managed in the Growth Containment Boundaries, but Area F should not necessarily be encouraged to grow.
- More clarification is needed on this proposed Community Value revision, specifically on the definitions of sprawl and growth.
- Stratas should not be allowed.
- Subdivisions should be regulated.
- Current minimum parcel sizes are adequate for minimizing sprawl.

## Support for the restoration and protection of watersheds and aquifers in recognition of the importance of water supply.

Number of Responses: 38



### Residents who were generally Opposed to the revision said...

- More clarification is needed, specifically on the term “inappropriate development.”

### Residents who were Neutral to the revision said...

- Clarification on the potential community impacts of implementing this community value statement is needed.

### Residents who were generally Supportive of the revision said...

- Regulation of water usage is needed.
- Logging on the Beaufort Range is having negative impacts on water supply and quality.
- Overly large homes in subdivisions should not be permitted due to impacts on the water supply.
- Higher density housing needs to adhere to water supply and septic limitations.
- Rainfall capture should be considered for water preservation.
- This should apply to privately-owned lands as well.
- More clarification on how water usage would be regulated is needed.
- Need to determine whether existing aquifers can sustain population growth.

## Remove – No Longer Relevant

The following Community Values were deemed to be no longer relevant during Round 1 of engagement and are recommended to be removed from the OCP as part of the update. Residents were asked to review the Community Values deemed no longer relevant, indicate their level of support, and explain their answer.

In reviewing the feedback provided, it was clear that there was some misinterpretation in how to answer this question. As a result, responses have not been grouped based on their level of support, and instead, a summary of feedback received for each Community Value recommended to be removed is provided.

### **Support for existing businesses that located in the Plan Area under pre-OCP circumstances and regulations.**

*Number of Responses: 25*

- Industrial businesses should be phased out.
- Businesses established prior to the OCP should be grandfathered.
- The wording in this policy option needs to be clarified.

### **Support for a more self-sufficient use of land, where more than one land use activity is conducted on any parcel.**

*Number of Responses: 24*

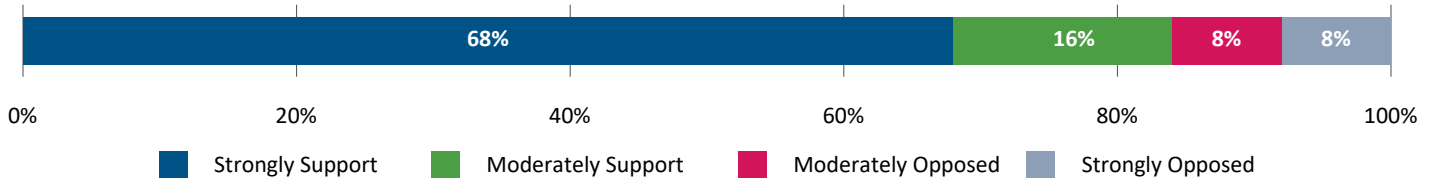
- More clarification is needed.
- This may undermine the values outlined in Value #18.
- Land use should be monitored by the community, the RDN, and the ALC.
- Remove if it is no longer relevant.
- More than one land use should be supported.

## New

A number of emerging themes were identified during Round 1 of engagement. The three new proposed Community Values below reflect these emerging themes and incorporate priorities and principles consistently voiced by residents of Area F. Residents were asked to review the proposed new Community Values, indicate their level of support, and explain their answer.

### Preparation for the impacts of climate change.

Number of Responses: 25



#### Residents who were generally Opposed to the Community Value said...

- Preparation for climate change is supported, but this statement needs more clarification or specific actions.
- Climate change preparation should be based on scientific evidence, not fear.

#### Residents who were Neutral to the Community Value said...

- No comments received.

#### Residents who were generally Supportive of the Community Value said...

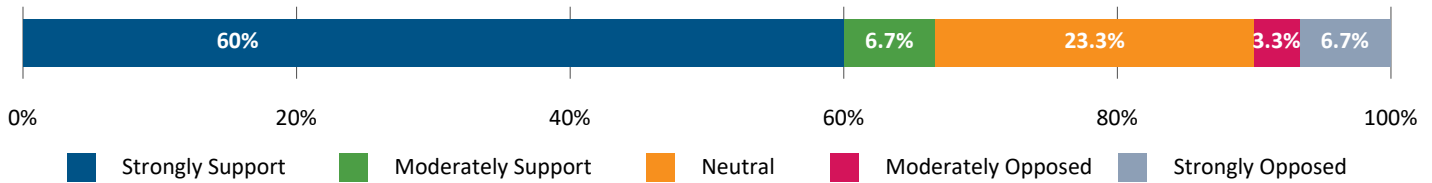
- Climate change preparation should include stopping the logging of the Beaufort Range.
- Water conservation, protecting forests from logging, increasing alternative transportation, sustainable farming practices, increasing green space, and energy efficient home building are essential for climate change preparation.
- Wildfire risk is a major concern.
- Low regulations on rural lifestyles will help residents prepare themselves for climate change.

#### Residents with additional comments said...

- More clarification is needed.

**Support local retail and commercial development in appropriately zoned areas to grow the local economy and to have amenities closer to home for residents.**

Number of Responses: 30



## Residents who were generally Opposed to the Community Value said...

- A clearer definition of 'appropriately zoned areas' is needed.
- The expansion of commercial development will negatively impact rural character and ways of life, will put a strain on water supply, negatively impact the environment, and create tension between residents and business owners.

## Residents who were Neutral to the Community Value said...

- Commercial development needs to be confined to specific areas and regulated.
- The location and number of businesses in the area are adequate.

## Residents who were generally Supportive of the Community Value said...

- Businesses should not encroach onto ALC land.
- The RDN should not regulate where businesses can be located.
- Amenities in nearby communities (i.e., Parksville) are accessible enough and more development in Area F is not needed.
- Local businesses are supported if they are in appropriately zoned areas and are regulated.
- Incentives for small businesses would be beneficial.
- Commercial uses should be environmentally conscious.

## Residents with additional comments said...

- Commercial development should be allowed as long as it considers environmental impacts

## Support local food production for food security and local economic development.

Number of Responses: 37



### Residents who were generally Opposed to the Community Value said...

- A clearer definition of 'local economic development' is needed.
- Local food production is supported to increase food security.

### Residents who were Neutral to the Community Value said...

- No comments received.

### Residents who were generally Supportive of the Community Value said...

- Local economic development should not have an environmental impact.
- More clarification is needed on how this will be done.
- Food production is supported, as long as forests and environmental concerns are prioritized.
- Local food production is better for the environment.

### Residents could be incentivized to protect forests within their farming practices.

- All types of agriculture should be supported, beyond just food production.
- Organic, sustainable farming practices should be prioritized.

## Additional Community Values Comments

The following is a summary of additional comments residents provided on the Community Values:

- Rules around RVs on ALR land need to be enforced.
- The online engagement process has not been accessible to all Area F residents.
- Rural character of Area F needs to be restored/protected,
- Agri-tourism increases trailer parks, traffic, pollution, and has a negative impact on the rural community.
- Increased infrastructure for alternative transportation and affordable housing is needed.
- Sustainable development is important for the protection of the forests and aquifers.
- Rural aesthetics (i.e., forests, farms, quiet, dark) need to be preserved.



## GROWTH

Under the “Adapting to Growth” theme, residents were asked to review policy options and indicate their level of support. The policy options in the Growth theme were organized by the following topic areas:

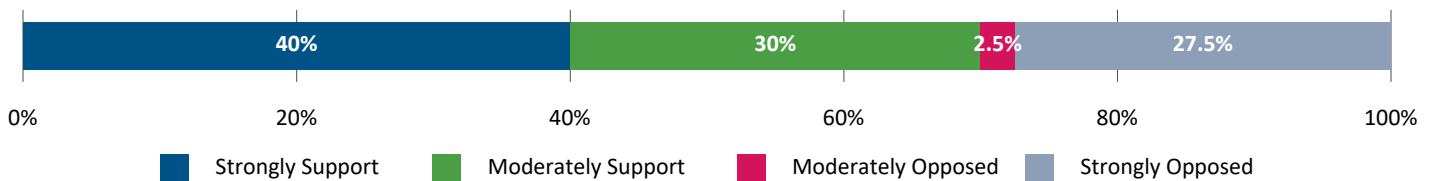
- [Growth Management and Servicing](#)
- [Land Use](#)
- [Protecting the Natural Environment](#)
- [Resource Management](#)
- [Recreation Amenities and Assets](#)

The full text version of the policy options described throughout the Growth section of this report are contained within the associated community workbook found [here](#). Below is a summary of support and feedback based on community review of the policy options.

## Growth Management and Servicing

### Policy Option: Concentration of Growth

Number of Responses: 40



#### Residents who were generally Opposed to the Policy Option said...

- Homeowners should be allowed to have family members live on their land due to the lack of affordable housing, as long as wells and septic servicing meet standards.
- Do not want to see development in the Hilliers area.
- Concentration of development is preferred over uncontrolled sprawl.

#### Residents who were Neutral to the Policy Option said...

- No comments received.

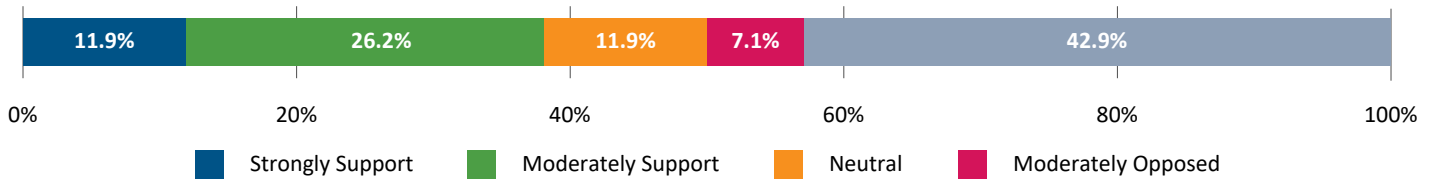
#### Residents who were generally Supportive of the Policy Option said...

- Do not need to accommodate everyone who wants to move here.
- Developers are the main players who support growth, and they do not live here.
- Concentrating growth to Growth Containment Boundary (GCB) areas is important to reduce the environmental impacts of development, but the existing GCBs are already quite large.
- GCBs have an impact on how rainwater flows through the area to local watercourses, causing erosion to stream channels and loss of fish habitats. Better rainwater policies need to be developed.

- This is not a big concern.
- Concentrating growth in GCBs is a good idea as long as rural character is maintained through minimum lot sizes and density requirements.
- The increase in temporary, informal housing (i.e., squatters, trailers) is a problem that needs to be regulated.
- A housing strategy that includes alternative housing types (e.g., carriage homes, tiny homes, etc.) would be beneficial.
- Increased growth in GCBs should reflect the rural character of Area F.
- Minimum residential lot sizes should be retained to maintain rural character, limit density in unserved areas, and protect the environment.
- There should be regulations/limits on how much forestry companies can subdivide the land.
- Industrial land uses should be restricted to the Bellevue/Church Road area.
- Incompatible uses (i.e., residential/industrial) need to be avoided.
- Subdividing will put pressure on local ecosystems and groundwater.
- More clarification is needed.
- Area F is too rural to become a “complete, connected, walkable community,” and should not be trying to achieve this.

## Policy Option: Water and Sewer Infrastructure

Number of Responses: 42



### Residents who were generally Opposed to the Policy Option said...

- The RDN should not be involved in regulating water infrastructure.
- Growth should be restricted in order to minimize impacts on water and sewer infrastructure.
- Not supportive of further growth in Area F.
- Do not want to live near wastewater treatment plant.
- Costs for water and sewer infrastructure should be paid for by the developer and residents of the development.
- Encouragement is not enough to protect the water supply, regulation is needed.
- Innovative servicing technology is supported, but the OCP should not be encouraging growth.
- Clarification is needed on whether the increased water and sewer servicing is being proposed only in Growth Containment Boundary areas, or in all areas of Area F.
- Advanced servicing should be restricted to only high-density areas.

### Residents who were generally Supportive of the Policy Option said...

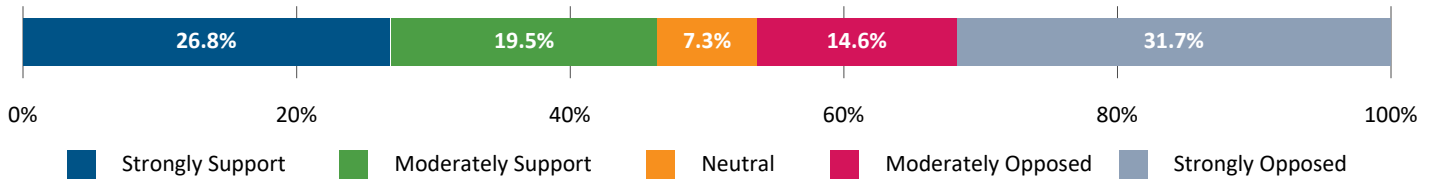
- Alternative servicing should be mandatory, not just encouraged.
- Higher density development can influence rainwater drainage patterns.
- Alternative servicing should be encouraged, even without a goal of growth.
- Increased density (e.g., townhouses) in village centres could help address socioeconomic disparities in Area F.
- Areas planned for densification should not rely on individual onsite servicing.
- Innovative servicing can support multi-family properties in village centres.
- Technological advances need to be balanced with the preservation of rural character.
- Costs associated with growth should be dealt with at a future time, and should not be a financial burden on the residents of Area F.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed.
- Some private properties have an abundance of clean water.

## Policy Option: Rural Village Centres

Number of Responses: 41



### Residents who were generally Opposed to the Policy Option said...

- More regulations on where people can live and what businesses can operate are unnecessary.
- RDN does not need to monitor water pollution, it is already done by other organizations.
- Rural village centres may expand uncontrollably, and Area F will lose its rural character.
- More clarification is needed on the limiting parameters of growth.
- Rural village centres with community amenities that serve the needs of the local communities are a good idea.
- Village centres should be re-assessed in the future to ensure they are not being over developed to maintain rural character.

