

REGIONAL DISTRICT OF NANAIMO

ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, APRIL 9, 2013

6:00 PM

*(RDN Board Chambers)*

A D D E N D U M

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## O'Halloran, Matt

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**From:** Dianne Eddy <d-eddy@shaw.ca>  
**Sent:** Thursday, April 04, 2013 3:33 PM  
**To:** O'Halloran, Matt  
**Subject:** Delegation request for both the April 9th EAPC and April 23

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Matt:  
Thank you for your help on this.

I would like to request to be a delegation for the EAPC meeting on April 9, 2013 at 6:00 pm. I haven't completed my statement as yet but will be getting back to you on this. It is with regard to the proposed development in Deep Bay.

As well, I would like to request to be a delegation for the Regular Board meeting set for April 23.

Please acknowledge this email so I know I have your address correct. Thank you.

Dianne Eddy, President  
Mapleguard Ratepayers' Association  
Deep Bay

**O'Halloran, Matt**

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**Subject:** Letters and delegations

**From:** Dianne Eddy [<mailto:d-eddy@shaw.ca>]

**Sent:** Monday, April 08, 2013 1:40 PM

**To:** O'Halloran, Matt

**Subject:** RE: Letters and delegations

Please include the attached document to the correspondence for distribution to the EAP Committee meeting on April 9, 2013. Please send acknowledgement that the letter was received.

Thank you.

Dianne Eddy  
5058 Longview Dr.  
Bowser, BC (Deep Bay)  
V0R 1G0

**Accept the staff report and oppose this application once and for all.**

We welcome development to our area. We are happy with our current OCP/RGS guidelines and see no reason to change them. There would be no opposition from the community to develop this land as it is currently zoned under these guidelines. BSI knew what the rules were when they purchased the property. But the BSI proposed development is contrary to all these bylaws.

This proposed development isn't urban sprawl. There are no urban areas within 25 km. So what do we call this Bowser sprawl? The high density form of this development is contrary to all surrounding neighbourhoods that are rural residential.

Isn't a Strata Village an oxymoron to a Village Centre as defined in the RGS? A strata development excludes what is outside its boundaries. It's there to serve itself. A village centre is inclusive in nature and includes all that is around it.

A village centre is an oxymoron to strata. It is deliberately crafted to confuse the issue. Was this accidentally on purpose?

What risks are there for current residents with a development that will explode the population with 1,600 new residents?

There is an area of wet sand called an aquifer. This sand layer is uneven, which is evident by the numerous unsuccessful well test holes completed and abandoned in the area.<sup>i</sup> The saturated thickness of the Quadra Sand is approximately 21 m at the well site. That makes it a very small, shallow aquifer subject to the whims of climate variations and surface contamination. The DBID well depths vary from 11 to 23 m which are classed as shallow wells. Test well drilling to depths below sea level have confirmed there are no lower levels of the aquifer.<sup>ii</sup> There are already 600 families relying on these wells.

A minimum of 1100mm of precipitation is required to sustain current aquifer levels. The water table drops considerably with less.<sup>iii</sup> What would happen if we had 5 years with less than 1100mm of precipitation? Extrapolation of data indicates the drawdown of the wells would be below the top of the well screens for most of the current wells. This would result in wells being shut down or modified.<sup>iv</sup>

The proposed subdivision has a water requirement estimated to be up to three times what the district currently uses according to the developers hydrological reports reviewed at their open house several years ago.<sup>v</sup> Would we be mining the aquifer with this high level of continuous pumping?

So where would the residents of Deep Bay go for water if the aquifer went dry or became contaminated? All streams and creeks beyond this watershed are many miles away and have been over committed with existing water licences. The nearest is Rosewall Creek is already overcommitted to industrial water suppliers and commercial hatcheries.

Information from other residents associations indicate that cities in their areas are already facing major challenges in water resource management and are competing for water supplies for both present and future needs. The Cassidy Aquifer is a good example with Nanaimo, Lantzville and Island Timberlands competing for water resources and preparing for a dryer climate. And then there is the multimillion

dollar water project Parksville is considering. Wells are drying up in summer in many rural residential areas.

