

December 1, 2018

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2
Email: planning@rdn.bc.ca

Dear Board of Directors,

Re: RDN Regional Growth Strategy Bylaw 1615, 2011 Amendments related the movement of the Growth Containment Boundary to the Town of Qualicum Beach municipal boundary making all land within the Town of Qualicum Beach's municipal boundary designated "Urban Area" in the Regional Growth Strategy

Please be advised that I am opposed to this amendment for the reasons outlined below.

For the Town of Qualicum Beach to submit this request as the outcome from a full review of the Town's Official Community Plan (OCP) is misleading at best. The subject of the Growth Containment Boundary was never raised during public consultation for the Town's 2016-2018 OCP review. It was only at third reading, after the public hearing and the window of opportunity for citizens to make comment had closed, that Qualicum Beach Town Council voted (3-2 split vote) to make the change to the Urban Containment Boundary. There was no opportunity for input from the town's citizenry and when a member of the public attempted to make comments to Council, he was told that he could not do so. This is clearly an abuse of process.

The issue of the Urban Containment Boundary (UCB) was not raised with residents during the Town's Quality of Life Survey as it was deemed too confusing for this format. There was one Discussion Paper created, *South Qualicum Beach*, which mentioned the UCB; the document was intended for use during the public consultation process, however, I believe it was not used or its use and circulation was extremely limited. The OCP Review Steering Committee discussed the UCB at their meetings on one or two occasions but were guided not to make a recommendation on the matter and certainly were unaware of any intent of Council to realign the UCB with the town boundary. It was only after this citizen committee presented its list of recommendations for Council's consideration, one additional recommendation was added related to expanding the UCB for specific properties only. At one large format public meeting, it was pointed out by at least one citizen that adding this recommendation was not appropriate as this issue had not been seriously addressed during any of the OCP workshops (large or small format). When the matter was discussed at the Committee of the Whole meeting, there was no indication Council was considering a large-scale revision to the Urban Containment Boundary.

This request is for the amendment to be managed through the minor amendment process. The minor amendment process supposes that extensive consultation has already taken place

on the subject and that there is therefore no need to do so again at the Regional Board level. But if there was absolutely no consultation on the subject, then the justification for managing this as a minor amendment is absolutely flawed.

It is also unclear how the two boundaries can be the same yet different. "Growth Containment Boundary" and "Urban Containment Boundary" mean exactly the same thing. Yet, the notice in the Parksville-Qualicum Beach News states that they will be located independent of each other. The citizens of Qualicum Beach are deserving of a clear explanation as to what is being realigned and what are the implications of doing this. You can be sure the vast majority of citizens in town are unaware this change is being made and why it is very important for future planning in Qualicum Beach. You may wish to ask the Town of Qualicum Beach in what ways have they informed residents of this matter?

During the recent election campaigns, virtually every candidate spoke of sincerity, honesty, transparency and consultation with residents. We now have a new Town Council and a new Regional Board, most of the members being new as well. Neither the new Council nor the new Board initiated this amendment. This request from Qualicum Beach is a legacy request from the old Qualicum Beach Council to the new Regional Board. Would it be appropriate for the new Board to perpetuate the mistakes of the old Council? Does the new Board wish to set the tone of the next four years by participating in this amendment based on half-truths and an uninformed citizenry?

I ask you to please deny this request of the Town of Qualicum Beach.

Your thoughtful consideration of this request is both important and appreciated.

Respectfully Submitted,

Anne R. Skipsey
383 Crescent Road West
Qualicum Beach, BC V9K 1J5

Copied to: Directors, RDN Board

From: Barry Avis
Sent: Sunday, December 02, 2018 11:13 AM
To: Ian Thorpe; Rogers, Bob
Cc: Planning Email
Subject: Re Regional Growth Strategy

To the Nanaimo Regional Board

Re: RDN Regional Growth Strategy Bylaw 1615, 2011 Amendments related the movement of the Growth Containment Boundary to the Town of Qualicum Beach municipal boundary making all land within the Town of Qualicum Beach's municipal boundary designated "Urban Area" in the Regional Growth Strategy

I am opposed to this amendment.