### Residents who were Neutral to the Policy Option said...

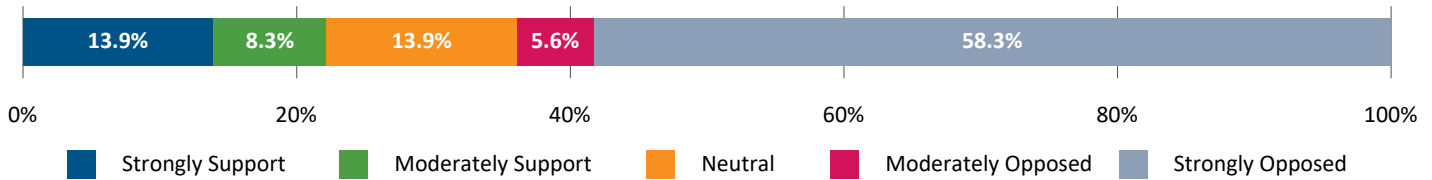
- Existing village centres have an issue with onsite rainwater retention/detention into local waterways.

### Residents who were generally Supportive of the Policy Option said...

- Village centres should increase:
  - » walkability
  - » community self-sufficiency
  - » access to community amenities
  - » desirability for new businesses
  - » affordable housing
- Village centres need to be developed in compliance with water and sewer regulations/limitations.
- Costs associated with growth and increased infrastructure should not be paid by residents.
- Growth and development should occur only when necessary.
- Infrastructure that meets provincial building codes and can provide fire protection, water, and wastewater servicing should be developed.

## Policy Option: Alternate Forms of Rural Development

Number of Responses: 36



### Residents who were generally Opposed to the Policy Option said...

- Reducing the minimum lot size will allow for an increase in higher density developments, which is undesirable due to the lack of available infrastructure and impacts on the environment, water supply, and the preservation of agricultural land.
- There should not be more regulations on where additional dwellings are allowed.
- Landowners outside of the Growth Containment Boundary areas should not be allowed to subdivide beyond the existing minimum lot size.
- The language in this policy option may allow for over prescriptive regulations for new developments.
- Management of growth is not needed, 'build-out' is predictable. Area F has enough regulations to protect from extreme development.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed.
- It would be helpful to know how many dwellings Area F has the ability to support (with servicing and infrastructure) before deciding where the dwellings should be.

### Residents who were generally Supportive of the Policy Option said...

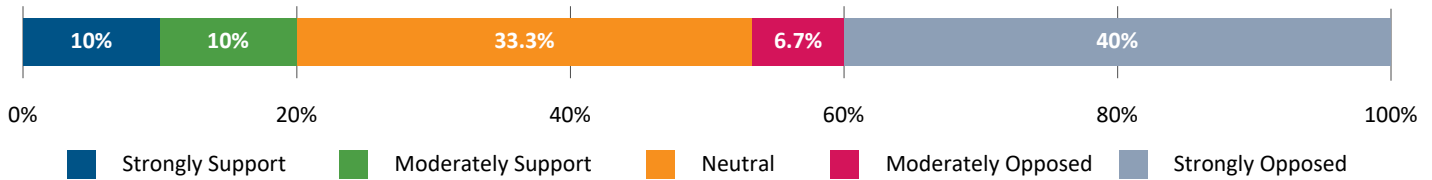
- There is demand for affordable and sustainable housing options (such as tiny homes) for residents at a variety of income levels.
- Density transfer can help support the creation of complete communities.
- Density and development increase need to balance water management and environmental impacts, possibly by containing growth to particular zones.
- More information is needed on reducing minimum lot sizes to determine if wastewater management and water protection are prioritized.
- Minimum lot sizes should be reduced to a much smaller size (i.e., 0.25 hectares) to accommodate future growth.

### Residents with additional comments said...

- More clarification and discussion are needed.
- Do not support reducing minimum lot size.

## Policy Option: Boundary Restructure

Number of Responses: 30



### Residents who were generally Opposed to the Policy Option said...

- More clarification is needed on why and where boundaries would be moved, and how the community would be involved in the decision-making process.
- Area F's boundaries should be kept the way they are without encroachment from other municipalities.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed on the reason for boundary restructure.
- It might be more appropriate for Meadowood/Little Qualicum River Estates to be part of Area H.

### Residents who were generally Supportive of the Policy Option said...

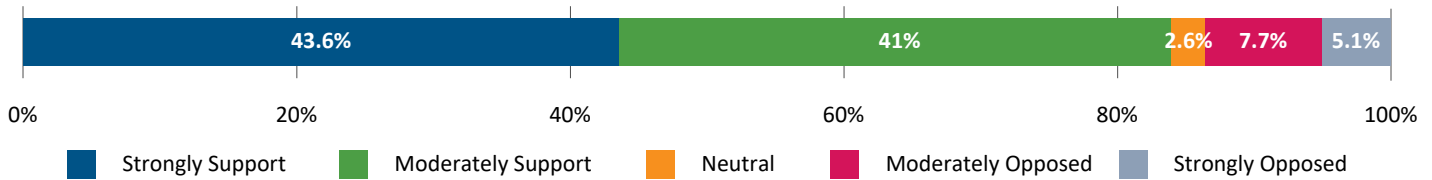
- This policy option should not be left open ended to ensure that rural character is maintained.

### Residents who had additional comments said...

- More clarification on what this policy means and what its goals are is needed.
- Area F should be removed from the RDN.
- This policy option is concerning if it allows for increased sprawl and commercial uses resulting in negative environmental impacts.

## Policy Option: Stormwater Management

Number of Responses: 39



### Residents who were generally Opposed to the Policy Option said...

- More clarification is needed on what the “watershed context” means.
- There is too much government involvement in water management.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- Drainage issues, such as the removal of creeks and waterways and lack of upkeep of drainage channels, need to be addressed.
- This issue is covered by the Ministry of Transportation and Infrastructure (MOTI), not the RDN.
- The practice of depositing soil in low lying parts of existing lots and digging ditches adjacent to roads is increasing the duration of high flow events in Area F creeks.
- Education and policies that prioritize stormwater management, including water capture/storage and green infrastructure, as opposed to trying to get rid of water through drainage, would be beneficial for the water supply in Area F.
- More frequent rainfall events due to climate change creates the need for an effective rainwater management strategy.
- Subdivision approvals should support the Regional Rainwater Management Strategy to ensure that new developments do not deplete the current water supply.

### Residents with additional comments said...

- The OCP should not advocate to the province for adequate draining measures for new subdivisions.

## Additional Growth Management and Servicing Policy Options Comments

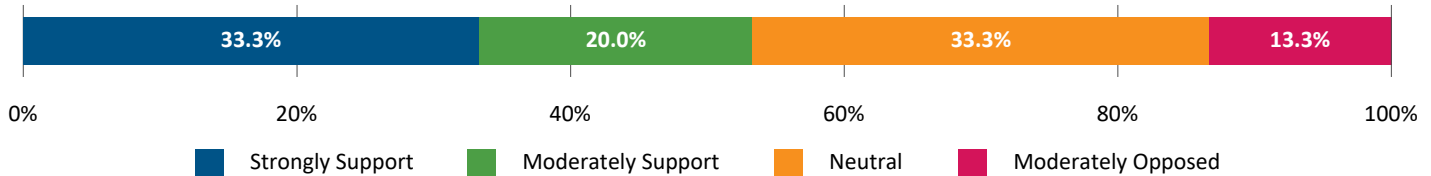
The following is a summary of additional comments residents provided on the Growth Management and Servicing policy options:

- There should be language in the OCP regarding a cap on increasing development in Area F due to the environmental impact of growth.
- Policy options need to be written more clearly and succinctly.
- In order to understand how to preserve water for the future, should increase the monitoring of wells to determine which areas are experiencing the most water decline.
- Area F does not need increased housing development.

## Land Use

### Policy Option: Clarification of Land Uses (Commercial/Industrial Mixed Use Designated in the Bellevue-Church Road Rural Separation Area)

Number of Responses: 30



#### Residents who were generally Opposed to the Policy Option said...

- Rural residential land uses should be maintained in order to preserve groundwater levels.
- Industrial/Commercial zones should not be considered in areas on watersheds.
- Commercial/Industrial land uses should be kept in the Bellevue/Church Road rural separation area.
- Commercial and Industrial areas should have landscaping to maintain an attractive aesthetic.
- Bellevue/Church Road Rural Separation area should receive water from another municipality, so as not to deplete Area F's limited water supply.

#### Residents who were Neutral to the Policy Option said...

- Only residents who live in this area should have a say.

#### Residents who were generally Supportive of the Policy Option said...

- Decisions should be made by residents in the Bellevue/Church Road Rural Separation Area.
- Industrial and commercial uses should be confined to one area.

#### Residents do not want to live next to an industrial area.

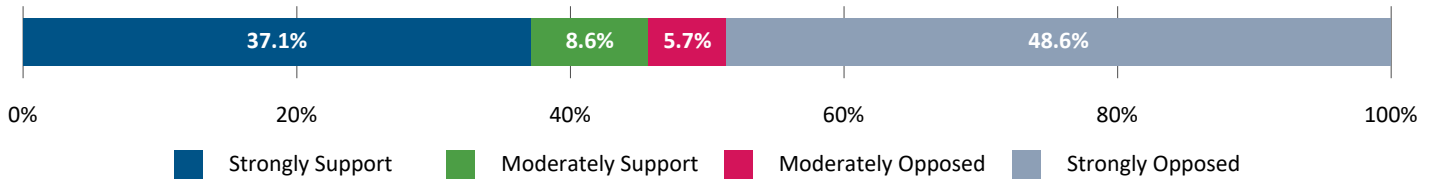
- There needs to be a balance between encouraging industrial growth to increase economic opportunities and maintaining a healthy and nuisance free environment.
- Land should be kept in Area F and this sounds like a tax-grab from by the City of Parksville.
- More clarification is needed on where industrial uses would be located.
- Do support increasing industrial uses in Area F.
- Decreasing light pollution and preserving Dark Skies is important.

#### Residents with additional comments said...

- Further clarification of policies and bylaws is needed.
- Enforcement of regulations needs to be more consistent, not based on individual opinions.
- Industrial uses should be confined to specific areas, separate from residential uses.
- Increased regulation for light industrial uses is needed due to negative environmental impact.

## Policy Option: Separation of Uses

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- There should not be regulations on where home-based businesses are allowed in Area F.
- Industrial uses should be kept in Bellevue/Church Road area and should be separated from residential uses, agricultural uses, watersheds, forests, and parks.
- There should be increased zoning for retail services to increase community access to amenities.
- Do not want higher density residential development in village centres due to negative impacts on rural quality of life.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- Industrial and commercial uses could be replaced with food production.
- Existing businesses are causing noise and light pollution and should be confined to appropriate areas.
- Industrial impacts on the environment should be mitigated.
- Business licenses could increase compliance with zoning requirements.
- Existing businesses should be grandfathered.
- This policy option should include residents using residential properties for industrial uses.

## Additional Land Use Policy Options Comments

The following is a summary of additional comments residents provided on the Land Use policy options:

- Clarification is needed on how many short-term rentals are allowed on a property and how this is enforced.
- Need increased enforcement to stop people from living full time in RVs.
- RDN should not create rules for Area F because they do not live here.



## Protecting the Natural Environment

### Policy Option: Protection of Environmentally Sensitive Areas

Number of Responses: 28



#### Residents who were generally Opposed to the Policy Option said...

- These policies will limit growth and development by making it very difficult, expensive, and time consuming for residents to develop their property in compliance with these new standards.
- Clarification is needed on who determines the necessity of regulations, what community stewardship entails, and what “sustainable and appropriate manner” means, as clear cutting may be necessary in some scenarios.

#### Residents who were Neutral to the Policy Option said...

- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- Logging has a significant environmental impact due to increase in water run-off and decrease in aquifer quality.
- Maps that show sensitive ecosystems in the existing OCP need to be updated, potentially to include small streams and wetlands on individual properties.

- Clearcutting/logging trees should be mitigated/regulated through policies.
- A tree replanting strategy could be introduced to reduce the impacts of clear cutting.
- Specific natural areas should be preserved, such as Hamilton Marsh, Englishman River, Swayne Creek, French Creek, Fisher Creek, and Little Mountain area.
- There should be policies for the protection of animal habitats, First Nations artifacts, and archaeological sites.
- Groundwater, older forests, and important animal habitats need to be protected through a Development Permit Area.
- Highly sensitive environmental areas should be protected from clearcutting, but this should not encompass all land in Area F.

#### Residents who had additional comments:

- Regulations should be applied (or not applied) equally to all landowners as some more well-off residents seem to be able to clear-cut and subdivide their land without repercussions, but smaller landowners cannot.

## Policy Option: Protection of Surface and Groundwater

Number of Responses: 33



### Residents who were generally Opposed to the Policy Option said...

- Development Permit Areas for protecting aquifers are too prescriptive, because the RDN's aquifer map shows virtually every property as being over an aquifer.
- The RDN is attempting to make Area F residents move to urban centres because they believe they are the only environmentally acceptable places to live.
- Education and good neighbour practices should be used before regulations.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- Waterbodies (rivers, lakes, etc.) are already provincially protected.
- Industrial land use and over-development are the main problem, not individual landowners.

- The development of the waterpark in the Errington Community Park includes a large drainage system. This will have negative impacts on the water supply in the area.
- Surface and groundwater should be protected for stream health, not just for drinking water protection.
- Aquifer and watershed protection should be a primary focus of the OCP. (x5)
- Suggestions to protect water supply include:
  - » Watering restrictions
  - » Increases to water bills
  - » Incentives for drought resistant vegetation
  - » Registering residents' wells to understand who is using more water than others
  - » Rainwater harvesting for new property developments
- Should consider approaching the Provincial Government for incentives to assist in drilling new wells when existing ones dry up.