This development proposes to process their sewage over the aquifer to satisfy the shellfish industry. What about protecting the water supply for residents? Isn't that more important? Pharmaceuticals and persistent chemicals are not removed by any process commonly used in sewage treatment. How many years will it take for these chemicals and pharmaceuticals to reach the water supply? Not long based on current hydrological reports. And how much sewage waste will 1600 new residents generate?

Did the proponents of this development do their homework and support the interest of the current community or do they simply have vested interest in the development for themselves?

The developer's site on lot B for the recreational vehicle spaces is poor for any recreational activities. It lacks access to any beach from the property so would utilize such areas as the Spit which offers only 2 legal parking spaces. Lot B is currently in scrub forest that lacks any draw for tourism. What may happen is that tourist would come with ATVs and trash surrounding properties and ravines in the area like Deep Bay Creek or the Cooks' adjacent properties. What protection would be provided to surrounding properties by the RDN?

How would tourist from Lot B launch their boats? The marina is already overcommitted in spite of expansion and has a very small parking lot. Would this result in more parking along the narrow Crome Rd. or Gainsburg Rd.?

**To disregard the RGS and the OCP and the extensive staff report would be a travesty, alienating the trust residents have in the process and alienating the trust residents have in the leadership you represent.**

**Accept the staff report and oppose this application once and for all.**

Dianne Eddy  
5058 Longview Dr.  
Bowser, BC (Deep Bay)  
VOR 1G0

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<sup>i</sup> Pacific Hydrology Consultants, 1995. Evaluation of Maximum Groundwater Potential from Wells in the Southwest Corner of D.L. 28 West of the Island Highway at Deep Bay.

<sup>ii</sup> Well logs available at DBID

<sup>iii</sup> Based on 30 years of statistics by the Deep Bay Improvement District (DBID)

<sup>iv</sup> Statistical Analysis by D. Eddy, BA, M.Comp.Sci.

<sup>v</sup> Kala Geosciences Ltd., Groundwater Feasibility Study (GFS), June 30, 2010

## O'Halloran, Matt

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**From:** Burgoyne, Linda  
**Sent:** Friday, April 05, 2013 8:34 AM  
**To:** O'Halloran, Matt; Hill, Jacquie; Harrison, Joan  
**Cc:** Thorkelsson, Paul; Tonn, Nancy  
**Subject:** FW: EAPC 9 April 2013

**From:** Dave Bartram [<mailto:dwbartram@shaw.ca>]  
**Sent:** Friday, April 05, 2013 7:55 AM  
**To:** Thorkelsson, Paul  
**Cc:** Burgoyne, Linda  
**Subject:** EAPC 9 April 2013

Good Morning:

Please put me on the agenda to speak as a Delegation at the 9<sup>th</sup> April 2013 EAPC regarding the Baynes Sound Investments development application in the Bowser/Deep Bay Area.

Thanks.

Dave Bartram

## O'Halloran, Matt

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**From:** N.W. Eddy <n.eddy@shaw.ca>  
**Sent:** Friday, April 05, 2013 1:18 PM  
**To:** O'Halloran, Matt  
**Subject:** EAPC Meeting Brief

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Is it too late to ask for 5 minutes to address the Committee regarding the Baynes Sound Investment's development application?

If not, would you please put me down for a brief? I understand the meeting is at Hammond Bay Road at 6:00 P.M.

Nelson Eddy, Treasurer  
Mapleguard Ratepayers' Association



## O'Halloran, Matt

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**From:** Patty and Steve Biro <shipshore@shaw.ca>  
**Sent:** Friday, April 05, 2013 3:13 PM  
**To:** O'Halloran, Matt  
**Subject:** EAPC Meeting April 9th, 2013

Mr. O'Halloran,

Please add Steve and Patty Biro to the list of delegations at the EAPC Meeting scheduled for April 9<sup>th</sup>, 2013. We would like to speak to the Area H OCP Amendment Application No. PL2011-060, Baynes Sound Investments.

We will only need 5 minutes to address the board.

