

Appendix 6 – Detailed Comments

Section 2.0 Context	
1	2.4 Economic Trends: Economic trends’ need to reflect that the economy is not diversified
2	Economic trends - If we maintained our forests in their productive state and harvested them in a sustainable manner, instead of turning them into subdivisions, employment would be there for our young people.
Section 3.0 Vision and Sustainability Principles	
1	3.0 Vision and Sustainability Principles: More balance with economy in Vision
2	Section 3 Vision and Sustainability Principles, is one of the weakest sections of the RGS because the text that explains sustainability principles is incomplete. It is missing a major sustainability principle - our environment is finite. This flaw permeates the RGS and weakens the document and obstructs the goal of working towards sustainable communities.
3	Missing Sustainability Principles - 1. Maintain all ecosystems in adequate amounts to provide essential life-support services 2. Harvest renewable resources at a rate no faster than they can regenerate 3. Harvest non-renewable resources at a rate no faster than they can be replaced through the invention of renewable resource substitutes 4. Generate wastes no faster than the biosphere can assimilate them.
4	A reference indicating the concept of carrying capacity of the RDNs environment or limits to growth.
5	This section lends itself well to inclusion of a reference to the Mount Arrowsmith Biosphere Reserve. A fundamental UNESCO Biosphere Reserve objective is to provide a forum through which to discuss issues, opportunities and solutions relating to sustainability. This objective is well aligned with the existing comment about the RDN
Prepare for Climate Change and Reduce Energy Consumption	
1	A major omission is a stronger cap on population growth that is linked to carrying capacity, especially sewer and water. A buffer for drought, climate change and future agricultural production should be set aside when budgeting for water. Growth will exceed water availability with the existing strategy. The concept of clustered, higher density village centers etc is good, but there should be a moratorium on any zoning changes that result in higher density until water budgeting and water management plan, climate adaptation plan is complete for the watershed (also detailed groundwater study). Water seems to be left out of the local food discussion. More regional trails between the towns and rural centers like Errington and Coombs would help. Need some ideas to make farming more affordable and viable, accessible
2	more incentives for energy and water conservation.viu needs to keep the green building program.ban graffiti inrdn-\$5000 fine
3	We should encourage individuals to grow trees to assist in carbon capture and not rely on major industries for that. Is there a way to incorporate that encouragement?.
4	True sustainability can only be achieved by restricting unnecessary development and supporting local green initiatives.
5	I disagree with a ban on back yard burning.

6	All areas have a "carrying capacity" and I think that it's progressive to look at what an area can 'sustain' before population reaches that tipping point.
7	The GHG / Noise & Pollution & quality-of-life sections of the Plan fall far short of expectations and workable bylaws.
8	An important part of planning for a sustainable region is to determine the carrying capacity of the RDN for the needs of the people: food, water, shelter, energy, transportation
9	IE...1/ no gas power mowers or power washers or leaf-blowers allowed for the expected small sizes of Lots & yards [lawn care service providers may have Partial Exemptions But must strive to use green tools as well] Manual non-mechanized mowers work as well as and faster & certainly quieter than Gas powered. & should be mandated for all future residential and small-medium sized yards. Large Yards should not be allowed Riding Mowers, if the size of those yards can warrant a ride-mower , than for the sake of Food security and GHG concerns, hay or food or greenhouses can be done instead.
10	Most , if not all of new sub-divisions must have solar panel installations and Clothes Lines , water-basin catchments off eaves troughs, Covered and sound abatements devices for all / any heat-pumps and large homes should have opening-windows that allow fresh-air as apposed to heat-pump only ventilation, pavement kept to a minimum for ground-water concerns, Comprehensive researched dark Sky policy that will prohibit intrusive lighting and set times and colours and very low wattages, with neighbor-appeal-process allowed for Intrusive lights from public-private sources, overhead street lighting kept to a very bare minimum new-standard [there are jurisdictions world-wide that are leading in this trend to reduce Light & energy , Czechoslovakia & certain subdivision-planned areas -Osoyoos, Arizona, etc], No machine useage after 5;00 pm [Germany] non useages on Sundays on Holidays, No construction/house building during weekends & Holidays [especially important with the pending approval of the Lakes & Schooner Cove development]; comprehensive herbicide pesticide bans ;
11	Just a start , All these necessary requests to ensure that the Regional Growth Strategy meets the objectives of our Children, Planet, Air & water security , Food Security, Fuel & quality of Life security , Noise & Light reduction , safe roads
12	I hope that the greater choice of housing types in the Sustainable Subdivision form includes the option to build houses that show greater responsibility (the use of recycled materials, the use of cob, the ability to use solar panels, etc.).
13	The carrying capacity of the region needs to be established to know what is sustainable.
14	I would like to see a commitment to zero population growth in the near future with a set maximum number of inhabitants. Every proposed plan that does not incorporate such limit is by definition NON-sustainable
15	Developers should be building green buildings, with green roofs or residential above commercial space.
16	Ensure that planning for new and current subdivisions incorporates FireSmart principles for set back distances from green spaces.
17	I also think that there needs to be an emphasis on green development ie. green heating, green materials etc for any new development.
18	I woudl like to see way more linkage b/w Emergency Management (4 pillars) and land-use planning--I don't see this w/ the RDN.
19	The "green" building concept is too expensive for most of us.

20	Your survey is compromised because there is no indication that as a growth management strategy that it recognizes that there are be limits to human population increase and that the managers of this policy have any clue as to what that number may be. All of the possibly good effort here is wasted without having any clue as to what the natural habitats located within the RDN are and what they require in order to sustained in perpetuity.
21	I mean , where & how did this mindset of Lawn Gas Herbicide Noise , and the associated contractor noise & traffic & pollution mindset become so entrenched , that those of us that wish peace & no pollution are considered as an aberration ? Dryers instead of clotheslines ? Outward & upward shining & glaring public & private lights , instead of low wattage and coloured and under-eavestroughs designs and inward facing , and subject to Appeals from concerned affected neighbors ? Storm Drains that currently capture all water instead of Properties committed to Catchment & re-use , and driveways that allow percolation into the water-table as opposed to pavements & concretes ? A minimal percentage commitment of solar panels [and compost lots] in the proposed developments and structuring properties to catch optimal angles of light to enhance solar power ?
22	An Anti-idling bylaw and some serious curbs or prohibitions on Diesel use within neighborhoods & stores & schools & parks
23	The inclusion of sustainability in the RGS is a huge step forward. I recommend, however, that the RGS also include specific objectives on how these sustainability objectives should be incorporated into development decisions, from OCP to zoning variances. It is currently much too easy to simply consider and then IGNORE these types of recommendations.
24	I do not see how the issue of sustainability can exclude the carrying capacity and integrity of the environment. I think the RDN and the communities that comprise it must begin a process of environmental study of our region to determine what are the natural systems contained within or partly within our RDN. We could actually calculate how many people can be located here by determining the amount of water and land that is available for our use.
25	If we are going to plan for the future we will need to determine what a sustainable population size is for Vancouver Island and our region.
26	I'm particularly interested in what steps have been taken and if any success the RDN has had with collaborating with the forest industry and higher levels of government to establish sustainable forest practices. Situations such as logging in watersheds and riparian areas; timber companies selling off the forest land holdings to development corporations; timber companies up-zoning forest management land to commercial, residential or rural zoning, continues to threaten the diminishing natural resources and ecosystems on Vancouver Island.
27	One must recognize the lack of emergency preparedness in this plan. With recent events in Christchurch and Japan we've got to seriously be aware that few of our public spaces are designed to current seismic codes and even fewer still are listed as post disaster.
28	Preparing for the effects of peak oil is not included in the section on setting clear direction on respective roles of the RDN and municipalities. According to a number of agencies, peak oil is here now in terms of the conventional oil and global peak of all oil will likely occur by 2025.
29	With the continuing progress of "global climate change" there will be long term changes in rain fall (droughts) that may severely impact population maintainability. Rising ocean levels should curtail development near shores .

