

Attachment 2

**Summary of the Public Hearing
Held at RDN Board Chambers
6300 Hammond Bay Rd
Tuesday, January 8, 2018 at 6:00 pm
To Consider Regional District of Nanaimo
Amendment Bylaw No. 1615.03, 2018**

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:

I. Thorpe, RDN	Chair
K. Wilson, RDN	Director, Electoral Area A
V. Craig, RDN	Director, Electoral Area B
M. Young, RDN	Director, Electoral Area C
B. Rogers, RDN	Director, Electoral Area E
J. Fell, RDN	Alternate Director, Electoral Area F
C. Gourlay, RDN	Director, Electoral Area G
S. McLean, RDN	Director, Electoral Area H
E. Mayne, RDN	Director, City of Parksville
A. Fras, RDN	Director, City of Parksville
T. Westbroek, RDN	Director, Town of Qualicum Beach
M. Swain, RDN	Director, District of Lantzville
L. Krog, RDN	Director, City of Nanaimo
S. Armstrong, RDN	Director, City of Nanaimo
D. Bonner, RDN	Director, City of Nanaimo
T. Brown, RDN	Director, City of Nanaimo
B. Geselbracht, RDN	Director, City of Nanaimo
E. Hemmens, RDN	Director, City of Nanaimo
G. Garbutt, RDN	General Manager, Strategic & Community Development
P. Thompson, RDN	Manager of Current Planning
J. Schile, RDN	Senior Planner, Long Range Planning
B. Ritter, RDN	Recording Secretary

Approximately 40 members of the public attended the meeting.

The Chair called the hearing to order at 6:13 PM, introduced those present representing the Regional District of Nanaimo (RDN), and outlined the procedures to be followed during the Public Hearing.

Jamai Schile provided an explanation of the proposed amendment bylaw and application process.

The Chair called for formal submissions with respect to Bylaw 1615.03, 2018.

Two written submissions were received at the hearing as identified in the notes below.

The following verbal submissions were given at the Public Hearing.

Luke Sales - Director of Planning for Town of Qualicum Beach. Read from his written submission which is included in this report. Explained the background to the bylaw amendment and how it relates to the Town of Qualicum Beach Official Community Plan (OCP). Explained the Town's OCP process and what it entailed. Explained that the Regional Growth Strategy (RGS) Growth Containment Boundary (GCB) is only mentioned twice in the text, an appendix and on a map, and will not change the Town's plan. Decision to amend the bylaw from previous Council was to simplify the governance process and clarify jurisdictions. The proposed amendment bylaw may alter the process for working with the RDN on land use issues, but it will not change the Town's long term plan. Noted that a similar GCB adjustment occurred for City of Nanaimo and no lands have subsequently been removed from the Agricultural Land Reserve (ALR) since that time, nor did it result in major land use changes. Reiterated that this change is not a change in land use, but a question of procedure. Requested Board to approve the proposed amendment bylaw.

Director Swain – asked if Mr. Sales was presenting as a resident or employee of the Town.

Luke Sales – answered that he is present as a representative of the Town of Qualicum Beach.

Charna Macfie - 578 Maple St, Qualicum Beach. Read her written submission which is included in this report.

Chair – expressed that all Directors present are required to listen to all submissions with an open mind.

Kevin Monahan – 586 Alder St, Qualicum Beach. Read from his written submission which is included in this report.

Mark Sager – 1495 Marine Dr. West Vancouver. M. Sager is a Lawyer, who was asked by some citizens of the Town to look at the Town's request to move the GCB. Expressed that it is unlawful for the RDN to change the GCB until the Regional Context Statement in the Town's OCP is amended to permit the change. (A handout was provided to the Board to support these points). Suggested that the bylaw should be tabled until the inconsistencies are clarified.

Mary Riches - 171 First Ave W, Qualicum Beach. Feels that the Town is asking the RDN to designate the whole town, including ALR, as urban and that all properties would be available for development and removing land from the ALR. Green space should be protected. Wonders if the Town and community are in agreement about the extent of urbanization and loss of green space and loss of ALR land. Feels that it will affect habitat and reduce water quality, and quality of life within the Town.

Linda Todsén - 2075 West Island Hwy, Qualicum Beach. Read from her written submission which is included in this report.

Dave Golson - 578 Memorial Ave, Qualicum Beach. Attended most meetings for the Town's OCP review and completed the Town's Quality of Life Survey (the Survey). At one of the public meetings in 2017 he recalled answering a question on a feedback forum (reading from document/form) "no mention of urban containment; why not? It was an important issue over the last four years". In another OCP meeting the Town was asked "what was occurring with the urban containment" boundary, and the answer was that there were no decisions made

regarding any changes. Later in that same meeting, it speaks of OCP and Quality of Life discussions around housing policy, that if implemented “would lead to a change in the UCB”. In the Survey there were no questions regarding the UCB, only a couple of questions for ALR land usage. From the Survey, 21 percent said that it should permit any development on any land, 51 percent believed it should occur in the downtown core and 50 percent agreed that ALR land usage should be allowed on a case by case basis. He expressed that he did not see any dialogue in the OCP process about making changes to GCB. Feels there should be buffer zones between the development zones and rural lands and that the RDN is needed to keep watch and balance growth. He requested that the Board reject the request.

Adam Walker - 89 Hillers Rd N, Qualicum Beach. Councilor for Town of Qualicum Beach. (A handout was provided to the Board that is included in this report.) Expressed that the motion is flawed and does not represent residents. He referred to the handout where maps show all lands to be added to the GCB, i.e. there is a well field, conservation lands, old regional landfill site and agricultural land not within ALR. There are also 300 acres of agricultural and forestry lands not in the ALR. He expressed that the inclusion of these lands violates Bylaw 1615, and precludes them from being a minor amendment. Included in the handout are extracts of the bylaw showing criteria that are not considered minor, but are included in this amendment. Feels that the OCP review did not include “clear communication, outreach and education about the RGS”. He feels that the motion is short sighted. The handout outlines how the RDN is not considering the impact that development will have on neighbours, and its impact to waste water treatments, roads and traffic, and recreational services etc. He feels that by proceeding, the RDN are accepting the associated costs and responsibilities and passing them onto RDN constituents. He feels that this is about RDN agreeing to waive its right to process and its duty to plan for the effects of development. Feels that it is short sighted for the RDN to make 300 acres of ALR land available for development, without having any access to plans, studies or impact studies. Page 14 of the handout shows one of the many contradictions with the amendment and the long term plan. Feels the amendment is a way to circumvent good process and planning.

Deborah McKinnely - 346 Denzel Rd, Qualicum Beach. Read her written submission which is included in this report.

Pat Jacobson - 606 Sumac Drive, Qualicum Beach. Expressed concern about increasing environmental degradation, and the threat to social and economic well-being in the Town. Feels that even though the RDN have said that this is a Town issue, we need to act beyond boundaries when it comes to land use decisions. Municipalities share the cost, air, water, healthcare, waste, recreation, transportation and a high quality of life. Feels that there is a push for more developments and less trees. Questions if the Town is really securing local wellbeing?

Presented ten points to consider:

1. Watersheds should have local control.
2. Timber companies are large owners of watersheds and motives are in conflict with residents.
3. Need to protect and replenish trees.
4. Valuation of natural assets should be prioritized over engineered infrastructure.
5. Define capacity of watershed.
6. Accelerate reconciliation with First Nations.
7. Build on Drinking and Watershed Technical Advisory Committee's work.
8. Look at decision making processes and ask are people involved or are organizations still un-empowered.
9. Change name of RDN to more be inclusive.

10. Change name of RGS to “Regional Growth Sustainability”.

Does not think this is a minor amendment and is not consistent with the RGS. Asked the Board to vote no.

Zweitse De Wit - 760 Berwick Rd S, Qualicum Beach. Expressed that he wanted to add some clarity and depth to the discussion. He has experience in the community and the previous OCP review, and saw many previous requests for the boundary to be moved to the Town boundary. The Council of the day wasn't successful with the request because they had to complete a full OCP review. The review is now done and the Council now feels that the GCB should be adjusted. He expressed that the town is small and that housing is the big issue, and there is about 50 percent of the land that can't be changed because of jurisdictions or hurdles that would have to be overcome. Feels that the amendment will help growth and business in the community. Feels that request is reasonable and that the Town is equipped to make its own decisions. Requested that the Board support this request.

Lance Nater - 996 Royal Dornoch Drive, Qualicum Beach. Opposed to the Town request to expand GCB. Expressed that while he has heard that this change is motivated by governance, and as a result of extensive two year review, he did not see the topic of moving GCB ever raised over that review. On the Town website the question is asked about the Urban Containment Boundary move and the response was that there were no decisions made. The previous Council, in 2018, voted to move the Urban Containment Boundary, not the GCB, to the Town Boundary. At the December 2018 Board meeting, the Directors expressed concern about inclusion of ALR within boundary but others thought that ALR would prevent this. He cited examples where ALR did not prevent this - in Delta, Richmond and Powell River.

Has not been able to find any examples where RDN delayed or interfered with proposals from the Town. He questions why the Town is now worried? If boundaries are moved across the region how will RDN implement the RGS? Feels that the 30-35 percent portion of ALR within the boundary must be responsibly handled outside of changing Councils, and that the RGS is beneficial to the Town. Suggest that the process should be fixed and the amendment be denied.

Fox McKinley - 346 Denzel Rd, Qualicum Beach. Read out his written submission which is included in this report.

Deborah McKinley read the written submission from Ray and Sue Abermann (address unknown), which is included in this report.

Fox McKinley - read the written submission from Joe Stanhope (Island Highway, French Creek) which is included in this report.

Louella McVicar - read the written submission from Domena Diesling (564 Berwick Rd N, Qualicum Beach) which is included in this report.

Graham Riches - 171 First Ave W, Qualicum Beach - read his written submission which is included in this report.

Cameron Eaton - 591 Tamarack Dr, Qualicum Beach. Feels the Town would like to make all of the decisions about development and managing the town. He expressed that the relationship with the RDN is integral to the RGS and read out an extract from what he called the RDN Mission Statement regarding the RGS in support of this. He feels that this amendment does not

meet the minor amendment definition and read out an extract of the Section 1.5.1 of the RGS to support this. Feels would negatively impact ALR land and the environment. Asked the Board to deny the amendment.

Lois Eaton - 591 Tamarack Dr, Qualicum Beach. Read out her written submission which is included in this report.

Michael Jessen - 1266 Jukes Place, French Creek. Read his written submission which is included in this report.

Ron Buechert - 755 & 760 Laburnum Rd, Qualicum Beach. He feels very effected by RDN decisions as he holds a large parcel of land on the Town boundary (one third that is ALR). He worked on the first RDN Growth Management Strategy, where independent input is allowed and where experts can speak freely. He feels that the RDN has an important role in the management of land in the Town. He sees that many areas in the town boundary are designated as endangered eco systems, and that area would now be designated urban, as would his agricultural land. Would like to see the RDN continue to have a role in Town land use issues. Would like to see the GCB move further into the Town to protect wildlife and agricultural lands. Asked that the Board not accept the amendment.

Rob Wager - 6202 Waterbury, Nanaimo. Expressed that the community has spent years trying to determine where the community is going, and now people who are not happy are asking for that to be overridden. If citizens want this direction to go forward, wonders why the RDN would like to block that? Noted that the ALR is provincially regulated and cannot be removed by municipalities.

Elaine Watson - 121 East Sunningdale Rd, Qualicum Beach. Concerned that the GCB changes have not been discussed with citizens, and many are shocked and unaware. Feels that citizens don't want big changes and fear environment impact, and do want affordable housing. Asked the Board to delay or deny this change and allow the people to speak.

Scott Harrison - 529 Mashie Close, Qualicum Beach. Councilor for Town of Qualicum Beach. Is in support of the amendment to proceed with the amendment. Highlighted that the Town's OCP was adopted by unanimous vote. Explained that the proposed changes (referenced OCP map in OCP Schedule 1 or 2), expanded to include the airport area to do some development around the airport, but were otherwise largely unchanged from the 2011 OCP. From his experience, this issue has motivated about 50 to 60 people in a town of 9,000. Agrees with the Senior Planner recommendation and can't see any clear contraventions in the process established in the *Local Government Act*. Supports the RDN in moving forward with the request.

Bruce McArthur - 717 Redwood Dr. Expressed that the OCP only mentions the GCB as it relates to the RGS statement, while the urban containment boundary is presented more often. Uncertainty as to definition of UCB, which was previously called GCB. Finds the document confusing. Expressed that this amendment should not be considered a minor amendment.

Tim Pritchard - 663 Windward Way, Qualicum Beach. Was a member of the Town's OCP Review Steering Committee and Director of the Town's Residents' Association. Feels that comments relate primarily to procedural matters and ignore major issues of the Town and OCP process. Feels that the need for housing (diversified and affordable housing for young families and retirees) was front and centre in the OCP.

Feels that there is a myth that the Town has experienced too much growth and needs a population cap, and that statistics show the population only increased by 51 people per year (0.6% / yr) in the last five years, and was unchanged in the previous five years. Feels that under current circumstances the town couldn't grow if it wanted. The Town released a document that showed there were only 90 vacant lots in 2018 and even lower now. Asked where needed housing is going to go? Some want densification of downtown, but most young families want single homes, not strata. He expressed that there is a need for more housing and that there is a very limited amount of land available. He is also concerned that with no town growth businesses are closing down, and staff have trouble finding housing.

Douglas MacKay-Dunn - 2617 Island Hwy W, Qualicum Beach. Has experience in local government. Is concerned at the significant expansion of the GCB and that inclusion of ALR land is dangerous and may place those lands at risk. Even though current Council says that they will not change ALR lands, this does not bind future Councils. Would like to see agricultural land expanded to help with the negative impacts of climate change. Feels that the ALR should not be included in the new GCB, and should be excluded. Would like the matter be sent back to the Town for another public process.

Annette Tanner - 563 Crescent Rd W, Qualicum Beach. Displayed bioregional map of Vancouver Island to refer to in her presentation (speaker did not submit map as part of this report). Ms Tanner is the Chair of Western Canadian Wilderness Committee (Mid-Island Chapter). She is in support of the RGS, and spoke of various environmental aspects of the region and the need to protect them. Feels that there is a lack of public land, and we should not sell any more Crown Land. Feels that ALR should be preserved. Referred to pages 13-16 of the handout (provided in this report). Does not support the amendment. Also submitted a copy of the comments submitted by the Wilderness Committee, in 2005, relating to the RDN's Parks Plan revision (included in this report).

Director Bonner - asked for clarification as to whether Ms Tanner was in support of the bylaw amendment.

Annette Tanner - replied that she was not in support of the bylaw amendment.

Scott Tanner - 563 Crescent Rd W, Qualicum Beach. Not in support of the bylaw amendment. Feels that there should be good planning before profits.

Louella McVicker - 832 Redonda Place, Qualicum Beach. Was involved in current OCP review committee and did discuss boundaries and determined that the boundaries did not need to change. Feels that this amendment is coming in the back door and not recognizing work done by the OCP. Feels that this amendment makes it easier to remove land from ALR, and that that we must be vigilant about protecting agricultural land. Asked the Board to re-look at the amendment for legal effects, and protection of agricultural land.

Linda Todsén - 2075 Island Hwy W, Qualicum Beach. Surprised by ALR fear mongering. She attended most meetings of OCP review and noted that there was only one ALR parcel that was being considered which was a five acre piece close to town. Feels that this does not constitute a concern. Feels that it is not true that there is a plan to remove ALR lands. There is approximately 30 percent of the town that is ALR and feels there is no way it would be removed by either the Town or the Province.