Thank you,

Patty and Steve Biro

## O'Halloran, Matt

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**From:** Tonn, Nancy  
**Sent:** Friday, April 05, 2013 4:25 PM  
**To:** Hill, Jacquie  
**Cc:** O'Halloran, Matt  
**Subject:** FW: Electoral Area Planning Committee ATT JACQUIE HILL

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**From:** Ian & Sandy MacDonell [<mailto:bowsermac@shaw.ca>]  
**Sent:** Friday, April 05, 2013 3:59 PM  
**To:** Tonn, Nancy  
**Cc:** Bill Veenhof; [bbodnar2@shaw.ca](mailto:bbodnar2@shaw.ca)  
**Subject:** Electoral Area Planning Committee ATT JACQUIE HILL

Dear Ms. Hill

I would like to be added as a delegation to the Electoral Area Planning Committee of April 9th, 2013.

I will be speaking to the "Reconsideration of RGS and OCP Amendment Application No. PL2011-060 — Baynes Sound Investments — Electoral Area 'H'.

Please advise me in due course if I have been added as a delegation.

Regards

Ian MacDonell

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## O'Halloran, Matt

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**Subject:** FW: Re RDN Notice dated 5th April 2013 - Re-consideration of and Application for a new RVC in Deep Bay.

**From:** Greta Taylor [<mailto:gptaylor@shaw.ca>]

**Sent:** Saturday, April 06, 2013 6:31 PM

**To:** O'Halloran, Matt

**Subject:** Re RDN Notice dated 5th April 2013 - Re-consideration of and Application for a new RVC in Deep Bay.

Hello Mr. O'Halloran.

I would like to address the Directors as a delegation on the above Application if at all possible. I regret the late request. We just received a notice yesterday that there was to be a Meeting of the Board on Tuesday the 9th April. Not much time I'm afraid to get my notes ready. But if it is possible it would be much appreciated.

Thank you for your help in this matter.

Yours truly,

Greta Taylor,

244 Hembrough Road,

Bowser, B.C. V0R 1G0

## O'Halloran, Matt

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**Subject:** FW: RDN Notice - Re-consideration of an application for a new RVC in Deep Bay

**From:** [Greta Taylor](mailto:Greta.Taylor)

**Sent:** Saturday, April 06, 2013 5:32 PM

**To:** [jstanhope@shaw.ca](mailto:jstanhope@shaw.ca)

**Cc:** [maureen\\_young@shaw.ca](mailto:maureen_young@shaw.ca) ; [gholme@shaw.ca](mailto:gholme@shaw.ca) ; [fjfell.at.rdn@gmail.com](mailto:fjfell.at.rdn@gmail.com) ; [bill.veenhof@shaw.ca](mailto:bill.veenhof@shaw.ca) ; [dianee.brennn@nanaimo.ca](mailto:dianee.brennn@nanaimo.ca) ; [dwillie@qualicumbeach.com](mailto:dwillie@qualicumbeach.com) ; [bdempsey@telus.net](mailto:bdempsey@telus.net) ; [john.ruttan@nanaimo.ca](mailto:john.ruttan@nanaimo.ca) ; [diana.johnstone@nanaimo.ca](mailto:diana.johnstone@nanaimo.ca) ; [bill.bestwick@nanaimo.ca](mailto:bill.bestwick@nanaimo.ca) ; [jim.kipp@nanaimo.ca](mailto:jim.kipp@nanaimo.ca) ; [george.anderson@nanaimo.ca](mailto:george.anderson@nanaimo.ca) ; [ted.greaves@nanaimo.ca](mailto:ted.greaves@nanaimo.ca)

**Subject:** RE: RDN Notice - Re-consideration of an application for a new RVC in Deep Bay

To Director Stanhope and all RDN Directors.

RE the above application for a new Rural Village Centre in Deep Bay.

Ladies and Gentlemen,

We are writing to advise just how much my husband and I are against this proposal. There is absolutely no justification to have a second Village centre in Deep Bay. Bowser is and has been the historical Village centre for our area for many, many years. They have served us faithfully all this time. The residents here are extremely supportive of our Village Centre. As the words "Village Centre" implies, it is the CENTRE of our village. What possible advantage would there be to having two Village Centres in such close proximity to each other? Would it not simply cut the profit of the stores in each Village Centre in half? This would not be fair or democratic to either Centre.

