



REGIONAL
DISTRICT
OF NANAIMO

What We Heard Engagement Summary Report

Project: Regional Growth Strategy and Official Community Plan Amendment for PL2021-043 – 1329, 1333, 1340 Kipp Road and PID 026232391, Electoral Area A

Date: August 2022

Overview of the Project/Process and Objective for Engagement

The Regional District of Nanaimo (RDN) has received an application from Toby Seward of Seward Developments on behalf of Kipp Road Holdings Inc. to amend the “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011” (RGS) and “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” (OCP) for properties located at **1329, 1333, 1340 Kipp Road and PID 026232391** in Electoral Area A.

The subject properties are legally described as Lot 1, Section 14, Range 6, Cranberry District, Plan 40297 Except that Part in Plan VIP77316 (**1329 and 1333 Kipp Road**) and Lots 1 and 2, Section 14 and 15, Range 6, Cranberry District, Plan VIP78539 (**1340 Kipp Road and PID 026232391**), with an estimated total area of 11.4 hectares for all three properties.

The purpose of the application is to make a minor amendment to the RGS to remove the ‘Rural Residential’ land use designation and replace with ‘Industrial’ on all of the subject properties and amend the OCP to remove the ‘Rural Residential’ land use designation and replace with the ‘South Wellington Light Industrial and Commercial Area’ land use designation for properties located at 1340 Kipp Road and PID 026232391. This application has been submitted as an initial step, with a future goal of rezoning the two properties located at 1340 Kipp Road and PID 026232391 to an industrial designation to allow the construction of new buildings to facilitate the future expansion of the existing business.

The *Local Government Act* requires proposed RGS amendments have a consultation plan for the RDN Board’s consideration prior to bylaw adoption that, in the opinion of the Board, provides opportunities for early and ongoing consultation. In response, an Engagement Plan was adopted that outlines the scope of work, applicable stakeholders and an approach to public engagement consistent with the RDN’s established policies and best practices.

The Board adopted the Engagement Plan at its November 23, 2021 regular meeting with the following engagement objectives:

- To provide information to First Nations and affected local governments.
- To make information readily available to interested public and stakeholders.
- To respond to input from public, First Nations, and affected local governments.



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The proposed RGS and OCP amendments received first and second reading at the January 25, 2022 Board Meeting.

Process Outline

The Engagement Plan outlined the public participation goal for the RGS and OCP amendment to consult on the IAP2 spectrum. The promise to the public was to keep everyone informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

Tools and methods to achieve the public participation goal include:

Information: Information and updates shared through a Get Involved RDN project webpage, social media and print media such as the RDN Monthly Ad and Nanaimo News Bulletin.

Letters: Formal notification to affected local governments, stakeholders and First Nations.

Online consultation: Comments and feedback invited online through the Get Involved RDN project webpage.

Event: A Public Hearing was held to solicit feedback from all persons who considered their interest in property to be affected.

Outreach: Public outreach was done through newspaper and online media. Staff were available to meet with residents, affected local governments, First Nations and stakeholders as required.

Awareness and Engagement Activities Undertaken

The proposed RGS and OCP amendment underwent a Public Hearing and had an active Get Involved RDN project webpage to invite comments and feedback online.

Project information and engagement opportunities were shared through several methods:

- Formal referral letters were sent on November 24, 2021, to affected local governments, First Nations and stakeholders requesting comment prior to first reading
- Get Involved RDN project webpage getinvolved.rdn.ca/pl2021-043, using tools that included:
 - Timeline and upcoming events shown on landing page
 - Document library includes staff reports and background information
 - Opportunity to sign up to follow the project
 - Emails to project subscribers
- Public Hearing notice posted on the RDN website www.rdn.bc.ca (under Events Calendar and Service Alerts/Public Notices Pages)
- Public Hearing notice placed in multiple editions of the Nanaimo News Bulletin (June 15 and June 22, 2022)



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What We Heard Engagement Summary Report

- RDN Monthly Ad in the Nanaimo News Bulletin (January 2022)
- Public mail out to owners and occupants within 500 metres of the subject property (June 2021)
- Public Hearing notification sign placed on the subject property

Engagement Opportunities:

- Public Hearing
For the RGS and OCP amendment bylaws:
 - Tuesday, June 28, 2022, in-person at the Cranberry Community Fire Hall at 6:00 p.m.

In addition to the specific scheduled events, there were several ways for residents to provide feedback and ask questions throughout the process:

- Question and Answer section on the Get Involved RDN project webpage
- Email and phone to the staff contact listed on the Get Involved RDN project webpage
- Requesting a meeting with staff

What We Heard

Online: There were no questions posted on the Get Involved RDN project webpage.

Government Agency: The submission received from the Ministry of Transportation and Infrastructure identified concerns related to requirements within the Stormwater Management Plan.

Local Government: Referral responses received from the District of Lantzville and Cowichan Valley Regional District, City of Parksville and City of Nanaimo identified no concerns with the proposed bylaw amendments.

First Nations: No referral responses were received from First Nations regarding this application.

Who We Heard From

Question and Answers online: There were no questions posted on the Get Involved RDN project webpage.

Information Online: Webpage analytics up to June 28, 2021, (close of Public Hearing and public comment for this application) show 149 aware participants who visited at least one page of the Get Involved RDN project webpage and 37 informed participants who downloaded a document or clicked through to other parts of the page¹.

¹ The numbers for aware and informed participants give only a general idea, as in some circumstances the same person could be counted more than once for multiple visits depending on their device used or its settings.



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What We Heard Engagement Summary Report

First Nations Engagement: As part of the RGS and OCP amendment process, correspondence in the form of one referral (November 2021) was sent out to five First Nations. Of these referrals, no responses were received.

Local Government: Referral letters were sent (November 2021) to affected local governments after the proposed RGS amendment was initiated by the Board, prior to 1st reading of the proposed RGS and OCP amendment bylaw. Four affected local governments provided a response to the referral.

Government Agency: Referral letters were sent (November 2021) to government agencies after the proposed RGS amendment was initiated by the Board. Responses on behalf of one provincial agency was received.

Public Hearing: One member of the public attended the June 28, 2022 Public Hearing. One oral submission was received at the Public Hearing.

Next Steps

Public Hearing submissions and referral responses to RGS and OCP bylaw referrals will be presented to the Board prior to consideration of third reading and adoption of the proposed RGS and OCP amendments.

The project website at getinvolved.rdn.ca/pl2021-043 will continue to be updated.