Lois Eaton - 591 Tamarac Dr, Qualicum Beach. Cited where land in the Town was removed from ALR to build a golf course (which occurred) and to build a resort (which did not happen). Noted that the developers are now requesting that they would like to change zoning from tourist to dense residential, even though land is wetland and needs careful attention. Demonstrates how a two-step approach is being used to move land from ALR to residential. Does not feel that the ALC is a guaranteed protection from that. Feels that the Town needs to protect a growing decline in food production. She is not opposed to housing, but feels that climate change should be prevented in the process. Asked the Board to delay the change until the citizens are in agreement.

Annette Tanner - 563 Crescent Rd W, Qualicum Beach. Read out the Vision Statement from the Growth Management Plan - in particular in regards to the role of the urban containment to limit urban sprawl and bring focus to development, in regards to retaining strong rural lifestyle and activity and protecting the environment. Feels this needs to be upheld.

Kevin Monaghan - 586 Alder St, Qualicum Beach. Questions why this amendment is happening. Feels that the whole matter does not make sense. Asks the Board to reconsider this amendment.

Susan Stark - 238 Seacroft Rd, Qualicum Beach. Wants to highlight the word "simplify". She feels the amendment was made to simplify how residents and business owners make decisions. She is in support of the amendment.

Dave Willie - Qualicum Beach. He feels that the amendment is motivated by governance, and that the present Council is simply following up on the previous Council's request. Feels that the OCP process is complete and that the amendment should proceed. Expressed that all, not just special interest groups, should be heard.

Greg Simmons - 238 Seacroft Rd, Qualicum Beach. Sees many parallels with process in Qualicum Beach and Salt Spring from 2004, and feels it is anti-change and anti-growth. He feels that it is hypocritical to ask that the changes that previous residents enjoyed, to now be denied for any others. He cautioned the need to not push others out and deny change.

Robert Filmer - 501 Tyee Crescent, Qualicum Beach. Council member of Town of Qualicum Beach, but speaking on behalf of himself, not as a Town representative. Feels that residents voted for change, and he is in favour of the change, and that the Town should move forward with this change.

Craig Dutton - 355 Nenzel Rd, Qualicum Beach. Pheasant Glen owner, lawyer and businessman. He questions the legal advice of M. Sager, and suggests the RDN should seek independent advice. Mentioned that Pheasant Glen has hosted many events in the town and added much to the town. If the amendment is passed, it will include the Pheasant Hill resort land into the town boundary, and allow them to connect to the sewer system. Otherwise they will have to treat their own sewer. Pheasant Glen has 15 million dollars invested in the resort, and the bylaw change will affect them and delay them. Feels the amendment is a governance issue, and should allow the Council to make the decisions and govern within jurisdictions.

Sandra Finley - 203-222 Second Ave West, Qualicum Beach. Feels that as a democracy the government is expected to govern, and that there are safeguard laws that govern them, and elected members can't just override the law.

Marilyn Steiner - 550 Yambury Rd, Qualicum Beach. Served two terms of Council and involved in various OCPs. She feels that the impression given at the evening's public hearing is that the sky is falling. Feels however, that it is not unreasonable to extend the boundaries as proposed. She feels that no one is going to do anything to the ALR, and that it is practically impossible to get land out of the ALR. She noted very low growth in the town, and that the town is a well-managed, which is likely to continue. She feels that those that have moved to the Town more recently are those that are against the change. She feels that those present at the public hearing are not representative of all, but that many are happy to put their trust in the elected Council to make this decision. She asked the Board to vote in favour.

The Chair called for further submissions for the second time.

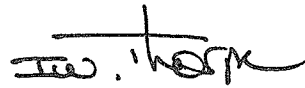
The Chair called for further submissions a third and final time.

There being no further submissions, the Chair adjourned the Public Hearing at 9:08 PM.

Certified fair and accurate this 15 day of January, 2019.



Bernadette Ritter
Recording Secretary



Ian Thorpe
Chair, Regional District of Nanaimo
Public Hearing Delegate/Chair

RDN Delegation January 8 2019

Good evening Chair Thorpe and members of the board,

My name is Luke Sales and I am the Director of Planning for the Town of Qualicum Beach.

I am here to speak briefly about Amendment Bylaw 1615.03, 2018 and how the proposed change relates to the Town's Official Community Plan (OCP).

The Town adopted its recent OCP on June 18, 2018, after nearly two years of extensive public consultation. More than 2000 people responded to the 2017 Quality of Life Survey, and many more people took part in the process in other ways.

The OCP as adopted is 167 pages, plus maps. The plan includes

- ten sections on land use,
- five sections on municipal services,
- 5 implementation items,
- 17 development permit areas and
- a long-term sustainability plan.

Within the maps there is a clear Urban Containment Boundary that separates the Agricultural Land Reserve and rural lands from land with potential for urban development.

The proposed amendment will not change the Town's plan. In fact, the Growth Containment Boundary is not mentioned anywhere in the text of the Official Community Plan. It is on one map, and in the Regional Context Statement.

When the previous Council made this change, the intent was to simplify the governance process and clarify jurisdictions. The Town works with the RDN on many regional services and will continue to do so. But for land use, it was important to Council to have more authority within Town boundaries. The proposed amendment may alter the process for working with the RDN on land use issues, but it will not change the Town's long-term plan.

This same approach of aligning the Growth Containment Boundary with the municipal boundary was adopted in the 2011 Regional Growth Strategy by the City of Nanaimo. It should be noted there have not been any lands removed from the Agricultural Land Reserve in Nanaimo since that time, nor did the 2011 amendment result in major land use changes.

The residents who are here tonight care for the future of Qualicum Beach, and it is this intense commitment to civic responsibility and love for our Town that has helped make Qualicum Beach a truly special place. Some will describe this as a change in land use, but that is not the case. The question before the board is one of procedure.

Whether or not the board supports the proposed Amendment Bylaw, the Town will continue to maintain a high standard for planning and community engagement. On behalf of the Town of Qualicum Beach I ask that you approve the proposed bylaw. Thank you.

Luke Sales
Director of Planning
Town of Qualicum Beach

Schile, Jamai

From: Charna Macfie
Sent: January 8, 2019 4:24 PM
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: January 8 public hearing RGS amendment

Submission from Charna Macfie
578 Maple St.
Qualicum Beach, BC V9K1J3

Regional Growth Strategy Amendment 1615.03
Public Hearing January 8, 2019

The main purpose of the Regional Growth Strategy (RGS) is to accommodate and manage growth for the region in a sustainable way. (The RGS vision states that the quality of life “is grounded in a strong commitment to protecting the natural environment and minimizing harm to life-sustaining ecological systems.”)The RGS recognizes the challenges our communities must address to adapt to climate change, growing populations and diminishing resources. And land is our most valuable natural resource.

All of us here are being told that the Towns’s Growth Containment Boundary (GCB) should be moved to the municipal boundary because this is an issue of governance. There is something incongruous about this reasoning. And it opposes Goal 11 of the RGS - cooperation among jurisdictions.

I don’t agree with Qualicum Beach Council that the Regional District wants to control or interfere in land use decisions in Qualicum Beach. If there are or have been situations when the Regional District interfered with local affairs in the Town, the public is unaware. Council’s push for autonomy is unreasonable and mysterious. Trying to answer and understand this action by Council raises much speculation.

Considering the efforts of Regional District to manage growth in a sustainable way through the RGS and the Agricultural Area Plan, it is counter productive and against policies and plans to pass this amendment for the supercilious reason of governance. People’s concerns about the amendment go far beyond the pettiness of a one sided power struggle.

There is more at stake here than trying to avoid appearing authoritarian to one’s peers. Issues such as the future of our environment and communities, collaboration with each other, working together to confront the many and serious challenges facing all of us as a community, building self-sufficiency and resilience, finding ways to adapt to climate change, reducing our emissions, and economic stability is where our focus must be. All these issues are fundamental to the RGS.

Commentaries from residents about criteria for minor versus major amendment have been presented to Board members. The Board has already heard about the particular omissions during the Town’s OCP review process that are directly related to this amendment. The community did have an extensive OCP review with housing as the main theme, but no discussions about the controversial issue of growth boundaries. The Quality of Life Survey Results document is a record of the survey questions and answers. There is nothing in that document about growth or urban containment boundaries. The fact that the growth and urban containment boundaries were not part of the OCP review process means that this amendment is not minor according to the criteria for major versus minor amendments.

Policy 4.3 under Goal 4 Concentrate housing and jobs in growth centres says that “proposals for expanding Growth Containment Boundaries should be supported by:” a land use concept plan and varies studies and assessments of sensitive

areas, availability of water, watershed impacts, wastewater disposal impacts, impacts on emergency services, aggregate deposits, transportation. The amendment package received by the RDN does not include the above information that would have been part of the OCP review process when planning to expand the GCB. Is it not customary to request this information from the Town before moving forward with the amendment process?

Another criteria for minor amendment has also not been met. Regardless of what the Town's intentions may be, this amendment will change land use designation from agricultural to urban. Many consider such a significant land use re-designation as having a negative impact on agricultural lands or land in Agricultural Land Reserve. Criteria for minor amendment states that it is not a minor amendment when agricultural land will be negatively impacted.

Everyone is aware there is a large area of agricultural land in East and South Qualicum Beach. The Qualicum Beach Zoning map identifies Agricultural Land Reserve (ALR) as A1 zone. Qualicum Beach contains A1 zoned lands that are not in the ALR. A few A1 lots that are not under Agricultural Land Commission (ALC) protection has minimum parcel size of 50 hectares. There are more than 30 properties of different sizes zoned A1 with minimal parcel size of 2 hectares. The ALC still uses 2 hectares as the minimum parcel size for agricultural land. Therefore, the argument that expanding the GCB will not threaten agricultural land is not entirely accurate. Some agricultural land is not protected by the Agricultural Land Commission.

(The current ALC follows their mandate of protecting agricultural land, but are apparently understaffed and lack resources. Although land exclusion requests are not as numerous as alternative land use requests, some land removal approvals are awarded depending on certain criteria. One Qualicum Beach property for 21 hectares with support from Council won approval for removal from ALR in 2005.)

I assume the Town knew their amendment request would trigger a new land use designation for Qualicum Beach greenbelt. A major land use change in one broad sweep. The current Qualicum Beach Council are not fully responsible for requesting this amendment. The decision to move the GCB was made by previous Council at third reading of the OCP **after** the public hearing last May.

The current Council knowing what they know now after listening to our comments with an open mind, may re-consider the validity and consequences of the amendment. Council may find it wise and beneficial to rescind their request for amendment.

People attending the public hearing or sending in comments in opposition to the amendment are simply community minded with no financial vested interest in the outcome. Their actions and choices are based on what they believe is best for the common good and for their community. They are here actively advocating for the principles and policies within the RGS. Their voices have value.

Voting against the amendment is voting in favour of the RGS.

Submission of Kevin Monahan to the Regional District of Nanaimo
Public Hearing January 8, 2019.

It has been said before this Board, that as chair of the Official Community Plan Review Steering Committee, I exercised a diabolical level of persuasion over the committee to suppress discussion of the Urban Containment Boundary. This is simply not true. Since the UCB is simply the outermost limit of the lands considered "suitable for urban development", my recommendation was that the discussion should be about identifying lands suitable for urban development. Once that discussion was concluded, the UCB would have been clearly defined.

The board has been advised by the Town of Qualicum Beach that this is a governance issue—that this is a means for the Town to take back control over land-use decision-making in Qualicum Beach. And the board members are understandably reluctant to interfere in internal Qualicum Beach issues or to police its consultation processes. So why should the board take an interest in these internal Qualicum Beach issues?

1-Because land-use decision-making power was never taken away from the Town. To say that the current situation requires the Town to get permission from the RDN for any land-use decision is simply not true. Zoning, development permits, by-laws, etc are 100% within the Town's authority. The only time the RDN has ever been involved is when the municipality wants to make a change to its Urban Containment Boundary as a result of an OCP amendment.

However, these circumstances are far from normal. The Town has not asked the RDN to amend its Growth Containment Boundary to match its own Containment Boundary. In fact, the Town is asking the RDN to do something entirely different—to amend the Regional Growth Strategy in a way that does not follow the rules set out in the *Local Government Act*. And this makes it very much an RDN issue. It appears that the Town is creating an issue for the RDN and not the other way around.

By approving this application, the board would be removing itself from a role which was specifically given to it by the Provincial Government. If there is negative fallout as a result it will be the RDN that has to justify its decision, not the Town of Qualicum Beach.

2-The RDN is the body with the responsibility for setting long-term planning goals for the region, so its policies do matter. If the RDN passes this amendment, it will be designating all the ALR within Qualicum Beach as "suitable for urban development." It may be true that there is no immediate intent to urbanize those lands, but make no mistake about it, this is an endorsement of the idea of converting ALR to "urban land". After this there will always be an endorsement of the idea established in the Regional Growth Strategy.

According to your own web-site "The RGS sets the direction for Official Community Plans (OCPs) and other bylaws of member municipalities and the regional district. An OCP must include a Regional Context Statement, to describe how it either does, or will become consistent over time with the direction set by the RGS." So this designation of ALR as "urban" is a policy that creates a goal for future OCPs to aspire to. Is this a policy the RDN wishes to enshrine in the Regional Growth Strategy?

Submission of Kevin Monahan to the Regional District of Nanaimo
Public Hearing January 8, 2019.

3-On September 18, 2018, the RDN voted to accept the Qualicum Beach OCP's Regional Context Statement. This statement is a part of the OCP, mandated by the Local Government Act, which is supposed to describe how the OCP is consistent with the RGS, and if it is not, how it will become consistent over time. However, the Town's statement does nothing of the kind. Instead it specifies how they will be different, not similar, and the Town's UCB and the RDN's GCB will be managed independently of each other. Clearly, the Town's OCP does not comply with the requirement of the Local Government Act that if the two boundaries are not consistent, they must be made consistent over time. It is this proposed amendment that would make them inconsistent.

When the Board voted to accept the Regional Context Statement, it is not clear that the Regional Context Statement was actually presented to the Board. I appears that it did not appear in the agenda for the COW meeting or for the regular Board meeting. Certain wording from the Regional Context Statement may have been presented to the Board, but even that is not clear. I believe that more directors would have voted against the acceptance of the Regional Context Statement if they had actually seen it—because it simply does not make sense. For your convenience, I have attached the relevant page from the Regional Context Statement.

I strongly suggest that the Board should not give 3rd reading to this amendment and instead, ask Qualicum Beach to amend its Regional Context Statement to explain how the two boundaries are to be made consistent over time.

4-When one considers this proposed amendment, failures of process abound. If Qualicum Beach had actually encouraged discussion of this proposal, instead of refusing to hear any public comment; if the full page of the Regional Context Statement had been presented to the Directors; things might be very different now. We might not have needed this public hearing at all.

Proper process may seem to be unnecessary when it is perceived to be a minor issue. Until it turns out not to be so minor after all. By following proper process, decisions are made in a transparent and inclusive manner, the public feels like a part of the process, instead of feeling excluded, and the end result is a far more durable and robust product, and one that is resistant to challenge.

I urge the board members—you can't be 100% sure of the future impacts of this decision; you can't be sure of the appropriateness of this proposal. Therefore the best thing to do is nothing. Please take the time to reconsider this amendment and seriously consider asking Qualicum Beach to bring its Regional Context Statement into compliance with the Local Government Act.