### Residents with additional comments said:

- More clarification on this policy option is needed, including information about costs, public access to environmental studies, and methods for regulation.

## Policy Option: Natural Eco Assets

Number of Responses: 37



### Residents who were generally Opposed to the Policy Option said...

- More clarification around the concerns about increased development and subdivisions is needed.

### Residents who were Neutral to the Policy Option said...

- This cannot be done until logging and development are stopped or decreased.

### Residents who were generally Supportive of the Policy Option said...

- Water preservation is important, but this is covered by provincial jurisdiction.
- Education around using rainwater as a resource, instead of a drainage problem, would be beneficial.
- Community-based land stewardship programs would be beneficial for community building, education, and environmental protection.
- Policies regarding stormwater management should be built into the development and subdivision phase.
- Integrated management is essential.
- Natural eco assets are vital to conserving groundwater. Filling in wetlands and bogs, the stripping of riparian areas, and altering the course of streams and creeks has to stop.
- Logging increases stormwater flooding along the Englishman River.

## Additional Protecting the Natural Environment Policy Options Comments

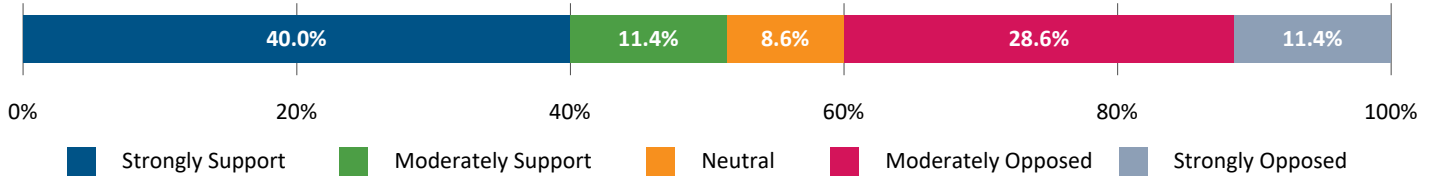
The following is a summary of additional comments residents provided on the Protecting the Natural Environment policy options:

- New regulations should be based on identified community needs, not on concerns of what could happen in the future.
- Financial costs of continuing development in compliance with new environmental regulations should be borne by the entire community.
- Policies should be developed to increase the absorption of rainwater into the ground, as opposed to increasing water drainage.
- The RDN should not be involved with any environmental agreements such as UN Agenda 21 or Smart Growth BC.

## Resource Management

### Policy Option: Protection of Existing Industrial Lands

Number of Responses: 35



#### Residents who were generally Opposed to the Policy Option said...

- Too prescriptive.
- Industrial landowners should be held accountable to environmental regulations.
- More discussion/information is needed around the relationship between the Snaw-naw-as and Qualicum First Nations and local industries, and how we can work together through reconciliation to address the environmental impacts of industrial uses.
- Should not limit change in the community, as it will not allow for economic growth and diversity.

#### Residents who were Neutral to the Policy Option said...

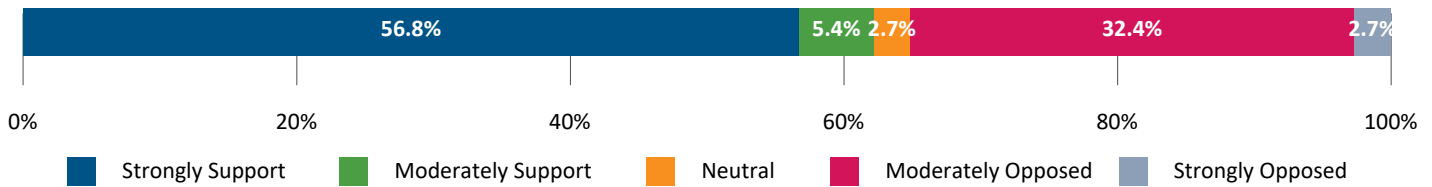
- Industrial lands should be maintained, but not increased.

#### Residents who were generally Supportive of the Policy Option said...

- We need more enforcement of current regulations.
- Industrial lands are beneficial for the local job security and taxes.
- Industrial lands should be kept in industrial zones, where there is proper infrastructure, and should be separated from residential areas, agricultural lands, watersheds, forests, and protected park lands.
- Future industrial land use should be strictly regulated.

## Policy Option: Protect and Preserve Forest Lands

Number of Responses: 37



### Residents who were generally Opposed to the Policy Option said...

- There should not be restrictions in the Whiskey Creek/ Meadowood area for the use of dirt bikes/quads/horseback riding.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- Logging on Area F lands should be guided and restricted by the hydrological impacts on local watersheds.

- The Privately Managed Forest Lands (PMFL) areas should be monitored for water quality issues and the hydrological impacts of logging in Area F and the total area should be reduced.
- The RDN should collaborate with local First Nations communities to protect local forest lands.

### Residents should have access to recreational amenities in nature that benefit community health and wellbeing.

- More clarification on RDN's control over logging is needed.
- Homes should be built with onsite storage to reduce the logging that occurs to create storage facilities.
- Logging in Little Mountain area needs to be stopped. This area could be a park for outdoor recreation.

## Policy Option: Concentrate Resource Extraction

Number of Responses: 25



### Residents who were generally Opposed to the Policy Option said...

- This is outside of RDN's jurisdiction.

### Residents who were Neutral to the Policy Option said...

- There needs to be more strict enforcement of environmentally responsible extraction to reduce climate impacts.
- If landowners have strict restrictions placed upon them, they need to be financially compensated due to their inability to use their property for economic reasons.

### Residents who were generally Supportive of the Policy Option said...

- Gravel pit operations in the Chatsworth Road area have encroached on wetlands.
- Ideally, there would be no resource extraction.
- Extraction needs to have strict regulations, including setbacks, to reduce impacts on groundwater, sensitive ecosystems, and neighbouring properties.
- There should be a focus on land reclamation.

## Additional Resource Management Policy Options Comments

The following is a summary of additional comments residents provided on the Resource Management policy options:

- The OCP should include planned wildlife corridors.
- The entire community should be paying for the cost of development and enforcement of new regulations.
- The complaint-based system for bylaw enforcement should be overhauled.
- Logging and clearcutting are occurring too close to the Englishman River, which impacts the wildlife population and increases flooding.

## Recreation Amenities and Assets

### Policy Option: Parks

Number of Responses: 27



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- Area F does not need more parks.
- Area F should acquire more park lands, and they should include environmentally sensitive areas or wildlife corridors.

- Reliance on vehicles could be reduced by including active transportation infrastructure in and between parks, and by locating parks close to village centres.
- Increased trail connections are beneficial for recreation and emergency vehicle access.
- Community consultation is essential for the development of parks and trails.

#### Residents with additional comments said:

- Parks are regulated by provincial government.

## Policy Option: Trails, Recreation and Natural Amenities

Number of Responses: 23



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

- It is difficult to create new trails when most of the land is owned by logging companies.
- Area F has enough trails and would be a waste of resources to create more.

### Residents who were generally Supportive of the Policy Option said...

- Trail systems should not negatively impact the natural environment.
- An expansion of multi-use trails along all rural roads would be safer and more enjoyable than using roads.

- The Arrowsmith Community Trails Network is a great community asset.
- Trail networks that connect to village centres would help increase residents' physical activity.
- Errington Trail Network should be expanded to connect Coombs and Errington.
- The OCP policies should support all outdoor pursuits.
- Trail networks should be confined to private timberlands and there should not be public trails through smaller privately owned lands.

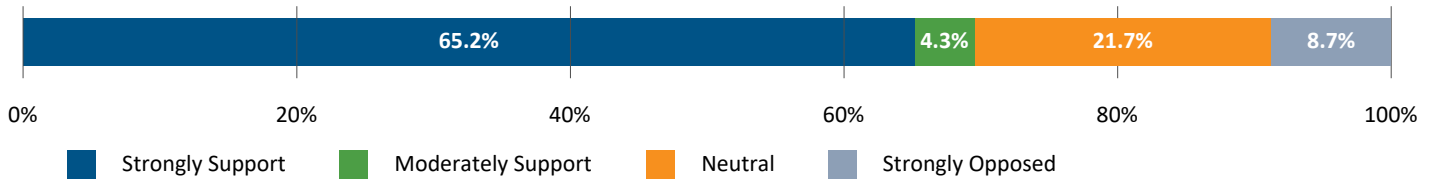
### Residents with additional comments said:

- Many trails are made by landowners, and these should not be regulated.
- Road shoulders should be made safer for cyclists.
- 4x4'ing should not be allowed on hiking, biking, and horseback riding trails.



## Policy Option: Recreation Services

Number of Responses: 23



### Residents who were generally Opposed to the Policy Option said...

- This is not an appropriate function of government.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed.

### Residents who were generally Supportive of the Policy Option said...

- Existing trails should be monitored to minimize ecosystem damage.
- Area F needs additional community amenities that enrich community health and wellbeing, such as recreation centres, gyms, trails, and public transit.
- More promotion is needed for the recreation facilities behind the old French Creek School.

### Residents with additional comments said:

- More clarification is needed on the influence the RDN would have for this policy option.

## Additional Recreation Amenities and Assets Policy Options Comments

The following is a summary of additional comments residents provided on the Recreation Amenities and Assets policy options:

- Public transit should be considered in Errington.
- Increased regulations may be misused by residents to complain excessively about their neighbours.
- Outdoor recreation infrastructure is essential for creating community connection.

## Diverging Topics:

Some of the topics reviewed during the first round of engagement provided contrary views on the future of certain aspects within Area F that required further clarification to ensure that the Community Values are valid and the OCP Update is progressing in the right direction.

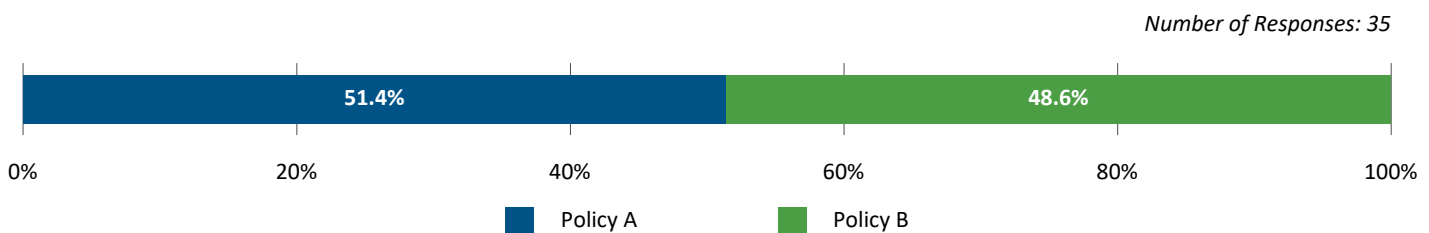
Residents were asked to indicate which of the following policy options they support:

### Regulation:

- a. Low levels of regulation and reliance on voluntary stewardship and good neighbour practices should be the primary methods used by residents in Area F to regulate themselves and personal properties to protect the environment (trees, aquifers, drainage, and environmentally sensitive areas), mitigate conflicts between incompatible uses and address unhealthy and unsafe living conditions that can negatively impact resident's rural quality of life.

OR

- b. In addition to voluntary stewardship and good neighbour practices, regulations and tools should be implemented to take measures to protect the environment (trees, aquifers, drainage, and environmentally sensitive areas), and address demonstrated community challenges, including conflicts between incompatible uses and unhealthy or unsafe living conditions that can negatively impact resident's rural quality of life.



#### Residents who supported Policy Option A said...

- Neighbours should not be able to complain about adjacent land uses without legitimate reasoning.
- The current regulations are enough to regulate growth.

#### Residents who supported Policy Option B said...

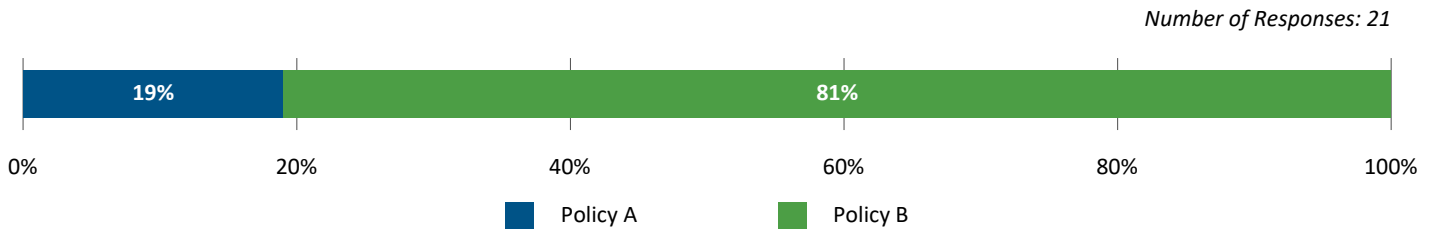
- Area F needs increased enforcement of land use regulations.
- The complaint-based system of enforcement is not strict enough and can lead to conflict with neighbours.
- Increased regulations are needed, good neighbour practices and education are not effective or enforceable.
- Specific regulations could include:
  - » Industrial and commercial uses should be restricted to specific areas.
  - » All homes should comply with the building code.
  - » Agricultural land should be left as is.
  - » Properties must be cleaned up to reduce pollution.
- Public services, like transit, and bylaw enforcement, are worth an increase in taxes.
- A regulatory framework is needed to support sustainable development, protection of the natural environment and resources, and to create a healthy built environment.

## Residential Parcels:

- a. Reduce minimum parcel requirements to allow for large residential parcels to be further subdivided to allow for increased density in areas outside of GCBs to provide potential for additional housing.