Have the people who compiled this report actually taken the time and trouble to read through our OCP and the Growth Management Plan in detail? Have all the Directors read through the OCP and Growth Management Plan in detail? If so, they would have seen quite clearly that the Village Nodes (as they were previously called – no idea why the word "node" needed to be changed – are listed as BOWSER, QUALICUM BAY AND DUNSMUIR, NOT DEEP BAY. A few years ago Qualicum Bay really wanted to be developed as a Village, in fact one resident had hoped that the Ice Rink (now in Parkesville) would be situated in Qualicum Bay as she thought it would draw people to that area. Perhaps this is where you should be concentrating your efforts for more development. They have several business there, including a pub, several eateries, ice cream parlour, camping sites and many other home based businesses. Qualicum Bay is much closer to Qualicum Beach which may also provide more business in that area.

As the BSI plan is to be a Strata development, where the Strata council make their own rules and regulations etc. one of which could be that the general public is excluded from setting foot on the Strata land, how would this Village centre be of use to anyone in the public areas of Deep Bay? Not that we would want to shop or use any facilities in the Strata area, this was just a question, as we prefer to shop, meet our friends and do our banking in our own Bowser Village centre.

My husband and I do not support Strata developments. We find they tend to divide the community into a "them and us" attitude. The Strata development (Ladners Landing on Gainsberg Road in Bowser has a not very friendly sign at the front entrance to their roadway which says quite clearly "NO ADMITTANCE WITHOUT INVITATION" but the Strata residents are able to enjoy walking around our neighbourhood with their dogs

etc. This Strata development is situated right a the back of our property and we have not been able to enjoy sitting on our back deck on sunny afternoons since it was completed about three years ago, due to the close proximity of their back gardens and roads. The folks there tend to talk very loudly and we can hear most of what is being said. So if we can hear them, they can certainly hear us. This makes for a total, total lack of privacy. We have now had to make a patio area at the front of the house where it is more peaceful and private. So much for high density. If we wanted to be right in the middle of stores and have high rises etc. around us we would have chosen somewhere else to live, but we came to live in Deep Bay because of the peace and quiet and tranquility the area afforded us. Each house with our own space. High density is not appropriate in Deep Bay. If this development is allowed to go through, it will be the thin edge of the wedge to rural sprawl and is quite against both the OCP and the Growth Management Plan. I really should like to know how many directors currently on the RDN Board know exactly where Deep Bay is and if any member has actually visited this Area? We are always totally overshadowed or outvoted by the numbers of Board members from the Nanaimo area. We feel that only the Rural Directors should vote on other Rural areas. They are more cognisant of Rural values and ways.

My husband and I formally request all Directors to take another look at our OCP and the Growth Management Plan and that by doing so, will hopefully be able to vote against this application for a totally unwanted, unnecessary new Rural Village Plan. We already have one in Bowser. We do not need another one.

Thank you for taking the time to read our comments and views on this application.

Yours truly,

Greta and Peter Taylor,  
244, Hembrough Road,  
Bowser, B.C. V0R 1G0  
Sent by email April 6th 2013.

## O'Halloran, Matt

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**From:** Diane Sampson <diane.sampson@shaw.ca>  
**Sent:** Sunday, April 07, 2013 12:59 PM  
**To:** O'Halloran, Matt  
**Subject:** REQUEST FOR A DELEGATION FOR THE APRIL 9th EAPC MEETING  
**Attachments:** OCP AMENDED LETTER TO RDN BOARD.docx; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. O'Halloran,

Attached is my letter to the Chairman and Board of Directors. I am submitting a request for a delegation for my letter can be read at the April 9th meeting.

6<sup>th</sup> April, 2013

The Chairman of the Board  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, British Columbia  
V9T 6N2

To the Board of Directors:

Re: OCP Amendment Application No. PL2011-060 – Baynes Sound Investments  
Electoral Area Planning Committee Tuesday, April 9th

This letter is in response to the application by Baynes Sound Development to build an urban-style development in the rural residential area of Deep Bay. To accept this application as it currently stands is against everything we have worked for, both the citizens of Deep Bay and Area H, and the RDN. The time and money spent to develop an OCP for our area would have been for nothing.

Although each area of Area H had different unique needs, every citizen working on this OCP supported maintaining the rural feel of the area, with no less than one-half acre lots, and slow growth. The area with the most citizens participating was Deep Bay.

In addition to the OCP, taxpayers' time and money was spent developing a Rural Village Centre plan for Bowser, which also requires one-half acre lots. The majority of the people supported having Bowser as the village for our area.