Kevin Monahan
586 Alder St.
Qualicum Beach, BC
V9K 1J3

Section 3.1.23 “Affordable Housing Policy”
 Section S3.3.1 “Complete, Compact
 Community Land Use”
 Section 2.1.2 “Complete Nodal
 Community”
 Section 2.2.1 “Village Neighbourhood”
 Section 2.2.2 “Residential”

Submit by Mark Sager.

OUTLINE OF SUBMISSIONS

1. The core of this submission is that it would be unlawful for the Regional District to change the Regional Growth Containment Boundary for Qualicum Beach until the regional context statement in Qualicum Beach's official community plan is amended to contemplate and permit such a change.

The Regional Context Statement

2. The Regional District's pending change to the Regional Growth Strategy will result in the Regional District's Regional Growth Containment Boundary for Qualicum Beach being larger than the municipality's Urban Containment Boundary.
3. Under the *Local Government Act*, if a regional district's regional growth strategy applies to the same area of a municipality as an official community plan (as here), certain requirements apply under Provincial law.
4. Specifically, section 446(1) of the *Local Government Act* provides that:

If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.

[emphasis added]

See Relevant Provisions of Local Government Act

5. As set out at section 446(1), the required regional context statement must be accepted by the board of the regional district for which the regional growth strategy is adopted.
6. Qualicum Beach's Official Community Plan does in fact include a regional context statement, which was approved by the Regional District – at Appendix B to Qualicum Beach's OCP.

Qualicum Beach's Regional Context Statement complies with 447(1)(a)

7. Under section 447(1)(a) of the *Local Government Act*, the required regional context statement must identify the relationship between the official community plan and the matters required to be set out in the regional growth strategy:

A regional context statement must specifically identify:

- (a) the relationship between the official community plan and the matters referred to in section 429(2) and any other regional matters included under section 429...

See Relevant Provisions of Local Government Act

- 8. The regional context statement in Qualicum Beach's Official Community Plan complies with this statutory requirement of paragraph 447(1)(a).
- 9. Specifically, the regional context statement in Qualicum Beach's Official Community Plan provides, *inter alia*:

The Town will manage growth through an Urban Containment Boundary that is independent of the Growth Containment Boundary in the Regional Growth Strategy" [emphasis added].

- 10. In other words, the regional context statement in the OCP says that where the Regional Growth Containment Boundary specified by the Regional District differs from the Urban Containment Boundary in Qualicum Beach's OCP, it is the municipality's Urban Containment Boundary that will prevail for planning/development purposes.
- 11. The inclusion of this statement was previously accepted by the Regional District's board in accordance with s. 446(1) of the *Local Government Act*.

Non-compliance with 447(1)(b)

- 12. However, the Local Government Act has a further requirement for the regional context statement – one with which the pending change by the Regional District does not comply.
- 13. Specifically, paragraph 447(1)(b) of the *Local Government Act* further requires that the regional context statement in a municipality's Official Community Plan must provide for how the Official Community Plan will be made consistent with a regional growth strategy over time:

A regional context statement must specifically identify

...

(b) if applicable, how the official community plan is to be made consistent with the regional growth strategy over time.

[emphasis added]

See Relevant Provisions of Local Government Act

14. It appears that at the time that the regional context statement in Qualicum Beach's OCP was adopted, there was no relevant differential or inconsistency between Qualicum Beach's Urban Containment Boundary and applicable Regional Growth Containment Boundary as specified by the Regional District.
15. Therefore the requirement of s. 447(1)(b) would not have applied. There would have been no need to specify how:
- i) the municipality's Urban Containment Boundary; and
 - ii) the Regional District's Regional Growth Containment Boundary,
- would be "made consistent over time", as required under 447(1)(b).
16. However, if the Regional District moves ahead with the proposed change, then there will exist exactly such a differential or inconsistency – thus engaging the requirement of paragraph 447(1)(b) to explain how the inconsistency will be resolved over time.
17. In other words, moving ahead with the proposed change would render the regional context statement in Qualicum Beach's OCP unlawful and invalid under the *Local Government Act*.
18. Before such a change to the regional growth strategy is made, the regional context statement in Qualicum Beach's OCP must be amended and approved as revised (by the Regional District) to provide for how the Urban Containment Boundary and a Regional Growth Containment Boundary that expands growth to the entirety of the municipality's borders will be made "consistent" over time.
19. It would be unlawful for the Regional District to move ahead with a change that would render the regional context statement in the OCP itself unlawful Provincial law.
20. If it is suggested in response to this Submission that Qualicum Beach could in the future, amend the regional context statement in its OCP to explain how the Urban Containment Boundary will be changed in the future to be made "consistent" with the Regional Growth Containment Boundary, so as to comply with 447(1)(b), it should be noted that any such step by Qualicum Beach would both:
- (i) vitiate the current OCP provision setting out that it is the Urban Containment Boundary that trumps the Regional Growth Containment Boundary, in the event of conflict; and
 - (ii) amount to a substantial change of the UCB itself (in substance if not form) – a matter which would require a public consultation process.
21. It would therefore be premature and unlawful for the Regional District to proceed at this time with the proposed change to the Regional Growth Containment Boundary.

Relevant Provisions of Local Government Act,

[RSBC 2015] CHAPTER 1

Division 5 — Regional Context Statements

Requirement for regional context statements in municipal official community plans

446 (1) If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.

(2) After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed regional context statement to the board within 2 years after the regional growth strategy is adopted.

(3) If a regional growth strategy is binding on a new municipality under section 436 (10) [*municipal corporation within regional district area*] and the regional growth strategy applies to all or part of the same area of the municipality as an official community plan, the requirement under subsection (1) of this section must be fulfilled by the council submitting a proposed regional context statement to the board within the earlier of the following:

- (a) the period established by the Lieutenant Governor in Council by letters patent;
- (b) 2 years after the municipality was incorporated.

Content of regional context statement

447 (1) A regional context statement must specifically identify

- (a) the relationship between the official community plan and the matters referred to in section 429 (2) [*required content for regional growth strategy*] and any other

regional matters included under section 429
(3) *[additional content]*, and

(b) if applicable, how the official community plan is to
be made consistent with the regional growth strategy
over time.

(2) A regional context statement and the rest of the official
community plan must be consistent.

APPENDIX 'B'

REGIONAL CONTEXT STATEMENT

According to the Local Government Act Section 866.1, Regional District member municipalities must include a Regional Context Statement in their respective Official Community Plan to outline the relationships between their OCP and the Regional Growth Strategy. These Regional Context Statements must include consistencies and inconsistencies between the two documents, and outline goals that work towards making the OCP consistent with the RGS over time. This appendix identifies consistencies and inconsistencies between the Official Community Plan and the Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011.

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 1: Prepare for Climate Change and Reduce Energy Consumption			<i>The Town establishes long-term goals for GHG reductions in the "Sustainability Plan" section, with further implementation measures throughout the OCP.</i>
1. Does the OCP support lowering GHG emissions 33% below 2007 levels by 2020 and 80% by 2050, or as indicated by the RDN's Community Energy & Emissions Plan?	√		Section S3.2 "Climate Emissions Planning"
2. Does the OCP encourage sustainable land use, transportation patterns and housing forms that minimize GHG emissions and promote energy conservation?	√		Section S3.3 "Visionary Principles"
3. Does the OCP support adaptation and emergency planning measures to mitigate potential effects of climate change such as sea level rise, flooding, water deficits and wildfires?	√		Section 3.1.17 "Waterfront Master Plan"
4. Does the OCP encourage a reduction in the use of personal automobiles and promote the use of alternative forms of transportation within the region?	√		Section S3.3.2 "Low Impact Transportation"
GOAL 2: Protect the Environment			<i>The Town has strong policies in place through Development Permit Areas and development guidelines and implementation measures to preserve and protect the natural ecosystems.</i>
1. Does the OCP outline strategies to protect the life-supporting qualities of both fresh water (surface and ground) and sea water from degradation and depletion?	√		Section 3.1.10 "Water Quality Protection Bylaw"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
2. Does the OCP advocate for developing measure to protect streams and streamside areas?	√		Section 3.2 "Development Permit Area G1-G12- Ecological Greenway Areas".
3. Does the OCP promote measures to maintain good air quality in the region?	√		Section S3.2 "Climate Emissions Planning"
4. Does the OCP work to protect the region's natural ecosystems and ecologically-significant features such as floodplains, shorelines, intertidal areas, stream systems, aquifers, and urban forests?	√		Section S3.3.7 "Healthy Landscapes". Section 3.1.4 "Tree Protection Bylaw". Section 3.2 "Development Permit Area G1-G12- Ecological Greenway Areas".
5. Does the OCP promote the conservation of natural segments of the coastal zone through greater public awareness and the use of low-impact development?	√		Section 3.2 "Development Permit Area G8-Marine Shoreline".
6. Does the OCP include policies to protect and conserve Environmentally-Sensitive Areas?	√		Section 3.2 "Development Permit Area G1-G12- Ecological Greenway Areas".
7. Does the OCP discourage development from locating in areas that are at high risk to potential natural hazards such as soil erosion, sea level rise, and flooding?	√		Schedule 2.5 "Hazardous Lands Development Permit Area"
GOAL 3: Coordinate Land Use and Mobility			
1) Does the OCP ensure that land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement?	√		<i>The OCP identifies a wide range of transportation alternatives to connect people, places and goods.</i> Section S3.3.1 "Complete, Compact Community Land Use" Section S3.3.2 "Low Impact Transportation"
2) Does the OCP promote increased opportunities to walk, cycle or take transit?	√		Section S3.3.2 "Low Impact Transportation"
3) Does the OCP recognize the importance of the E&N Rail corridor as a strategic transportation facility and right of way to ensure its protection as a transportation corridor for the long term?	√		Section S3.3.2 "Low Impact Transportation" Section 2.2.9 "Parks"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres 1) Does the OCP's Urban Containment Boundary match the RGS's Growth Containment Boundary? 2) Does the OCP support one or more mixed use centres intended to be complete, compact communities with places to live, work, learn, play, shop, and access services? 3) Does the OCP support a range of housing diversity and consider the needs of the elderly, disabled or those of low to moderate income?	✓ ✓ ✓		<p><i>The "Village Neighbourhood" is the heart of Qualicum Beach, home to commerce, social activity, goods and services, and higher-density housing.</i></p> <p>The Town will manage growth through an Urban Containment Boundary that is independent of the Growth Containment Boundary in the Regional Growth Strategy.</p> <p>Section 2.1.1 "Urban Containment Boundary" Schedule 2.1 "Land Use"</p> <p>Section 2.2.1 "Village Neighbourhood" Section 2.1.2 "Complete Nodal Communities"</p> <p>Section 3.1.23 "Affordable Housing Policy" Section S3.3.1 "Complete, Compact Community Land Use" Section 2.1.2 "Complete Nodal Community" Section 2.2.2 "Residential"</p> <p><i>Rural land uses provide a green buffer for urban uses, have a high ecological value, form a part of the identity of the Town and provide a land reserve for the future production of food.</i></p> <p>Section 2.3 "Natural Resources" Section 2.2.7 "Parks and Natural Space" Section S3.3.4 "Sustainable Food Systems" Schedule 2.8 "Recreational Greenways" Section 2.2.6 "Rural"</p> <p><i>The OCP supports the development of affordable housing, special-needs housing and rental housing.</i></p> <p>Section 3.1.23 "Affordable Housing Policy" Section S3.3.1 "Complete, Compact Community Land Use" Section 2.1.2 "Complete Nodal Community" Section 2.2.1 "Village Neighbourhood" Section 2.2.2 "Residential"</p>
GOAL 5: Enhance Rural Integrity 1) Does the OCP recognize the importance of the role Resource Lands and Open Spaces play to accommodate agricultural activities, forestry, aggregate mining and other primary industries, and for recreational and/or environmental protection purposes? 2) Does the OCP discourage the designation of additional Rural Residential lands?	✓ ✓		
GOAL 6: Facilitate the Provision of Affordable Housing 1) Does the OCP contain strategies to increase the number and variety of affordable housing units?	✓		

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 7: Enhance Economic Resiliency 1) Does the OCP generally support and encourage types of economic development that can help make the economy more vibrant and sustainable? 2) Does the OCP include provisions to encourage and support a broad range of industrial, commercial and institutional development in appropriate locations? 3) Does the OCP recognize the importance of the region's service sector, tourism, aggregate resources, agriculture, shellfish aquaculture, forestry, and green business and promote their development, where appropriate?	 √ √ √		<i>Increased opportunities for employment is key to achieving a healthy demographic mix and vibrant social network.</i> Section S3.3.6 "Economic Prosperity" Section 3.1.19 "Sustainability Action Plan" Section 2.2.4 "Light Industrial" Section S3.3.6 "Economic Prosperity" Section 3.1.19 "Sustainability Action Plan" Section S3.3.6 "Economic Prosperity" Section 3.1.19 "Sustainability Action Plan"
GOAL 8: Enhance Food Security 1) Does the OCP support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes, and discourage the future subdivision of ALR lands? 2) Does the OCP promote the development of urban agriculture initiatives and projects? 3) Does the OCP support the production, processing, distribution and sale of locally grown produce (including shellfish)? 4) Does the OCP focus development of non-agricultural practices away from rural lands to reduce land use conflicts in agricultural areas?	 √ √ √ √		 <i>Food and agriculture are essential ingredients of cultural and economic development planning in Qualicum Beach.</i> Section S3.3.4. "Sustainable Food Systems" Section S3.3.4. "Sustainable Food Systems" Section S3.3.4. "Sustainable Food Systems" Section 2.2.6 "Rural"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 9: Celebrate Pride of Place 1) Does the OCP support protection of important historic/cultural resources and cultural sites; and enhance natural and man-made amenities that contribute to the unique character of the community and the region? 2) Does the OCP encourage excellence in architecture and urban design?	 √ √		<i>The OCP supports heritage conservation and long-term cultural planning.</i> Section 3.1.6 "Heritage Conservation Areas" Section 3.1.22 "Arts and Culture Master Plan" Section 3.1.11 "Multi-family Design Guidelines" Section 3.2 "Development Permit Areas"
GOAL 10: Provide Services Efficiently 1) Does the OCP support more efficient use and conservation of water? 2) Does the OCP support new community water and wastewater systems that are publicly owned? 3) Does the OCP restrict the provision of water and sewer services to lands designated as Rural Residential, Resource Lands, or Open Space? 4) Does the OCP support and promote energy-efficient subdivision, site, and building design and construction? 5) Does the OCP undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services and natural hazards management?	 √ √ √ √ √		<i>The OCP supports the efficient implementation of public utilities as needed to support the Town's long-term goals for sustainability.</i> Section 2.5.4 "Water" Section 2.5.2 "Liquid Waste" Section 2.5.4 "Water" Section 2.5.2 "Liquid Waste" Section 2.1.1 "Manage Urban Growth" Section 2.5.2 "Liquid Waste" Section 2.5.4 "Water" Section 2.5.4 "Water" Section 2.5.2 "Liquid Waste" Section 2.6 "Safety and Emergency Preparedness"

REGIONAL GROWTH STRATEGY	Consistency between OCP and RGS		OCP REFERENCE
	YES	NO	
GOAL 11: Enhance Cooperation Among Jurisdictions 1) Does the OCP recognize the need to coordinate planning with Indigenous Peoples and involve Indigenous Peoples in planning processes in a similar way to other levels of government? 2) Does the OCP recognize the key and often primary roles, played by the private and voluntary sectors in such areas as development, tourism and environmental protection?	 √ √		<i>The OCP supports inter-jurisdictional collaboration in its long-term visioning as well as in its implementation measures.</i> Section S3.3.3. "Community Health – Arts and Culture". Section S3.3.3. "Community Health"

Attention:

The Directors of the Board of the Regional District of
Nanaimo

6300 Hammond Bay Road

Nanaimo, BC, V9T 6N2

Re: Bylaw No. 1615.03

We support the amendment to Bylaw No. 1615.03
that states the following:

- The Growth Containment Boundary (GCB) be moved so that it is contiguous with the Town of Qualicum Beach's municipal boundary and
- All land within the Town of Qualicum Beach's municipal boundary will be designated Urban Area in the RGS.