This request of Qualicum Beach Council is undemocratic in the extreme. If Qualicum Beach Council is representing this amendment as having evolved from a full OCP review, this is simply not the case. The subject of the Growth Containment Boundary was never raised during the public consultation for the 2018 OCP. Then at the last minute, after the window of opportunity for residents to comment had closed, (after the public hearing) Qualicum Beach Council decided to make a change to the Urban Containment Boundary without allowing the public to have any input on the subject at all. When a member of the public attempted to make comments to the Council, he was told that he could not do so. Even the chair of the OCP committee which was set up by the Qualicum Beach CAO and council was unaware.

This request is for the amendment to be managed through the minor amendment process. The minor amendment process supposes that extensive consultation has already taken place on the subject and that there is therefore no need to do so again at the Regional Board level. But if there was absolutely no consultation on the subject, then the justification for managing this as a minor amendment is flawed.

It is also unclear how the two boundaries can be the same yet different. "Growth Containment Boundary" and "Urban Containment Boundary" mean exactly the same thing. Yet, the notice in the Parksville-Qualicum Beach News states that they will be located independent of each other. This Orwellian doublespeak is like saying that "black is white" or "up is down".

During the recent election campaigns, virtually every candidate spoke of sincerity honesty, transparency and consultation with residents. We now have a new Council and a new Regional Board, most of the members being new as well. Neither the new Council nor the new Board initiated this amendment. This request from Qualicum Beach is a legacy request from some of the old Qualicum Beach Council to the new Regional Board. Would it be appropriate for the new Board to perpetuate the mistakes of the old Council? Does the new Board wish to set the tone of the next four years by participating in this well just wrong amendment?

I suggest it would be advisable for the new Board to deny this request of the Town of Qualicum Beach.

Respectfully Submitted

Barry Avis
1071 Eaglecrest Dr.
Qualicum Beach, B.C. V9K 1E7

From: Charna Macfie

Sent: Monday, December 03, 2018 12:27 AM

To: Ian Thorpe; Rogers, Bob; Planning Email; Wilson, Keith; Craig, Vanessa; Young, Maureen; Salter, Leanne; Gourlay, Clarke; McLean, Stuart; Leonard Krog; Sheryl Armstrong; Don Bonner; Tyler Brown; Ben Geselbracht; Erin Hemmens; Jim Turley; Ed Mayne; Adam Fras; Mark Swain

Subject: RGS Amendment 1615.03 Comments

To Directors of the Board of the Regional District of Nanaimo,

Regional Growth Strategy Amendment Bylaw 1615.03

The Town of Qualicum Beach's request to amend RDN Regional Growth Strategy is irregular in respect to the Town's OCP review process and lack of public clarity and understanding of the Town's two growth containment boundaries.

During the Town's 2017-2018 Official Community Plan (OCP) review, the public did not review and discuss the subject of growth boundaries. A number of topics for the OCP review process were presented to the public by Town staff and were discussed at small and large format public meetings. From the onset of the review process, beginning with the Quality of Life Survey, the main theme of the OCP was housing. During a public meeting near the end of the review process, Town staff presented findings on the various topics that had been discussed over the year. In relation to the housing topic, Town staff identified properties outside the Growth Containment Boundary that may be options for residential growth. Personally, I found this finding disturbing because changes to growth boundaries were not part of the discussions facilitated by staff.

The Town's 2018 OCP perpetuates this confusion and inconsistency about the growth boundaries. Goal 4 of the Regional Context Statement now reads, *"Does the OCP's Urban Containment Boundary match the RGS's Growth Containment Boundary?" The answer is yes and states, "The Town will manage growth through an Urban Containment Boundary that is independent of the Growth Containment Boundary in the Regional Growth Strategy."* The wording confuses the intent of growth management in Qualicum Beach and the RGS.

If the Board members decide to vote in favour of the amendment, what will this mean for the future of Qualicum Beach? How will future development applications or re-zoning applications be managed in relation to the Urban Containment Boundary and what are the expectations of residents, property owners and developers?

I do not support this amendment and hope the Board will vote against the Town's request to amend the RGS.