OR

- b. Growth will continue to be supported inside the GCB as set out in the RGS and current OCP. Maintaining existing minimum size and density requirements and directing higher density development to areas designated for growth will prevent sprawl, protect groundwater and sensitive ecosystems, and preserve the rural lifestyle enjoyed by residents in Area F.



### Residents who supported Policy Option A said...

- The minimum parcel size should be made much smaller (i.e., from 1 hectare to 0.25 hectares) to accommodate growth.

### Residents who supported Policy Option B said...

- More discussion is needed around the specifics of reducing minimum parcel sizes.
- Increased development is limited by lack of services in the area.
- Allowing increased subdivision will shift Area F into a suburban environment.
- Reducing lot size would be beneficial for landowners' financial security, but the impacts on water supply are detrimental. Growth should be concentrated to the Growth Containment Boundary areas.

### Residents with additional comments said:

- Additional family members should be allowed to live on a resident's land, as long as the wells and septic systems are adequate.
- Subdivision of lots should be strictly regulated to maintain rural character.

## CHARACTER

Under the “Strengthening Character” theme, residents were asked to review policy options and indicate their level of support. The policy options in the Character theme were organized by the following topic areas:

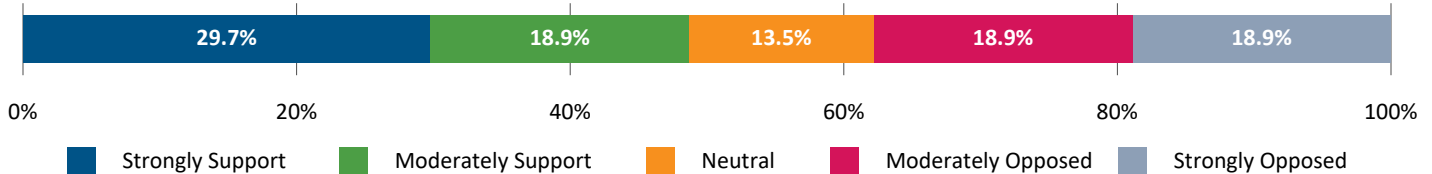
- [Housing](#)
- [Employment and Economy](#)
- [Arts, Culture and Heritage](#)
- [Health and Well-Being](#)
- [Education and Community Facilities](#)

The full text version of the policy options described throughout the Character section of this report are contained within the associated community workbook found [here](#). Below is a summary of support and feedback based on community review of the policy options.

## Housing

### Policy Option: Affordable and Adequate Housing

Number of Responses: 37



#### Residents who were generally Opposed to the Policy Option said...

- A mixture of alternative forms of housing of RVs and trailers can be disorganized and not aesthetically pleasing.
- Allowing for increases in RVs and trailers will put a strain on the water and septic systems in the area.
- An increased number of campgrounds and trailer parks will increase traffic in the area.
- Issues of affordable housing are the responsibility of urban areas, not of rural areas.
- Need for increased regulations for alternative housing types to reduce environmental impacts.
- Increased densification should be restricted to village centres.

#### Residents who were generally Supportive of the Policy Option said...

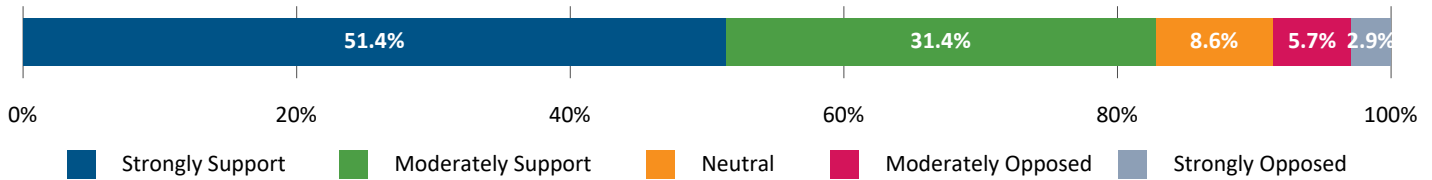
- There is a massive need for affordable, safe, and adequate housing.
- Alternative forms of housing (RVs, trailers, tiny homes, co-ops, multi-unit dwellings) are a solution to the lack of affordable housing and rentals in the area.
- An option for increasing affordable housing is to cluster housing with water and septic servicing, with additional community amenities provided in a neighbourhood core.

#### Residents who were Neutral to the Policy Option said...

- More clarification is needed.
- Not in agreement with the concept of density transfer.
- Not supportive of village centres.
- Not supportive of alternative forms of housing (RVs, tiny homes, mobile home parks).

## Policy Option: Support of Affordable Housing Initiatives

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- Affordable housing is not an Area F issue and should be the responsibility of urban areas or village centres.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- There are very long waits to get into affordable housing.
- People in need of affordable housing should be able to live on a friend's or family's land.

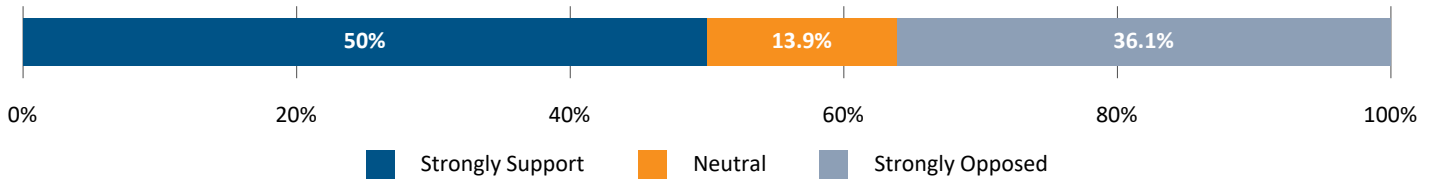
- The housing shortage should not be the responsibility of rural areas.
- Co-op housing could be an affordable solution to housing issues.
- Collaborations with the provincial and federal government that consider affordable housing would be great for low-income residents.
- A model that could be investigated is the Snuneymuxw First Nation housing project in Nanaimo.

### Residents who had additional comments said...

- Government partnerships may provide safeguards against private projects that may be harmful to the environment or vulnerable populations.
- More information and discussion are needed.

## Policy Option: Preserve the Rural and Residential Character of Area F

Number of Responses: 36



### Residents who were generally Opposed to the Policy Option said...

- Multiple buildings should be allowed on a single property to accommodate residents' family and friends who need access to affordable housing.
- The OCP should support larger secondary suites (1200 sq ft) to accommodate rentals for families.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- The existing bylaws are adequate, as minimizing lot size without a home in place does not improve affordability.
- Existing large minimum lot sizes and existing subdivision and density limits should be maintained in order to preserve rural character.
- Large lot sizes are the best option where municipal water/wastewater servicing is not available.
- Density can be built with alternative housing types (i.e., tiny homes).

### Residents who had additional comments said...

- The current minimum lot size should be maintained due to servicing limitations.

## Policy Option: Secondary Suites

Number of Responses: 37



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

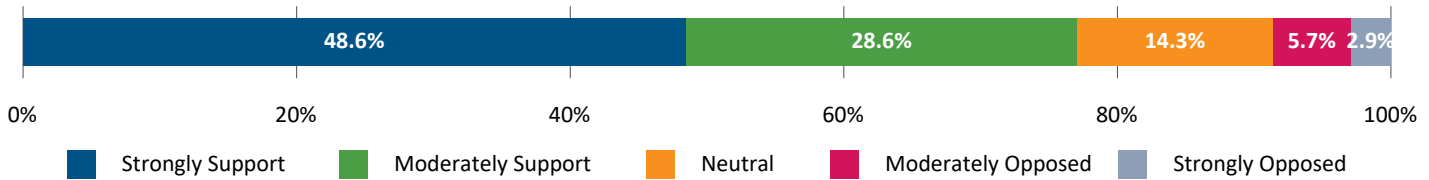
- This is an urban issue.
- Secondary suites increase garbage in the area, put a strain on the water and septic systems and need to be enforced to reduce this strain.
- Secondary suites are preferable to larger developers such as RV parks, multi-dwelling units, and subdivisions.

### Residents who were generally Supportive of the Policy Option said...

- Secondary suites should be allowed everywhere.
- Clarification is needed on whether this policy refers to single or multiple suites.
- Responsible approach to creating more affordable housing because it requires minimal additional servicing and land use.
- Secondary suites could be incentivised near neighbourhood cores that have community amenities.

## Policy Option: Diverse Housing Options

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- This is an urban issue.
- Short term vacation rentals should be restricted because they are detrimental to the community and reduce access to affordable housing.

### Residents who were Neutral to the Policy Option said...

- Multi-unit developments should be discouraged, while smaller housing forms that blend in with the existing natural environment and have minimal impact on the environment should be permitted.

### Residents who were generally Supportive of the Policy Option said...

- Support for starter homes and secondary suites, but not supportive of tiny homes or trailers of any kind.
- Support subdividing larger parcels for more homes, but do not want agricultural land to be broken up.
- Low-income individuals and those on disability need options to live on family property, as they can't afford anywhere else.
- It is important to look at where servicing is feasible and wells and septic need to be regulated by the RDN.

- Clarification on what multi-unit developments might look like is needed.
- Clarification on the difference between tiny homes and RV trailers is needed.
- With diverse housing options, will also need diverse transportation options.
- Affordable housing for individuals entering the market is a great option.
- Seniors housing is better suited to urban centres due to proximity to healthcare services.

### Residents who had additional comments said...

- More clarification is needed.

## Additional Housing Policy Option Comments

The following is a summary of additional comments residents provided on the Housing policy options:

- Increased development is concerning for preserving the rural character of Area F.
- As long as water and septic are adequate, do not implement rules or regulations on housing.
- Clear cutting for the development of new homes should be discouraged through policy.
- New housing should be contingent on minimizing impacts to environment and ecosystems.

## Employment and Economy

### Policy Option: Encourage Emerging Employment Sectors

Number of Responses: 35



#### Residents who were generally Opposed to the Policy Option said...

- Local job creation is important, but do not want heavy industry or increased population in Hilliers.

#### Residents who were Neutral to the Policy Option said...

- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- Industry needs to be confined to the appropriate areas.
- There are too many regulations and fees that prohibit small businesses from thriving.

- Anything that supports local businesses is good.
- Businesses need to respect the local environment and ecosystem health.
- Emerging sectors would add much needed economic diversity.
- Business regulations should not be reduced because of the noise, air, and water pollution of heavy industries.
- Increasing employment opportunities is beneficial and will help residents live, work, and play in the same area.
- Local businesses should be able to operate free of harassment from neighbours.



## Policy Option: Tourism

Number of Responses: 38



### Residents who were generally Opposed to the Policy Option said...

- Eco-tourism does not work. It is used as a way to establish full time RV parks on ALR land.
- Marketing for tourism should be done by individual communities, not by the RDN.

### Residents are not able to use amenities (i.e., campsites) because of the number of tourists in the area.

- There is a large increase in traffic during tourism season.

### Residents who were Neutral to the Policy Option said...

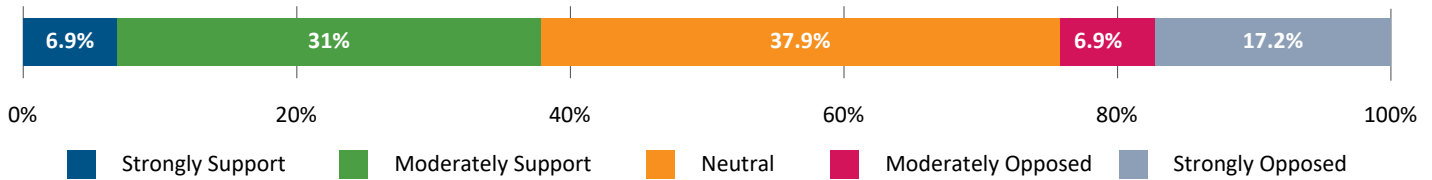
- There is no need for tourism, as Area F is farmland with little to see.
- The OCP should focus on managing tourist activities to reduce their community environmental impact, not on creating more tourist destinations.
- The creation of parks and preserving the environment is beneficial for tourists and the environment.

### Residents who were generally Supportive of the Policy Option said...

- Area F has enough tourist attractions, but they need to have less regulations and fees.
- All local support is good for the community.
- Tourism is beneficial as long as it is environmentally conscious and has adequate infrastructure.
- Infrastructure for active transportation networks (i.e., cycling, walking, hiking) should be developed to bring in tourism while protecting the environment.
- The tourism season brings increased traffic, causing safety concerns, particularly in the Coombs area.
- It would be beneficial for local, long-term employment to have year-round tourist attractions.

## Policy Option: Diverse and Compatible Uses

Number of Responses: 29



### Residents who were generally Opposed to the Policy Option said...

- There does not need to be increased government involvement in business operations.
- Parking should not be our responsibility.

### Residents who were Neutral to the Policy Option said...

- Parking and infrastructure should not be created where it impacts the natural environment.

### Residents who were generally Supportive of the Policy Option said...

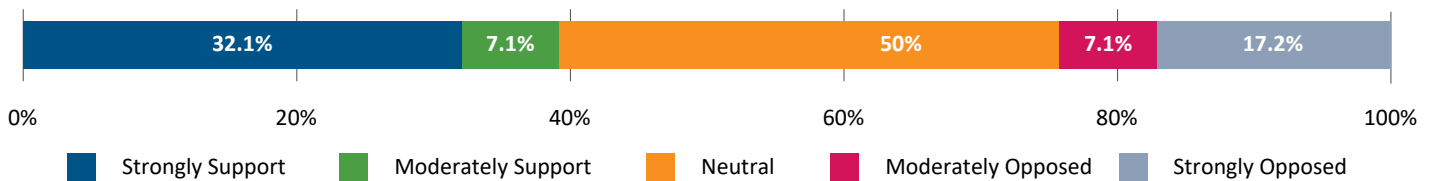
- Commercial uses are supported, but do not want industrial uses in the village centres.

### Residents with additional comments said...

- Businesses should not be restricted to only village centres, and there should be support for home-based businesses as well.