I recommend rejecting the application as it currently stands and request an alternate plan be developed that supports a rural residential, non-strata development plan that includes public roads, with the main road going to the highway, no sidewalks and no streetlights.

We citizens are tired of always having to fight to keep what we have already stated we want in the form of our Official Community Plan. The decisions made by the RDN Board should be based on this.

Respectfully,

Diane L. Sampson  
5224 Gainsberg Road  
Deep Bay

## O'Halloran, Matt

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**From:** Barbara <bbodnar2@shaw.ca>  
**Sent:** Tuesday, April 09, 2013 10:16 AM  
**To:** O'Halloran, Matt  
**Subject:** Fw: Delegation request for both the April 9th EAPC and April 23

Dear Matt

I would like to request to be a delegation for the EAPC meeting today at 6:00 pm.  
Please acknowledge this email so I know I have you address correct.

thankyou

Bob Leggett  
4993 W. Thompson Clarke Dr.  
Bowser  
250-757-9747



**O'Halloran, Matt**

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**Subject:** FW: MY PERSONAL LETTER TO THE RDN BOARD re: April 9 EAPC meeting in Nanaimo at the RDN

**From:** Bowser Bonkers [mailto:[bowserbonkers@gmail.com](mailto:bowserbonkers@gmail.com)]

**Sent:** Friday, April 05, 2013 5:00 PM

**To:** O'Halloran, Matt

**Cc:** Bill Veenhof; Julian Fell; Leanne Salter; leonard.krog.mla; Island Tides News; islandword

**Subject:** MY PERSONAL LETTER TO THE RDN BOARD re: April 9 EAPC meeting in Nanaimo at the RDN

PLEASE RESOND TO THIS EMAIL SO THAT I KNOW YOU HAVE RECEIVED IT. THANK YOU.

**RE: proposed 678 unit strata development at Deep Bay (extreme far north end of the RDN)**

First of all I would like to make it clear to all members of the board of the RDN that living in Deep Bay as I have for the past 20 years, I discovered long ago that MY SERVICE AREA is not Nanaimo, but Courtenay.

It takes me exactly 28 minutes to drive to Courtenay Wall Mart and it takes me 49 minutes to drive to Nanaimo Wall Mart, both Marts being located at the extreme ends closest to Deep Bay.

What I mean by SERVICE AREA...is the businesses and government agencies that are available to me in the easiest fashion. Its not easy to travel to Nanaimo...its easier for Deep Bay residents to travel to Courtenay.

That's a fact of life here. Takes us half the time to get the same thing your city offers us if we go up island instead.

Our 1200 + population of Deep Bay are mostly rural minded folks who choose to live "way out here" away from

the hustle and bustle of city life. We don't have sidewalks and we don't have street lights and that's two of the

reasons we live "way out here"....the decision to purchase property in the OUTBACK regions of the RDN are to get away from the hustle and bustle of *way too many people living way to close to each other in urban cities of high density populations.*

That said, I now refer to this current application (*to bring more than one half of our current population*) in the form

of this proposed development of 678 city type strata units to our RURAL AREA of Deep Bay in the RDN.

## **This application is not in accord with our OCP.**

For that very reason it should be ignored or at least denied and passed back to the applicant with a note to go elsewhere.

It is also not the way of life out here in rural Deep Bay. We don't have, nor do we want special gated, pass word protected, exclusive, locked strata developments which are INCLUSIVE of themselves. *We are a community* of rural folks out here, mostly retired, involved

in fishing, aquaculture, farming and home business. We are not a CAMPGROUND, nor are we a high rise strata unit development

area. We are mostly living on large acreages with septic system tanks that work better than septic collection systems that dump effluent into the ocean (<thus threatening the life of aquatic species>) and are very proud of our small Deep Bay water board and

clean fresh unadulterated (un-chemicalized) water delivery system that *we have developed* to serve our homes.

WE....please notice that I refer to WE....it has been a COMMUNITY EFFORT...not the effort of the RDN or the Province of BC but of the folks who live and work in Deep Bay that have brought this community to the place that we all now enjoy. THIS IS OUR HOME.

Development belongs in the city, not in our precious rural areas such as Deep Bay. *Live here? Buy an acre of land. Its that simple.*

To attempt to provide a basic sewage system like the one at FRENCH CREEK which deposits its outfall into the Salish Sea and is

only secondary, rather than tertiary treatment; yields nothing but the STENCH we all witness every summer as we drive past

French Creek, and the RDN blames it on the herring roe deposited on seaweed in February is a joke we all know about.