We support this amendment as we feel that Qualicum Beach is fully capable of managing land use decisions within the Town's boundaries. Qualicum Beach has worked towards being environmentally responsible and has encouraged sustainable and aesthetically pleasing growth and we completely trust that this will be maintained going forward. Many layers of approvals for a change of land use would remain even with the adoption of this amendment; due process and public input will still be required. We would not expect that the RGS ideals of shared social, economic and environmental goals would be lost.

Those who oppose this amendment and the process by which they feel it has been reached, had every opportunity throughout the very lengthy OCP process to work this through, to come up with solutions. However, in our opinion, they avoided discussion on the RGS or the UCB as it was seen as another layer of bureaucracy that could possibly hold up or cancel projects altogether, so that the "status quo" that they appear to prefer, would not be altered.

With every added layer of bureaucracy there is a time factor and a cost involved that at the end of the day must be passed on to the consumer. With "affordable housing" being at the forefront of many collective conversations we need to consider all aspects of what is involved. The passing of this amendment would be an important step in the right direction.

Best Regards,

Rick and Linda Todsén
2075 Island Hwy. W.
Qualicum Beach

Ladies & Gentlemen of the Board, I thank you for the opportunity to address you this evening.

It's almost 5 years ago that I stood here in front of your predecessors, and presented basically the same argument, which is, that Qualicum Beach's Council & Staff have no right to put you in Legal Jeopardy because they failed to cross their T's and dot their I's and tried to rush through this request for a Boundary change.

I wonder how many of you spent your Christmas vacation trying to read the entire proposal? Too much information, not enough time? Not to worry, a lot of us were in the same boat and failed to notice a few pertinent facts that were missing, like the Regional Context Statement, and the inconsistencies of the Town's latest OCP, which in fact are integral parts of the request.

Today they're appealing to you Directors, to make a simple Boundary change that would permit development everywhere, including ALR land.

Betcha' the Town & Staff will respond with "oh, she's just against development of any kind," or "oh no, we'd never permit development on ALR lands."

Regarding the 1st issue, I am absolutely FOR controlled development, especially low-income housing & rentals, which are desperately needed today.

Regarding the 2nd issue, let me tell you, development on ALR land, isn't quite as Sacrosanct as you might think:

Back in 2005 Pheasant Glen Golf Course was able to re-zone 21.3 hectares of ALR land because they proposed a 225-unit, Resort Development. However, there was also a Registered Covenant that stated no permanent residences could be built on that land.

From the beginning, the owners promised all sorts of amazing features, like a new Hotel, Spa & Fitness Center, Conference Centre, Daycare Facilities, Community Gardens, Contributions to the Town's Parks & Trails, Donations to the Affordable Housing Reserve Account, even a \$10,000 contribution towards Road Safety, all of which would bring in lots of work for the Building Trades & Hospitality sectors, and of course a huge influx of Tax Dollars. Sounds great, eh? You'd be crazy not to go along with such a sweet-sounding development deal, right? WRONG!

Since 2005, Pheasant Glen has not erected ONE NEW BUILDING, unless the toilet on the 4th qualifies, yet the owners continue to press for more development permits, as was evidenced about 5 years ago and last year as well, but in order to pass this latest request, the Town needs full control of its Boundary which they're hoping you will grant them.

Be wary about requests like this, because for the most they are nothing more than a Trojan Horse. Now, if you're in the development business, it's an excellent way to get someone else, in this case, the Town, to help fight any obstacles you might encounter that could negatively affect your bottom line & profits.

However, for the rest of us, we're trying to protect specific areas of land, especially the ALR, and we're doing it because we know that if we don't it will invariably lead to Urban Sprawl, loss of Valuable Land for Food Growth, Environmental Degradation through Tree Removal, Water Wastage and Lord knows how many other horrendous effects on this precious piece of earth we call HOME. In fact, we fear, to quote Ms. Joni Mitchell, "they'll pave paradise, and put up a parking lot, with a pink hotel, a boutique, and a swinging hot spot. Don't it always seem to go, that you don't know what you've got till it's gone."

As an addendum to my statement about ALR scams, did you hear the latest about the Town of Powell River and the "OVERSIGHTS" by the Staff, the Mayor, the Engineers & Developers, even the Land Titles Office, that built a road on protected ALR land to access a new subdivision that the Mayor has an ownership stake!

The Town also previously supported having a larger parcel removed from the ALR to establish an "INTERNATIONAL SCHOOL", but fortunately that application was refused by the ALC, which probably saw it for what it was, another Trojan Horse deal. By the way, the ALC has proclaimed that the road must be removed and could cost the city nearly \$600,000!

Leaving big politics aside and returning to small scale ALR lands, my interest in this affair is because my husband & I bought a 5-acre farm in Qualicum Beach 18 years ago, specifically because it was designated ALR, which we believed would be a forever safe home to all our horses, sheep, goats, dogs & cat that we brought with us from Ontario, plus the fish, chickens, pheasants and peafowl we started to raise again.

But now that the Qualicum Beach Council & Staff are requesting this Boundary Change that'll designate ALL LAND within the Town (including ALR) as "suitable for urban development", and it could mean ALL farm land, not just ours, is in jeopardy.

My question to you is this: what's to become of those farmers who make a living from their land, when a housing development goes in next door and the neighbors incessantly complain about tractor noises; barnyard smells, chickens crowing; the smoke from a fire that's burning brush or other similar stuff?

I'll tell you, they'll have to put up with nasty neighbors like we have who planted 50 non-indigenous willows, (famous for their water-ravenous roots), within two metres of the headwaters of Beach Creek, which is a major salmon-bearing stream. The purpose was to block our view, but in fact, he's jeopardizing the coho that inhabit the waters, that our Stream-Keepers have worked so diligently to restore!

Director Westbroek is well familiar with the scenario and also, knows our farm property and how hard we work to keep it in optimum shape: We grow fruit, vegetables, nuts and flowers and give them away to the poor, needy & elderly, while our miniature horses have always been available for Senior's or Children's visits. We're fortunate that we don't have to charge for any of this, but I know lots of others who do make a living from their farmlands:

One outstanding example is Mindi's Market Garden, not far from us, & also in the ALR, whose owner has managed to support a large family AND send his kids to college through the produce and hard work from his land. If his surrounding neighbors were to sell off their land for a hefty profit, and a development rose up, it's not likely he'd stay on, and then OOPS! there goes another quality food source.

Now can you understand how broad the ramifications are from this one request by the Town of Qualicum Beach?

Please be sure you are 100% clear about all the facts regarding this request, before voting on it - because it's vitally important, to the lives of many Qualicum Beach residents - and hopefully your vote will be NO.

Thank you,

(Deborah McKinley, Qualicum Beach)

Fox McKinley's Presentation to the RDN

Good Evening!

My name is Fox Mckinley and we have lived in Qualicum Beach for the last 17 years, having moved here from the rat-race & snow of Southern Ontario.

Thank you for the opportunity to address this Board.

I recognize that it is early in your term, and you've had a lot to digest in a very short time, but hope that with this process called, as quickly as it has been, that it doesn't cause you to rush to judgement and make a hasty, unsubstantiated decision.

Remember that 75% of the RDN's population is made up of the 4 municipalities including Qualicum Beach, and any decision can, and will, affect all 4 of them.

There are no winners if we deem it necessary to resort to on-going litigation, as this request by Qualicum Beach, flies in the face of articles 446, 447 and 448 of the Local Government Act.

The residents of Qualicum Beach, by a large margin has proven in the 2018 Quality of Life Survey, would oppose this latest action, assuming that they were even aware of what Council was attempting to do. The Survey showed that the Taxpayers like the Town the way it is, or was, when they decided to live here.

There are many reasons why one would choose to live in Qualicum Beach, but Urban Sprawl was certainly not one of them. Lifestyle topped the list. It is disingenuous for this newly-elected and inexperienced Council to suggest otherwise with this narrow-minded power grab.

No one is opposed to Development, if it is properly thought out with managed growth that is sensitive to the Environment and follows the mandate of the ALC as it now stands. And the chances of the ALC taking farmland out of the ALR is about 100 to 1.

This is not my first rodeo as I was here in 2014 with the same issue. Fortunately, the Board at that time, voted in our favor, handing the previous pro-development Qualicum Beach Council a negative vote. We hope that HISTORY will repeat itself.

In my humble opinion, this new Qualicum Beach Council, by requesting this amendment is: acting in bad faith with a profound betrayal of public trust; a failure to defend our OCP and Quality of Life Survey; and Official Town By-Laws; and a complete accommodation to the interests of self-serving Private Developers.

Thank you for time.

Fox McKinley

Qualicum Beach

January 8, 2019 (Abermann Presentation to the RDN read by Deb McKinley)

Mr. Chairman and Directors,

We would like to outline our concerns regarding the Town of Qualicum Beach's request for an amendment to Bylaw No. 1615.03. Our prime concern is the Town's definition of "governance" as the rationale for a seemingly benign application to extend the Town's Growth Containment Boundary to be contiguous with the Town's municipal boundary.

During our 23 years' residency in Qualicum Beach, we have never experienced a single incident when the RDN was an obstacle to land use issues or decisions in Qualicum Beach. As a matter of fact, we viewed, with a large degree of comfort, the fact that the RDN provided us with a protective source of a "reasoned second opinion" and an overall vision for the future. On the contrary, we have personally experienced the incorporation of our, and adjoining properties, from the RDN into the Town of Qualicum Beach with no vote or input from the property owners.

To us, the term "governance" has far broader responsibilities than just moving borders. We pay taxes to the RDN to provide a host of services. What will be the future tax consequences to the residents of Qualicum Beach and The RDN itself? Will the Town profit from collecting taxes in this expanded area while the RDN continues paying the cost for new arenas, recreation programs, sewers, watershed management, etc. Will the RDN be expected to provide bus services to these newly developed areas or should the Town of Qualicum Beach, in its eagerness to govern, be required to provide its own transit service? There are too many interrelated services, responsibilities and costs that have not been considered in the discussion of this bylaw amendment and the implications for "governance".

There are several issues in the Town's presentation to the RDN that we would ask you to consider:

1. There is concern in Qualicum Beach that, once again, this is not a minor amendment to the OCP.
2. There are concerns that this decision was not part of the approved OCP but was proposed/approved by Town Council and added to the OCP after the fact.
3. Mayor Wiese has stated in a letter dated January 3, 2019 that "The Agricultural Land Reserve is off-limits to urban development, regardless of whether it is within the RDN's Growth Containment Boundary." The mayor's statement is diametrically contrary to the proposed Bylaw amendment ("all lands within the Town of Qualicum Beach's municipal boundary will be designated Urban Area in the RGS").
4. Are there not more responsibilities and accountabilities in "governance" to be clarified between the Town of Qualicum Beach and the RDN related to any bylaw amendment of this nature?

Mr. Chairman and Directors, we would ask that you and your Board exercise your right and obligation to continue to act as the "reasoned second opinion" and function as the governing body with the "bigger picture" perspective that the residents of Qualicum Beach hope for.

Ray and Sue Abermann

Qualicum Beach, BC.

Jan 8, 2019 RDN Presentation from Joe Stanhope (presented by Fox McKinley)

As a long-time resident of this area, I have always admired the village or town concept adopted by the TQB. This has been a gold standard for planning - much like Whistler's plans and ideals. To move the Regional Growth Containment Boundary to be contiguous with the Town's municipal boundary will allow for more sprawl and urban development three kilometers from the Town center and will defeat this long-established principal.

What makes a community special? You know it when you see it, it is the opposite to sprawl and exponential growth we see everywhere.

James Howard Kunstler, American author, social critic, public speaker, speaks about the problems of suburbia, that it has destroyed our understanding of the distinction between the country and the town, between the urban and the rural. This sprawl also disconnects communities.

We're going to have to change our behavior whether we like it or not. We are entering a period of change in the world, a period that will be characterized by the end of the cheap oil. Should we be planning to live closer to each other? We see climate change even here. Has anyone noticed the red cedars dying, in my lifetime I see that the climate is changing. We see more drought, more extreme weather patterns, affecting local farmland, plant and animal habitats. We're going to have to grow more food closer to where we live. Not use it for urban and rural development. The age of the 3,000-mile Caesar salad is coming to an end.

"Anyone who believes that exponential growth can go on forever is either a madman or an Economist"

- Kenneth Boulding, Economist

Mr. Joe Stanhope

Island Highway, French Creek

To the Board of the Regional District of Nanaimo:

Subject: RGS Amendment and implementing Qualicum Beach's application

My connection to Qualicum Beach goes back to 1989, when my family bought a small house in town.

We specifically chose Qualicum Beach because of its "Village character" and surrounding green space, including viable agriculture, all inside the Town's boundary. Even then, the price for property was higher than in Parksville, reflecting the special amenities of this town.

Until most recently, we could assume that these values would still be part of our life in QB in the future. However, this all changed when the plan was amended for the GCB to conform with the Town's boundary — completely outside and ~~PO~~AST the very last moments of our public review process of the Official Community Plan!

I strongly object to this change and urge the Board to decline Qualicum Beach's application on many grounds, too many to be listed at this late hour, but most importantly:

1. no public process took place for the local community to give public input in an otherwise extensive community plan review process (which opens the question of why?) and
2. allowing this application will open the doors to urban sprawl and 3. it represents an abdication of the RDN Board's commitment to the Regional Growth Strategy with all of its extensive policies guaranteeing sustainability, ecological values and carrying capacity for nature and human population.

Sincerely,

Domena Diesing

(564 Berwick Rd. North Qualicum Beach, B.C. - Long term inhabitant of QB)

Submission of Graham Riches to the Regional District of Nanaimo Public Hearing January 8, 2019.

In my view the long term economic, social and environmental sustainability of Qualicum Beach should remain a matter for joint consideration within the RDN's Regional Growth Strategy. It should not be left to the sole discretion of the Town Council. This fast tracked submission to make the Growth Containment Boundary contiguous with the Municipal Boundary is certainly not a minor amendment. It remains as yet an unexplored set of complex issues (unaddressed by the recent OCP). Surely the protection of our common lands must draw upon the benefits of shared governance, public participation and the rule of law. Climate change alone demands we think big picture and plan together.

Living on the edge of the QB Village Core, I have become increasingly concerned about the accelerating speed of urbanization. Only 3 years ago I looked across First Ave and saw cottages, hedgerows, trees, birdlife and green space - today all being replaced by high rise housing and paved over parking lots. Rapid densification and urban growth pose the existential question: what are small rural towns for?