## Policy Option: Economic Development

Number of Responses: 28



### Residents who were generally Opposed to the Policy Option said...

- It is not the RDN's job to help establish or run businesses.
- There must be a balance between economic development and preserving the natural environment from being degraded by tourism.

### Residents who were Neutral to the Policy Option said...

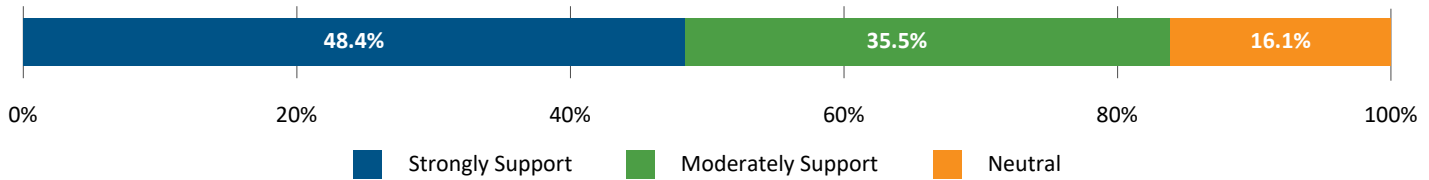
- More clarification is needed.

### Residents who were generally Supportive of the Policy Option said...

- Support for local businesses is always beneficial.
- People other than the RDN should not be able to dictate rules.
- It is important to preserve the environment and community relationships while supporting economic development.
- Environmental attractions need to be preserved for the benefit of businesses that rely on them.
- Social jobs, such as childcare and elder care, should be encouraged.

## Policy Option: Home-Based Business

Number of Responses: 31



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed.

### Residents who were generally Supportive of the Policy Option said...

- Regulation through zoning on which types of home-based businesses are allowed is needed and those businesses within residential zones need to be closely regulated.
- Home-based businesses should only be regulated if they have a negative impact on the environment.

### Residents do not want to live next to industrial uses that have noisy operations.

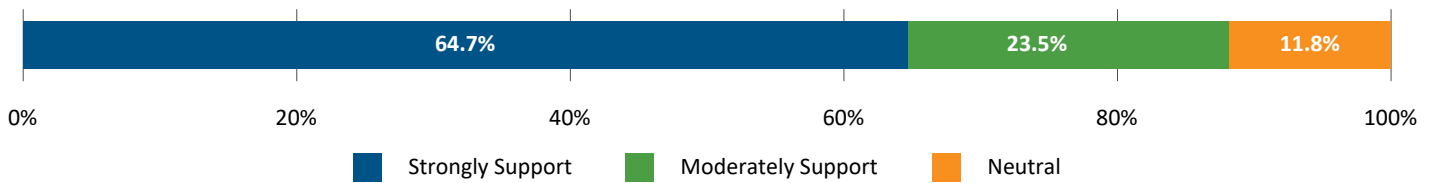
- ALR and RDN land use rules and policies need to be followed.
- All businesses should be supported.
- More information on Zoning Bylaw 1285 is needed.
- It will be important to apply more oversight to home-based businesses, as they have increased during Covid-19.
- A diversity of home-based businesses is critical to the character of Area F.

### Residents with additional comments said...

- Home-based businesses should be given full support by the RDN, as they are essential to the character of Area F.

## Policy Option: Agriculture

Number of Responses: 34



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed.
- Support for ALR/ALC.

### Residents who were generally Supportive of the Policy Option said...

- The ALC should have power to enforce their own policies, instead of having to rely on the RDN.
- Increased rules are not needed, there are already provincial rules.
- Need more initiatives to support farmers through economic crises and ecologically sound farming practices.

### Residents with additional comments said...

- All forms of agriculture should be supported and protected, not just food production.
- Let farmers grow their crops without excessive regulation.

## Policy Option: Forestry

Number of Responses: 34



### Residents who were generally Opposed to the Policy Option said...

- The provincial bar for sustainable resource development is very low.
- There should be no commercial forestry activities or clear cutting within rural residential areas of Area F.

### Residents who were Neutral to the Policy Option said...

- No comments received.

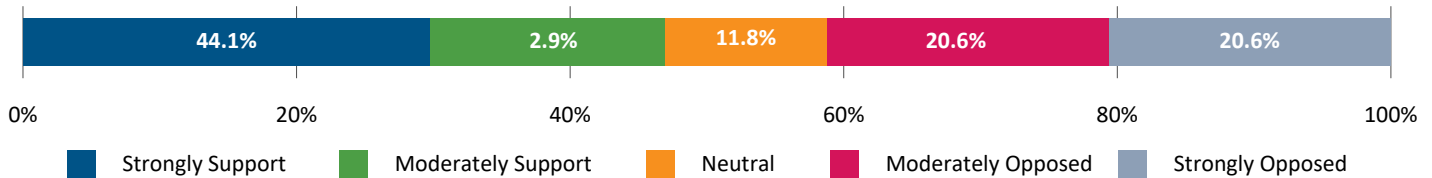
### Residents who were generally Supportive of the Policy Option said...

- This will be difficult to implement because the logging companies are privately owned.

- Forestry is already covered by provincial regulation and is not within the RDN's jurisdiction.
- Forest Land Reserves are supported.
- Lumber mills should be restricted to industrial areas.
- More clarification is needed.
- Forest companies privately own a significant amount of land and sell it for private development, which negatively impacts quality of life in Area F.
- Dialogue with forestry companies is needed to avoid land use conflicts.
- Area F should have a goal of net zero harvesting to preserve the natural environment and rural lifestyle.
- Balance and sustainability are extremely important in this policy option.

## Policy Option: Efficient Development Approvals Processes and Minimized Regulations

Number of Responses: 34



### Residents who were generally Opposed to the Policy Option said...

- Trying to influence other levels of government is a waste of time and money.
- More clarification is needed.
- Increased regulations for development are necessary.
- Area F does not need more businesses or development.
- This should be restricted to industrial/commercial zones.

### Residents who were Neutral to the Policy Option said...

- Businesses licenses are necessary for accountability.
- Regulations are important for ensuring development is completed thoughtfully.

### Residents who were generally Supportive of the Policy Option said...

- Business licenses are too prescriptive.
- Business licenses should be implemented.

## Additional Employment and Economy Policy Option Comments

The following is a summary of additional comments residents provided on the Employment and Economy policy options:

- There are too many policies suggested, things should be left the way they are.
- Rural character (peace and quiet) should be maintained despite population and density growth.
- Many of these policy options need further clarification and cannot be answered.
- Homebased businesses and agriculture are essential to the rural character of Area F.
- Businesses should be able to operate without interference from the RDN or neighbours.
- Area F has progressed to become a lovely, vibrant place with a diversity of businesses and farms, and should stay this way.
- All businesses along highways should be required to have screening, landscaping, and visually/aesthetically appropriate signage, as to not distract from the rural nature of Area F.

## Arts, Culture and Heritage

### Policy Option: Partnerships

Number of Responses: 26



#### Residents who were generally Opposed to the Policy Option said...

- Arts and culture should be allowed to grow without regulations, as long as there are no harmful impacts to any group of people.

#### Residents who were Neutral to the Policy Option said...

- This seems like a local issue.

#### Residents who were generally Supportive of the Policy Option said...

- This is important, but not necessarily relevant to the OCP update.
- We need greater representation of the Snaw-naw-as and Qualicum First Nations, whose territory Area F is on.
- A reconciliation-focused community plan is important.

### Policy Option: Reconciliation

Number of Responses: 24



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

- This is already being done by the provincial and federal governments.

#### Residents who were generally Supportive of the Policy Option said...

- This is important, but it does not need a policy for it to happen.
- There is currently no evidence of reconciliation in action, or of the history of the Snaw-naw-as and Qualicum First Nations. This needs to be taken on by Area F.

- Building meaningful, respectful relationships with local First Nations should be one of the biggest priorities for Area F.
- The work that Nanaimo is doing with Snuneymuxw First Nation is a good example for Area F to learn from.
- Area F is not diverse, which can carry negative impacts of racist attitudes. This needs to be addressed through reconciliation and equity/inclusion.
- Reconciliation should be accomplished through healing acts and should not lead to further environmental degradation.

#### Residents with additional comments said...

- The discussion of First Nations' title and rights should not be discussed in the "Arts and Culture" section.
- First Nations' arts and culture is important in this discussion, but it should be discussed for all groups and ethnicities.

## Policy Option: Archaeology

Number of Responses: 26



### Residents who were generally Opposed to the Policy Option said...

- Unaware of any significant archaeological sites here.

### Residents who were Neutral to the Policy Option said...

- This is already being done by the provincial and federal governments.

### Residents who were generally Supportive of the Policy Option said...

- This work needs to be done with respect for the sovereignty and laws of local First Nations' governments.
- Heritage sites and old growth forests are integrated within the older natural world and should be protected.

## Additional Arts, Culture, and Heritage Policy Options Comments

The following is a summary of additional comments residents provided on the Arts, Culture, and Heritage policy options:

- Need to build a diverse, respectful Area F that acknowledges the complex history of this area.
- Preserving rural character must include recognizing relationships to First Nations communities whose lands we occupy.
- There are some racist attitudes in Area F, making it not welcoming and safe for racialized people.

## Health and Wellbeing

### Policy Option: Public Safety

Number of Responses: 26



#### Residents who were generally Opposed to the Policy Option said...

- FireSmart should not become the law.
- Trees should not have to be cut down to comply with FireSmart, as trees are vital to health and wellbeing.

#### Residents who were Neutral to the Policy Option said...

- This is already being done.

#### Residents who were generally Supportive of the Policy Option said...

- The grass on roadsides should be mowed frequently to increase visibility and prevent forest fires.
- Public safety is important, but it is not within RDN's jurisdiction.
- Need involvement from police to manage traffic and parking conflicts in the community.

### Policy Option: Childcare

Number of Responses: 29



#### Residents who were generally Opposed to the Policy Option said...

- Area F needs specific services to support children with disabilities.

#### Residents who were Neutral to the Policy Option said...

- No comments received.

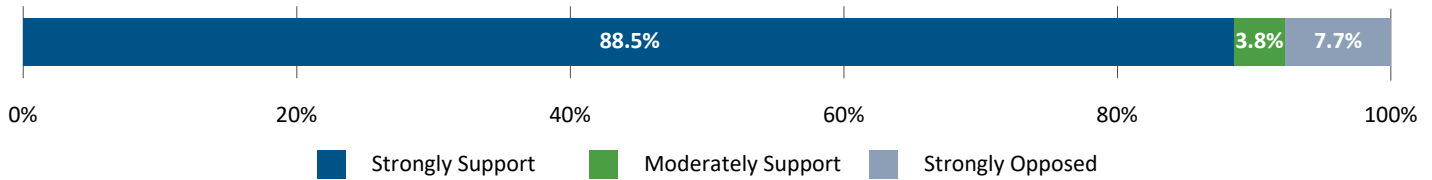
#### Residents who were generally Supportive of the Policy Option said...

- Should follow the provincial government's initiatives.
- A good idea, but not within the RDN's control.



## Policy Option: Health Services

Number of Responses: 26



### Residents who were generally Opposed to the Policy Option said...

- Medical services in Parksville, Nanaimo, and Port Alberni are close enough.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- This will not change.
- Limited availability of family doctors in Area F.
- This is out of scope for the OCP update.
- Need better access to health services, specifically doctors and nurse practitioners.

## Additional Health and Wellbeing Policy Options Comments

The following is a summary of additional comments residents provided on the Health and Wellbeing policy options:

- Childcare programs must include provisions for the care of special needs children.

## Education and Community Facilities

### Policy Option: Efficient Use of Education Facilities

Number of Responses: 23



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

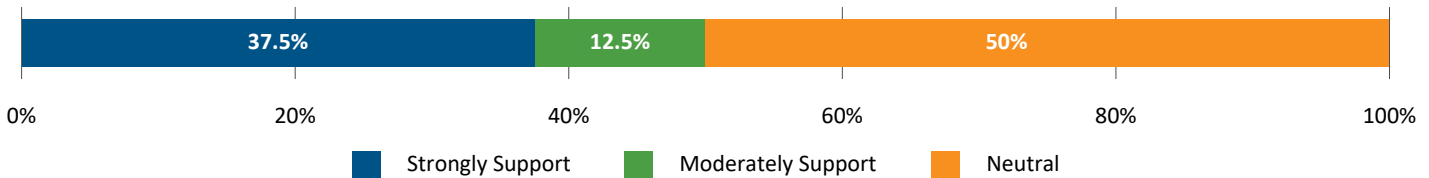
- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- Many children have to be homeschooled because there are not enough schools in the area.
- Errington Elementary School is an adequate size for the younger population.
- These public facilities would be a great place to publicly acknowledge our relationship to local First Nations and educate the community about the history of the area.

### Policy Option: Encourage Use of Community Facilities

Number of Responses: 24



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

- The local school used to be the community facility, but now it doesn't exist.
- The RDN will never have enough budget to build a community facility.

#### Residents who were generally Supportive of the Policy Option said...

- Community consultation for the development of the OCP would be a great way to use these facilities.
- Community programming can provide educational/cultural/recreational/social opportunities for various demographic groups.

## Additional Education and Community Facilities Policy Options Comments

The following is a summary of additional comments residents provided on the Education and Community Facilities policy options:

- A bus system to Whiskey Creek/Coombs area would be beneficial for the community to access health services and other amenities.

## Community Amenity Section:

During Round 1 of engagement, a number of community amenities were identified as priorities to be included in the OCP update and provide guidance on what is requested for the community as part of a rezoning application.