Sincerely,
Charna Macfie
578 Maple St.
Qualicum Beach, BC
V9K1J3

From: Jane Skipsey
Sent: Monday, December 03, 2018 3:19 PM
To: Planning Email
Subject: RDN Regional Growth Strategy Bylaw 1615 2011

December 2, 2018

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

Email: planning@rdn.bc.ca

Dear Board of Directors,

Re: RDN Regional Growth Strategy Bylaw 1615, 2011 Amendments related the movement of the Growth Containment Boundary to the Town of Qualicum Beach municipal boundary making all land within the Town of Qualicum Beach's municipal boundary designated "Urban Area" in the Regional Growth Strategy

Please be advised that I am adamantly opposed to this amendment for the reasons outlined below.

For the Town of Qualicum Beach to submit this request as the outcome from a full review of the Town's Official Community Plan (OCP) is misleading at best. The subject of the Growth Containment Boundary was never raised during public consultation for the Town's 2016-2018 OCP review. It was only at third reading, after the public hearing and the window of opportunity for citizens to make comment had closed, that Qualicum Beach Town Council suddenly voted on making changes to the Urban Containment Boundary. There was no opportunity for input from the town's citizenry and when a member of the public attempted to make comments to Council, he was told that he could not do so. This is clearly an abuse of process.

Reviewing the Town's 2017 *Discussion Paper, South Qualicum Beach*, which states "Approximately 40% of respondents indicated that residential development in South Qualicum Beach is a topic that warrants more discussion (Q.18)." I must protest that discussions did not take place in an open manner that is clear and transparent to all residents. Under current zoning South Qualicum Beach is designated rural and is outside the UCB which disallows urban sprawl in this area. Do the amendments stated above changes mean that any or part of this area will be opened up to residential development as it will now be designated as urban? Without discussion by the community?

The OCP Review Steering Committee discussed the UCB at their meetings on one or two occasions but were guided not make a recommendation on the matter and certainly were uninformed of any intent of Council to realign the UCB with the town boundary. It was only

after this citizen committee presented its list of recommendations for Council's consideration, one additional recommendation was added related to expanding the UCB for specific properties only. At one large format public meeting, it was pointed out by at least one citizen that adding this recommendation was not appropriate as this issue had not been seriously addressed during any of the OCP workshops (large or small format). When the matter was discussed at the Committee of the Whole meeting, there was no indication Council was considering a large scale revision to the Urban Containment Boundary.

For this amendment to be managed through the minor amendment process which supposes extensive consultation has taken place therefore there is no need to do so again at the Regional Board level is nothing short of obfuscation. The Notice of Regional Growth Strategy Amendment Bylaw 1615.03 of the RDN motion posted the local paper specifying the intent to pass 3 readings of the motion in one meeting appears to intentionally confuse and exclude the residents of the Town through circumlocution and jargon.

I am confused as to how the two boundaries can be the same yet different. "Growth Containment Boundary" and "Urban Containment Boundary" mean exactly the same thing. Yet, the notice in the Parksville-Qualicum Beach News states that they will be located independent of each other. As a taxpayer of Qualicum Beach I deserve an explanation as to what changes are to be made, what are the impacts, and who stands to benefit from these changes if not the average taxpayer. Why, if this change is important for the future of Qualicum Beach has it not been part of the process that is in place to answer this question? I seek to know why the Town of Qualicum Beach has not sufficiently notified me as a taxpayer prior to these major changes to the Urban Containment Boundary being passed with only 3 votes (the outgoing mayor and 2 outgoing councillors) at the final meeting of a 4 year term.

During the recent election candidates spoke of sincerity honesty, transparency and consultation with residents. We have a new Town Council and a new Regional Board, most of the members being new as well. Neither the new Council nor the new Board initiated this amendment. This request from Qualicum Beach is a legacy request from the old Qualicum Beach Council to the new Regional Board. Would it be appropriate for the new Board to move forward under these circumstances? Not in any just democracy would this be acceptable.

I ask you to please deny this request of the Town of Qualicum Beach.

Your thoughtful consideration of this request is both important and appreciated.

Respectfully Submitted,

G. Jane Skipsey

378 Crescent Road West

Qualicum Beach, BC V9K 1J7

December 2, 2018

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

Email: planning@rdn.bc.ca

Dear Board of Directors,

Re: RDN Regional Growth Strategy Bylaw 1615, 2011 Amendments related the movement of the Growth Containment Boundary to the Town of Qualicum Beach municipal boundary making all land within the Town of Qualicum Beach's municipal boundary designated "Urban Area" in the Regional Growth Strategy

Please be advised that we are opposed to this amendment for the reasons outlined below.

