

REGIONAL DISTRICT OF NANAIMO
SUSTAINABILITY SELECT COMMITTEE
TUESDAY, MAY 20, 2014
3:00 PM

(RDN Board Chambers)

A D D E N D U M

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LATE DELEGATIONS (Motion required)

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4 **Stuart Gautier**, re Qualicum Beach Growth Boundary.

5-6 **John Christie**, re Qualicum Beach Growth Boundary.

7 **Denyse Widdifield**, re Qualicum Beach Growth Boundary.

8 **R. H. (Bob) Widdifield**, re Qualicum Beach Growth Boundary.

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14 **Chris Doyle**, re Qualicum Beach Growth Boundary.

15 **Mychal Rodway**, re Growth Containment Boundary – Town of Qualicum Beach.

16 **Charna Macfie**, re Growth Containment Boundary – Town of Qualicum Beach.

From: Lillian Drummond [<mailto:jldrum@shaw.ca>]

Sent: Friday, May 16, 2014 9:43 AM

To: Hill, Jacquie

Subject: Tuesday's meeting delegates

Dear Ms Hill,

I e-mailed Mr O'Halloran in the hopes of getting five minutes on the podium next Tuesday. Is this possible?

If it is, will I be notified?

Thanks,

Jim Drummond

May 20, 2014

Sustainability Select Committee
Regional District of Nanaimo
RDN Board Chambers
6300 Hammond Bay Road
Nanaimo BC
sustainability@rdn.bc.ca

Re: Your 3.00 PM Sustainability Selection Committee meeting, in the RDN Chambers

Dear Committee Members,

I wish to speak as a delegate to support the request by Qualicum Beach Council to have “Growth Boundary” the same as our Municipal Boundary.

Also I wish to state the following:

I am writing regarding your decision this afternoon respecting the Qualicum Beach Council’s intention to make Qualicum Beach’s Growth Boundary the same as the Municipal Boundary.

As a resident of Qualicum Beach, I write to advise you that **I fully support the Qualicum Beach Council’s efforts to bring all land use decisions in the town of Qualicum Beach under the jurisdiction of the elected council of Qualicum Beach.**

I strongly believe that all such decisions should be made by the elected representatives of Qualicum Beach residents and not by officials appointed by other towns, cities or the regional district.

Therefore, I urge you to respect the jurisdiction of the Qualicum Beach Council and the recent Supreme Court of British Columbia decision Greater Vancouver (Regional District) v. Langley (Township). This legal decision clearly states land use matters within a town or city boundary are the legal jurisdiction of that town or city.

Yours Truly,

Zweitse de Wit
760 Berwick Rd South
Qualicum Beach BC
V9K 1R2

Phone = 250-752-1125

May 16, 2014

Sustainability Select Committee

Regional District of Nanaimo

RDN Board Chambers

[6300 Hammond Bay Road](#)

Nanaimo BC

sustainability@rdn.bc.ca

Dear Committee Members,

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Yours Truly,

Stuart Gautier

749 memorial Ave

Qualicum Beach

V9K 2T4

Sustainability Select Committee

Regional District of Nanaimo

RDN Board Chambers

6300 Hammond Bay Road

Nanaimo BC

sustainability@rdn.bc.ca

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Yours Truly,


JOHN CHRISTIE

790 Canyon Crescent Rd.

Qualicum Beach

V9K 1L4

May 2014

Sustainability Select Committee

Regional District of Nanaimo

RDN Board Chambers

6300 Hammond Bay Road

Nanaimo BC

sustainability@rdn.bc.ca

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Yours Truly,

Denyse Widdifield

Address: 852 Arbutus St

Qualicum Beach V9K 2L3

250-752-7867

May 2014

Sustainability Select Committee
Regional District of Nanaimo
RDN Board Chambers
6300 Hammond Bay Road
Nanaimo BC
sustainability@rdn.bc.ca

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Yours Truly,

R. H. (Bob) Widdifield

Address: 852 Arbutus St

Qualicum Beach BC V9K 2L3

May 2014

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Yours Truly,
Craig Dutton
Address: 355 Nenzel Road
Qualicum Beach

W Craig Dutton
Pheasant Glen Golf Resort
duttw@shaw.ca
cell:1-250-927-2591

May 19th 2014

Sustainability Select Committee
Regional District of Nanaimo
RDN Board Chambers
6300 Hammond Bay Road
Nanaimo BC
sustainability@rdn.bc.ca

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Yours Truly,
Dave Bryan

Address:
765 Memorial Ave
Qualicum Beach

Dear Committee Members

I support the direction our Majority of Council is taking on this issue. I am a fifteen year resident of Qualicum Beach and I voted for the Councillors who are leading this charge as did a clear majority of its citizenry based on their clear and unambiguous direction at election time to:

- Look at “Big Ideas” to help create affordable housing and employment opportunities in a community that is not suffering from accelerated growth but shrinking due to its aging demographic makeup and loss of young families
- Help protect the vibrancy of our downtown core, especially in light of Parksville’s aggressive expansion development plans which include Medium Format retail. I strongly, strongly encourage you to make a phone call to Mr. Paul Walkey who is the Chair of our Chamber of Commerce for a clear understanding of our Downtown Core’s true economic Strength.