The following is a summary of additional amenities residents outlined to be included in the OCP that will benefit Area F and be prioritized when rezoning applications are reviewed:

- Bus routes
- Grocery store
- Trails and public parks
- Artwork and programs that celebrate and educate residents about the local First Nations communities in Area F

## Diverging Topic: Building Strata

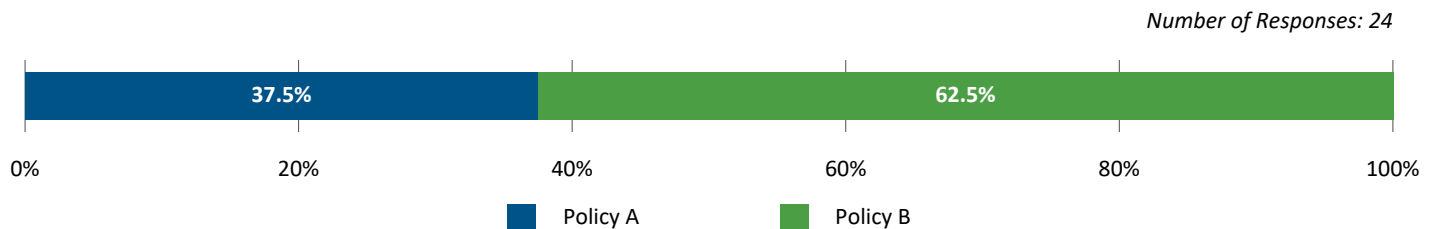
Some of the topics reviewed during the first round of engagement provided contrary views on the future of certain aspects within Area F that required further clarification to ensure that the Community Values are valid and the OCP Update is progressing in the right direction.

Residents were asked to indicate which policy option they support:

- Building strata for single family dwellings are a form of providing additional housing and should be supported within the OCP Update.

OR

- Building strata for single family dwellings within Area F will not be supported and policies and tools will be implemented into the OCP Update and subsequent Zoning Bylaw 1285 review to prevent them.



### Residents who supported Policy Option A said...

- Water and septic capacity seem to be good enough to support stratas and need to recognize that water usage is not always dependent on the number of homes or land size.

### Residents who supported Policy Option B said...

- Affordable housing is important, but it is the responsibility of urban areas due to proximity to amenities.
- Stratas would not be considered affordable housing.
- Stratas may have a negative impact on groundwater supply/quality.
- Density should be restricted to village centres.
- Alternative forms of housing, such as manufactured home parks and tiny home developments, should be prioritized.
- Increases in population due to short term rentals result in:
  - » agricultural lands being reduced
  - » increased demand for public services
  - » increased demand on infrastructure (water, sewer, firefighting)
  - » permanent environmental damage
  - » increased demand for food and housing
- Stratas can lead to legal conflicts and pressure on minimum lot sizes.
- This could potentially be restricted to designated areas in Area F.

## RESILIENCE

Under the “Building Resilience” theme, residents were asked to review policy options and indicate their level of support. The policy options in the Resilience theme were organized by the following topic areas:

- [Climate Adaptation](#)
- [Food Systems](#)
- [Sustainable Site Development](#)
- [Hazard Planning](#)
- [Transportation](#)

The full text version of the policy options described throughout the Resilience section of this report are contained within the associated community workbook found [here](#). Below is a summary of support and feedback based on community review of the policy options.

## Climate Adaptation

### Policy Option: Provincial Targets

Number of Responses: 35



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

- This does not seem like an issue and may not be achievable in Area F.

#### Residents who were generally Supportive of the Policy Option said...

- Whiskey Creek has no public transit, everyone must drive.
- More clarification on how this would occur in an OCP is needed.
- This is essential for sustainable development and community health.
- Policies dependent on population density should not be developed for most of Area F.
- The OCP should focus on aspects of community design that will aid in achieving provincial emission reduction targets.
- Expertise is needed for determining the most effective and practical way to achieve these targets.

## Policy Option: Planning for Climate Change

Number of Responses: 38



### Residents who were generally Opposed to the Policy Option said...

- Addressing climate change should be based on science, not fear of what might happen.

### Residents who were Neutral to the Policy Option said...

- Area F needs increased access roads and routes for evacuation purposes.

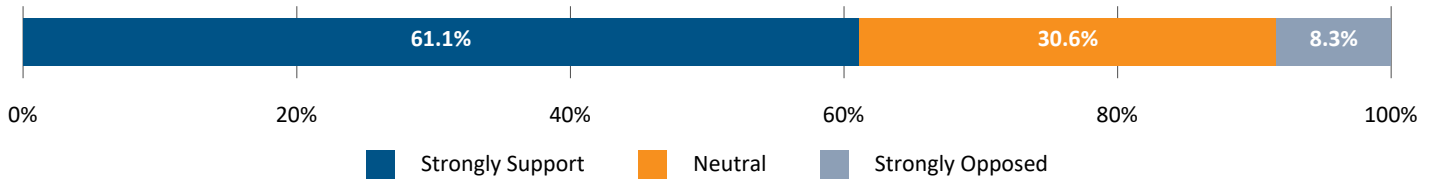
### Residents who were generally Supportive of the Policy Option said...

- Logging is the main contributor to climate change in Area F.
- Increased access routes are needed, specifically in Englishmen Falls Park.

- Monitoring and protecting areas that support groundwater recharge is essential.
- A community wide plan to mitigate climate change and support community resilience is very important.
- Increased sprawl will have negative environmental impacts. Area F needs responsible growth management.
- A community group could be created to facilitate local climate change mitigation efforts.
- This should be paid for by individuals, not government funding.

## Policy Option: Environmental Protection and Restoration

Number of Responses: 36



### Residents who were generally Opposed to the Policy Option said...

- More clarification is needed on who will pay for this, what rural character means, and what environmental restoration means.

### Residents who were Neutral to the Policy Option said...

- There needs to be more enforcement of current policies and bylaws.
- Clearing ALR land for farming should not require a permit.
- This is already covered by provincial rules.

### Residents who were generally Supportive of the Policy Option said...

- Low lying lands should be identified on maps to understand where local flooding may occur and how to increase water retention.
- Hamilton Marsh and surrounding areas should be preserved.

- Forest lands should be preserved through incentives.
- Community stewardship efforts would build community connection and help minimize environmental concerns.
- Industrial and commercial land uses should be restricted to specific land use areas.
- Development Permit Areas should include RV parks and campgrounds to ensure developments do not negatively impact the environment.
- Protection of the environment through Development Permit Areas will have a positive impact on community health.
- Development Permit Areas should include a community design guidelines that maintain the natural environment.

### Residents with additional comments said...

- Environmental protection and restoration should apply to all areas.

## Policy Option: Electric and Hybrid Vehicles

Number of Responses: 23



### Residents who were generally Opposed to the Policy Option said...

- EV charging stations will get vandalized in Area F.
- Charging stations should be installed by the government, not homeowners; however, some participants indicated that homeowners and businesses should be encouraged to install EV chargers, but there should be additional government installations in village centres.
- There will not be enough electricity to support everyone going electric and alternative energy sources will be needed.

### Residents who were generally Supportive of the Policy Option said...

- EV stations should not be funded by taxpayers.
- Policies to reduce fossil-fuel dependent vehicle usage are supported.
- Public transit options should also be prioritized.
- It is unlikely that electric vehicles will be used at a large scale in Area F due to the rural nature of the area.

### Residents who were Neutral to the Policy Option said...

- More clarification is needed.
- There is a risk of damage to EV stations in such a rural area.
- Building codes must encourage individuals and businesses to include EV stations in new developments.

## Policy Option: Renewable and District Energy Systems

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- This is beyond the capacity of local government.

### Residents who were Neutral to the Policy Option said...

- This is unlikely to happen in Area F.

### Residents who were generally Supportive of the Policy Option said...

- Hydroelectricity could be captured from the rivers.
- Pollution from wood burning stoves should be addressed in the OCP
- This should be done in addition to good environmental stewardship.
- Innovative energy systems could be used in industrial zones.

## Policy Option: Recycling Facilities

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- Current recycling system is adequate.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- There is a current problem with dumping at the ends of local roads and logging access roads.
- Residents currently have to go too far to take in recycling and it would be beneficial to be able to have recycling facilities near residential areas, potentially through semi-annual pop-up recycling events.
- There should be curbside pick-up programs for yard waste and wood debris to support Fire Smart practices.
- Collaborations with adjacent governments (i.e., Parksville) would help to expand current collection services.
- Clarification is needed on what waste/recycling goes where.
- Noise pollution and environmental pollution need to be considered when developing recycling facilities.

## Policy Option: Education and Community Stewardship

Number of Responses: 34



### Residents who were generally Opposed to the Policy Option said...

- Need better facilities, not increased education, as most people are aware of the issues.

### Residents who were Neutral to the Policy Option said...

- Increasing education is a waste of money.

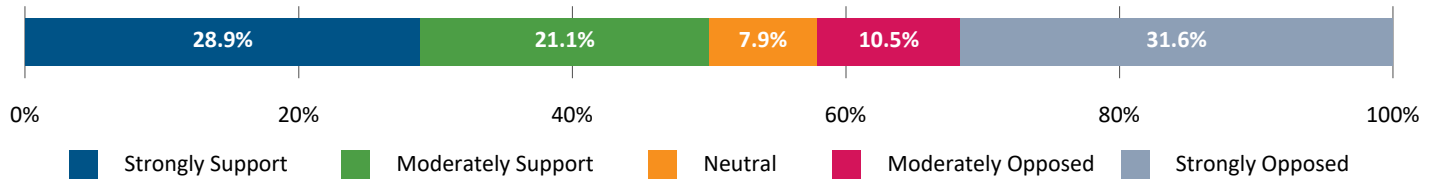
### Residents who were generally Supportive of the Policy Option said...

- Burning of green materials should be regulated.
- We need increased strategies from the RDN Water Smart Team for reducing the overuse of aquifers and conserving water.
- Education and workshops are a great way to promote good stewardship.
- Education campaigns could be modelled after the SepticSmart program.
- Community stewardship should be incentivized.
- Clarification is needed on whether this should be included in an OCP.



## Policy Option: Development Incentives

Number of Responses: 38



### Residents who were generally Opposed to the Policy Option said...

- Do not want more rules as they are a waste of time and energy.
- It would be difficult to achieve near zero emissions in Area F.
- More clarification on the wording of this policy option is needed.

### Residents who were Neutral to the Policy Option said...

- Area F does not contribute significantly to climate change.

### Residents who were generally Supportive of the Policy Option said...

- Water conservation and sustainable building practices should be incorporated into the design of buildings through education and incentives.
- Active transportation infrastructure (i.e., public transit, trails, bike lanes) should be encouraged to build a resilient community.
- Public transportation is worth the financial costs to the community, as it has benefits for the environment and community mobility.
- Fiscal responsibility should be considered when using incentives.
- It will be difficult to require developers to include sustainable features.

## Additional Climate Management Policy Options Comments

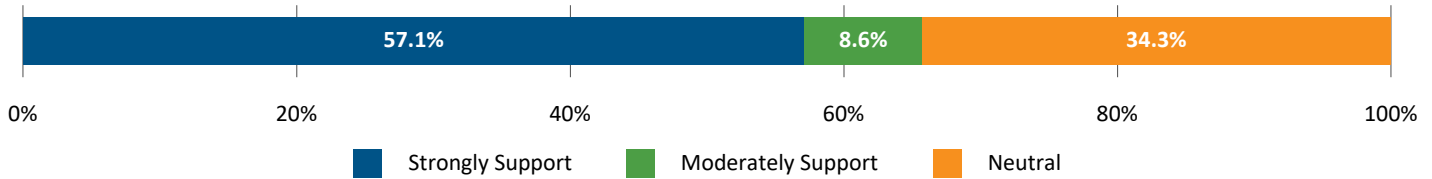
The following is a summary of additional comments residents provided on the Climate Management policy options:

- Landowners who leave garbage on their land should be fined/regulated.
- Water conservation should be prioritized in the discussion around climate change.
- Programming or incentives for reforestation is needed to support water retention.
- Streams need to be identified on RDN maps in order to protect them.
- The 2002 French Creek Watershed study has recommendations for improving watersheds in Area F.

## Hazard Planning

### Policy Option: Wildfire Hazards

Number of Responses: 35



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

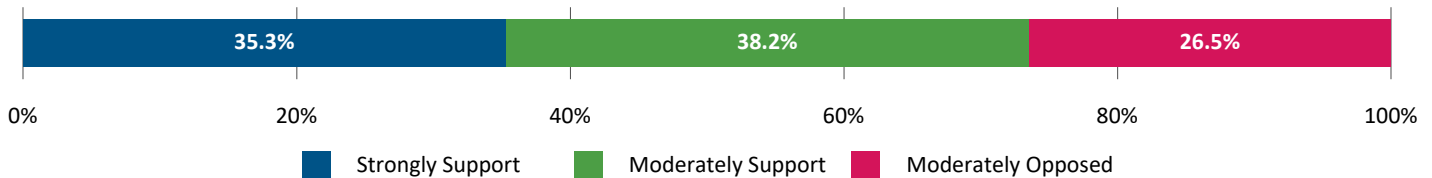
- This is not a big issue for Area F due to development and logging that has cleared many trees.
- Increased evacuation routes would be beneficial.

#### Residents who were generally Supportive of the Policy Option said...

- Wildfire in Area F is a serious threat.
- Consultation and collaboration with First Nations communities to implement Indigenous fire management practices could be used to mitigate wildfire risk.
- Fuel reduction strategies could be implemented (i.e., thinning trees).
- The OCP should discourage development that increase wildfire risk.

### Policy Option: Slope Hazards

Number of Responses: 34



#### Residents who were generally Opposed to the Policy Option said...

- Hiring engineers to approve development would be very expensive.