The Town of Qualicum Beach did not include the topic of this request in its full review of the Town's Official Community Plan (OCP). Minimally, the statement that it was part of the OCP full review is misleading.

As citizens of Qualicum Beach, we listened to frequent promises of transparency, involving citizens in decisions, and collaboration when each of the current council members were campaigning in the recent election. This is such a clear transgression of those promises, that we are assuming this neophyte council does not understand the needed process for presenting this request to your board. Purporting consultation with the public which did not occur is more than deceptive and double-dealing, it feels duplicitous. Let us outline the sequence of events so you too can feel our dismay.

- The subject of Grow Containment Boundary was never raised during the public consultation for the Town's 2016-2018 OCP review.
- At the 3rd reading to make the change to the Urban Containment Boundary The Qualicum Beach Town Council voted in a 3-2 split. This vote occurred:
 - After the opportunity for citizens to make comment had closed

- After the public hearing
- This sequence is clearly after the opportunity for input from the citizens of Qualicum Beach was closed.
- Even so, one citizen attempted to make a comment and was told the opportunity for doing this was closed.

This is an abuse of process. Please, let us not descend into the trends of other deceptive politicians thinking they can ignore

- the responsibility of citizens to hold their elected officials responsible for promises made,
- processes in place and
- the voices of citizens.

Public trust is a tenuous thing and must not be capriciously abandoned.

There was another recent Town of Qualicum Beach citizen communication that could have included UCB for public input. Yet, the recent Quality of Life Survey did not have Urban Containment Boundary on it. Patronizing explanations that the public could not understand it are so disrespectful to the intelligence and involvement of Qualicum of Beach citizens.

- The percentage of people who voted in 2018 municipal elections - 56.1 %
- Turnout for All Candidates Meeting – standing only room at each of 3 meetings
- Quality of life Survey – 2,030 surveys completed

These numbers clearly indicate an engaged citizenry who have not had an opportunity to be informed about the UCB issue nor to be involved in a discussion prior to decision making.

A discussion requires both parties being aware of the topic. This was not the case during the recent OCP review. On the one or two occasions it was discussed, the committee members were guided not to make a recommendation. The citizens on the OCP committee may not have understood the importance of pursuing it, as they lacked knowledge of the intent of council to move so drastically and swiftly to realign the town boundary with the UCB.

Adding the UCB to the list of recommendations without it being discussed during the OCP process is duplicitous.

Even at the Committee of the Whole Meeting there was no indication that Council was considering a large-scale revision to the Urban Containment Boundary.

The Town of Qualicum Beach Council is now requesting your participation in their misleading practice. They are misguiding you by presenting it as a minor amendment process. Our understanding of a minor amendment process is that there has already been extensive consultation. No consultation has occurred; never mind extensive.

In our mind there is further obfuscation of what is being proposed. How can two boundaries be the same yet different? We thought Growth Containment Boundary and Urban Containment Boundary meant the same thing. Yet the notice in the Parksville Qualicum Beach News states that they will be located independent of each other. Our questions become:

- Exactly what is being proposed for the immediate future?
- Exactly what additional changes are hidden within the obfuscation of these two identical terms being decided separately?
- When will citizens be given information on what is being proposed and their ramifications now and into the future?
- When will Qualicum Beach citizen voices be offered an opportunity to be heard – in full?

We now have a new council in the Town of Qualicum Beach and a new Regional Board. You can bring clarity and transparency to this legacy-request from the previous council of the Town of Qualicum Beach. Ask the questions, look for documentation, do your homework. You are making decisions for the citizens of Qualicum Beach, therefore you collectively represent us. That imposes a high degree of responsibility on you, for the future quality of life of Qualicum Beach citizens.

During the recent election and most especially at All Candidates Meetings, we heard over and over and over a request for protection of the charm of Qualicum Beach and a promise from the candidates (now representatives) to protect it. The

“charm” of Qualicum Beach is a high priority for citizens and our new council. The changes to the UCB directly oppose this goal.

We ask you to deny this request from the Town of Qualicum Beach. Guide this new council which is 80% inexperienced politicians in what they need to do before bringing it again to you for a decision. They seem to require your guidance in what the processes are and how to engage in them.

