

**Attachment 1**  
**Summary of the Public Hearing**  
**Held at Bradley Center**  
**975 Shearme Rd, Coombs, BC V0R 1M0**  
**September 25, 2023, at 6:00 pm**  
**To Consider Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision**  
**Amendment Bylaw No. 1285.39, 2023**

*Note: This report is not a verbatim recording of the proceedings but a summary of the comments of those in attendance at the Public Hearing.*

**PRESENT:**

Leanne Salter, RDN	Chair, Electoral Area 'F' Director
Angela Buick, RDN	Planner
Tricia Reynes, RDN	Planner
Greg McKenzie, Community Futures	Agent
David Baird, Owner	Subject Property Owner

Seven members of the public attended the meeting.

The Chair called the hearing to order at 6:07 pm, introduced those present representing the Regional District, and outlined the procedures to be followed during the hearing.

Angela Buick provided an explanation of the proposed amendment bylaw and application process.

The Chair called for formal submissions with respect to Bylaw 1285.39, 2023.

No written submissions were received at the hearing. The following comments were received.

*Pauline Liste of 1141 Ruffles Road*, expressed that she is opposed to the development as proposed. She expressed that affordable housing is needed in the RDN and provided an excerpt of an RDN's Strategic Plan on promoting affordable housing. She stated this is an ideal location for affordable housing and that the developer just wants to make money.

*Bennie Brilling, 959 Little Mountain Road*, explained that he has a spring 50 ft from the southern well of the proposed development. He noted that he has a neighbour at 963 Little Mountain Road who has a well drilled in 2007 that went dry this past summer and that the water had turned brown, expressing concerns that the aquifer is dropping in this area, at least 296 ft. Explained that someone used to monitor the wells but that has not been happening in recent years.

*Leanne Salter, Electoral Area F Director*, Asked the crowd to speak turn.

*Steve Harris of 1016 & 1024 little Mountain Road and 1000 Bellevue Road*, explained that all of his lots are within close proximity to this development and everyone is concerned with water. Explained that the ground is all shale and rock and that the City of Parksville's growth in density is putting immense pressure on the aquifer. Explained that the current zoning would permit 38 Mobile homes and the developer did

not have enough money to develop it. Supported the application as each of the lots could have a secondary suite and the suites can act as affordable housing. He stated that he endorses the proposal as presented and that the developer will not make money on this project.

He states that the RDN has done their due diligence in protecting the aquifer with the covenants that are required as part of the re-zoning.

He informs those in attendance that he has a spring on this lot at 1000 Bellevue Road?? and the neighbour has a well that requires a filtration system.

*Farhand Bongadi of 901 Little Mountain Road*, States that he endorses this development as presented. He states that he is also a developer and that this proposal is the least intrusive use of the land and the best development for this lot.

*Cosmos Zavaglia of 1099 Popham Road*, explains that his property borders the proposed development. He explains that he has two deep wells on their property and that they have been declining. He states his concern for the additional draw from the aquifer from the proposed development and asks where the water is going to come from and what is to happen if his property's well runs dry.

*Jovaire – no address given*, Introduced himself as a part owner of the proposed development. Explained that he was part of the original application and that the application was never planning to build a cannabis production facility. He explained that the original proposal was going to be mini storage and that there would have been less water usage than this proposal. He explained that the original developers respected the community's concerns and their expression for non-support. He added that it was unfortunate that the original proposal was not supported by people who were not properly informed and that the original plan would have used much less water than the current proposal. He added that this was the next best scenario.

*Pauline Liste of 1141 Ruffles Road*, explained she is still arguing against this proposal because there is a difference between ownership of land and stewardship of land. 15-20 years from now this land could be affordable housing. The development of this land is for personal gain, the developer should develop it based on current zoning and that it's beautiful land and Shelley Creek runs through it. States the proposal is appalling.

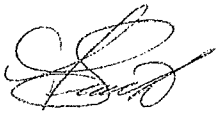
*Steve Harris of 1016 & 1024 little Mountain Road and 1000 Bellevue Road*, explains that the current zoning could not be supported based on available water. States that this past summer his brother and wife worked hard to keep their vegetable and flower garden alive. States the previous owner grew hay and knew water was going to be an issue with any type of development. Explains that the development will have to prove water and septic capabilities before it can be developed. States his support for the application and contributes to employment.

The Chair called for further submissions for the second time.

The Chair called for further submissions a third and final time.

There being no further submissions, the Chair adjourned the Public Hearing at 6:45 pm.

Certified fair and accurate this 26<sup>th</sup> day of September 2023.



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Angela Buick  
Recording Secretary



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Electoral Area 'F' Director Leanne Salter  
Public Hearing Delegate/Chair