Protect the Environment	
1	Interaction! Without waste learning from nature how to be interactive. Only people create garbage and pollute! Life knows no waste, everything is interacting! I'm sure that we all could learn ways that are efficient, observant, assessing from experienced sources what is useful, what works, worked in the old days, needs to be refreshed, new exchanged, etc. Other cultures, countries? How do they work with these issues? can we learn? Can we share? or do we have to make the same errors and bad experiences first? Today's world (web, communication opportunities, views, exchanges, education experiences) offer new ways of approaches, with the guts to try something different, innovative, creative from a perspective of a sustainable future rather than self serving greed.
2	P. 24 Sec. 2.12: this implies you know the boundaries of these areas. What is being done to map these areas.
3	The second paragraph discusses high biodiversity and natural values of the region, as well as the threats of development impacts. It is mentioned that much of the RDN lies within the Coastal Douglas-fir biogeoclimatic zone. A mention of how these values resulted in a significant portion of the RDN being designated a biosphere reserve could be included.
4	Little or no reference to 'water' issues, esp. the need for the public ownership of all aquifers.
5	Need for 'public land banking', as practised in Scandinavian countries, to enable public planning to be facilitated.
6	Where are the questions on the environment, conservation of ecosystems? Where are the questions about parks and protected area? Where are the questions about how to treat the Identified Sensitive Ecosystems shown on Appendix "A"?
7	There is nothing on the RGS requiring the Regional District to prove that there is a sufficient water supply before approving large developments such as Nanoose. No development in rural areas without proven water supplies and adequate aquifer testing, delination and sizing (quantity/quality of water). You have a responsibility to protect existing residents property rights. To allow development without adequate proof of water availability should open the way for major law suits against the RDN. It is time that the RDN becomes more accountable to rural residents.
8	Coastal Douglas Fir ecosystem is missing from the draft. The RDN does not have real areas that require protection and how they will go about it.
9	By taking a portion of the cost of the AWS project to manage water, the region's water supply could be mapped. Also, strategic land purchases could provide natural protection of surface water and groundwater recharge areas, natural buffers to filter runoff of many kinds, wetlands, including forested areas, to clean water, healthy riparian areas, including marine riparian areas, to contribute to fisheries and tourism as they provide key habitat and wildlife corridors and also recreation corridors.
10	Under these policy sections, a reference to the contribution of conservation lands and parks and sustainability of Mount Arrowsmith Biosphere Reserve core areas in parks and conservation planning could be incorporated.
11	Yes, the proposed housing for Nanoose bay, will destroy the last bit of animal habitat, in favor of two legged animals, bird sounds will decrease traffic and polution will increase , and this splendid green area around lake Enos will become just another housing suppliment, a lovely area ,...and quiet Dolphin Drive will become chaos, can u not develop, say...whiskey creek? That could use an upgrade!

12	We have to get away from the concept of sensitive areas and focus more on healthy ecosystems and the ecosystem services they provide that we require to maintain our civilization.
13	The RGS should include specific recommendations on protecting riparian zones from run-off from farms, industrial areas and housing developments and the RGS should include specific recommendations to restrict shoreline development that can effect the wildlife. The RGS should give particular attention to ensuring that water supply is included in all development decisions. With the forest industry owning so much of the RDN, there is a clear need for excellent coordination with the industry. However, the RDN can NOT rely on carbon capture from the forest industry as a way to meet our commitments to minimizing climate change.
14	<p>The Regional Growth Strategy will only be viable if it contains policies to bring past land use designations into line with current zoning. Environmental protection is a primary foundation of our region; however, IF KEY ENVIRONMENTAL ASSETS ARE NOT PRESERVED. Thus, steps must be taken to correct the error of highly important CDF lands at Fairwinds, which are critical for maintaining the viability of our region's Coastal Douglas-fir ecosystem, are not protected. THE RDN HAS ONLY AROUND 5.3% of Coastal Douglas-fir Ecosystems protected, compared to the District of Sannich, which has around 12 %. Protected areas must in viable, contiguous, unfragmented areas. THE LOSS OF THE INTACT FAIRWINDS LANDS WOULD PRECLUDE ACHIEVMENT OF COASTAL DOUGLAS-FIR ECOSYSTEM VIABILITY. The RDN needs to have a clear strategy by which to identify and work cooperatively to ensure key environmental features are preserved. The RDN may need to reconsider the designation of sensitive ecosystems on the Fairwinds property and consequently amend the growth boundary. Alternatively, the Regional Growth Strategy should make note of the fact that NOT ALL LAND WITHIN AN URBAN CONTAINMENT BOUNDARY HAS TO BE DEVELOPED. The RDN needs to work to ACQUIRE FOR REGIONAL PARKLAND FOREST LANDS OWNED BY ISLAND TIMBERLANDS AND TIMBERWEST and SECURE LITTLE MOUNTAIN REGIONAL PARK FROM THE PROVINCE AND PLACE UNDER COVENANT WITH A LAND TRUST. The RDN carries responsibility for the future of some of the rarest terrestrial ecosystems in the country and must look at all options for effective ecosystem based conservation and aggressively work to protect a park system of sufficient size and quality to protect the class landscapes, social, economic values, wildlife veiwing and watershed integrity in our great Regional District.</p> <p>THANK YOU FOR THE OPPORTUNITY TO CONTRIBUTE TO THIS RGS.</p>
15	There is no mention of wildlife protection and our ability to live side by side.e.g food growth, walkways and cylepaths used by wildlife.Food recycling programmes that introduce challenges with handling wildlife. There needed to be some questions related to these issues and challenges.
16	Water security and environmental protection are 2 very important areas to consider as populations grow.
17	All watershed areas that are considered "community watershed areas" should be protected by whatever means available and the Regional Board must have a long term plan that includes specific plans for purchasing these lands.
18	Regional and all electoral area OCP's need to provide long term protection measures of drinking water. Protecting drinking water "source lands" must be the first priority of our Regional plan.
19	All electoral area OCP's need to ensure long term protection of wetlands.
20	Given the damage already caused through growth, all electoral area OCP's need to ensure water quality and volumes are such that, whatever the environment, the environment is protected from further damage, and over time, enhanced from current levels.

21	The proposed changes to the Water Act that the provincial government are investigating, must not include "water markets". The Regional Board should not licence, endorse or condone these water markets within our Regional boundaries. The Regional Board should not adopt any Water Act changes without first having full public consultation and a vote of all ratepayers if required as per #3 above.
22	I DO NOT SUPPORT golf courses in any area as they ruin the aquafur with the uses of chemicals and use our precious water resources.
23	I am pleased that food security and protecting ground water resources are addressed in the plan. I am concerned about the effect that projected growth of 60% over the next 30 years will have on our water resources. I think we're a bit too 'cavalier' about our use of water on Vancouver Island and are still acting as if water is an infinite resource. Suggestion: Could new developments be mandated to include underground cisterns for rainwater harvest? Could there be incentives for installation of cisterns or 'rain barrels' in existing subdivisions and neighbourhoods? (that is, over and above tiering water rates to reflect higher consumption?)
24	More attention needs to be paid to protection of our watershed lands. This includes restriction of development and land use.
25	Why are we not encouraging cistern systems for potable water instead of having wells drilled all over which deplete the aquifer? It is amazing what an ultraviolet sterilization system can do. Let us not limit cistern water systems to Gabriola Island and Yellowpoint.
26	Growth management should focus on water availability. There are no regulations in the RGS to reflect this – yes, I know that developers have to “prove” there is sufficient water, but the reality is, they don’t.
27	We will need to do more than just "minimize ecological damage related to growth..." It is the kinds of decisions, (such as re-zoning rural property to residential and expanding Urban Growth Containment boundaries) that are being made by the RDN that is in conflict with the lofty goals and policies within the RGS.
28	It is incumbent on any managing body of a land area that they will ensure the baseline conditions for such management prior to discussing how it will be developed and where populations will be placed. It is still necessary for the RDN to analyze it ecosystems.
29	Reference the size of the Biosphere in relation to the RDN in this section. Geographically, the Mount Arrowsmith Biosphere Reserve comprises nearly 38% of the total area of the RDN.
30	RDN should lobby provincial government to change Local Government Act so that it’s based on sustainability.
31	Specific recommendations for riparian zones and shorelines (beyond provincial)
32	Where appropriate, incorporate waterways as integral urban design features. See San Antonio River Walk, www.thesanantonioriverwalk.com/ ; Boulder Creek Path, www.yelp.com › Active Life › Parks .