#### Residents who were Neutral to the Policy Option said...

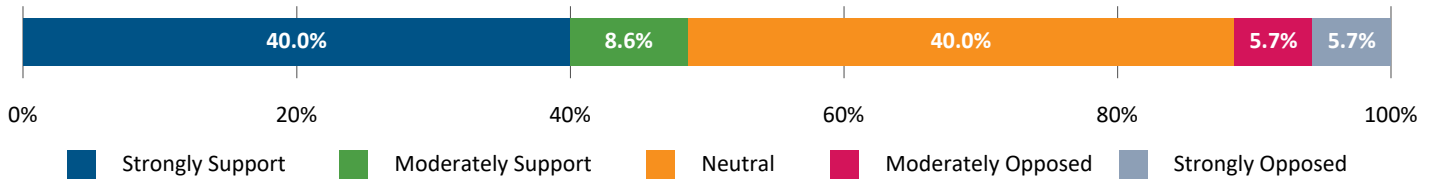
- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- The engineers should be paid for by the landowner, not the RDN; however, hiring engineers to approve development is expensive, it should be made affordable for the landowner.
- Slopes over 30% should be looked at by a geotechnical engineer.
- Developers should be responsible for all risks and liabilities of developing on unstable slopes.
- The OCP should identify lands with slope risks.
- Vegetation and tree requirements could be used to reduce slope hazards.

## Policy Option: Flood Hazards

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- No development should be allowed on floodplains.

### Residents who were Neutral to the Policy Option said...

- Regulations for this already exist, more oversight is not needed.
- Development should not occur on a flood plain.
- More clarification is needed.

### Residents who were generally Supportive of the Policy Option said...

- The Sustainable Site Guide should be used more for new developments to decrease flood risks.
- Area F should build reciprocal relationships with local First Nations communities to understand how to mitigate flood impacts.
- Flooding risk needs to be minimized by reducing logging, maintaining vegetation, and avoiding development in high-risk areas.
- French Creek and Morningstar Creek may be at high risk for climate change impacts.
- The OCP should clearly identify the portion of the watercourses subject to review by a qualified professional.

## Policy Option: Emergency Management Planning

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

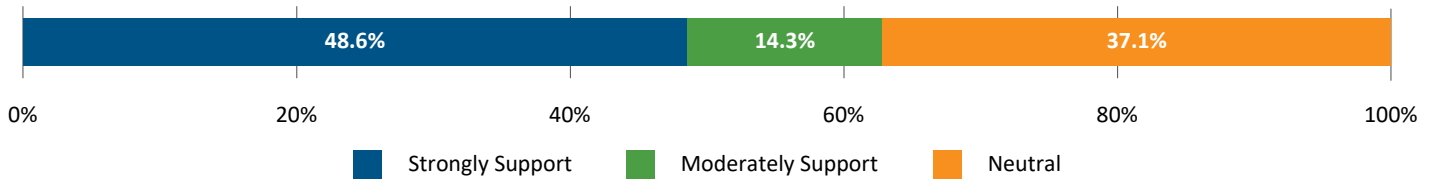
- Infrastructure to manage emergencies often degrades the environment further, and risks of living in this area should be accepted.

### Residents who were generally Supportive of the Policy Option said...

- A new highway to Port Alberni would be supported.
- There is only one access road to far sections of Errington.
- Everything that can be done to increase access during an emergency should be supported.
- LQRV and Meadowood are at a high risk of experiencing wildfire.
- Developments without proper access and emergency services should not be supported.

## Policy Option: Hazard Lands Development Permit Area and Guidelines

Number of Responses: 35



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

- Development permits should not be required, but risks should be understood.
- More clarification on which lands are being discussed is needed.

### Residents who were generally Supportive of the Policy Option said...

- This is an issue for potential landowners that should be dealt with through common sense.
- This land use tool should highlight seasonally flooded areas to reduce environmental impacts.
- DPAs could help mitigate the need for emergency management after environmental events.

## Additional Hazard Planning Policy Options Comments

The following is a summary of additional comments residents provided on the Hazard Planning policy options:

- Protection of water should be prioritized in the Hazard Plan.
- Need policies that encourage living sustainably and thoughtfully on the land.
- Regional Districts should have the authority that municipalities have in respect to tree and vegetation management.

## Food Systems

### Policy Option: Local and Regional Food Production, Processing and Security

Number of Responses: 30



#### Residents who were generally Opposed to the Policy Option said...

- This does not need a bylaw.

#### Residents who were Neutral to the Policy Option said...

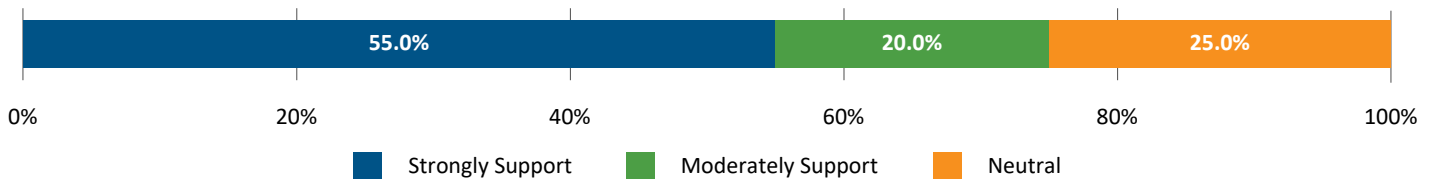
- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- Locally produced food is best for the environment and for the health of residents.
- It is important to support local farmers through the Coombs Farmer's Institute and local markets.
- Innovative farming technologies (such as vertical growing) should be investigated to reduce the clear cutting of forests

### Policy Option: Community Agriculture

Number of Responses: 20



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

- More clarification is needed.
- We already have gardens in Area F.

#### Residents who were generally Supportive of the Policy Option said...

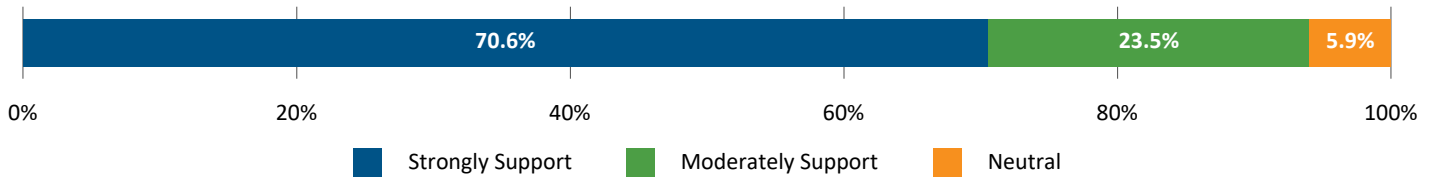
- ALR land is being used for things other than food production (such as RV parks, cannabis production, and commercial uses).
- Population density needs to be kept low to preserve water for farmers.
- In densified areas, community gardens can provide food security and community wellbeing.

#### Residents with additional comments said:

- All agriculture should be supported in Area F.

## Policy Option: Preserve and Enhance Food Lands

Number of Responses: 17



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

- This policy is covered in the community agriculture section.

### Residents who were generally Supportive of the Policy Option said...

- First Nations food sovereignty should be included within community food security.
- Education on sustainable farming and gardening would be beneficial for food security.
- Area F should not be used for growing grain crops, it is suited to growing lumber.

## Policy Option: Agriculture Plans and Strategies

Number of Responses: 17



### Residents who were generally Opposed to the Policy Option said...

- Should not be the responsibility of the RDN.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- Processing plants should be located closer to the farms.
- More clarification is needed on whether this is within RDN's jurisdiction.

## Additional Food Systems Policy Options Comments

The following is a summary of additional comments residents provided on the Food Systems policy options:

- Farming practices should be integrated with natural ecosystems.
- Area F is suited to growing lumber and lands should not grow other crops not suited to the area.
- Organic food production should be incentivized.

## Transportation

### Policy Option: Transit

Number of Responses: 27



#### Residents who were generally Opposed to the Policy Option said...

- This is not needed at this time.
- Transit is a good idea if it is feasible.

#### Residents who were Neutral to the Policy Option said...

- No comments received.

#### Residents who were generally Supportive of the Policy Option said...

- Public transit is needed in Errington.
- Transit needs to be implemented before the need is apparent in order for demand to occur.
- Many residents do not have access to vehicles and would benefit from transit to village centres.
- The cost of developing transit is much lower than the future costs of not developing sustainable alternatives.
- Initiatives around making roads safer for cyclists and pedestrians are needed.

### Policy Option: Active Transportation

Number of Responses: 24



#### Residents who were generally Opposed to the Policy Option said...

- No comments received.

#### Residents who were Neutral to the Policy Option said...

- Cycling is very dangerous in Area F.
- This is too expensive and difficult to implement.

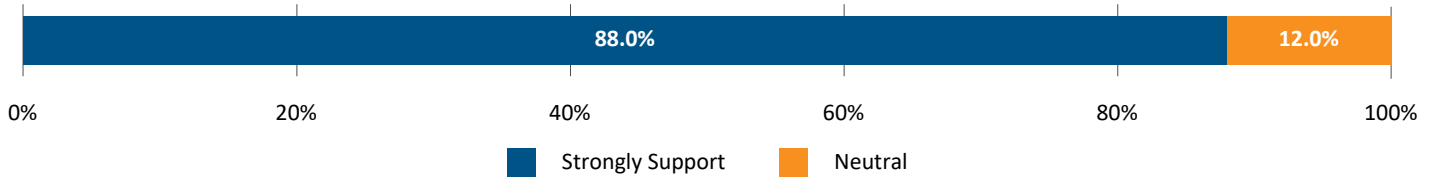
#### Residents who were generally Supportive of the Policy Option said...

- The census data does not capture the actual number of residents who commute by bike.
- Policies are needed to increase alternative transportation.

- Paved roads could be paired with a separate multi-use pathway and trails could be created along undeveloped road allowances to direct pedestrians and cyclists to less used roads
- Active transportation networks should be built to connect residents within Area F and to outside areas to increase access to community amenities.
- Coombs Railway Trail could be expanded to increase access to Errington and Parksville.
- More road networks are needed, specifically to Nanaimo or to Englishman River area.
- Transportation networks should be included as part of new developments rather than at a later date which increases costs.

## Policy Option: Roads

Number of Responses: 25



### Residents who were generally Opposed to the Policy Option said...

- No comments received.

### Residents who were Neutral to the Policy Option said...

- RDN should be in control of designing, building, and maintaining roads instead of the Ministry of Transportation and Infrastructure (MOTI).

### Residents who were generally Supportive of the Policy Option said...

- On-going road maintenance is a major concern (i.e., filling potholes, plowing, ditch maintenance).
- Increased road access is needed to service Errington and nearby provincial parks.
- The RDN should introduce a policy to encourage all stream crossings of fish bearing watercourses to be "clear span" (bridges), versus culverts, to reduce impacts on ecosystems.
- Policy should be created to require MOTI to update their practices of ditch maintenance to consider the presence of fish using ditches. Sediment from ditches adversely impacts fish habitats in streams.

- Area F needs increased enforcement for parking regulations, speeding, and traffic issues.
- Infrastructure is needed to deal with congestion, speeding on rural roads, and increased pedestrian safety on roadsides, specifically in the Coombs area and on Errington Road.
- Commercial vehicle usage should be regulated.
- Road erosion, drainage, and storm water run-off issues need to be remedied.

## Additional Transportation Policy Options Comments

The following is a summary of additional comments residents provided on the Transportation policy options:

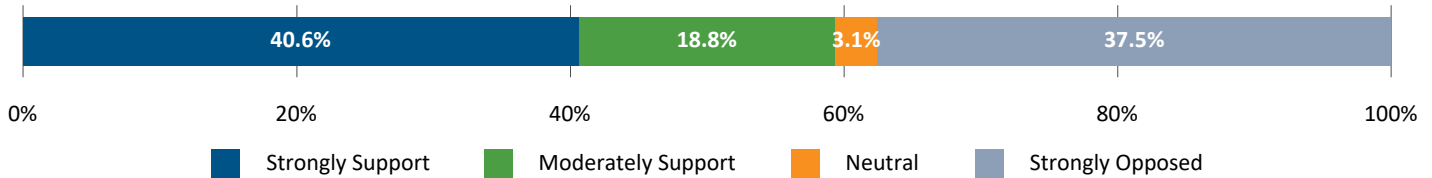
- Area F would benefit from having safe multi-use trails for alternative modes of transportation.
- Bigger road shoulders are needed.



## Sustainable Site Development

### Policy Option: Sustainable Site Planning

Number of Responses: 32



#### Residents who were generally Opposed to the Policy Option said...

- There are too many rules.
- Access to the Sustainable Site Planning Guide is needed before commenting.

#### Residents who were Neutral to the Policy Option said...

- Regional Districts should have the same power as incorporated jurisdictions with respect to tree management on public and private property.
- Residential developments should have landscaping and vegetation cover requirements.

#### Residents who were generally Supportive of the Policy Option said...

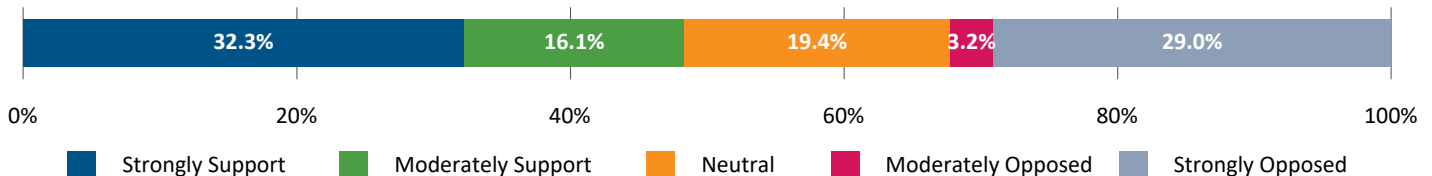
- The Sustainable Site Planning Guide needs additional information on how to manage rainwater on the sites post-development.
- This policy option may be cost prohibitive.
- This must be combined with overarching policies that enforce clear sustainable building regulations, as relying on individual developers is not enough.
- This Guide should be linked to development and subdivision requirements and include information on replanting dying vegetation.
- Stratas should not be allowed because they can avoid many regulations.