We thank you for your diligent consideration of our request, and your diligent review of all aspects of this matter.

Respectfully submitted

Lois and Cameron Eaton
591 Tamarack Road
Qualicum Beach, B. C.
V9K 1A7

From: Lorna Gray

Sent: Monday, December 03, 2018 2:27 PM

To: Planning Email

Subject: RDN Regional Growth Strategy Bylaw 1615, 2011 Amendments

I am writing to let you know that I am opposed to this amendment for the following reasons:

- The citizens of Qualicum Beach are unaware that this change is being made and I think we need a clearer explanation as to what is being realigned exactly and what the implications are.
- There has not been any public input or discussion which I think is extremely sneaky.
- Neither the new Council nor the new Board initiated this amendment. At all the recent campaigning presentations before the elections on Oct 20th, each one of these candidates talked about a clean slate and fresh start. Opening this amendment up to the people of Qualicum Beach would be a good way to start their term in office with some transparency.

I ask you to please deny this request of the Town of Qualicum Beach.

Yours sincerely,
Lorna Gray
579 Spruce Street,
Qualicum Beach,
V9K 1J1

From: Louella MacVicar
Sent: Monday, December 03, 2018 3:06 PM
To: Planning Email
Subject: Qualicum Beach Boundaries

I am opposed to any changes to our present boundaries at this time. We need extensive public education as to where and what these boundaries are. We also need thorough public consultation before such a decision is made. This is a major change to our OCP and must proceed cautiously.

Louella MacVicar
832 Redonda Place
Qualicum Beach BC
(250) 752-2411

From: mary merryweather
Date: December 2, 2018 at 7:16:49 PM PST
To: mary merryweather
Subject: Re: Amendment to the RGS

Mayors Councillors Commissioners

Since the subject of the Growth Containment Boundary was never raised during the public consultation for the 2018

OCP I find it extraordinary and undemocratic that the Qualicum Beach Council decided to make a change to the Urban Containment Boundary by tossing it in at the end of the proceedings with complete disregard for public input, not even the pretence of...!

Therefor, there being no consultation on the subject there can be no justification for managing this as a minor amendment.

Qualicum Beach Council has consistently purported to consult the community; does it really? Does it actually listen?

Hopefully the newcomers on the council will also set a new tone and not repeat the posturing of the previous council.

I respectfully suggest this request by the Town of Qualicum Beach be denied.

Mary Riches

From: Murray Chantler
Sent: Tuesday, December 04, 2018 11:03 AM
To: Inquiries <Inquiries@rdn.bc.ca>
Subject: Re: Amendment to RGS (Bylaw No. 1615.03)

To the RDN Board of Directors,

We wish to go on record as being adamantly opposed to the proposed amendment to the Regional Growth Strategy (RGS); specifically Bylaw No. 1615.03, the proposed amendment to move the Growth Containment Boundary (GCB) in the Town of Qualicum Beach (QB) to be contiguous with the municipal boundary.

This amendment to the Official Community Plan (OCP) of the Town of Qualicum Beach was supported by three members of council at the last moment, after all the public meetings had been held and there was little opportunity left for public comment. This so called "minor change" to the OCP and the RGS has potentially far reaching negative implications for the future of Qualicum Beach.

Moving the GCB to align with the municipal boundary of QB and classifying all land within as "Urban Area in the RGS" places **ALL** land within the town's boundaries at risk of future high density development. We are firmly of the opinion that this amendment makes it easier for the development community to circumvent the expressed desire and resolve of the residents to maintain the current flavour and ambience of Qualicum Beach. It could be argued that this is, in fact, the intent of this amendment; that any land within the town is now open for development solely at the whim of the town council.

In particular, there is absolutely no logical reason for the placement of Agricultural Land Reserve lands (ALR), parkland, and the like under the umbrella of an Urban Area classification within the GCB designation; such a move places these lands under intense pressure for development and sends entirely the wrong message regarding their use. **It is critically important that agricultural land not be removed from the ALR and used for development purposes!**

We respectfully urge you to reject this amendment to the RGS pertaining to the Town of Qualicum Beach and thus leave the existing Growth Containment Boundary intact in it's current placement.

Sincerely,

Murray Chantler & Christina Brown
Qualicum Beach