Coordinate Land Use and Mobility	
1	Need for more coverage of transportation issues, especially RDN section of the Corridor railway.
2	Yes. Transit needs cross regional district boundaries. For example, why not continue the present bus route to Yellowpoint road to go all the way around Yellowpoint road back to Cedar RD, and then continue down Cedar Rd to Ladysmith and THEN go back to Nanaimo. Lots of the traffic on Cedar Rd is caused because there is no transit for people in Area H of the CVRD. Extending the system would benefit both Regional Districts and be less expensive than for both districts to do it themselves.
3	What would I do with a Regional Transit Pass? There is no transit in Area H!
4	Ensure the growth of the transit system in District 69 - more buses, more often. A connection to the transit bus which comes down from Courtenay to the Denman/Hornby ferry would be a future goal - amazing how often I see people trying to get from Parksville/Qualicum Beach to make a connection going up Island.
5	Transit needs to be improved.
6	I think that increasing the opportunities to walk, cycle or take transit is very important.
7	Traffic on the Nanaimo parkway is hindered by the numerous traffic lights, causing wasted fuel and the resultant pollution. Freeway style cloverleaves need to be constructed. The exit from the parkway, when travelling south, onto the island highway in north Nanaimo is particularly in need of an underpass.
8	We note that the most important "driver" of transportation costs, "work", seems to no longer be included in the the benefits or goals of controlled urbanization. The omission of work as a goal could be devastating to achieving the overall objectives of the RGS. "Work" and perceived cost of property are probably the strongest drivers of leap-frog sprawl development
9	Transit: The E&N Line should be used between Chase River and Lantzville, as a continuous N-S transit line, with buses running E-W to meet up and transfer passengers @ appropriate stations along the track. (ie Aulds Road, Mostar, Terminal, Brooks Landing, Downtown, etc.) With potential upgrades, the whole line should be looked at becoming electrified. (similar to Calgary, or European lines)
10	I agree with coordination of land use and mobility. A region wide study should be considered to analyse how the different forms of transportation can be developed between jurisdictions (ie continuous bike trails) so that transportation corridors between jurisdictions can be more seamless
11	More handydart buses needed in the Parksville/Qualicum area.
12	ability to travel without the need of Cars & trucks, to allow electrical transportation & bikes .
13	I also see a strong need for better bus service in much of the RDN as an alternative to cars. I really like the #90 Intercity service from QB civic centre to woodgrove and BC Ferry, This service should run on weekends. and more often if possible.
14	The RDN should work with other local governments to get a Vancouver Island transit strategy going. Currently, It is virtually impossible to travel by bus from Qualicum to Victoria and back in the same day - ridiculous! The E&N is quaint but it is a red herring as far as practical transportation is concerned. It is slow, inconvenient, unsafe, and not green - it uses huge amounts of diesel fuel. A practical, efficient, convenient, affordable, publicly-run bus service in the Campbell River- Victoria corridor is desperately needed.

15	Public transportation in my area between Qualicum and Parksville needs to be greatly improved. When buses came every hour I was able to use them but now they are every two hours I have rarely found it possible unless I want to wait a long time before or after my appointment. More needs to be done to encourage people to use the bus.
16	Yes, add the railway to transit options, as it connects most of the RDN.
17	We need an alternative road system when Highway 19 is blocked.
18	I would like to see public transit come to Bowser...at a usable time frame. I would like to see Bowser grow a little, but I also want to make sure that people that live here because we choose this rural lifestyle are not pushed out and that we donot turn into a "QUALICUM BEACH"!!!!!!!!!!
19	lower the bus fare and increase shifts on weekends
20	Although the video on cycling to work was nice, as a long term cyclist, I can assure you that the efforts to encourage cycling so far have been nothing more than window dressing. Simply putting up bike signs with no improvements to roads does NOT make cycling safer. The RDN area is EXTREMELY dangerous to cycle in. Thank you.
21	no-idling bylaw & all stores fitted with plug-in electrical conversions for Transport-delivery-Electrical -Vehicle recharge Infrastructure installed for electrical vehicle future needs. ts, connector walkways , bike ways trails connecting most streets [i.e. Comox / courtney],
22	<p>I commute from Port Alberni to VIU 5 days a week by driving to Ravensong and taking the RDN bus from there to VIU.</p> <p>I believe that rather than having the #90 bus route and other very long runs, this sort of run would be better suited as a RDN, BC Transit and ICF partnership with a train running from QB to Nanaimo. This would mean buses in QB/PK could be more centralized as the E&N serves the NW Bay Rd. area very well. One train should be able to run continuously back and forth throughout the day and evening on a 90min time period with stops in Parksville and at Mostar/Woodgrove (a new platform and link to buses going into Woodgrove would be needed) and other stop points through Nanaimo.</p> <p>This would set up well for the future where Coombs/Errington could link into it... then runs to/from Courtenay and Alberni itself could be considered for commuters like me.</p> <p>As far as sustainability, energy consumption and CO2 emisssion, rail is by far the most efficient and also the most affordable to electrify and completely eliminate CO2 emissions.</p> <p>Thank you for your time.</p>
23	I applaud the RDN on going through this process with an eye to encouraging intermodal transportation on an academic level but time will tell if it is able to be done. Keep up the great work.
24	i think the priority of all local governments on the island should be to get a train service up and down the island. this will reduce the need for car ownership, thus making life on the island more affordable for families and more environmentally sustainable.
25	Reducing polution by better transit and denser housing is another top priority.
26	Less massive ashphalt parking lots and more frrequent buses, safe bike racks, and even showers for commuters would be great.

27	Emphasize the development of a system of connector and recreational trails -- e.g., South Wellington to Cedar Village via the Morden Colliery Trail, parks.go.ca/rdn/morden-colliery-trail/ . Emphasize the protection and enhancement of creeks, ponds and wetlands -- e.g., through Chase River.
28	Additionally, an interchange at Corcan Rd. really needs to be constructed - there is a lot of traffic
29	More walkways separated from traffic are required to allow people to safely walk and bicycle within communities, and from community to community.
30	Public transportation needs improvement. People don't use the bus system because it takes hours to get anywhere. A total redesign of the routes and schedules are needed.
31	I think it is a great strategy. I hope it eventually leads to increased bus service and sidewalks in Parksville, as I depend on both because I use a mobility scooter, and find them currently insufficient.
32	Include a highway access to Corcan road from the Inland Island Highway, saving fuel costs for the residents and emissions to the environment.
33	I would love to see a hwy on ramp in our area to access the Inland Island Hwy...My husband and I both work at Nanaimo Regional General Hospital...We moved out here in order to have a rural lifestyle that was affordable...This was not do able within Nanaimo for us...
34	I live in area "F", the Qualicum river estates area. When hwy 19 was being built, an access was available for the contractors. Horn lake area access was made available while that area sustained less population then Qualicum river estates area.The projected population was not look at when the access was constructed. Now, there is an substantial amount of residences at the Qualicum river estates and requires an access to the highway. That access would be for safety, ambulances and police access. The residences do not have that easy access and that should have been made possible many years ago. The growth of qualicum river estates is on the rise and the RDN needs to address the problem for that access.
35	We need a highway exit onto Corcan Road.
36	Strongly agree with more walking/cycling paths, better transit to encourage less car travel.
37	Just wondering why there is no bus going down ,to meadow lark trail area?There's one the # 44 to country club,but not the other way?Thank-you.
38	limit urban sprawl, more bike paths
39	I strongly believe that the Regional District should be working to limit suburban sprawl and the excessive costs and inefficient transit capabilities that result.

40	<p>More buses on each route would be really helpful, especially given that some of the wait times can be quite excessive [for example, the 8 South leaves the Country Club stop on Saturdays at 1:53pm, and the next bus doesn't come along until 3:05pm!]. If there could be more buses running along the routes, it would make the whole system more usable, flexible, and efficient. As it is now, I have a tough time getting to work, or to my team practices, as the buses I need usually either arrive WAY too early, or a bit too late - even though my schedule is pretty standard fare. Because of this, I tend to try to find other rides to work and my practices as much as I can. I would much rather take transit though, for many reasons.</p> <p>My other main comment would be to see if there's a possibility to add more routes. With the current situation, not a lot of the buses I regularly take actually come back in the way they went out. I catch the bus out to work in the morning, heading outbound, just 5 mins from my house, then get off again later on, heading inbound, at a stop an extra 10-15 mins away, across a busy highway. It's quite inconvenient, to be honest, especially on days where the weather's not so nice. It also makes it extremely difficult to plan how to get to where you need to go, when the inbound bus takes a completely different route from the outbound one. I think adding in more routes to cover the paths the outbound ones independently cover would be helpful as they'd still be serving those areas, but the buses would also be able to make continuous loops without any discrepancy or confusion.</p> <p>Thanks so much for your consideration!</p>
41	<p>Please put more time into creating bike paths/routes... i find it difficult to get around on my bike in Nanaimo as there are very few safe paths.</p>
42	<p>My wife uses the bus system quite regularly and finds some of the routing confusing, and at time not very useful.</p> <p>More buses would certainly be welcome, as well as routes that visit similar stops heading in both directions. Some buses visit one street when northbound, but then go to a completely different location when southbound.</p> <p>But if you want more people to use public transit, public transit needs to be more usable.</p>
43	<p>If we are going to expand within the RDN, transit NEEDS to be improved, I emphasize NEEDS. I don't have a car but I understand why people with cars choose their vehicle over transit because it's simply terrible. The hours it runs, the random times, it's unfair to the people especially if you want more people to choose transit.</p>
44	<p>would like to state the need for a better bus system and more service!!</p>
45	<p>One of the issues noted in the draft is growth in areas closest to work/shopping/etc., thereby encouraging walking/biking. A more precise policy to establish walking and cycling paths should probably be part of this package.</p>
46	<p>If folks want large urban they can move to Victoria or the Mainland. We love the walking pathways - we want more. We also want to maintain the slower pace of life as best we can.</p>
47	<p>we need more transit services.</p>
48	<p>With the increasing cost of fuels (which will continue) a balanced transportation policy must be in place. This should include buses (short haul) and trains (long haul) to properly supply the needs of the populace.</p>
<p>Concentrate Housing and Jobs in Rural Village and Urban Growth Centres</p>	