Deep Bay community does not need to replicate what you have done at French Creek. (period.)

<on a bit of a side line here...this Authority of the Agricultural department to be able to issue a license regarding the harvesting of things from our BEACHES in Deep Bay really needs to be investigated as to its legal status: They gave out or sold 5 licences in 2012 to harvest our crop of seaweed...something that other creatures of nature have been already using to the fullest extent of natural law and so the human authority to issue a license for this is not even a possibility: yet it has been done and in the future they envision SUCKING BY VACUUM CLEANER the deposits off our beaches? this is **city insanity** at its best only a DOLT would destroy the very food of his life.>

We accepted the concept and welcomed Malaspina College when they wanted to change their focus and image to become

Vancouver Island University at Deep Bay via a shell fish research center and we welcome visitors to that facility which we

are all proud of hosting in our community.

However, that development has caused a HUGE amount of vehicle traffic through our community and our main road, GAINSBURG

has not held up well to this increase in vehicle traffic. Speed is a very important issue on this road and not many young employed

or student types adhere to the LIMIT of 50k through our homestead area and it has become a MAJOR PROBLEM on how to slow

this CITY TYPE traffic to the university and to the wharf down.

If you as RDN directors are really looking after us....then you would install SPEED BUMPS to protect us from this new flow of traffic.

And you would fix Gainsburg road since the increased traffic from the University has added to its current condition that needs fixing.

We are used to vehicles towing boats to the ramp at slow speeds.

We are used to locals going home, old folks walking in the middle of the road, bikes, wheelbarrows and even horses... But we are not used to the *SPEED of the city population* that comes out here and is in a hurry to get where? Our road needs to be repaved now....and this proposal is going to bring a minimum of 700 more vehicles into our community? This is not what many residents want.

***This development proposal is not a good idea for Deep Bay rural community residents.***

I can appreciate that the RDN sees nothing but more tax dollars to collect from more residents living out here. But if the RDN would

just consider what we have already said in our OCP...you will realize that there is only a very small number of \$\$\$\$\$\$ oriented people that want to make a buck from our beautiful community at our expense.

And we ask you to recognize that fact and expose it for what it is.

***This very development proposal is a RAPE OF OUR COMMUNITY.***

**Please pay attention to our OCP, what we as a community have said all alone about how we want things to be here in Deep Bay.**

In reality the Deep Bay (and Bowser) communities should not even be attached to Nanaimo since *you are so far from us its a joke.*

We do not shop in Nanaimo....we shop in Courtenay where everything you offer is also offered, and we spend a lot less gas money

getting to and from.

I do realize that on this RDN board more members represent CITY ENTERPRISES AND DEVELOPMENT than rural member represent

rural values. That is not very democratic when it comes to voting. The city guys over rule the country folks and that is not a true

way to operate a democracy. There are way too many votes coming from the city foks on rural issues which they know nothing about.

This needs to be corrected.

In conclusion....if any of your members have bothered to read this submission against any further development in our area....

I simply ask that you once again refer to our OCP and hear our words.

Life is not about *expand expand expand*...it is very short and it is primarily about living the best quality of life that one can

and we, the residents of Deep Bay BC live our lives as we have chosen in this wonderful rural community.

We do not need strata type developments or high-rise condos

to make this place look and feel like a city....please hear our concerns and nix this very stupid idea for a great place.

Come visit us sometime and see how great it is to preserve a place of beauty and simple life style living as we all enjoy away from the city.

Len Walker

5185 Gainsberg Road

Deep Bay,

Bowser

BC

Ocanada

V0R 1G0

## O'Halloran, Matt

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**From:** Ann Jaeckel <annjaeckel@shaw.ca>  
**Sent:** Sunday, April 07, 2013 11:09 AM  
**To:** O'Halloran, Matt  
**Subject:** Reconsideration of a Rural Village Centre in Deep Bay  
**Attachments:** To all members of the Board.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I have sent this letter, by Fax, to All Members of the Board and a copy to Lisa in the Planning Department. Please could you make sure that the letter is received by all members of the Board.

Thank you.