Growing up in a coastal English village there were many parallels to QB: not just quiet living space but ocean side beaches; shops; wood lands; a church or two; museums; golf courses; hotels; schools and even railway lines and train stations surrounded by a pristine rural environment.

I also recall from my house back then you stepped straight onto the Village Common - public space protected for 800 years by common law today long part of Canadian and BC jurisprudence, setting 'precedents for public access to crown land and for (the) common stewardship of shared resources' (see *Canadian Encyclopedia*, 2019)

This got me thinking about the complex land use planning and governance issues facing QB and the RDN if the Town Council is permitted to go it alone. What about:

- the benefits and strengths of federal structures - shared jurisdictions with access to resources and expertise and collaborative decision making within the joint RDN structure underwritten by provincial law?
- the role of common law and precedent in protecting traditional rights?
- our democratic rights as commoners and taxpaying residents of the RDN municipalities and electoral districts to be meaningfully & transparently consulted about regional growth strategies ? Is such public accountability to be lost in QB?

With climate change upon us including the possibility of natural disasters - forest fires, floods, drought - and with more land, maybe ALR lands, opened to rapid densification and urbanization how is sustainable agriculture, food and water

security best assured?

I doubt the Town on its own has the resources and capacity to manage such weighty and complex issues. Our small rural town needs all the assistance it can muster.

These matters are of interest to all RDN partners. Better to stay the course and work together. The necessary collaborative structures are already in place.

I therefore recommend the RDN not proceed with Bylaw amendment 1615.03

171, First Ave West
Qualicum Beach, BC
V9K 1G9

January 8, 2019 RDN Presentation

Good Evening Directors: Thank you for this opportunity to speak to you on the request before you to change Qualicum Beach's Regional Growth Boundary. I ask that you delay the decision or vote against it. My reasons follow.

Environment

Impacts on Climate Change from Every Decision

- Climate Change impact may seem outside the scope of this request.
 - No decision or action today is outside the impact it will have on Climate Change
- In 12 short years we will have passed the point of no return unless we dramatically, in every aspect of life, change our habits.
- It is not okay to take away any sober second thought safeguards.
 - This request removes you,
 - as the sober second thought on the land in question,
 - It is your oversight responsibility
 - given to you by the provincial government
 - for Regional Growth Strategy
 - which is really a sustainability strategy.

Qualicum Beach Sustainability Plan

QB has a sustainability plan. Its premises are within the bounds of the Regional Growth Containment Boundary – your sustainability plan. Your leadership is primal in seeing these plans are more than a planning exercise and becomes the framework for decision.

- Not sure if new council members are aware of
 - Qualicum Beach's Sustainability Plan,
 - or the Regional Growth Plan,
 - or of the specific goals in each of these plans.

Forwarding this request to you seems to be acting outside QBs sustainability plan, and the Regional Growth Plan, especially given

- the habit of tree removal from private properties and public land over the past few years, and
- lack of protection for trees and water
- Throughout the years of attending council meetings, I have not heard the Sustainability Plan or Regional Growth Plan
 - brought forward as a guideline for decision making
 - nor their goals being worthy of attention for implementation at a council meeting.
- Therefore, to me, it is seldom if ever on the horizon of our council when making decisions,
 - except for one councillor
 - he has two young children who will be living in this climate changed world we have created,
 - He demonstrates a depth of knowledge about climate change.

I will read two of the opening statements of Qualicum Beach's Sustainability Plan, which falls under the umbrella of your plan. I think it will help you understand why the request seems at odds with the two plans.

- The impacts of human civilization have had deep and lasting impacts on the capacity of our planet to support human life;
- It is within the capacity of our community to make deep and profound impacts that will improve the ability of future generations to meet their needs;

Qualicum Beach councillors asking this board to remove the sober second thought process, one the provincial government put in place as one of your roles, in my opinion defies the intent of their own Sustainability Plan and your Regional Growth Plan.

Phytoplankton and Trees – the planets oxygen producers

- Previously, 70% of our oxygen came from phytoplankton. We have made their aquatic living conditions so deadly that 40% of them have died off
- Trees and plants of all sizes are our earth's back up lungs.
- So far in Qualicum Beach there is no restriction on tree cutting on private land unless on a steep slope for example.

- On public lands trees have been removed recently for infrastructure, when some could have been left or replanted.
- This is a lack of environmental accountability on the land they currently have under their auspices.
 - The planet cannot afford this cavalier approach to trees.
- Further, there is no requirement to
 - plant one or two trees for every one cut down,
 - nor to pay the municipality so it can plant trees.
- In short, the town of Qualicum Beach has demonstrated indifference to the role trees and plants have in slowing climate change, despite their own Sustainability Plan and the Regional Growth Plan

Trees and Carbon in the atmosphere.

- Trees have another important role in this time of climate change.
- Living trees sequester or gather carbon.
- Once dead they give off carbon.
- To turn Climate Change around, we need to sequester more carbon and release less.
- Cutting trees down is the opposite action needed to slow/halt Climate Change
- Cutting down trees is a daily action in Qualicum Beach on public and private lands.
- I do not want to see the land on which this can occur extended.

Please delay your vote or say no

- until citizens know about the issues and can have their input
- and until you know more about its impact on climate change.

END OF FIRST PRESENTATION

Thank you for allowing me to speak again.

Mayor's Letter

Some of us who gave written submissions to this Board, prior to the December 4th meeting, received letters from our mayor. They highlight some of my concerns about this request from the Qualicum Beach Council.

Quote

- “The Agricultural Land Reserve is off-limits to urban development, regardless of whether it is within the RDN’s Growth Containment Boundary.” End of quote
 - Perhaps the current mayor is not aware of the two -step process Pheasant Glenn is using in moving ALR land out of the reserve and into residential development. I will speak to this in a moment.

Quote

- “The Town will manage growth through an Urban Containment Boundary that is independent of the Growth Containment Boundary in the Regional Growth Strategy.” End of quote
 - We are all aware of this, and know as soon as this board approves this request, the town can then move the UCB and develop the lands as they wish, within the new UCB

Quote

- “In the future I invite you to approach Council directly with your concerns. Over the next four years of this term, Council will maintain the Town’s high standard of public engagement, and I trust that you will stay engaged as we work with residents and stakeholders in pursuit of the Town’s long-term vision.” End of quote
 - While the mayor may not have meant this statement as a rebuke to me for directly approaching a board,
 - to whom I pay taxes,

- around a decision they were making that directly affected me,
- it felt like he did not like me coming directly to you.
- Last time I checked, while free-speech may be experiencing some turbulent waters in Canada, we still have it in place

Protecting ALR is everyone's business

- The Pheasant Glenn Golf course property applied years ago to have their land removed from the ALR
 - to build a golf course which they did and
 - for tourist destination resort accommodation which they never built.
- They have been vocal about their current desire to change the designation of their land
 - from tourist accommodation
 - to residential development
 - some 200+ units from one document I viewed.
- Their land which is wet land, sits on top of the town's aquifers – a combination known to require careful environmental stewardship.
- This example illustrates how municipalities and land owners use a two-step
 - (in this case tourist destination to residential development)
 - to remove land from the ALR for other development purposes.
- I do not feel the ALC is a guaranteed protection of ALR land
- Also, we see in another province how the environmental laws are being gutted under its new provincial government.
 - We need to maintain every manner of environmental, land and food security directive we have in place,
 - rather than opening them up to the roulette wheel of future politics.

In terms of Food Security

- Vancouver Island boasts ideal conditions for growing food.
- In 1950 as much as 85 per cent of the Island's food was locally supplied.
- In 2004 that dropped to only 5 – 10 percent
- Since 2004 there's been an increase in

- urbanization of our population
- in the development of lands for non-agricultural purposes and
- more pressure to create housing and other uses for land.”
- I am not opposed to housing development
 - We need affordable, decent housing for families and seniors who rent
 - We will need housing for
 - the environmental refugees who will soon be joining us from areas that are flooded from rising ocean water and
 - from areas that can no longer sustain life due to heat and lack of water.
- We just need to be very, very careful about our decisions around every aspect of land use.
- Climate Change is significantly altering the ways we can use our land, some in ways helpful to local farmers and gardeners on Vancouver Island and some in very challenging ways.
- I don't think you yet have enough information on the impact this decision will have on climate change.

Process

- Since moving the Regional Growth Boundary was never part of the OCP discussion,
 - this among other reasons makes it a major amendment
 - parachuted into the OCP,
 - after public discussion was stopped.
- There is a complete lack of transparency around this process.
- Qualicum Beach Citizens need robust involvement before this decision is made by you
- Recently, governments have lost court cases for lack of meaningful two-way dialogue.
- You have heard from others how any conversation with citizens about the change of boundaries was absent.
- I believe each of you sincerely wants to do the right thing.

- Life is changing and what is accepted as fair in 2019 is different than it was even a few short years ago. At the very least caution is required.

END OF SECOND PRESENTATION

Thank you for allowing this last set of comments from me.

Why the Rush

- Why is the Qualicum Beach council rushing this through?
- Each said at each All Candidates Meeting during the election process that they were committed to transparency, inclusion and maintaining the character of Qualicum Beach
- Most QB citizens do not know about this request which means it is not transparent nor inclusive process
- While the mayor listed in his letter to me 7 different types of conversations that had been held with Qualicum Beach citizens, this was not a topic at any of them.
 - To say you have talked with an individual or group,
 - but not talked about the specific topic at issue,
 - does not address the need for a conversation about the specific topic.
 - Consider applying this to conversations you have with your children about important topics.
 - If you tell your child we talked about this
 - they will tell you
 - Yes, you talked with me
 - but not about this.
 - We cannot change what happened but saying something different happened.
- This change could have major impacts on the character of QB, if not with this council then with future councils.
- Moving the Regional Growth Boundaries was never
 - part of the election discussion,

- the OCP discussions and
- and sadly
 - Councilor Westbroek,
 - Qualicum Beach's representative on this Board,
 - at this time
 - Did not report at the QB council meeting of December 17th
 - this request,
 - the RDN's discussion and decision on December 4th
 - the RDN's next step of scheduling this public meeting
- From a council that
 - only wants their citizens communicating directly them and not you,
 - it doesn't yet, seem to have figured out how to communicate with its citizens around such a major change,
- The process for this request and the request itself feel
 - like sleight of hand is the agenda
 - not transparency and inclusion.
- Pushing this public meeting along so quickly,
 - when preparations for Christmas and the actual week-long celebrations of Christmas and New Years diverted people's attention,
 - made learning about it very difficult.
- Further, Qualicum Beach has the highest percentage of seniors in all of Canada.
 - Many of these citizens do not like to
 - Drive so far
 - Drive in the dark
 - Drive when there is a prediction of snow.
- Therefore, even the date, location and time of this meeting feels constructed to not engage Qualicum Beach citizens,
 - even if they knew about the meeting and the issue.
- I ask that you delay this decision or say no to it.
- You need more information about environmental consequences
- and Qualicum Beach citizens need to learn about it so
 - they can voice their opinions.

Schile, Jamai

From: M Jessen
Sent: January 8, 2019 1:53 PM
To: Planning Email
Subject: Public Hearing on RDN Bylaw 1615.03

The following submission for the public hearing was sent to several directors because of worries over the weather conditions. I still hope to present the submission at the hearing if weather stabilizes.

Michael Jessen, P.Eng.

Submission to RDN Public Hearing on Amending the RDN Regional Growth Strategy by means of the Minor Amendment Process

Michael Jessen

1266 Jukes Place

Electoral Area G

Parksville B.C.

Mr. Chair and Directors.

Re: RDN Bylaw 1615.03 to include Town of Qualicum Beach OCP in RGS

My wife and I moved back to the Vancouver Island in 1998. I have been heavily involved in numerous community groups over the past 20 years. I have attended many public meetings on the 2008 Area G Official Community Plan (OCP) review, two RDN Regional Growth Strategy (RGS) reviews, numerous Qualicum Beach OCP reviews and made several attempts to monitor the recent Parksville OCP review.

I was quite shocked at the language used in the advertisement for this particular hearing. The purpose of the hearing was stated as being to consider approval of changes to the Regional Growth Strategy by means of Bylaw 1615.03. The proposed bylaw according to the newspaper advertisement "makes several minor changes to the RGS".

I hope we are not playing word games here. As I understand it the Town's recently renewed OCP requires a RGS amendment and the Town has opted to try to have the amendment accepted into the RGS by means of the "Minor Amendment Process". Believe me the changes proposed to the various boundaries in the OCP are not minor and therefore not a minor change to the RGS.

Prior to approximately 2010 all requested amendments of the RGS were subject to a very rigorous process dictated by the Local Government Act of the day. I attended most of the public consultations to update the RGS around 2011. The RDN had decided to clarify the path for

amending the RGS by setting out the process in relatively understandable language. In doing so it became clear that the amendment process is lengthy, involves a large number of entities and is expensive. The question was also asked “do ordinary clerical errors and updates” need to go through a full amendment process? The suggestion was made to incorporate a minor amendment process – and then even it was modified to allow very extensive changes to the RGS to be eligible for the minor amendment process as long as very specific steps were taken and completed during the OCP review.

Having sat through several of the Town's recent OCP consultation meetings and council consideration of the proposed changes to their OCP I can say that the proposed changes to the Urban Containment Boundary and Growth Containment Boundary did not receive adequate scrutiny and review to analyze all the implications of making such changes – both for the Town and the surrounding communities in the regional district. Little was heard from independent planning experts on making such changes. Qualicum Beach did not retain a consulting urban planner to shepherd the OCP review as it did in the past.

In B.C. we participate in and are served by two local governments. In other provinces like Alberta, incorporated municipalities down to hamlets are independent of rural counties. In B.C. the expectation is the municipalities will participate in the governance of the regional district and vice versa. The comment by some Town councillors that moving the growth containment boundary out to the Town boundary would limit further involvement of the RDN in the town's planning process was a little upsetting.

The Town owns and operates an airport within a few feet of the boundary of Area G. It bothers me that I may not have sufficient influence on land-use decisions at or around the airport, especially because the proposed containment boundaries could include lands in and around the airport. I am very concerned about the attitude the Town has with respect to participation in planning for all lands in the regional district.

It is my recommendation that the Town's proposal to effectively move both containment boundaries to be coincident with the Town Limits be sent back for further review.

Schile, Jamai

From: Scott Tanner
Sent: January 8, 2019 2:14 PM
To: Planning Email
Subject: Fwd: RDN Parks Planning Revision
Attachments: RDN Parks Plan Revision Concerns 2004-11-12.pdf

Attention Regional District of Nanaimo Chair and Directors,

re: Tuesday, January 8th public hearing.

The Wilderness Committee Mid-Island Chapter will be expressing support for the Regional District of Nanaimo's Growth Strategy Plan that provides the mechanism for the protection and maintenance of ALR parcels within the urban areas such as Qualicum Beach.

At tonight's hearing, I plan to expand on the Wilderness Committee's 2005 submission of comments for the proposed RDN's Parks Plan revision in order to outline and create a context for the importance of adhering to the current RDN's Growth Strategy Plan regarding the preservation of ALR lands. (see page 1 of 24 - 13 of 24) Please note page numbers at top right of page.

The importance of ALR lands re: liveability of the region, ecosystems services such as groundwater recharging, agri-tourism and interface buffers between the natural environment and development etc. are listed on pages 13-22. All points explaining the reasons for the protection of ALR lands have been supported by documentation from the 1995 RDN Parks Plan and the RDN Growth Management Plan.

Please manage to look over all of the 2005 submission, as it outlines an important part of our RDN history.