1	How effective it might be depends on the nature of the boundary.e.g. a fence is not adequate - a larger buffer area of some kind might be more effective.
2	Encourage density in urban centres but give careful thought to rural village centres. - more people - loss of rural lifestyle.
3	Might be effective in areas that are not in the ALR or not suitable for agriculture but may not be in lands designated as agricultural or suitable for farming.
4	How much land is taken up with extra space, large garages, outbuildings, etc... to house several vehicles, a boat, a large R.V., etc. The more difficult this becomes in the city area the greater the pressure is on the rural lands. What price for so-called progress?!! Surely there are ways we can prevent urban sprawl.
5	Regarding Question 2: I think all RVC areas should be evaluated for future growth, as growth is likely, just the timing of such growth is hard to predict.
6	P. 29 Sec 4.3 Good! Has such a study ever been done?
7	the issue of unearned value increase, resulting from land-use permissions, whereby surplus value is created, which rightly belongs in the public domain.
8	Question2: Include Micro Village centres in each neighbourhood (i.e. have a very small village centre in each major neighbourhood) to encourage walking and biking. Maybe set a target of having 90% of residences within 1km of a micro village. I currently need to drive 3km to reach the nearest village and cannot walk or ride there without crossing the island hwy and the roads do not have sidewalks or any space for biking. It's just too dangerous to bike.
9	I have also seen many new developments still being built with no thought to walking or biking. I would recommend that new subdivisions should all have a community playground and trails connecting them to the next neighbourhood. South Surrey is an excellent example of trails connecting neighbourhoods and parks. All paid for by the developers.
10	I favour the strongest protection of the Growth Containment Boundaries as well placing a Cap on Growth reflecting determined sustainability levels for water and other environmental values, transportation, housing and other social values. Without this being done, there is too much pressure by development interests on the growth containment boundary. e.g. Qualicum Beach
11	I think it is a great way to conserve our forests and wildlife, as well as our hiking, 4x4ing, and fishing areas. Compacting the population will help increase public transit, walking, and biking, therefore reducing pollution.
12	More needs to be done to contain growth WITHIN the Urban Containment Boundaries, otherwise the goal of protecting ecological integrity will simply remain a wish. The notion of containing growth within well-defined, EXISTING activity centres can make the RDN more sustainable, but that will mean saying NO to new developments in new areas when there is still infill that can be done. The devil is in the details which of course are not provided at this strategic level.
13	I like the idea of amending GCBs only every 5 years: in Nanaimo, the ink on the new OCP was barely dry and the OCP not even approved before the UCB was changed to allow for two zoning changes and the introduction of a new zoning category (from rural resource to urban reserve to resort centre (new)). A lot of people were very unhappy about that, since keeping the existing UCB was a priority almost universally in all the workshops and meetings that I participated in.

14	Ramifications of high density even in Containment Boundries should be better evaluated. Servicing 3 story buildings with water pressure, fire service etc, is too much of a financial burden for rural areas such as Bowser and other areas
15	While we suggest a mix of housing forms for all areas, this may not be condusive nor in keeping with the character of the area so we should encourage the mix as mentioned within the corridors and the core of the major areas not out on peripheral edges of the the cities, or rural areas. This seems counterproductive.
16	Many of these topics had been included in Plan Nanaimo, yet we still have "Urban Sprawl" with all its problems by constant amendments
17	Daily 'commuter' buses would help folks in the out lying areas get to work and back and allow those too old to drive an oppurtunity to stay in their homes longer - perhaps a reservation system could be set up so ridership and service requirements could be determined
18	i think there should be more bus
19	I am not in favour of high density, semi detached homes in areas that are of high value waterfront land in rural areas, such as what is being built at Qualicum Landing. Its an eye sore. I want to see more greenbelts and much more natural areas accommodated for in land use planning. Every subdivision should include: park recreation, natural area both paid for by the developer. This is what they do in other areas, it should be forced here. Up to 20% park/recreation/natural areas are the rule in other places. It needs to be incorporated here too.
20	Deep Bay are to be designated as Rural Village
21	I like the improved clarity introduced by some of the changes and I also like the committment to look at the viability of existing designated Rural Village Centres. From a servicing perspective it may be that some may have to be downgraded to Local Service Centres.
22	You should limit growth to a minimum. Keepthe RDN As pristine as possible
23	I have a real concern with the term 'Growth Strategy'. Some areas of the RDN have already outgrown a sustainable balance. I feel that the RDN should effectively manage the land, environment and current population before any 'Growth' is considered.
24	The opportunity to really implement an urgent retooling of how we plan our community inside & outside urban containments and apply gradually & surley to all Areas Of the RDN,
25	Lets continue improving our downtown area so that more people will live and shop downtown. We need more areas to park andless zealous parking attendants.
26	We need a hospital in this area.
27	I didn't see specific mention of important issues like preserving/adding green space and protecting wildlife in urban settings. I think it is important to specifically include these topics.
28	There ought to be a clear definition to all community members about what is meant by the term growth before this survey is done. A 'Growth Strategy' is highly politicized and suggests a particular kind of growth from the perspective of those writing and implementing it. Growth to a community member could mean something very different.
29	I think that the rezoning of areas to make them more high density should be done very carefully. I think we have many very high density areas and we are lossing a lot of green space. For example the hospital area in Nanaimo has very little green space. And our government seems to think it is ok to keep pushing more in this area. Example: Supportive housing, wet housing ect... We are reaching our tipping point!

30	I agree with most of the draft RGS, but I think the Fairwinds "Village" area is too big, and should be reduced in size, with more green space protected and higher density to make services more efficient and less costly. To me, Fairwinds 2 look like more low density suburban sprawl way out in the middle of nowhere. Totally the wrong direction.
31	There seems to be no consideration of what residents consider important in living in the RDN. Eg. if people don't want to live in 'dense' housing, being overlooked etc.. it should be a choice. What's the point of being environmentally responsible when where you live is unsatisfactory? 'Densification' does not consider 'quality of living'.
32	Clustered housing with neighbourhood amenities and jobs close to home (or at home) should be encouraged.
33	<p>I firmly believe that Deep Bay should have been designated Rural Village Centre. It has been a village for at least 70 years. Please consider this amendment. I sit on The Harbor Authority Board of Directors, The Harbor has immediate plans for expansion and long range plans for major expansion. There are over 300 boats moored in Deep Bay, the parking lot is a going concern. The Shellfish</p> <p>industry is planning to double its expansion shortly. the University has been looking for accommodation for students etc. Baynes Sound Investments Ltd. has plans</p> <p>to develop a portion of its lands for all types of accommodation. Deep Bay has over 1200 people in its Improvement District with plenty of water. We have our own Fire Department, well established over 30 years.</p> <p>It is certainly time to acknowledge the area as a Rural Village.</p> <p>I had a problem with the Growth Containment Area as I would like to see a growth Containment area around our water system, however I don't know enough about it to really comment. It would definitely include Deep Bay and the 1200 residents attached to our water system.</p> <p>I think the Regional District of Nanaimo tries its utmost to</p> <p>inform and educate Communities..I have been living in the RDN for 39 years and have always had a good relationship with the people who work for the RDN. Sincerely,</p>
34	Need to accentuate proactive urban or community design processes in the village and town centres. Need for funded community development corporations, www.community-wealth.org/strategies/panel/cdcs/index.html .
35	Food Security, Transportation, Affordable Housing and Sewer and Water are all excellent areas to address. I would like to see this taken further towards more mindful living. For my family to continue to want to live in condensed urban area, I would want to see that all services and needs are met to support that local community. I strongly believe in supporting not just local food security, but local everything! If you want something from the global community, it should be 10 times more expensive to get than something local as this is the true impact that this has on our planet that supports us. The sad reality is that this is reverse in most circumstances, based heavily on a buy cheap consumerism attitude, the current world monetary system (unsustainable) and poor government policies.
36	I find question number one confusing. Growth containment boundaries can be effective if not changed. But what keeps happening is that these boundaries keep being moved outward. If left alone, they would in fact be an effective "boundary". If moved, they are useless and a waste of