Sincerely,

Ann Jaeckel

Mr. Joe Stanhope - Chairman of the Board  
Cc: All members of the Board

**Proposal from Baynes Sound Investments for a 678 strata development in Deep Bay  
Necessitating Reconsideration of an application for a RVC in Deep Bay**

**RURAL – NOT NEAR A LARGE TOWN OR CITY.**

This proposal for a massive strata development in Deep Bay is an insult to all the members of the community who were instrumental in developing the OCP. It goes against everything that the residents cherish. We chose to live in Deep Bay because of the rural life style and it is not the first time it has been under threat. We have a strata/gated development in Deep Bay so we have first hand experience. This strata (Lighthouse Landing) is completely separate from the rest of the community and the 'For the OCP) as there is a very strong message on a sign outside the strata and it is upheld by some of the residents living there. The proposed BSI development would become a town on its own and would have nothing to do with the community of Deep Bay. How arrogant of the developers to think they can desecrate a forest, build a load of houses, put in a few shops and change the life style of a whole community. **The term 'Rural Village Centre' is just being used by the Developers in order to push their plans through.**

Not to mention the wear and tear of the roads around here that are already in a state of disrepair. It would be very short-sighted to accept this proposal.

I am not against appropriate development but development of this nature does not belong in Deep Bay. The RDN has always maintained that they are against **URBAN SPRAWL**. Would a development of this nature not constitute **URBAN SPRAWL???**

**This proposal is inappropriate high density.**

**Before you can vote on something, it is advisable to take a look at what you are voting for/against and I would suggest that all the members of the board take a ride out to Bowser and Deep Bay and then maybe you will appreciate why it is that we do not need this strata development and why Bowser is and should remain the only Village Centre.**

Respectfully,

Ann & Christian Jaeckel  
224 Hembrough Road  
Bowser, BC. V0R1G0

Cc: Lisa Bhopalsingh - RDN Senior Planner

## O'Halloran, Matt

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**Subject:** FW: Rural Village Centre, Deep Bay

From: Marci [<mailto:marse@me.com>]  
Sent: Sunday, April 07, 2013 3:30 PM  
To: O'Halloran, Matt  
Cc: Bill Veenhof  
Subject: re: Rural Village Centre, Deep Bay

Dear Sir,

I would like to register my strong objection to the development application from Baynes Sound Investments proposing the creation of a new RVC in Deep Bay.

I attended the original public meeting held by this group. Their presentation was very slick, and questions from the audience about the overall social and economic impact of their proposed development were met with a manipulative barrage of buzzwords, but not much depth. Now they've surfaced again, with little opportunity in the interim for residents to debate their proposals.

I will mention a few areas that concern me.

Deep Bay is a small community, known by service providers in larger centres as "no-man's land". Those of us who live here do so knowing that if issues arise, we are very dependent on our neighbours for help. Ensuring that there are as few emergencies as possible is therefore a high priority. I had an intruder once trying to break into my house, at 12:30 am. I called the police, and woke a neighbour to come over. It took the police 35 minutes to arrive from Parksville. That's not a complaint, it's just a reality - a trade-off - and we cope. But what would the influx of a whole new population - much of it transient - mean here to our precarious level of safety and emergency services? And would these truly be "neighbours", living in an exclusive enclave separate from locals?

What advantage would it be to our existing community to create a new Village Centre? "Jobs" is always a good foot-in-the-door tactic, but the jobs mentioned are not good jobs, and furthermore would be offset by the damage inflicted on those already trying to make a living around here. Bowser is our village node, and does a good job of providing us with basics, why would we want to make it harder for them?

There are many areas where probable future costs would be off-loaded onto the community. The Deep Bay water system is not going to be adequate for emergency needs given such a large development, and will need to be upgraded. Private wastewater systems are notoriously prone to serious problems, generally "rescued" at great cost to the communities involved. And how long will it be before the developers seek to rezone, in an attempt to convert their touted "green" areas to more housing lots?

People living in larger areas envy us our frogs, hummingbirds, bats, pollinating insects and marine life. But these aren't cute lifestyle assets, they're crucial components of a balanced ecological system. We work hard here to preserve this balance. So many communities are fighting now to reverse their loss of habitat and redress the damage done by greed and population spread; does it make any sense at all for Deep Bay to run in the opposite direction?