Yours truly,

Annette Tanner.
Wilderness Committee Mid-Island Chairperson

----- Forwarded message -----

From: Jonathan Behnke
Date: Mon, 7 Jan 2019 at 17:04
Subject: RDN Parks Planning Revision
To:

Hi Annette,

I was able to locate the attached document. If this is not what you were looking for, you may be able to obtain the document from the RDN directly. Or David Reid could shed some more light on it when he is back in the office on Jan. 13.

Thanks,

Jonathan Behnke | Landscape and Urban Designer, SITES AP, LEED Green Associate

LANARC | T. 1-778-762-4800 x6 | C: 1-250-327-2779 | E: Jon@LanarcConsultants.ca

405-256 Wallace Street Nanaimo, BC V9R 5B3 | 96 Timbercrest Dr. Port Moody, BC V3H 4T1

www.lanarcconsultants.ca

Pearse, Maureen

From: WCWC Mid Island Chapter
Sent: Friday, January 28, 2005 3:44 PM
To: Pearse, Maureen
Subject: Delegation request for Feb. 8/2005 RDN mtg.
Attachments: ATT340583.txt

Western Canada Wilderness Committee, Mid-Island
Box 442, Qualicum Beach, BC, V9K 1S9, ph. 250 752-6585, fax: 250 752-7085
email: wcwcqb@shaw.ca www.cathedralgrove.com

Attention: Maureen Pearse
From: Annette Tanner, Chairperson Western Canada Wilderness Committee, Mid Island
Re: Request to appear as a delegation at the Tuesday, February 2, 2005 RDN meeting.

I would like to appear as a delegation and have included comments submitted to Lanarc Consulting in November, as a backgrounder for my presentation.
Thank you.

Annette Tanner, Chairperson.

Western Canada Wilderness Committee, Mid-Island
Box 442, Qualicum Beach, BC, V9K 1S9, ph. 250 752-6585, fax: 250 752-7085
email: wcwcqb@shaw.ca www.cathedralgrove.com

Friday, November 12, 2004.

Lanarc Consultants Ltd.
375 Franklyn Street,
Nanaimo, BC, B9R 2X5
T. 250 754-5651, F. 250 754-1990
Email: rueggeberg@lanarc.ca

Sent via email: rueggeberg@lanarc.ca

Dear Harriet,

Re: Regional District of Nanaimo Parks Plan Revision

Thank you for meeting with Ronda and Gary Murdock and me to discuss the Western Canada Wilderness Committee's concerns for a process for input that will address proposed revisions to the Regional District of Nanaimo's Park System Plan.

03-Feb-05

We look forward to receiving a copy of the working plans for the Parks Plan revision. Bob Lapham has been contacted for a meeting about the Little Qualicum River Floodplain Forest in Qualicum Beach and Area G, in order to provide you with an update on the work and public support that we have for acquisition of that forest.

Thank you also for the RDN Park Plan map. WCWC is at the moment compiling a conservation vision, map and strategy for Vancouver Island. Our Mid Island Chapter is particularly concerned with the Central Island's Regional District of Nanaimo's Regional Park Plans system, as land use issues within this region are critical to the future of conservation for the entire island.

At our meeting with you, on Wednesday, Nov. 3, 2004, we stated that December seems like a rushed time of the year to conduct public meetings, because of Christmas concerts, holiday plans and a large sector of the population leaving to go South for the Winter.

The December timeline for public presentations of a draft Parks Plan also seems rushed in light of the fact that the draft RDN Park Plan map at present :

1. Does not include the 1995 Sensitive Ecosystem Inventory mapping by Canadian Wildlife Service, Environment Canada and BC Ministry of Environment. This study and mapping of sensitive ecosystems on East Vancouver Island and the Gulf Islands supports a conservation priority for East Vancouver Island that includes the Coastal Douglas fir Zone and the Nanaimo Lowlands, all located within the Regional District of Nanaimo. The SEI polygons have recently been updated.

"GREENBELTS:

Goal:

A Greenbelt function is distinct from the other park functions. The service is an essential component of the Regional District's park system requiring the coordination of other Regional District services and the other agencies of the park system. The goal is to secure and protect for all time, regionally significant components of open space, productive or threatened habitat and sensitive landscape features which contribute to the inherent livability of the region and the protection of its natural resources and landscape character. Human access may be possible in some cases where natural resources are not disturbed. Greenbelts, which provide for human use, are referred to as Greenways.

Objectives:

- To protect natural streams, watercourses, lakes and marshlands, which contribute to water quality, fish habitat or wildlife corridors.

- To actively pursue the protection of informal outdoor recreational pursuits on Crown lands including the provision of suitable access and services.
- To work with other responsible government agencies and land owners to develop a plan for the security of a regional greenway system.” **1995 RDN Parks Plan, p.15**

2. The Regional Park Plan map does not include all Crown Land within the regional district. It is necessary for the Government to complete its inventory of Crown Land within the regional district, before a regional parks plan can be finalized. It would be imprudent for the Regional District to prematurely close options to public land where available.

“Provincial Financial Support for Regional Park Systems

The province has been active in the past in supporting regional park land acquisition, providing Crown Land for park land and granting funds to assist with its acquisition. The assistance provided to the Greater Vancouver Regional District (GVRD) illustrates this. The GVRD has received millions of dollars in provincial grants and matching funds to assist with park land acquisition. BC Parks states that provincial funding is not in place to assist the Regional District of Nanaimo with its park land acquisition. However, the province has a number of programs in place to assist with the funding of community initiatives. **Furthermore, through its Protected Area Strategy, the province has expressed support for the creation of a greater park land resource, including sites closer to communities such as those provided by regional park systems.**

The Regional District Park System proposed by this Plan will require assistance from the province for park land acquisition. **As such, an extensive lobbying effort to secure provincial funding is in order.”**

“While opportunities to acquire lands with provincial support are not readily available, and the price of land is increasing, the Regional District still has opportunity. An increased population base, an active economy and public opinion all appear on the side of the Regional District for the establishment of a comprehensive park system.

In consideration of these relevant issues the Regional District of Nanaimo is committed to immediate and effective action in order to establish a comprehensive park system.” 1995 RDN Parks Plan, P.2,3

3. The Regional Parks Plan map does not include Agricultural Land Reserves. With minimally protected lands in the regional district, Agricultural land is vital to support a buffer and interface for wildlife, conservation/populated areas.

4. The Regional Parks Plan map does not include historic sites or popular recreation areas within the regional district as targets for future acquisition possibilities.

The Wilderness Committee is asking that the draft RDN Park Plan map include the completed inventory of Crown Lands, which Land, Water BC is compiling at present through their Crown Land Inventory, so that no options for parkland acquisition are missed. The extra time will also allow for the Sensitive Ecosystems, agricultural land and popular recreation areas and uses to be mapped as well.

In a press notice from the RDN it states, "Having achieved many of the objectives of the 1995 Regional Parks Plan, it's time to review and re-define the future direction policies, priorities and actions for regional parks for the next 10 years." Would it be possible to be specific about the objectives which have been achieved, by referring to the following objectives of the 1995 Regional Parks Plan?

"RDN SIGNIFICANT SITES

This section identifies significant sites and concepts in which the Regional District of Nanaimo has an interest. Thirty-eight (38) sites and four (4) concepts are recognized as significant to the Regional District's parks, outdoor recreation and open space mosaic. Provincial Parks are also catalogued due to their critical overall importance in providing opportunities to this region's parks mosaic. Twenty-three (23) of the identified significant sites have been highlighted to indicate which sites are currently under discussion around possible access or joint management with the Regional District of Nanaimo. Community park land initiatives specific to each of the Regional District's eight electoral areas are also outlined." **1995 RDN Parks Plan, p.III**

1. Which properties in the 1995 Parks Plan acquisition list were acquired? (Please indicate the size of the acquired parcels.)
2. Which properties in the 1995 Parks Plan acquisition list were lost due to sales, development, logging etc.? (Please indicate size of parcels.)
3. What lands are currently on the revised property acquisition list? Which of these lands have been acquired, which lands have been lost and which are still on the list? Please list in order of priority.

With only 1.4 percent of the Regional District's landbase within the Regional Parks Plan system, it is doubtful that the following mission statement for the 1995 Parks Plan has been met:

"The security, protection and stewardship of lands within the region which maintain livability, provide environmental and natural resource protection and

accommodate outdoor recreational pursuits." 1995 RDN Parks Plan (inside cover)

The 1.4 percent (see attached chart) of the RDN landbase in a Regional Parks System, can only be the cornerstone to maintaining livability for the area. Conservation of natural areas and access to outdoor recreation for the growing number of people projected to move to the area is part of planning and vision for future needs.

"Rapid Growth and the Need to Sustain Livability"

The Regional District of Nanaimo is a key element in a rapidly developing geographical area referred to as the Georgia Basin. Within this area respected authorities recognize the threat that growth poses to livability and natural resources. It is not merely a "not in my back yard reaction".

"If current population growth trends continue, the region's population of 5 million can be expected to double over the next 25 years. The major question facing the Georgia Basin is whether we can accommodate this growth without destroying the livability and natural environment of the Region". (the "Georgia Basin Initiative" of the Round Table)

In the last five years the Regional District of Nanaimo has experienced a rapid population growth rate of 23.8%, compared to 14.4% for the rest of Vancouver Island. It is recognized by the public and various government agencies, that this growth has the potential to compromise the natural resources and livability of this region. Therefore, it is critical that governments manage this change with available means and the appropriate mechanisms to limit the impact on the quality and character of the region.

A Park System Plan is a recognized mechanism of protecting a region's significant natural resources and maintaining livability. Eighty-five percent of the Regional Districts across the province have established park systems, which protect lands that represent natural character, provide for informal outdoor recreation and secure significant natural features within these regions. **The Regional District of Nanaimo's Park System Plan has been prepared in consideration of the urgent need to provide such a service to manage the area's growth by maintaining a standard of livability.** Establishment of this park system follows successful precedents of many other regional park systems in this province." **1995 RDN Parks Plan, p. 1**

The 1995 Regional Parks Plan efforts to set land aside as parks for public access for the future needs of future population projections is paramount in spite of the everyday pressure to build and manage recreation facilities for today. These population pressures at this point in the history of the Regional District must continue to focus on securing a lasting land base of regional parks for the future projected growth of the region. The goals and objectives of the 1995 RDN Parks

Plan outline the need to expand and build a park system. These goals and objectives are more relevant and more urgent today, as we plan for the future recreation and conservation needs of a growing population.

“Public Demand for Environmental Protection and Informal Outdoor Recreation

Recent trends in the attitudes of people show a shift to a greater environmental conscience in which the protection of lands from development and resource extraction is a priority and participation in activities, which involve informal recreation, within the natural environment is on the increase. During the development of the Park System Plan, residents from across the entire Regional District expressed the need and commitment to secure open space as a high priority. The public has requested that the Regional Board and its member municipalities develop a comprehensive park system, which protects natural resources, secures significant features and representative samples of the area's landscape, and provides the opportunity for passive outdoor recreation. A willingness was expressed by the public to assist in the costs of this initiative.

The Regional District Park System is a means for local residents to satisfy the demand to protect local lands of significance. The Regional Park System will provide for public participation and will accommodate the protection and stewardship of lands, which are close to home and easily accessible for daily appreciation of the natural environment. With the commencement of the parks plan process; the public is under the impression that something will be done by the Regional District of Nanaimo in this regard. This Park System Plan proposes a realistic strategy, which responds to public demands.” ***1995 RDN Parks Plan, p.2,3***

The following information details the Importance of including the Environment Canada and Ministry of Environment's Sensitive Ecosystems Inventoried lands and provincial Crown Land, on the Regional District of Nanaimo's Parks Plan map. A higher level land use plan is required to meet a conservation strategy for protected areas on East Vancouver Island (E & N land) that is consistent with the Province's proclaimed 12 percent protected areas strategy (CORE). We would like to point out to the Regional District of Nanaimo that the previous government did not succeed in setting aside land within the E & N Land on East Vancouver Island or within the Regional District of Nanaimo for its target of 12 percent ecosystem representation in its Protected Areas Strategy.

With little opportunity for public access to limited Crown Land within the E & N lands on Vancouver Island or Crown Land within the Regional District of Nanaimo, the Western Canada Wilderness Committee vehemently opposes any further resource extraction, sale or development of crown land within the E & N Land or the Regional District of Nanaimo until an inventory of public land has been completed and a higher level land use plan has been put in place to determine the

highest best use of Crown Land located within the E & N land on Vancouver Island and Crown Land located within the Regional District of Nanaimo.

Without public land, the proposed Regional District of Nanaimo's Growth Management Plan as well as its Parks Plan, is unsustainable because the region cannot support further fragmentation, degradation or removal of endangered, red-listed habitat and species on its minimal public landbase.

The Regional District of Nanaimo's Growth Management Plan and Regional Parks plan, are located in one of BC's rarest and most endangered ecosystems, the Coastal Douglas-fir zone and Nanaimo Lowlands. These unique ecosystems extend from Campbell River to Victoria along the east coast of Vancouver Island and onto the adjacent Gulf Islands. The Mediterranean-type climate and long growing season supports one of the smallest, rarest and most biologically diverse ecosystems in Canada. Over 87 percent of Vancouver Islanders live in this area and the population is growing. A century of intense urban development and logging has caused this to be one of BC's most degraded ecosystems (places with the greatest loss of natural environment).

Today, less than 2 percent of the Nanaimo Lowlands region is protected. Much of that is already highly modified and heavily used for recreation. Most of the remaining wildlands are in private holdings so there are few conservation options available. As the corporately-owned forest lands are logged--most of them on short fifty to sixty year rotations--the need for natural habitats for birds, other wildlife and salmon, will increase.

The highest and best use for the remaining pieces of forested public lands-which are few and far between-is to protect them as parks. The Regional District of Nanaimo's Growth Management Plan without a comprehensive conservation-based Regional Parks system would greatly diminish the local quality of life and could condemn this ecosystem to extinction

The Regional Parks plan must be developed prior to any paving, logging or development within the Regional District. Good forests and natural ecosystems are hard to find and must be planned for, identified and acquired first before details on where and how to pave and develop are determined.

An excellent example of an older Coastal Douglas-fir forest with endangered red-listed plant communities on Crown Land can be found along the headwaters of Grandon Creek in Qualicum Beach. The addition of such a piece of land would certainly help the Regional Parks System achieve its goals of protecting more of the land base. Located within the Municipality of Qualicum Beach, this land borders the Regional District Area G and is an example how a Parks System Plan for the region

must focus on maintaining and restoring connectivity of natural areas.

Land and Water, BC must be approached to compensate the Regional District for the shortfall of public land in the region and for its under-represented public landbase. As a corporation, LWBC, must now be in a position to not only balance its books, but to balance the imbalance of land use within this province. The province has almost 95 percent of its land designated as public land. The east side of Vancouver Island has less than 5 percent of its land designated public land.

LWBC must not be allowed to target the sale of any further crown land from the E & N region of Vancouver Island.

Almost 95 percent of British Columbia is Crown Land where 12 percent of the land base has been designated as part of the Protected Areas Strategy by the previous government. A higher level plan is required for the East Coast of Vancouver Island (E & N land) where the proposed Regional Parks plan has almost no access to public owned provincial Crown Land.

On East Vancouver Island's E & N land and in the Regional District of Nanaimo, approximately 94 percent of the land has been **removed from** the Public Land Base and given to private industry. This results in only 2 percent of the land base designated as high use recreation areas with little conservation values or strategies to sustain wildlife habitat or to restore conservation corridors.