	time.
37	I respect the initiatives the RDN is taking to preserve the natural environment. I would like to see "Growth" removed from the strategy name.
38	I think it's great that Nanaimo is doing more to combat urban sprawl.
39	The concept growth is used in a way that is unclear. It is used in many paragraphs but not defined which is very unfortunate. If it is not defined how should we community members know what you are discussing. Also, I think you should be aware that the concept growth is a much contested concept.
40	A portion of the GCB is too close to downtown Qualicum Beach and should be amended to allow for urban residential density growth within walking distance of downtown Qualicum Beach
41	The "nodes" do not have a large enough population base to support any type of business venture. The nodes do not create many high paying jobs, mainly minimum paying jobs that are part-time. Do we need to rename them and put boundaries around them? Just let them develop & evolve.
42	The "densification" of the city is only going to increase our social problems - too many people in too small a space.
43	<p>If "desifying" Nanaimo results in chicken coop housing (like the development above the new water treatment facility along Hammond Bay Rd.) then I'm definitely against it. I'm against clear-cutting the urban indigenous forest, destabilizing hillsides, and creating the kind of concrete slabs, no-privacy housing that I came here to get away from?</p> <p>Pockets of housing nested in and about indigenous urban forests? I'm "in" for that. But, as for creating cheek-to-jowl ghettos (of any level of affluence)? I'm "out" ...</p>
44	I'd like to see more addressing the quality of habitat inside the UCB. Conservation should not be concentrated outside zones of high human density.
45	Of course boundaries would be effective in containing growth just as fences are effective in containing cattle in a pasture. But what happens when all the grass is gone? The pasture needs to be enlarged. In an urban setting it may be possible to build "up" rather than "out" for a time, but that won't last forever – The classification of 'local service centres' as opposed to 'rural village centres' is, to me, just one more attempt to limit a person's freedom of choice of where to live. All we don't need is planners and politicians telling us where we can and cannot live. This is a free country, or at least it used to be. expansion will happen eventually, and it will happen at the expense of the rural areas.
46	it is time to designate it status such as a Rural Village Centre...Delineated from the northern edge of the Bowser Village Centre which has its own improvement District to Cook Creek.
47	The RGS simply assumes a growth rate of 2% per year. Since growth is the single strongest factor straining sustainability, I suggest that the RGS should include consideration of options to reduce the growth rate. Growth is NOT inevitable
48	The RGS is based on a plan for accommodating growth. I do not agree with this policy, nor do I believe it is true that growth shall enhance the sustainability of the region.
49	The 11 goals in 4.1 are good goals. But policy statement 4.2 make several of these goals unachievable. Need greater restrictions on expanding boundaries other than assessments. One of the policies should be to not extend GCB or UCBs.
50	We make no allowance for a contingency plan to supplement the conservative 2% annual growth rates that are projected. It would seem more reasonable to me that as we project 25 years to the future that we use figures that are more based on relevance than past historical data.

51	Although we make mention of affordable housing we fail to recognize extended care, ambulatory care and even aging in place. In addition we fail to mention tax burdens and costs associated with VIHA infrastructure, be it NRGH or Ladysmith or any other such locations in the regional area where one might seek out medical assistance. There again, we must address the complete community aspect of providing that care and we then must also consider the transportation of anyone seeking out that care. A more clear understanding of the UCB's and the RGS interaction must be addressed in this case.
52	Should not the RDN be going back to the provincial government and saying they do not have the resources for population and cannot accommodate growth (as required under the Local Government Act).
53	RDN should lobby provincial government to change Local Government Act so that it's based on sustainability.
Enhance Rural Integrity	
1	Sec. 5 Enhancing rural integrity was violated with imposition of building inspections.
2	Question 4: I live in the rural residential and think the current draft needs to look at considering division into small parcels in the rural residential before allowing more RR lands to be developed. It a more sustainable approach because most RR owners do not utilize the potential of the lands and higher density will still give the majority of the RR Residents the ownership experience they are looking for. Our roads will need replacing in the next 10 years and the cost needs to be considered. Services cost more with the current density. I really think the current RR zoning is not a very "sustainable" use of lands. It doesn't meet any environmental objects and it costs tax payers a lot to support the infrastructure.
3	While the suggested means to preserve rural landscapes is laudable, living in a clustered subdivision no longer gives people the sense of living in a rural landscape. That is the dilemma.
4	It is not clear to me at this time (though I have not read the full draft RGS), whether or not the plan for possible sustainable subdivisions in rural areas would be within the GCBs. It seems paradoxical to promote this type of land-use outside of the GCB.
5	I think it is a good idea to limit growth to specific areas so as to not damage the natural environment that we have around here. Personally, I hope that there would not be too much growth around this area. Cities are cool but there are plenty of those on the mainland and living in small towns right alongside nature is what makes people on our Island more caring and respectful towards one another and towards other creatures that share the land with us :) but I understand that growth is inevitable and in that case, this draft probably shows the best strategy to approach regional growth * providing that the areas that are not developed are protected from being used for other purposes i.e. sold to logging companies for money :S
6	Concentrating growth into one area and restricting the population to sprawl into rural parts sounds like a green and sustainable alternative. However, who will be taking care of the rural parts of the land? How do we know the government won't clearcut the forests there for other purposes? Are our forests/rural places really safer in the hand of one big power? Or is it better for these natural spots to be guarded by each individual family? Also, as someone from Lantzville, I do know that my family prefer living in a home surrounded by trees, mini-forests and a small creek. Despite this fact, I am confident that our lifestyle is pretty eco-friendly and that we have made many positive impacts on our environment.

7	I like the cluster format of housing in rural residential areas, as long as there is a guarantee that the left over open space is not subsequently converted to further small lot housing, and is available for common use. Many people choose to live in rural areas specifically to get away from the tight living conditions of the city. If housing is too close without open space to utilize, people will just move to even more remote areas, requiring more driving. Something that is on many people's minds who I've talked to is food security and the ability to grow food on your own property. A community garden in conjunction with cluster housing might be a viable alternative.
8	The questions seem to be worded along the line "have you stopped beating your wife?" Answers we give can be misinterpreted - in this case we could be seen to be approving rural development because we approve of cluster development to protect sensitive areas. The question should be a two-parter with the first being "Do you support subdivision of rural lands i.e. lands outside containment boundaries?"
9	Need the ability to convert arable Resource lands to Agriculturn lands. Provides a buffer between uses, and support RGS ALR policies.
10	Need more policies relate to Rural Resource subdivision. 5.13 is great. Keep it in and expand. Policies such as this take pressure of new 'greenfield' developments.
11	Better coordination with forestry industry.
12	The food security issue is very important to me.....the size of the lots in the clustered housing does not allow for people to grow any food for themselves. I do not think that "clustering" homes and people is ever a good idea! I think a greater harmony amongst a community is created with a little more reasonable space from each other.
13	Why not allow lots under 5 acra to be subdivided to half acra lots.
14	The rural zonings are becoming too restrictive & the "red tape" & studies involved is too overwhelming. The "undeveloped" rural areas should be allowed to develop and evolve with the neighbouring community having input.. 5 acre or 2.5 acre properties make nice sized sustainable, self-serviced properties.
15	As to the idea of a "mini-village" or "clustered housing" as you call it, illustrated in the Survey, where does the water supply come from? I also don't believe that people who would choose the rural lifestyle (semi-rural in your illustration) want to have their neighbours quite that close, but that's their choice.
16	Resource Lands and Open Space 5.3 and 5.7 are good policies. 5.13 - is this not an opening for more sprawl and growth outside the UCB?
Facilitate the Provision of Affordable Housing	
1	#5 affordable housing - too many meanings - need neighborhood input to exact meaning
2	Regarding Question 5: I think the only position the RDN should take towards affordable housing is allowing higher density options in RVC's.
3	The current policy of City of Nanaimo building Inspection 'raids' on unauthorized secondary suites, and the irrational by-law that such suites should be no larger than 40% of the total house in particular, are a catch 22 for owners and tenants, and counter-productive to the goal of increased housing. A home-owner with an unauthorized suite has a gun to his or her head. A charge on the title of a house reduces the house value by thousands, and makes obtaining a mortgage difficult. Something should be done to resolve this situation that thousands of Nanaimo residents live with.

4	Totally against those Wet Houses!!!
5	The RDN should not address Affordable Housing. It is a Federal/Provincial/ Municipal responsibility
6	I am impressed with the DRGS and hope that you are able to meet all of your objectives. Keep a tight rein on the developers and try to encourage them to build affordable housing for the future poorer generations.
7	I would like to make it very clear that I feel affordable housing needs to include the young familys that now are moving away from our area because they can no longer afford to live here.
8	The need for affordable high density urban housing for families is something that needs a look into, same goes for a light rail transport system. Also a 50-years plan may be useful for long term development.
9	Specific focus on resolving service employment and affordable housing.
10	Affordable housing can be encouraged but at the end of the day if it can't be provided under a business model that works it won't happen.
11	Increasingly, in Parksville and QB, we are finding that housing prices are making it difficult for service employees to afford to live in the community they work in. I suspect this is true of most the RDN. Including affordable housing in the RGS is a great step forward.
Enhance Economic Resiliency	
1	P. 35 line 7 Loose wording. Unbridled growth in forestry has already done irreparable damage to salmon streams, to mention only one item.
2	I think the plan should also encourage home based business (the current policy seems to be stop them or make it really difficult on them). I know of several people being constantly harassed by the RDN. I would think a home based working is the best form of sustainable living possible.
3	The RGS team needs to re-visits its comments which elude to the Forest Industry being a sunset industry. Get a copy of "The Economist" and review what Macro-Economic shift is underway.
4	We need jobs...restricting development in the outlying areas is having a negative impact on our economy.
5	Therefore, the RDN must do a far better job in attracting major growth in professional and industry related jobs and employers. The RDN must seek out this sort of investment and must do what it can to ensure that it remains in the area to offset the shrinking tax base.
Enhance Food Security	
1	The RGS needs to attempt to preserve the shrinking rural areas. Agriculture needs to be encouraged and supported (not just given lip service with guidelines that have little effect when the crunch comes). As you know (or should know) suitable lands for agrciulture is a very small percentage of this large country.
2	I would be happy to donate my large backyard to a community vegetable garden IF my property taxes were reduced fir doing so.....
3	I fully support the principle of the ALR and the necessity of preserving our very limited supply of arable land for agricultural purposes. At the same time, I also support the subdivision of non-arable land into smaller parcels. This gives people the freedom to choose where they will live and what their lifestyle will be. There are practical limitations, of course – one needs water, for example, and that can be a problem in some areas.
4	allow small farm animals in fairwinds.
5	I strongly suggest that the RDN get community input on, and implement, strategies that will increase food security, including urban agriculture.