Thank you for your time. I would appreciate knowing that you have received my email.

Sincerely,  
Marci Katz  
226 Sabina Road,  
Deep Bay.



## O'Halloran, Matt

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**Subject:** FW: new Rural Village Centre in Deep bay

**Importance:** High

**From:** [Becky Shave](#)

**To:** [jstanhope@shaw.ca](mailto:jstanhope@shaw.ca)

**Sent:** Monday, April 08, 2013 12:01 PM

**Subject:** Re: new Rural Village Centre in Deep bay

Dear Mr. Stanhope,

I have just recently purchased and moved into my new home on Hembrough Road (March 15th) and I am absolutely loving everything about my new home and community. Coming from Edmonton it has been so pleasant to have a very early spring for the first time in my 34 years. I have met some very wonderful neighbours and have walked the community with my dog taking in all that Deep Bay has to offer. As I'm still a "green horn" islander, I still get excited to see the deer that frequent my front lawn, eagles flying high above and even hearing the sea lions from my deck when the evening is quiet and the wind is blowing in just right. So much to be excited about in my new home and I know I've made the right move.

It has recently come to my attention that a new proposed high density build may be soon impacting my new found piece of heaven here. I have read the proposal information carefully as to make sure I fully understand the impact that this will have on my already beloved new community and I am VERY concerned that this will change the community to the point that it will never be the same.

The biggest reason for making this purchase and move to Deep Bay was it's community presence and quiet rural charm. I have filled out my ratepayers application for membership and will be attending any and ALL meetings regarding this proposal as I feel it will greatly impact my decisions to continue to invest and contribute to this wonderful community.

To be clear - I WOULD NOT be voting in favor of this development or any other such that would change this community to include high density or large unit builds nor and second Village Centre.

I thank you for your time and consideration,

Becky Shave

**O'Halloran, Matt**

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**Subject:** FW: re:deep bay 638 units

**From:** phyllis taylor [<mailto:wandptaylor@shaw.ca>]

**Sent:** Tuesday, April 09, 2013 8:28 AM

**To:** O'Halloran, Matt

**Subject:** re:deep bay 638 units

As a resident of deep bay for the last 27 years I have seen many changes in the local areas. I think on of the worst decisions I have seen as far as development is the Qualicum Landing estates there are far too many residences on that property. Hopefully if the deep bay plan goes through nothing like that will be allowed in that area. Since the deep bay estates on Gainsberg was built there has been an increasingly high amount of traffic on Gainsberg road where I live, the traffic is bearable the SPEED is not. I also think that 638 units if far too many and should be re-evaluated. As far as deep bay being a village node I think we should continue to work on bowser and Qualicum bay before we turn our eyes to deep bay.

Phyllis gauthier taylor  
5108 gainsberg road  
deep bay

Bruce Cook  
Lorindale Holdings Ltd.  
7955 Island Hwy West  
Bowser, BC V0R 1G0

April 9, 2013

Matt O'Halloran  
Legislative Coordinator Regional District of Nanaimo

**Re: Baynes Sound Development  
Meeting April 9, 2013**

Mr. O'Halloran,

It has recently come to my attention that the Baynes Sound Development is planning another public meeting to discuss the \$100 million residential community project slated for Deep Bay / Baynes Sound.

I currently manage our family owned Oyster farm which is situated directly across the bay from the proposed 385 doors of residential housing in question.

Baynes Sound is one of the richest shellfish-producing areas in BC waters, if not the world, but over the last few years, harvesting has often been closed due to water pollution, costing us money and placing the entire industry in jeopardy. We are proud to provide the best tasting oysters in the industry and we continually receive accolades for our sustainability and "green" business.

The oyster industry is worth approximately \$80 million a year and it only takes one septic field, sewage spill or some new "city" resident to put harmful chemicals, paints, solvents, gas or herbicides where they are not intended. Not to mention the local habitat of Eagles and water fowl that will be adversely affected when construction starts and pollution increases. Jim Crawford stated during his recent meeting March of this year that "the increased population and tax base that would result were not included in the study." Doesn't take a rock scientist to know that when you build houses the population increases and so does pollution and traffic and noise pollution as well.

I, along with our healthy oysters and pristine ocean waters clearly oppose this development –

Signed,

Bruce Cook