When the Regional District of Nanaimo's Regional Park System Plan was drawn up, there was only 2 percent of the landbase within the Regional District designated as high-use recreation areas.

- Has the 2 percent protected area within the Regional District of Nanaimo increased?
- By how much has it increased?
- What areas are being planned to be included into the Regional District of Nanaimo's Park System Plan, so that the mission statement for protection of the Regional District's natural features can be attained?
- With the projected population increases that the District of Nanaimo's Growth Management Plan addresses, what will be the ratio of people per hectare of park land within the Regional District of Nanaimo in the year 2030?

The highest best use for the remaining crown land within the RDN is for conservation and parks. Because of the Government's E & N land grant to private industry (Big Business), the form of logging we see on the E & N lands allows for local community jobs to be exported in the form of raw logs. Big Business is exempt from paying stumpage or property taxes for the running of our hospitals, schools and the Vancouver Island railway. The E & N lands have alienated crown land from the public as well as from the Small Business Woodlot Enterprises. The

government of the day made the decision to support Big Business (private industry) by giving away the public's E & N land - **1/5 of Vancouver Island**. The logging industry is well represented in this region. The Western Canada Wilderness Committee encourages a higher land use plan that will acknowledge public values related to the changing and growing needs of surrounding population centres and tourism. The plan must address the rapid elimination of our natural East Coast environment that supports the highest biological diversity in British Columbia, in Canada and possibly in all of North America.

The Small Business Woodlot Programs can be relocated outside the E & N land where the government has not given away the public's land to big business (private industry) and where the public still owns 94 percent of the province. Unfortunately the E & N land was given away to big business (private industry) and that decision has tied the hands of the BC public. A possible solution could be to move Small Business Programs for Crown Land to areas of BC where Crown Land exists.

There is very little public land remaining on East Vancouver Island (E & N land) for the maintaining and protection of public values and interest. The Western Canada Wilderness Committee requests that a higher plan be developed to determine how public land, where it still exists on East Vancouver Island (E & N land) can be used as a core to restore, repair, connect and preserve the natural environment for: tourism, clean water protection, conservation of endangered red-listed habitat to maintain and enhance our present endangered and red-listed wildlife species, clean air, fish habitat and public recreation spaces.

The rare and endangered mediterranean-style Coastal Douglas-fir climatic zone can only be conserved here on east Vancouver Island found within the Nanaimo Lowland Ecosystem. The Western Canada Wilderness Committee supports the small business programs, but cannot support further removal of the natural environment on the minimal crown land within these endangered biogeoclimatic zones, because these tiny ecosystems only exist here on the East Coast of Vancouver Island (E & N land).

The Regional District of Nanaimo's Growth Management Plan requires a bigger Regional Parks vision in order to protect critical habitat and red-listed, endangered and rare old forest structures within this threatened, endangered and quickly disappearing ecosystem.

We are very pleased that Environment Canada's and the Ministry of Environment's Sensitive Ecosystem Inventory for the East Coast of Vancouver Island has been completed and that the study area has now been recognized as a high priority for

restoration and conservation. With such an extremely high biodiversity in this biogeoclimatic zone, we now have the information that indicates that perhaps due to the high biodiversity of the region, 30 percent, or a minimum of 20 percent of the region needs to be protected to maintain the species present.

With the expected population increases and the desire for more golf courses and outdoor recreation facilities thanks to the mild climate on the East Coast of Vancouver Island's E & N land and Regional District of Nanaimo, the Western Canada Wilderness Committee recommends that areas for conservation strategy be assessed and compiled separately from high use parks and recreation areas. Minimal numbers of fragmented small Provincial Parks have been overbooked for over 30 years and the natural areas within these isolated parks are showing signs of overuse.

If growing population trends require trails, golf courses and playing fields, the Western Canada Wilderness Committee insists that these be part of a recreation, health and growth management plan that would be separate from land designated as part of a conservation strategy aimed at maintaining or restoring enough of the natural environment to sustain the present wildlife species that depend on these natural ecosystems. Heavily modified, fragmented and overused parks, recreation fields, deforested trails and golf courses must have a recreation "greenspace" designation that is separate from land set aside for a conservation strategy.

Ministry of Environment Conservation Data Centre, will indicate to what extent biological inventories and ground truthing have been done in the blocks outside the Sensitive Ecosystem study area occurring within the E & N Land Grant Area. (Environment Canada and Ministry of Environment Sensitive Ecosystem Inventory, for East Vancouver Island.) The forests within the Regional District are the most endangered and threatened forest types in Canada; the forests located within the Nanaimo Lowland and the Coastal Douglas-fir biogeoclimatic zones.

Some of the Crown Land in question may have been a candidate under the CORE process. With the new scientific research work done in the past few years, it is imperative that access to crown land on East Vancouver Island's E & N Land and within the Regional District for Conservation, Recreation, Tourism and Small Business Woodlots must be evaluated in a cost benefit study to determine the highest best use of this highly valuable and quickly disappearing public resource.

On the east coast of Vancouver Island and within the Regional District of Nanaimo, where only 2 percent of the land base has been set aside for conservation, recreation and tourism needs, heavy residential and tourist use of these tiny

pockets of "protected" land, have already heavily modified the small over-used Provincial, Regional and Municipal Parks. Red-listed plant communities have become toilets, campsites, roads, parking lots, riding trails, picnic areas and playing fields where many residential user groups express their needs and their rights to outdoor recreation uses.

The expanding population predicted for the East Coast of Vancouver Island's E & N land and Regional District will require that the highest best use of crown land be addressed before any further removal of natural ecosystems on crown land occurs. The Regional District of Nanaimo must plan for a parks/ recreation/ conservation strategy **BEFORE** approving further sprawl and paving of the region. Without securing the natural environment for conservation and recreation before planning for development, the Regional District's will speed the extirpation of red-listed/threatened marbled murrelets and the extinction of the red-listed forest types on which these species are dependent.

According to the Discovery Channel's, **Champions of the Wild**, the world's most endangered mammal lives on Vancouver Island, the Vancouver Island Marmot with less than 30 existing in the wild. The quality of life and water that we know and enjoy will be diminished without planning for natural areas and recreation opportunities above the less than 2 percent currently achieved by the Regional District's Parks System Plan.

The Regional District of Nanaimo is surrounded by corporate-owned free enterprise land. As a result of market demands, forest companies are moving to ecosystem-based planning and forest certification. Weyerhaeuser's Coastal Forest Project has yearly reviews to evaluate their efforts in maintaining older forests in this region. To what percentage of ecosystem representation are older forests in the region being protected or set aside? At present we have only 110 hectares of Coastal Douglas-fir oldgrowth protected in the entire province. What percentage of the landscape would that be and what is the goal for maintaining and restoring older second growth forests? As well, perhaps the Ministry of Forests can work with the Forest Company holders of the Private Land within the Mount Arrowsmith TSA, to commit to an Inventory of the Private Lands and to commit to an ecosystem or landscape level plan that includes entire watersheds regardless of tenure.

A shockingly small amount of Old Growth protection over the total area of the Regional District, will fail to protect habitats needed by endangered plants and animals.

How much crown land does the provincial government own within the E & N Land and Regional District of Nanaimo? What percentage of the E & N Land, Regional District of Nanaimo is Provincial Forest land and what percentage is Provincial Parks

and Recreation land? Since we now have more information through the SEI study and understand that only 110 hectares of old growth coastal Douglas-fir forest have been protected on the entire east coast of Vancouver Island (1992, Marvin Eng, Ministry of Forests, Gaps in Ecosystem Representation), has an initiative been made to retain our older forests? Can small business woodlot programs gain access to land outside the E & N lands as a result of the recent government clawback? The little Crown Land located close to population centres must provide for conservation, recreation, drinking water protection and clean air.

All logging, development and sale of Crown Land within the E&N Land Grant area and Regional District must be put on hold until an inventory of Crown Land assets has been completed, including the Crown Land recently sold for general revenue by the previous and current Government. These profits must be reinvested into buying back the quickly disappearing natural ecosystems on East Vancouver Island within this Land Grant area. Land and Water, BC must stop selling crown land on East Vancouver Island's E & N land and stop targeting the removal of any more of these public lands out of public ownership, control and environmental protection.

Access to Crown Land for logging would be more available in areas of BC where over 90 percent of the land base is Crown Land. Logging and even tourism can be moved to areas in BC where the province owns Crown Land, but our East Vancouver Island growing urban centres that need protected drinking watersheds, clean air and recreation areas, cannot be relocated to other areas in BC, nor can we protect the sensitive, endangered East Coast Vancouver Island ecosystems elsewhere in BC.

Residents within the expanding population base of east Vancouver Island's E & N land and Regional District of Nanaimo cannot be expected to drive to Strathcona Park, or the West Coast or other areas of BC for their daily outdoor recreation needs, clean air or clean water.

It is unfortunate that a past government gave away East Vancouver Island (E & N land that used to belong to the province of BC) to Big Business (private industry) and tied the hands of the BC Public, but we must build a Regional Park Plan and demand that LWBC stop the sale of Crown Land within the E & N lands immediately.

The Western Canada Wilderness Committee is adamant that no further logging, resource extraction or liquidation of Crown Land takes place until LWBC has completed its inventory of Crown Land on East Vancouver Island's E & N land and that the Regional Park Plan includes those lands on their Regional Park Plan map.

LWBC must be petitioned to stop the sale of Crown Land within the E & N land and compensate the Regional District with a higher level land use plan and conservation strategy where the previous Government's CORE land use strategy for East Vancouver Island's E & N land and Regional District failed in 1994.

The Regional District cannot plan for growth until a Regional Parks plan has been put in place to assign protection of the natural features and outdoor recreation needs for the projected population in the Regional District of Nanaimo Growth plan.

LWBC must balance the public land of this region, not its books, by returning to the public, the restoration of a balanced land base comparable to that of the rest of the Province. Regional Districts and Municipalities up and down Vancouver Islands east coast (E & N) must recommend to LWBC at the upcoming AVICC this spring that:

1. An inventory of Crown Land within the E & N lands be completed
2. No further sales or logging take within those lands and that each regional government be compensated for the previous government's mismanagement of the CORE process that left the Regional District of Nanaimo and E & N lands out of the deal.

The recommendation to set aside the natural areas before they disappear, will be seen as the utmost urgent planning action that can be taken today before real-estate prices go up even further. Setting aside the forests, wetlands and streams of today is better than tearing up and reforesting the pavement of tomorrow.

Therefore, it is imperative that all Environment Canada Sensitive Ecosystem Inventoried SEI sites and Crown land, once LWBC has completed their inventory, be included in the Regional Parks Map in order for the Regional Parks plans to address a conservation strategy for their acquisition and protection.

Agricultural Land must also be mapped onto the Regional Parks plan, as it provides important locations of buffers and interface areas that provide critical conservation values as migratory corridors and greenspace visual corridors between parks, trails and development. With projected increases in population, the need for sustainability will require MORE Agricultural Land, not less, therefore the Western Canada Wilderness Committee does not support the rezoning of Agricultural Land for subdivisions or development such as proposals to remove Agricultural Land in Deep Bay.

The Regional District of Nanaimo's Growth Management Plan supports and recognizes the importance of Agricultural Land and a sustainable mix of land uses in the RDN GMP Report's vision statement.

"Communities in the Regional District of Nanaimo will seek to improve the quality of life for residents while respecting the ecological integrity of the environment. The region and its interdependent

communities will possess a vibrant, sustainable economy, and will contain a mix of land uses and housing types in safe, friendly, well designed neighbourhoods. The form and design of settlements will reflect the diversity of the region's landscapes and cultural qualities, and will maintain the distinction between urban and rural areas. Residents will have easy access to workplaces, services, natural areas, and educational opportunities by a choice of mobility options. Each community will be surrounded by designated urban boundaries and permanently protected, contiguous corridors of open space. Growth and development will be managed to improve the quality of the region's communities, protect open space, and enhance the natural environment for the benefit of all life." **RDN Growth Management Plan**

Agricultural Land provides access to locally grown produce while also providing a contiguous corridor of open space. The economic opportunity that food production and agri-tourism provides in this setting must be protected.

Agriculture is, "the innovation, the technology, the economic backbone of our province." www.agaware.bc.ca Throughout the year, AgAware BC has been working to help the urban population put real faces to farmers and ranchers, through stories, at Media Family Days on the farm, in newsletters and on the website. **98 percent of our province's population doesn't live on farms.** AgAware has produced videos for BC schools so that these eye-openers to modern day farms and issues can touch us all. "AgAware's Hamburger Theatre exhibit at Science World never winds down. Around 3,000 visitors a day learn about the important industry behind the food they eat."

AgriTourism - "There are links to most of the open farms in BC in the AgriTourism section of AgAware BC's website, where you can search for a farm or event near your city or town. March, walk, drive a tractor, wave a flag, or hand out brochures you can help spread the word that "agriculture is everywhere"! www.agaware.bc.ca

Since every mouthful of food that is consumed in BC must travel approximately 2,000 kilometres, the Western Canada Wilderness Committee would like to support continued local access to local agricultural designated land as a way of reducing green house gases produced by trucks, planes and trains supplying us with far-away-food. The RDN Growth Management Plan supports the vision for an improved quality of life in the following goals:

"Goals

The main ingredients of the better quality of life identified in the vision statement are sorted into eight goals:

The Vision Statement calls **for containing urban areas to limit sprawl. The goal of urban containment will be attained by applying policies to focus development in urban areas rather than at the edges of communities.**

Maintaining a strong rural economy and the character of rural communities and ecosystems are important Growth Management Plan goals. **These goals can be achieved in part by halting the suburban development of rural lands,**

supporting provincial land use regulations, and making decisions that strengthen rural economic activity.

The public in the RDN has expressed deep concern about the environmental harm caused by growth. The Growth Management Plan calls for coordinated efforts to protect and restore the environment." ***RDN Growth Management Plan***

The Western Canada Wilderness Committee requests that all rural Agricultural Land within the RDN and E&N Lands remain intact in order to protect the Pacific Flyway for migratory birds. (Environment Canada, Canadian Wildlife Service). Agricultural land provides a buffer for wildlife migration in a part of Vancouver Island, BC that has not been able to set aside or protect 12 percent of the east coast land for wildlife, greenspace, recreation or conservation. (E & N Land Grant)

Agricultural Lands can also provide important wetland drainage and habitat for endangered and red-listed species, Pacific Flyway migratory birds, as well as nesting for local heron populations. Local salmon streams are recharged with the sponge effect of the water retention of the site. Agricultural use of the land will provide economic opportunity, rural open space, agri-tourism opportunities and sustain the rural agricultural economy and character.

"Official Community Plans will promote and encourage retention of large rural holdings.

Suburbanization of rural areas is a major threat to the character and quality of life in the RDN. Protection of rural lifestyles, environmental quality, and economically viable rural commercial activity requires large properties. Large land parcels are needed for livestock operations and for forestry. Smaller parcels tend to increase land values, making them uneconomic for commercial agriculture or forestry. Rural parcels should allow their owners to live and earn a living with minimal reliance on community services (especially water and sewer). This degree of self-sufficiency requires large land parcels.