6	I didn't notice anything included about the encouragement of urban farming. I think this is very important (perhaps I just couldn't locate it???)
7	Soften language on ALR removal. If a property is not arable, consider a no net loss provision. Whereas a developer can purchase and provide arable ALR in exchange for developing a non-ALR parcel. Don't be so rigid or neither property mentioned above will ever grow food.
8	Guidelines need to be developed to facilitate community gardens in neighbourhoods.
9	I think it's great that the RDN is looking at Food Security as part of the RGS as well as having more concerns and plans for land use and population sustainability.
10	<p>We need to ensure that everyone who wishes has the ability to garden and provide some of their own food, so the so-called sustainable development inside rural containment areas (#3) concerns me because I fear there may not be enough room on the lots to do anything beside park the RV. Limit sizes of homes.</p> <p>I do feel that it is essential that we try to save good farm land inside the city; several areas on Park and Bruce have recently been spoiled to provide more ugly, large, unsustainable homes for families. Once we do this, even to that stage where 10th and Park went, we reduce agricultural viability for years. We should be encouraging urban farming (ie the recent situation in Nanoose) rather than throwing up obstacles.</p>
11	The plan should be shorter and more concise - Sections such as Goal 8 Food Security are too long. Many of the items should only be raised to be addressed by OCP's but should be dealt with within the actual OCP's
12	I sincerely hope you will include Urban Farming as a viable option among your plans for food security. It is an extremely cost-effective and environmentally sound option for increasing our self-sufficiency while decreasing a reliance on outside sources of sustenance (i.e. the importation of produce from non-domestic sources, [not the RDN]). Thank you.
13	I think we really need to support local organic farming
14	a large Community garden incorporated for these developments, a compost/garden waste lot for all development
15	we need to encourage more people to grow their own vegetables, and support local organic farming
16	I think that local food security is vital and should be encouraged and even rewarded by incentives to grow food in urban and rural areas.
17	Growing food on public land for those who can't afford to buy fresh produce, would be a huge step forward.
18	These things combine to make an excellent growth strategy, I would very much like to see encouragement for urban agriculture. Other than that wish, this looks sustainable and community oriented, two things that Nanaimo and surrounding areas are very much in need of.
19	Im exceptionally gald to hear that the RGS is addressing food security. The local farmers should get all the help they need in starting up production.
20	Please don't allow land out of the ALR
21	The vision is terrific. We need to strongly promote small scale urban agriculture (ie Victory Gardens) in order to have any measurable impact on food security.
22	urban farming should be strongly addressed under food security.
23	I think that NO Rural Land should be let out of the ALR. We need more land to grow food, not condos, houses or golf courses. Thank you,

24	ALR lands should not be compromised.
25	We grow less than 5% of our food on Vancouver Island. There is only 2 days fresh food supply in our stores at any given time, therefore, more must be done in the area of supporting the growing of our own food, particularly and especially in urban areas.
26	Would like to see principles of "agricultural urbanism" applied.
27	We should be looking at what ALR land is useable. Many ALR properties are rocks & cliffs & should be allowed to be developed.
28	We need to look at soil classifications. Rural land that is mostly rock should be subdividable. There is much land presently classed as ALR that should never have been placed in that category. The whole RDN needs a thorough review of ALR land and soil classifications.
29	And somebody else with a large Lot & large House and often flipped ALR Land , turn this space into an personal amusement center complete with huge 1 acre or 5 acre lawns and atv & bike tracks and big trucks idling away [Fact is , even the Ministry responsible for ALR lands is slowly waking up to this and inviting comments] , god knows what else , complete with power washers and leaf blowers , and not using the property for Food production & food security ?
Celebrate Pride of Place	
1	Just a comment regarding "Pride of Place". Not a great choice of terminology - "Pride goeth before a fall" and all that stuff! Isn't pride one of the seven deadly sins as well? No, I am not a church goer, but do have a masters of art in environmental education. Pride can also allude to arrogance, conceit, etc and humans are very prideful indeed. I think what you really mean is to create within citizens a sense of place and a love of where they live and this will create a willingnes to "care for" or stewardship. This is much gentler and inclusive and is the terminology currently favoured by environmental educators - in fact countless books have been written by people like David Orr, for instance on the importance of creating a sense of place among community members. my thoughts only!
2	I do not believe in providing financial support for arts and culture. This is not good use of tax dollars. Arts and culture should be self-sufficient.
3	I am a 65 years old, retired PWD who lives independently on a very small pension income. Affordable housing, food security and health and wellness are very important issues that should be No. 1 priority for the RDN, and should be addressed ASAP. To help low income PWD's, to improve their health and wellbeing, I propose that RDN provides such individuals with a free access to recreational facilities where they can swim and do other fitness activities.
4	We still spend some 40% of rural district monies on recreation facilities for Parksville and Qualicum for their recreational enjoyment.
Provide Services Efficiently	
1	there needs to be a maximum target number of people using zoning etc for the amount of water, sewage and waste disposal etc
2	Sewer services to areas near town could help alleviate aquifer and stream contamination
3	need to limit total number of people before we run out of water or extend our infrastructure expenses too much
4	Question 7 is two different questions- so how can I possibly respond and give you any idea of which part I support and which i do not support - so I do not support either.

5	No to rural area central sewage systems. I don't want to see it dumped into the Strait -- distribution onto land is far better processing of sewage -- trees and shrubs absorb all waste on 1/2 lots with approved drainage systems. Pump and haul should be used for poor drainage areas the RDN has approved for development.
6	The RDN must find a way to finance community water and sewer systems inside GCB's. The idea of UCB/GCB and Village Centres/Nodes has been part of the RGS since it's start. The RDN has struggled with servicing (sewer and water) these Village Centres/Nodes and without doing so this idea in the RGS is not sustainable. Frankly, there is no difference between Village Centres and the areas outside Village Centre boundaries without community sewer and water. We must find a way!!!!
7	Sewer and water should not control land use - Planning should
8	Wording in the Plan needs to be carefully chosen as even though the RGS is very high level document it is often used (or referenced) as the defacto rule in land use decisions. ie Section 10.7 can be interpreted that all civil works must be completed before rezoning. For larger projects that are phased this is probably not appropriate as infrastructure could be obsolete by the time is required and also the large up front capital cost for infrastructure that would not be used for years.
9	Water supply. There is no mention of the use of the Arrowsmith water supply and dam, new treatment facilities and piping system to distribute it appropriately. Was this intentional?
10	I also want to voice that I do not wish to see street lights and sidewalks in the area I live in. Like myself, many of us that live here, do so because we enjoy the quiet and privacy. The night without lights provides us with an amazing view of the night sky full of stars. I do support water and sewer if it reflects on my taxes as I am not within the Bowser growth boundry line.
11	I have several comments or suggestion re. Water and Sewage. Ideally Potable water systems should be separated from Mains feeding fire hydrants and communal water usage such as Laundry and Personal washing.The latter usage is easily diverted within the home for toilet flushing and Garden irrigation. As to green Toilets, take a visit to 2365 Holden Corso Rd.
12	re: Area 'F' - Chatsworth - Marples - Westurne Heights Road not on most maps. As an example of a poor growth strategy. Why does our road pay drinking water tax as part of our parcel taxes when the health inspector in Parksville refuses to test or monitor our community water system? The reason given was our 3 strata corporations and one private (18 water users) house were 'missed' at the time of the 3 bare land strata incorporations. The well is registered in Victoria but the water system was never certified. The original developer went bankrupt, seized by the bank, then sold to a holding company in Kelowna and after all of the lots were sold they walked away saying all residents were on their own, three years ago. It is unclear who owns the wellbut everyone's deed declares water rights to the well. There is no well log, water testing or diaster plan because insufficient numbers of residents are willing to form a water system board. If inspected today the system would not pass due to below grade cystem lid covers and lack of a vermin proof well cap in addition to the above mentioned defects. The lab in Courtenay is the only place for our water to be tested @ our cost. In short, Help!
13	Long-term access to water is crucial--don't allow development w/o this. Also, developers should not be able to "offload" capital costs (sewars,water,...) onto gov'ts--don't let them.
14	Water and waste water services should remain owned by rate payers and operated.by public employees.