Qualicum Beach was once a vibrant, active, tourism based community that drew its population increase from those travellers that discovered us on their holidays to the Island. These people of which I am one quickly recognized this was a community on the rise and one that could support entrepreneurial spirit. It was a good place to invest in and build a businesses in. This Current Council remembers those days too, more importantly they understand the phase shift we have since undergone in the past ten years and the risks associated with that shift in terms of school closures and the revolving door of failing businesses we presently have.

I strongly hope you let our public officials do the job we elected them to do.

Kindest Regards

Dean Dreger
Qualicum Beach

From: abermann@telus.net [mailto:abermann@telus.net]
Sent: Monday, May 19, 2014 2:36 PM
Subject: Growth Containment Boundary Amendment by the Town of Qualicum Beach

May 19, 2014

We would like our concerns forwarded to Mr. J. Stanhope and the Sustainability Select Committee for their meeting on May, 20, 2014 please.

In its submission to the RDN for a minor amendment to the RGS, the Town of Qualicum Beach has misrepresented and embellished the actual process undertaken to conduct the required full Official Community Plan review. The Town's process involved only one, poorly advertised meeting for March 4, 2014, entitled a Public Information Meeting, not an OCP Review. Without any further consultation, Council passed first reading of the OCP amendment bylaw on April 7, 2014, followed by second reading on April 14, 2014 and third reading on April 22, 2014. The absence of community involvement has been shameful.

The Town's RGS amendment application certainly is not a minor amendment. It is a regular amendment because the town did not conduct a full OCP review. Other reasons include the following:

- The area involved is totally rural with some 68% of the land still in the ALR and has been preserved as rural through careful planning by the RGS and the ALC.
- The Pheasant Glen proposal effectively bull-dozes and eliminates some 45 acres of mature forest which acts as an ecosystem for a wide variety of animals and birds.
- Upper Beach creek (including its birds and fish) would be threatened as well as the Glengarry lowlands.

The Town submits that its proposal is strictly a "housekeeping and governance issue" but, at the same time, they make constant referrals to the Pheasant Glen proposal. Making hurried concessions to a specific development qualifies as special treatment, not housekeeping and governance issues. The Town maintains that it has no intention of changing the land use by extending the Town boundaries. However, repeated references to Pheasant Glen Resort, which is a high density, illegal subdivision, clearly demonstrates the Town's true motivation for its request to amend the Regional Growth Strategy.

We would respectfully ask that you reject the Town's request for a minor amendment and treat it as a regular amendment so that the residents of Qualicum Beach are able to participate in determining the future direction of their community.

Yours truly,
Ray & Sue Abermann
398 Nenzel Rd.
Qualicum Beach, BC V9K1M5

From: John Francis Boshier [mailto:jfboshier@gmail.com]
Sent: Saturday, May 17, 2014 11:18 AM
Subject: For the meeting on 20 May

RDN Legislative Administrator

Dear Sir,

Will you kindly include the following letter on the Sustainability Select Committee agenda for the meeting on 20 May. Many thanks,

John Boshier (telephone: 250-594-5453)

230 Crescent Road E.,

Qualicum Beach, B.C.,

Canada V9K 1L6

16 May 2014

To Mr. J. Stanhope,

Chairman, RDN Board Directors,

6300 Hammond Bay Road,

Nanaimo, B.C.

Canada V9T 6N2

Dear Sir,

I am writing to protest against the efforts of the Qualicum Beach Town Council to enlarge the town's Growth Containment Boundary. A majority of the Council behave as though they are determined to make this change against the wishes of the town's inhabitants and without honest public consultation. They continually misrepresent, and sometimes even distort, what is said at public meetings. The change they propose looks as if it will be only the beginning of a vast business growth of the town, apparently to bring in much more housing development, higher apartment blocks, and even department stores. The accompanying growth in public services could only result in rising taxes, and for growth most of us do not want. The present Council seems to want Qualicum Beach to become like Parksville, which is only a few miles south of us.