Subdivision, rezoning, land use change, and speculation have aroused concern about the future of rural parts of the region. The RDN and municipalities, through the OCP process, will seek ways of retaining large rural parcels and discouraging their subdivision. Applications for development that are inconsistent with retention of large parcels and protection of rural character should be denied." ***Regional District of Nanaimo Growth Management Plan Website, www.rdn.bc.ca***

It is important to review the quality of life surveys for the Regional Districts and Official Community Plans to determine the role of Agricultural Land within the Regional District. Each community knows best how to preserve the quality of life in their own communities. The Western Canada Wilderness Committee supports community groups in preserving Agricultural Land.

"Policy 3D.

OCPs will include policies supporting retention of land in the Agricultural Land Reserve (ALR).

"Because of the geology and topography of Vancouver Island, many areas of agriculturally suitable soils are found in small pockets, a condition that is often used to justify their removal from the ALR. These pockets of soil may, however, be highly productive, and maintaining agricultural land is important to the regional and provincial economy as well as to the environmental quality and rural character of the RDN. The RDN is well endowed with agricultural land; with nine percent of its area in the ALR, the RDN has almost three times the Vancouver Island average.

The number of people employed in farming has grown in recent years, and the health of this economic sector requires a secure land base." *Rdn website: www.rdn.bc.ca*

Local residents enjoy being able to buy fresh produce and eggs from farms at reasonable prices.

"RDN jurisdictions will adopt planning policies that support retaining agricultural land, and will protect the viability of agricultural operations by discouraging road and service extensions through or adjacent to such parcels, and by considering the need for appropriate land uses as buffers. Where ALR lands are located within urban containment boundaries, OCPs will include ways of retaining the existing and future agricultural and open space values of the lands.

Policy 3E.

Urban areas will be designed to protect rural integrity.

Urban Containment Boundaries will help to protect rural lands from pressures for urbanization, but other measures can reinforce the effectiveness of UCBs. For example, buffers of open space or large suburban lots may reduce the likelihood of conflicts over land use on the rural-urban fringe. Road designs should be designed to avoid directing traffic toward rural areas or increasing pressure to extend roads through rural lands." *RDN Grown Management Plan, www.rdn.bc.ca*

Nearly 87 percent of the population of Vancouver Island lives within the Nanaimo Lowland biogeoclimatic zone. Rural open space and a source of food production

potential of Agricultural Lands is necessary in a region where the CORE Land Use Plan and the Regional District of Nanaimo Parks Plan have so far failed to conserve 12 percent of the landbase for conservation or recreation values.

"GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4A.

A program of open space protection will be developed by local, regional, and senior governments, including implementation of the *Regional Parks System Plan*.

The RDN, municipalities, and senior government agencies will design and implement a strategy for protecting open space and the natural legacy of the region. The strategy should identify or create new funding sources for a regional open space program, and coordinate the acquisition and management of land for open space use.

The open space protection program should:

- establish an open space acquisition and capital improvement fund to purchase and manage lands;
- form a partnership with existing funding and land banking groups such as the Nature Trust of BC and land management groups such as Ducks Unlimited;
- establish a consistent region-wide policy to encourage dedications of land;
- encourage cooperation among jurisdictions, building on the experience gained in the Community Greenways program; and
- implement the *Regional Parks System Plan*.

The region should work closely with local, provincial and federal resource management agencies to develop and implement cooperative open space projects. Implementation agreements should be established if appropriate.

In addition to funding and land acquisition, the RDN and municipalities should collaborate in preparing regulations to protect important environmental features. Such legislation may include:

- tree protection bylaws under Section 929 of the ***Municipal Act***, and related initiatives to protect trees through Development Permits and subdivision approval processes;
- fill removal and fill placement bylaws to prevent damage to wetlands, floodplains, productive soils, and streams;
- consistent setbacks from streams, lakes, and marine shores so that natural features and the public interest can be protected;

- zoning classifications that reflect the different kinds of parks and protected areas in the RDN, such as playfields, limited use natural areas, privately-owned protected areas, and areas where public access and disturbance should be minimized.” ***RDN Growth Management Plan***

The Regional District of Nanaimo Parks Plan has been able to set aside less than 2 percent of the land base as parks for public access, enjoyment, recreation and wildlife conservation. Rural agricultural land offers the visual corridor for recreation and provides sustainable economic opportunity and wildlife corridors that compensate for the lack of recreation and conservation land use planning and land use options.

The agricultural land acts as a recharge area for aquifers and as sponge for collecting stormwater runoff. The importance of local organic farming opportunities cannot be overemphasized in a society that is becoming more and more health conscious.

The Western Canada Wilderness Committee would like to emphasize that due to the lack of a provincial conservation vision for the East Coast of Vancouver Island, the Regional District of Nanaimo has only approximately 2 percent of its land base set aside for recreation, trails, conservation and wildlife. Agricultural land provides rural greenspace, wildlife corridors, economic development in agri-tourism and food production and a contribution to the quality of life and rural character outlined in the following policy 4B.

“Policy 4B.

The RDN and local jurisdictions will base development and open space protection decisions on the ecological character of the land.

The designation of land for urban, rural, open space, or resource extraction uses will reflect and protect ecological characteristics of the area. The first step in achieving this policy is to identify ecologically significant areas. The inventory of environmental features of the RDN is incomplete, so the Regional District, member municipalities, and senior governments will collaborate in conducting an open space inventory and mapping program to document the distribution and size of all remaining and restorable natural areas. The initiative can build on existing parks and open space mapping and should include results of senior governments' Sensitive Ecosystem Inventory. The immediate priorities of the project should be to:

- prepare an atlas of all environmentally significant terrestrial, aquatic, and marine areas at scales appropriate to accurately delineate small streams and

wetland refuges needed by coho salmon and other wildlife species;

- rate the ecological significance of the open space areas and determine their suitability for conservation, recreation, or limited development;
- determine needs, opportunities, and priorities for open space acquisition or protection in all parts of the region;
- link the inventory directly to nodal land use planning, open space acquisition programs, and regulation of environmentally disturbing activities.

Site plans for the development and community plans should consider environmental characteristics of an area first, and design plan elements to protect important features.

Policy 4C.

A system of interconnected trails, greenways, and natural corridors capable of sustaining or enhancing native plant and animal species will be established regionally. The Community Greenways project being undertaken in British Columbia with RDN and local involvement emphasizes the importance of establishing corridors of open space. OCPs in the RDN will recommend that Greenways principles and approaches should be applied in protecting riparian corridors and coastal and terrestrial components of an open space system throughout the RDN. Some of these corridors can be used for bikeway or pedestrian trail systems, but some sensitive areas may not be suitable for unrestricted human access.

Policy 4D.

Measures to protect the supply and quality of surface and groundwater will be developed and implemented in each jurisdiction.

Surface water protection measures include selecting and implementing appropriate riparian setbacks in new developments, and control over residential, industrial, and agricultural practices that affect water quality and quantity. **The RDN should explore partnerships and opportunities for coordination with the Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans to undertake integrated watershed planning and water quality enforcement.** Land use planning provides the most reliable means of protecting groundwater supplies and aquifer recharge areas. Land use decisions in unincorporated areas should, therefore, be based on information from watershed and aquifer studies. **Implementation of Growth Management Plan policies dealing with Services and Resource Use will also support the protection of surface and groundwater.**

Policy 4E.

Development of remaining natural segments of the coastal zone will be discouraged.

Most of the region's coastline has been alienated for private use: industry, private homes, tourist resorts, and military facilities. Provincial foreshore and aquaculture leases effectively privatize other coastal resources. Because the coastal zone is one of the most valuable public and environmental assets in the RDN, further private development that limits public access, use, and appreciation of the coastline or that alters the natural character of the coastal zone should be discouraged. Future development of aquaculture facilities may be located where minimal disruption of habitat and public access would occur. **A detailed coastal resource inventory should be conducted to document the nature, importance, and sensitivity of the region's foreshore and backshore.**

Policy 4F.

Floodplains and other aquatic features will be protected or restored to a natural condition.

All RDN jurisdictions, the Ministry of Environment, Lands and Parks, and the Department of Fisheries and Oceans will collaborate in developing and implementing bylaws and other measures to prevent filling or urbanization of floodplains, wetlands, lakes, and streams. **Floodplains are important parts of the aquatic ecosystem, providing storage for storm flows, minimizing the cost and extent of drainage works, allowing groundwater recharge, and supporting a variety of plant and animal species.** OCPs and zoning bylaws should be amended to protect floodplains and associated wetlands and water features. **Where floodplains and other aquatic features have already been affected by filling or development, opportunities for restoring their biological and hydrological function should be explored.**

- a. protecting the land base and business environment needed by BC's agricultural producers to operate efficiently without undue restrictions or competition from other land uses; and
- b. preserving the limited supply of agricultural land that can provide a secure and healthy food supply for current and future generations" ***RDN Growth Management plan***

It is important to note the importance of wilderness areas in recharging aquifers for salmon streams as well as for agricultural land use. The mission statement of the Western Canada Wilderness Committee is the preservation of wilderness through public education and scientific research. Agricultural lands provide economic

development opportunities while at the same time acting as buffers for badly fragmented and almost non-existing protected areas.

The E & N landscape of East Vancouver Island cannot support further fragmentation, degradation or removal of endangered, red-listed habitat and species on its minimal public land base. Agricultural Lands are fundamental in balancing the need for food and rural open space. Agricultural would address the preservation of one of the world's fastest disappearing resources: topsoil.

The highest and best use for Agricultural Land is to provide food for the growing east Vancouver Island population and to act as a buffer for the remaining pieces of forested public lands-which are few and far between.

The role of agricultural land in providing economic opportunity for agri-tourism, food production and rural open space can be better understood and valued, when it is pointed out how a lack of provincial land use planning for east Vancouver Island has affected the Regional Park System Plan. When the 1995 Regional Parks plan was drawn up, there was less than 2 percent of the land base within the Regional District part of the Regional Parks system. The following questions have to be addressed:

- At that time, what was the ratio per person per hectare of land?
- What is the ratio of numbers of people per hectare now?
- Has the 2 percent protected area within the Regional District of Nanaimo increased?
- By how much has it increased?
- What areas are being planned to be included into the Regional District of Nanaimo's Park System Plan? What percentage of the Regional District will be set aside for conservation of natural areas? How much will be set aside for outdoor recreation activities (trails and other highly modified landscapes)?
- With the projected population increases in Regional District, what will be the ratio of people per hectare of park land in the year 2030?
- What will be ratio of people per hectare of Agricultural Land in the year 2030?

The Western Canada Wilderness Committee encourages a higher land use plan that will acknowledge public values related to the changing and growing needs of surrounding population centres, tourism and the rapid elimination of our natural East Coast environment that supports the highest biological diversity in British Columbia, in Canada and possibly in all of North America.

Agricultural land is critical in compensating for the lack of planning and regrettable

permanent loss of Vancouver Island's East Coast PUBLIC ACCESS lands. These agricultural lands must be included on the Regional Parks Plan systems map.

The expanding population predictions for the East Coast of Vancouver Island's E & N land and Regional District of Nanaimo will require that the highest best use of these remnant crumbs of crown land and agricultural land be addressed and located on the Regional Parks Plan map before any further removal of Crown Land or agricultural land rezoning occurs.

The Regional District of Nanaimo must plan for a parks/ recreation/ conservation strategy, local food sources on agricultural land, economic opportunities in agriculture, and the quality of life that rural open spaces provide before approving further urban sprawl such as the development and paving of the foreshore and estuary of French Creek where fill and rip rap spill into the Straits of Georgia to "protect" the monster homes.

The little parcels of crown land located close to population centres must provide for conservation, recreation, drinking water protection and clean air. A Regional Parks System can enhance ecosystem-based planning or watershed assessments necessary for providing drainage and recharge capabilities for healthy watersheds while protecting critical habitat and endangered and rare old forest structures.

The Western Canada Wilderness Committee supports planning for growth by firstly, putting a plan in place to assign protection of the natural features of the area, outdoor recreation spaces, local food supply on our agricultural land and clean water needs for the population growth projected in the Regional District of Nanaimo Growth plan.

Agricultural Lands and Crown Land are sources of aquifer recharge and filtration for ground water resources while providing economic opportunity in agriculture and agri-tourism. Crown land must be shown on the map to provide core areas for the Regional Parks Plan acquisition strategy, while the agricultural lands must be mapped on the Regional Park plan map, to determine where buffers can be located.

A Regional Parks planning map that contains the Sensitive Ecosystem sites, Crown Land and Agricultural Land, will present a better model for a better Regional Parks Plan vision and strategy that would be more effective in maintaining the local natural, rural, cultural heritage, character and quality of life of the region that includes access to local public land for outdoor recreation areas.

Little Mountain, Morrison Creek and Lost Trails Wetlands are examples where leasing will not provide planning or vision for future park acquisition options. How

many more public land parks is the Liberal Government planning to dispose of? Please list the areas and highlight these sites on the Regional Parks Planning map. Morrison Creek and Little Mountain were included in the 1996 Vancouver Island Land-Use Plan as being protected under their Special Feature Protected Areas strategy. Please provide an accounting for these and other Regional Parks or trails where LWBC is effectively proposing to sell our Regional Parks. It must be assumed that any leases on private land will cease when real estate prices go up and land is sold.

In summary, it is imperative that the Regional District of Nanaimo lobby both the provincial government where the previous government's CORE land use decision left the Nanaimo Regional District with less than 2 percent of the entire region in protection and also the federal government where the original decision was made to remove the E & N land from the Crown. Both levels of government must be lobbied to return and restore to Crown a balanced land use base to the area. There must be no further Crown Land removed from the public sector until a process has been established to address the severe shortfall and shortsightedness of these two land use decisions.

"Provincial Financial Support for Regional Park Systems

The province has been active in the past in supporting regional park land acquisition, providing Crown Land for park land and granting funds to assist with its acquisition. The assistance provided to the Greater Vancouver Regional District (GVRD) illustrates this. The GVRD has received millions of dollars in provincial grants and matching funds to assist with park land acquisition. BC Parks states that provincial funding is not in place to assist the Regional District of Nanaimo with its park land acquisition. However, the province has a number of programs in place to assist with the funding of community initiatives. **Furthermore, through its Protected Area Strategy, the province has expressed support for the creation of a greater park land resource, including sites closer to communities such as those provided by regional park systems.**

The Regional District Park System proposed by this Plan will require assistance from the province for park land acquisition. **As such, an extensive lobbying effort to secure provincial funding is in order."**

"While opportunities to acquire lands with provincial support are not readily available, and the price of land is increasing, the Regional District still has opportunity. An increased population base, an active economy and public opinion all appear on the side of the Regional District for the establishment of a comprehensive park system.

In consideration of these relevant issues the Regional District of Nanaimo is committed to immediate and effective action in order to establish a comprehensive park system." 1995 RDN Parks Plan, P.2,3

In the meantime, the Regional Parks Plan System must aim to "PLAN" for the future and not eliminate a vision or future for parks in the region. The Western Canada Wilderness Committee is concerned that a parks plan and vision for the future cannot be addressed until all possibilities for conservation and parks within the Regional District of Nanaimo are brought to the table and mapped.

Again, to recapitulate, a Regional Parks Plan System cannot be put together without a map that clearly marks all possibilities within this very challenging land use base. This information would include all Crown Land, (federal and provincial), once the inventory is completed, all Agricultural Land and all Environment Canada and Ministry of Environment's Sensitive Ecosystem Inventory sites. The location of popular recreation areas and trails can be mapped with the assistance of local groups such as hikers, horseback riders, etc.

Yours truly,

Annette Tanner,
Chairperson.