15	No need for a survey, restricting water and sewer as a way of containing growth is not working.
Enhance Cooperation Among Jurisdictions	
1	Why would I travel 35 km to a pool for a 1 hr swim? Why don't we have local pools? Why isn't Qualicum Beach paying for the development of Bowser's pool? They should be paying for their own!
2	Best practices in Land-Use Planning recommend coordination/collaboration b/w jurisdictions w/ contiguous areas. RDN should have "meaningful" consultation with First Nations who have "territory" within RDN boundaries (not simply reserves) and develop/sustain partnerships to collaborate /coordinate on their respective land-use planning. Do not limit this to only those First Nations who have Indian Reserves w/i the RDN--this shows a tremendous lack of understanding of a First Nations w/i the RDN who has their "territory" (not just reserves) within RDN boundaries. Staff, board members should develop Aboriginal Cultural Awareness of those First Nations within RDN boundaries. Do not allow developers to develop willy nilly--especially in areas that don't have adequate water or sewer capacity in the long term.
3	The need for a comprehensive plan that brings together concepts seen in patchwork in other jurisdictions can be implemented here in a comprehensive manner , and can start immediately within the planning of the Fairwinds/ Lakes Districts & schooner cove development proposals and , across all Districts of the Region.
4	All levels of government need to declare water a human right.
5	I do not think that the City of Nanaimo should have a say in how the rural areas should be developed.
6	The idea of Parksville, Qualicum, Nanaimo, etc. having a say in what goes on in Cassidy & Cedar needs to be changed in the RGS amendment process. Cassidy & Cedar do not want to dictate to Coombs & French Creek and have no idea what the local issues are. This needs to be changed. Give the Electoral area directors more autonomy in what is happening in their areas.....right now sometimes it appears that the RDN Staff is calling the shots.
7	Under the present structure of the regional district, the urban areas hold an absolute majority on the board, with 10 out of a total of 17 votes. The city of Nanaimo controls 7 of the 10 urban votes. For all practical purposes, the regional district could rightly be called the Regional District of Nanaimo City.
8	The RGS is controlled by the vote of the City of Nanaimo directors. They are in favour of the urbanization of the rural areas.
Accountability – Education, Awareness and Implementation	
1	I think this is well done, but as it progresses must be tempered by community values and common sense. Regulation with education leads to better communities. Regulations used as a club or changed on a whim do not.
2	#8 monitoring - is this establishing more bureaucracy and more costs?
3	I also appreciate that the RDN is looking at markers - this is a good idea particularly looking into population demographics and growth rates. Also it would be beneficial to have a lot inventory of all communities to determine the actual build out rate.
4	Transparency, Monitoring and Reporting can not be over emphasized.
5	Enforceable consequences to disobeying both current and future restrictions (i.e. bylaws) are required to have meaningful guidelines.
6	Indicators, if they are going to be effective, should focus on the causes (the problems) and not the symptoms.

7	Monitoring and reporting are certainly important but the more important activity is "corrective action". This seems to be a step that is barely mentioned or is missing from the RGS and most OCP's.
8	Communication to the public regarding the strategy, it's goals and accomplishments over time (ongoing) should be made in order to educate the public it's value to the health of our communities.
9	Believe you will have tough time with the City of Nanaimo and its penchant for expanding its tax base at the expense of a number of your principles. Also wonder how you are going to appropriately monitor these excellent but hypothetical principles when/if they come into reality. Good luck to you with their application, assuming the RGS is approved. Too bad that citizens like myself have to add such a rider, isn't it? Shows how very cynical most of us are these days.
10	The RDN should have better community consultation as per section 3.2. There should be community meetings specifically for the RGS and advertising/mailouts to let people know it is available for review. The RDN could be setting itself up for criticism for not making the public more aware of the opportunity to comment on the plan.
11	RGS to include specific recommendations on how all development and planning decisions must include sustainability evaluation.
12	Although the goals are good general principles I found little of a specific nature. For example you want to increase environmental protection but don't have any measurable goals for doing so. How can you monitor progress without measurable goals.
13	It needs to be completed and implemented soon!
14	one concern is that if all these issues need to be supervised who pays cost, and who are they accountable too?
15	Finally, stick to the plan once it's done--don't let politics of the day dictate willy-nilly what the plan's supposed to guide. Kudos to RDN for embarking on this long-term strategy.
16	Public consultation needs to be well advertised, the comments given/made by the general public should be given priority over any development proposals from single interest groups.
17	Sounds logical. How does the public voice their concern over the RGS once implemented?
18	Whatever works quickly, quietly and efficiently.
19	In order to measure and learn how sustainable we are and can become, there needs to be some kind of assessment method in place. One assessment method for looking at regional sustainability can be applied to our region and implemented into the RGS.
Amendment Approval Process	
1	There should be provision in the document for guiding the processing of amendments. That being said it should be very, very difficult to amend an RGS, like the Canadian Constitution. Any amendment process should be rigorous yet not interpreted as tying the hands of succeeding councils or boards. If application is made to amend the RGS then that should effectively cause the document to be opened to consider all prospective changes, minor or major, that may have accumulated to that point.
2	Minor amendments of the RDN might be considered major depending on the information so I suggest that all amendments be done at one time so public review can be done. It may be onerous but minor amendments sometimes are the tipping scale of a policy and should be vetted with the interested public.

3	I did not answer the questions around amending the RGS as I have concerns around lobby groups pushing through agendas that may not be in the best interests of the area. Sometimes a lengthy review process is good.
4	RE Questions 9 & 10 (Amending the RGS). The procedure should contain time boundaries, - i.e. significant changes should not be considered in the first few years after adoption. Otherwise, residents do not have the security of knowing what to expect; and there will be a never-ending struggle to maintain the integrity of the RGS.
5	If the issue is significant and if the majority of recommendations that come from the public during the public consultation process conflict with regional planning, a vote of all rate payers should take place at a suitable time.
6	Because the Regional Board or even one electoral area can make a decision which can have a real impact on other electoral areas, when these decisions are being considered, each affected electoral area should be consulted and have input.
7	It is important that Growth Containment Boundaries, once set, are made difficult to change. Perhaps having a referendum to change that would require a 65% vote in favour to pass?
8	Please make this a living document. We are not omnipresent enough to anticipate every future contingency.
9	I am concerned that by treating OCP-related items as minor changes, that means that the regional GCB (a region-wide growth management tool) is subject to area-specific lobbying, where a given area could cause the entire region to incur increased transit and servicing expenses without region-wide consultation.
Land Use Designations	
1	6.0 Land Use Designations:Resource Lands and Open Space: "Destination Resorts" need to be defined and should NOT emulate the Resort Centre designation in the Nanaimo OCP which 'includes supporting residential neighbourhoods and accommodation in close proximity to small-scale commercial centres'. The developer got approval for a community of 5000 people under this designation!
2	I do Not like the fact the Corcan Meadowood area is not recognized by Name in your poll there are over 600 homes in this area and it is a village node. I would recommend you leave this project alone until you recognize all of your major areas by Name
3	The growth containment boundary should not include the area of the failed Foothills development in Lantzville; this area should remain rural.
4	In writing it looks like it would work for food security and sustainable growth. However, when I look at the map of preserved land, I don't see that much green in the Nanaimo area. Why is that? Have town centres....but include in those centres, community gardens, farming, lots of green places and excellent public transportation. In practice will the RDN follow through with the theory and ideals the RGS is presenting?
5	We are in Area F but as you can see above we are not recognized as a community within area F this needs to be rectified to allow our area to support your and our goal.
6	When looking over the Growth Containment Boundaries, it appears that these boundaries, which I assume are decided via the OCP review process, seem to be quite ambitious and extensive in the amount of land area designated for growth. I am surprised that some of the electoral areas have chosen to urbanize their environs.