My wife and I moved here from Ottawa last year because we like Qualicum Beach as it is and we had intended to stay here permanently. We hope we shall not have to escape to Victoria. Other towns near here have grown in the way the Council seems to favour and there is no obvious reason why Qualicum Beach should imitate them. This is evidently a retirement community of people who came here, like us, because they enjoy it as it is. Most of them have fixed incomes and some are wealthy – judging by the cars and houses they buy. As a whole, the town is visibly prosperous, with a wide range of banks, shops, and medical and dental offices. We think that only selfish business interests could suggest, as some Council members do, that the town is declining and in need of business growth.

Yours sincerely,

J.F. Boshier

Professor (retired)

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Yours Truly,

Chris Doyle
Address:
766 Hemsworth Road
Qualicum Beach

Dear Select Sustainability Committee,

The current proposal before you regarding the extension of the Growth Containment Boundary (GCB) by the Town of Qualicum Beach to match its municipal boundaries is a matter of efficiency and process. Therefore the adjusting the regional growth strategy (RGS), to reflect this, is necessary.

This decision will allow the Town of Qualicum to have the same capabilities of other municipalities in the Regional District. By allowing these changes it will allow Qualicum, as a town, to proceed with decisions made regarding the area outside the present GCB without having to come to the board for approval. This change will be beneficial to both the Regional District and the Town. For the regional district this change means that there would be fewer materials which could be presented to the board. Thereby this move allows more time to be spent on matters which affect the district as a whole or multiple parts. This change in the GCB represents an improvement in the efficiency in the district policy making process for the gain of the entire regional district.

On the side of the town it allows the town it reinforces the democratic principle which the Canadian system is based upon. The council has been duly elected, by the population at large, to make the decisions which are best for the town. As the council had passed the by-law amendment in the April 22nd meeting, their decision and subsequent request should be respected. A failure to do so would be undermining their ability as a council and representative body.

Finally I believe that to avoid making a conflicting decision would be best for all parties. Generally speaking it is the role of the regional districts to act, for issues within municipal boundaries, as a coordinating board between neighbouring electoral areas and municipalities.

A consequence of not following this role was recently been shown through the courts in the case of the GVRD v. The Township of Langley. The Judge's decision on the matter was based upon

“the scope of an RGS is primarily restricted by those matters that require ‘coordination between or [that] affects more than one municipality, more than one electoral area or at least one of each, in a regional district. ‘”The change in Langley was not regional in nature and thus it was not subject to the GVRD scrutiny.

This change requested by the town of Qualicum beach is similar to this case due to the fact the request occurs solely within the boundaries of the municipality. Extending the boundary of the GCB to the existing municipal limit does not affect the other parties within the Regional District of Nanaimo and therefore it is not regional in nature. Avoiding a possible lengthy and costly court decision would be best for all. This matter is a municipal issue, and as previously stated the council has made its decision and should be respected as such.

Thanks for you time,

Mychal Rodway

208 Thetis Ave.

Qualicum Beach

From: [Charna Macfie](#)
Sent: Tuesday, May 20, 2014 10:07 AM
To: [marc.lefebvre](#)
Subject: Select Sustainability committee Meeting May 20th

Hello Marc,

I wonder if you will be in attendance at the SSC meeting today. I'll be working so I won't be able to make the meeting.

This is an important meeting for Qualicum Beach residents as you may have noticed from e-mails to the RDN and newspaper articles.

I moved to Qualicum last year and as you would suspect the amendment request by the Town is an important issue to me because it is about sustainability of the region and Town.

I am copying of an e-mail I sent to Joe Stanhope today because I hope you will take my concerns and comments under consideration when reviewing this amendment with committee members.

Thank you
Charna Macfie
578 Maple St.
Qualicum Beach

To Committee Members,

The Select Sustainability Committee shall be reviewing the request from the Town of Qualicum Beach to amend the Regional Growth Strategy and preparing a report for the Board of Directors. It occurred to me that one of the main considerations and topics of discussion for the Committee would be how the amendment complies with the intention of the RGS and sustainability principles described in the RGS.

Paul Thompson's memorandum dated May 13th points out that approximately 800 hectares of designated resource, open space, agriculture and rural lands of the Town of Qualicum Beach would be designated urban in the RGS if the amendment is adopted by the Board. From my understanding of the RGS and the meaning of sustainability, this would **not** be considered environmentally and socially sustainable land use planning. I encourage Committee members to review section 3.0 Vision and Sustainability Principles in the RGS.

As an additional consideration, the Town's own Urban Containment Boundary would become vulnerable to expansion as well if this amendment is adopted by the Board. The Town's amendment package includes information about potential land use changes to permit development that would be considered by Council once the GCB is changed.

Respectfully,
Charna Macfie