#### Residents with additional comments said:

- More clarification is needed on what this checklist means.

### Policy Option: Energy Efficient Development

Number of Responses: 31



#### Residents who were generally Opposed to the Policy Option said...

- This is already covered by building codes.
- Do not want more regulations on what can be built.

#### Residents who were Neutral to the Policy Option said...

- More clarification is needed.

#### Residents who were generally Supportive of the Policy Option said...

- The ongoing provision of the Home Energy Assessment Rebate is also encouraged.
- The cost of achieving this is prohibitive.
- This should be done through increased regulation, not just incentives.

## Policy Option: Education and Incentives

Number of Responses: 31



### Residents who were generally Opposed to the Policy Option said...

- There are too many rules.

### Residents who were Neutral to the Policy Option said...

- No comments received.

### Residents who were generally Supportive of the Policy Option said...

- Community Based Social Marketing principles implemented by the RDN could be used for education programs.
- Rebates and incentives are strongly supported.
- These initiatives could be embedded into building codes.

## Additional Sustainable Site Development Policy Options Comments

The following is a summary of additional comments residents provided on the Sustainable Site Development policy options:

- The Regional Rainwater Management Strategy should be implemented in Area F.

## Diverging Topics: Regulation

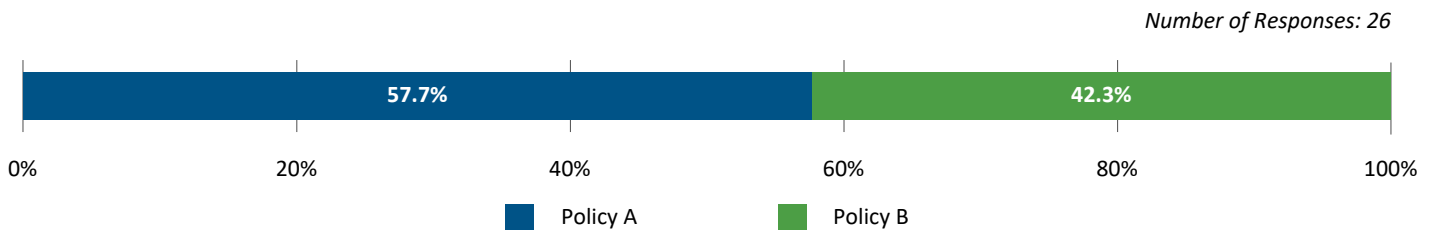
Some of the topics reviewed during the first round of engagement provided contrary views on the future of certain aspects within Area F that required further clarification to ensure that the Community Values are valid and the OCP Update is progressing in the right direction.

Residents were asked to indicate which of the following policy options they support:

- Low levels of regulation and reliance on community stewardship by residents in the area to manage private property should be pursued. Education, advocacy, and the promotion of fire safe and other hazard awareness practices within the region will be a priority and used as the primary tools to minimize the potential for personal injury or loss of property.

OR

- In addition to community stewardship, regulations and tools should be implemented to identify areas subject to wildfire interface, flooding and steep slope hazards, including requirements to ensure that new developments are not exposed to these hazards to prevent personal injury or loss of property.



### Residents who supported Policy Option A said...

- Education is the best way to address these issues.
- Area F should be left minimally regulated, with regulations only in place to maintain safety.
- Many suggested OCP changes will add to the tax burden on residents.

### Residents who supported Policy Option B said...

- It should not be left up to residents to determine what good stewardship looks like and common expectations need to be set.
- Over-prescriptive regulations should be avoided but relying on community stewardship for environmental protection does not work.
- Relying on community stewardship leads to environmental degradation.
- Strategies, policies, and enforcement should be built collectively to create a resilient community.

This section includes a high-level summary of the comments received during the Virtual Town Hall sessions conducted on each of the three theme areas: Growth, Character, and Resilience.

## GENERAL

- Many participants we're concerned about the community engagement process being online – they feel that is not representative of the entire community and doesn't allow for enough input
- Concerns that the OCP update is being rushed
- Potential lack of awareness of the level of detail that an OCP covers
- Concerns around the timeline of the OCP update because the population has grown and changed since the process began
- The OCP should outline which matters are within the RDN's control and which are not
- The OCP should allow for flexibility and innovation in its policies to ensure we are open to new solutions in the future

## GROWTH

- Some participants want to reduce minimum parcel size to 2 ½ acres to help with housing access/affordability
- Main concern with increasing density is lack of water and sewage systems – finding a balance between increasing density and not harming environment/having enough water is important
- Increased development will have impacts on both water supply and groundwater recharge (due to land clearing)
- Interest in rainwater collection to meet water needs when increasing density; but there is some concern around requiring rainwater collection because it is not always applicable to every area
- Increase density in defined village centres – but it is important to understand challenges related to lack of servicing available
- A lot of time and effort to go through re-zoning/subdivision process
- Confusion/concern around why much of the land in Area F is designated as Forest Land Reserve when it is used as residential land
- The RDN's minimum water requirements for development seem very high in comparison to how much water residents actually use per day
- Pocket parks are not used regularly by residents, there could be alternative, more beneficial uses for this land
- More clarification is needed on the boundary restructure policy option

## CHARACTER

- There are mixed opinions on the level of regulation that is needed:
  - » Some residents want to rely on education policies and good neighbour practices
  - » Others want basic regulations to establish expectations for land use
- The policy option around Development Permit Areas on aquifers was of concern – residents thought this would complicate the process and increase the cost to build more housing
- Need for more local places for people to work (e.g., Church Road/Bellevue Road area)
- RDN should look at innovative ways and alternative forms to increase housing supply, especially rental housing. Suggestions include:
  - » Ability to stratify lots (two different titles on one property)
  - » Tiny homes, RVs, mobile home parks, clustering housing
  - » Allowing a larger number of homes on smaller parcels of forestry zoned land
- Changing minimum parcel sizes for forestry lands could be dealt with on a case-by-case basis
- Clarification on whether topics such as education, health, and First Nations reconciliation should be included in the OCP if they are outside RDN's control
- Concerns around landowners going through loopholes to stratify lots

## RESILIENCE

- Concern about wildfire risk – suggestions include:
    - » Opportunities for woodchipper program for residents
    - » Consideration of FireSmart practices
  - Cutting trees to minimize wildfire risk should be balanced with the impacts clearcutting will have on aquifer and ecosystem protection
  - There are mixed views on whether to have more regulation or less regulation to reduce wildfire risk - some residents support education and incentivization to reduce wildfire risk, while others think education is not enough
  - Many residents are concerned about water supply in wells (however, not a concern in all communities) and decreased quantity in aquifers
  - Many residents are concerned about quality/contamination of aquifers/groundwater
  - New residents who may not be familiar with rural lifestyles should be educated about how to manage water/septic systems, through programming or educational materials (i.e., pamphlets, videos)
  - Need creative methods to preserve water:
    - » Creation of wetlands
    - » Rain gardens
    - » Using greywater for irrigation
  - OCP and zoning should support farmers (both plants and animals). Also managed by other bodies (province)
  - Need to make sure there is support for people to have greenhouses; no undue burden/barriers
  - Consideration for dark skies policies (light pollution from greenhouses can be an issue)
  - While regular transit options may not be feasible, may be opportunities to consider alternative transportation ideas (e.g., carpooling, park and rides)
  - Some residents support introducing public transit, but there are concerns about the costs
  - Safety concerns along highways with people walking and crossing road, especially in Coombs and Errington
- This section provides an overview of comments shared by stakeholders who participated in the stakeholder drop-in session.

## AGRICULTURE AND FOOD SYSTEMS

- Need further community education on the value of products being grown in Area F (e.g., hay).
- Some ALR land is being bought up but not actually used for the purposes of growing any crops.
- Farmland needs to be identified and what can be done with it. ALC has not managed it well. Farmland prices have been rising more in BC than any other province.
- A lot of unnecessary bureaucratic layers that farmers have to deal with and increasing costs. A lot of young farmers aren't able to stay in the business.
- The RDN needs to do whatever they can to support the Arrowsmith Agricultural Association as the fairgrounds is instrumental to the agricultural health of the community.
- OCP Policy needs to get written from an informed input including multiple points of view.
- A lot of land tied up under ALR/ALC is not actually farmable or of value to be farmed.

## EMERGENCY SERVICES

- Have started looking at flood plain planning and FireSmart considerations.
- Look at different mitigation tactics in different zones depending on the areas of concern.
- Topside of Meadowood is high risk with slope/tree type (drier tree type.)
- Concerns about highest risk areas with building construction that doesn't align with FireSmart principles (e.g., LQRV – every house has vinyl siding, but community is very involved in FireSmart practices and working with the Fire Department).
- More planning required in advance:
  - » Need more consideration of building from a FireSmart perspective in high risk areas (e.g., require metal roofs/hardy siding).
  - » Option for landscaping permitting – put in what can/cannot be allowed in landscaping (e.g., only FireSmart landscaping with 1.5-10m FireSmart zone).
- Not possible to clearcut to reduce fire risk/fuel opportunities.
- Education is needed on getting prepared for emergency evacuations (communications, what prepped is needed).
- Would like to see automatic, biannual chipping in high risk areas (Coombs-Dashwood).

## NATURAL ENVIRONMENT AND CLIMATE ADAPTATION

- Not enough people paying attention to the project – went too fast; likely didn't get enough people engaged.
- French Creek watershed considered in a critical situation (almost 10 years ago); can't expect it to be less so now with increase in population in Area F and Area G.
- Concerns include:
  - » running out of water,
  - » lack of water storage areas,
  - » the quality of water will continue to decrease,
  - » climate change preparation,
  - » decrease in forest coverage,
  - » clearcutting on steep slopes,
  - » building right up to creeks and waterbodies with no setbacks, and
  - » Hamilton Marsh not being recognized.
- RDN needs to take action to protect watersheds and riparian areas and control clearcutting.
  - » Need to implement the regulations that are available and set the maximum setbacks possible (e.g., if 15-30m setbacks are available – set the 30m).
  - » Need to have adequate, continual year round water supply to maintain fish (steelhead/coho).
- Disconnect between planning for RDN and parks, trails, and green spaces. Planning has too much power.

## EDUCATION AND COMMUNITY FACILITIES

- Concerns about being able to access local community amenities given the location of Corcan-Meadowood
- New community recreation facility will help achieve a lot of related policies from the Growth Strategy and the RDN.
- Not realistic to expect the old brick and mortar schools model; need for better incorporation of schools into a broader community amenity that still includes education programs.
- Enhance policies around continuing to facilitate and create community education facilities and reduce timelines.
- School District has declared climate emergency and have started down the path of zero carbon ready by 2030 (all school sites); any support from RDN to move them towards goals would be appreciated.
- Look at opportunities for additional partnerships between schools and other community organizations.
- Multi-use facilities are lacking in Area F.
- Demographic shift in rural areas as older residents are moving closer to health care services/amenities.
- As more people move to the area, public transit becomes more essential to move people around and important to the School District as it can move students and be more involved in activities and work opportunities.
  - » Need for high visibility (reflective) bus stops (dangerous in the dark, early in the morning).
- Ensuring that trails being developed are providing connections to where they're needed (e.g., to the schools) so they're off the more heavily traffic roads.
- Workbooks was an interesting and informative approach; good from an educational standpoint.
- Moving away from stratas does not make sense with the water requirements.
- School District used to have liaison with the RDN and would meet a couple of times a year and would like to increase conversations.

## GROWTH MANAGEMENT, SERVICING AND LAND USE, HEALTH AND WELL-BEING, RECREATION AMENITIES

- Recommended minimum lot size for on-site well/water/sewage system is 2 and half ac in size (Island Health); however, lots are looked at on a case by case basis, especially if there are site issues that may require smaller lots to support
- RDN had intention of allowing rural areas to become their own municipality; opportunity for Area F to take back rural character.
- Workbooks are a lot of effort for someone to undertake.

The following section summarizes comments from community members that were received via the Get Involved project website, letter, or email.

- Concern around litter and potential increase in garbage if there is increased development. Suggestion to add garbage cans throughout the area (specifically Meadowood, Ashling)
- Support for agro-tourism accommodation to engage the community in agriculture and provide additional income for farmers
- Opposition to reducing minimum parcel size to 1 hectare – should keep larger parcels to support future food security and rural character
- Reducing minimum parcels to 1 hectare would not increase affordable housing, the homes would still be expensive
- Unsupportive of increased industrial development – employment comes from nearby towns
- One resident wants to ensure their property will remain zoned as Industrial/Commercial in the OCP update, as they are opening a plant nursery
- Meadowood should be part of Area H because it is land locked from the rest of Area F
- Some residents support allowing landowners to stratify their lots, while maintaining the same density zoning. This will not put increased strain on water supply
- Suggested definition of strata = The owners own their individual strata lots and together own the common property and common assets as a strata corporation.
- Many residents are concerned about the process of online engagement and whether it is representative of the entire community
- The workbooks were too time consuming to fill out
- Additions to the OCP should be general to encourage creative/flexible solutions to suit each unique community in Area F
- Support for increasing affordable housing
- One stakeholder group suggests converting Mosaic Lands from forestry to commercial/industrial use due to proximity to the Bellevue/Church Rural Separation Area
- RDN advocacy to higher levels of government has very little value
- Sprawl is not a real issue in Area F
- Support for low levels of regulation
- Density should be directed to village centres
- Development should occur naturally, not directed by regulations
- Concerns around water supply – rainwater collection should be promoted where feasible
- Parks that provide environmental protection or recreation should be retained
- Farming should be supported, not regulated
- First Nations partnerships should not be part of the OCP
- Policies regarding climate change are unnecessary



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## PART 2 - FEEDBACK SHARED

A complete record of feedback received during the second round of engagement through the virtual town hall sessions, stakeholder drop-in session, community workbooks, and from those who asked questions via the project email and the project website can be found [here](#).