7	Sensitive areas need defining. Why, what, analysis, when done, qualitative/quantitative analysis required.
8	It may be helpful to distinguish resource lands/ open space into private lands / crown lands.
Miscellaneous Comments	
1	Thanks for the on-line survey...
2	The survey has a huge bias towards supporting the plan as it stands and not getting meaningful input into making a better plan to reflect the residents interests. Why no comment box below each question?
3	A great deal of comprehensive and needed work. Well done!
4	winwinwinwinwin
5	This appears to be a well thought document. Thank you.
6	Thank you for your presentation to the Neighbourhood Network last week. I appreciate your time and help.
7	Sounds great in principle. Perhaps developers need to be reminded of where development is to be encouraged and where it should be prohibited.
8	Thank you to include the public in the survey. We care but do not know how to help. This is a small step to make community counts.
9	You are doing your best to make yourselves accessible to the Communities you are involved in, Thanks again.
10	I am so impressed & pleased with the draft RGS--obviously a lot of work & time has gone into re-thinking these changes...I've encountered the RDN personnel giving info at public events about the RGS & they seem very dedicated & enthusiastic about getting the public involved--very commendable! I particularly like the Goals addressing Climate Change issues, energy consumption, protecting the environment & the specific issue of protecting our water sources....more emphasis needs to be paid to drinking water quality...esp. halocarbon problems from compromised watersheds (logging, etc.). Great also that you're addressing Food Security--we need to get serious about this issue in BC! I am happy about the Growth Containment strategy, although I am concerned that Nanaimo area is deciding to allow housing on the south side of Westwood Lake....what makes it what it is, is the sense that you're actually in a rural environment...esp. for folks not able to easily leave the city (no car, or can't afford the extra gas!) to experience Nature in its glory...this has so much to do with human mental & physical health! Thanks so much for providing this feedback opportunity for interested citizens. This info website has been so well designed!
11	I am glad to have participated in the local Oceanside Community Plan. It made me aware of the priorities for our area and the importance of planning ahead to protect environmentally areas.
12	Some of the questions seem leading with little room for clarification. I will read the entire document when time permits, and hopefully some of my uncertainty will be appeased. I feel this survey tries to address many of the concerns that I have about these issues. Best of luck in implementation, this is complex and requires much clear thinking and input. I will follow this as I come across it. Thank you.
13	keep up the good work
14	After all this time it appears to be only about the creation of yet more restrictions to prevent development. How about the promotion of 'smart development' based upon what comminties lack as opposed to drawing boundaries based upon ownership. This RGS needs a serious injection of common sense.

15	This is a great process!
16	I am not sure that all questions asked above are straightforward, therefore allowing the answers to be manipulated
17	Public engagement is difficult but must be a part of the process of changing/updating the RGS. This online survey is an effective tool for encouraging engagement.
18	Confused over development of rural lands and how this relates to ALR land. I'm assuming that the survey refers to lands outside the ALR. Thank you for providing this survey online. Attendance at public meetings is very difficult to achieve personally. I appreciate the chance to voice my opinions in this format.
19	Curious as to how many of the proposals are using successful examples of what works in similar communities around the world. For example, I heard that one part of the VICC where recommendations were not adhered to is now a "dead" zone located between the corner of the VICC and the 'corner' of where the casino parking lot is contained downtown. It seems prudent to evaluate based on other successes that are sustainable and in line with community and commerce rather than short term solutions geared to commerce and rules that limit sustainable community productivity (the recent Lantzville land use for urban farming being an example). Keep finding solutions that favor win/win so we can build a strong overall community. It sounds like this is what is truly desired with this revamping and if so, and this is followed through, then it will be supported. This is also background to my answers for #7 and #9 - how do these things work in the real world? My limited experience doesn't allow me to say, even though it sounds reasonable, is it really?
20	This is the first I've heard of this survey...May 20th. Although 400 is considered a good response, perhaps more thought is needed on how to get it to more people within the RDN.
21	I saw a presentation in my high school eco club and i found it very impressive.
22	The plan essentially has become a plan to limit electoral area development
23	Where is the SSL security? I am inputting my personal information - you NEED SSL 32 bit security. Otherwise, thanks for asking for our input - great job!!!
24	I'm impressed with the inclusiveness.
25	Less buracacy is needed and more commen sense should be used in regards to land use matters.
26	Thank you for giving us the opportunity to offer our input. Well done. Keep up the great work.
27	I'm Really glad that you guys are doing a survey to get the community's opinion. Good Job!
28	This survey should have been circulated to all residents not just those that saw the news tonight
29	I've made my choices without reading the full RGS. I will do so once I have more time. If there are any more surveys or comments for public input, I would be interested.
30	im very happy to have gave my input. thank you for the chance to do so
31	Good job.
32	Be sure it is the RDN controlling the growth and not the developers.
33	RDN needs to cut back on employees. You are top heavy and waste tax payers money with all your paper work. You think you are important. We do not.
34	I think this who Growth Strategy is only a control mechanism of the people not for the people
35	Seems to have been well thought out and provides for sustainable growth and improvement to quality of life in our area.
36	Appears to be a well-crafted document and a logically developed plan for a sustainable future for the area.
37	This is such a precious area and so unspoiled in many ways. The planning for growth and sustainability is essential. The are has so much potential if well managed and planned for

	responsible growth.
38	Too much bureaurcrazy!!
39	Regretfully NAFTA, and especially TILMA provide powerful tools to corporations to overturn any rules and regulations that impede various types of commercial activities. TILMA provides gives corporations the ability to have penalties levied against the governments of BC and Alberta up to \$5 Million dollars.
40	I am pleased to see these priorities in one document and have great hopes that the individual villages / areas will implement them!
41	Thank you for the advertising on Transit Buses which allowed me to participate in this survey/process
42	Care needs to be taken to ensure that the goals of the RGS are acheivable and marketable. The strategies appear to be consistent with other communities but I have yet to see if it is acheivable since the commercial interests will dictate the effectiveness of the village centres (nodes).
43	Congratulations on a job well done!
44	Thank you for mailing this survey to me. I appreciated the opportunity to consider the questions / concepts re development in the RDN. I realise that finding a 'healthy' 'sustainable' balance between the demands of the citizens and the needs of our physical environment is a huge challenge. "We, the voters, want what we want!" Congratulations for your efforts to educate us. We need to change our wants; to expand them to include the respect of our natural resources and physical environment.
45	I have a strong interest as most of my family live in the designated area and I plan to move there. I think this is a very enlightened document and I hope it will serve well to keep the region safe and incremently closer to true sustainability
46	Please consider making drafts avaiable in hard cpies for non computer persons to also review. Maybe at teh schools the seniors centers, ; just to ensure maximum coverage. Thank for all the work on this document.
47	Thank you for putting so much good thought into this, which will surely result in good action!!
48	Thank you for giving me the opportunity to express my views.
49	Good work.
50	I find the Draft Regional Growth Strategy to Long and hard to understand.
51	I think this information should be sent with Property Tax Invoices so that everyone is at least aware that they have a voice and/or opinion that matters.
52	This survey is not detailed enough. There is no way to qualify answers. Each question could have comments.
53	food security & private vehicle alternatives are very important to me. happy to see them in the priority lists!
54	The RDN has done a great job of handling waste and I hope you have the same success with this very important process.
55	I appreciate the fact I was able to see and place my opinions on the way this municipality is run. I think having the knowledge easily avsilable, and even advertising it to the public is a good choice and should be continued, perhaps more strongly.

56	The survey is well done except for # 9 and 10. The choices and wording are poorly chosen and provide skewed, invalid results. Should have been same 5 choices as other questions + add 'I don't understand ' if you wish.
57	I am not sure which area that Little Qualicum Village falls. This is where we are located.
58	thank-you.
59	Just would like to say this was very informational Things i didn't know about Great idea to do the survey
60	I would like to see the results of this survey published and made public in it's entirety, that shows the number of people that responded from each area as well.
61	good work
62	I support freedom.
63	I think that they are doing a splendid job and hope that it will continue with updating where needed
64	You need to establish a sustainability officer position to ensure that your activities do not ruin things up for future generations.
65	It's really nice to see such a progressive set of issues being the focus of the growth strategy. Sustainability is not just a buzz word, but a goal to focus on. Thank you to all the stakeholders working towards this in the RDN
66	A general guideline for development, and proposed governmental infrastructure for certain areas should be all that is needed. Along with common sense, honesty, fairness . More government involvement usually means increased costs, red tape and beurocracy and the possibility of greed overtaking the decisions of elected (and employed officials and public servants. We already have more paperwork, studies and more government involvement than we need.
67	The RDN staff should be problem solvers, not problem creators.
68	You sure didn't give us very much room to make comments.....
69	I just have to say that after reading the ideas and proposals on "Shaping Our Future", I am excited! This is exactly the place I want to live, work, play and be part of. Well done and I look forward to the upcoming events and information! Thanks for the inspiration!
70	Totally unrealistic, none of your goals support true sustainability or could fulfill it anyway. It is just a way to look good and try to fool people who do not understand what sustainability means. No big surprise coming from the RDN.
71	its god to have this kind of survey to find out what exactly the people wants ...
72	I found that many of the questions in the Survey were crafted in such a way that I couldn't simply select one of the available choices and be satisfied that it truly expressed what I believed. The questions appeared to have been written by, and intended for, (mainly) those who live in the urban areas.
73	refrigeration-security/armored-, & shredder & service vehicles arriving at store locations;