

Municipality of North Cowichan
7030 Trans-Canada Highway
Duncan, BC V9L 6A1

Dear Mayor Douglas and Councillors,

I'm writing to express my strong opposition to Councillor Findlay's motion to provide certain property owners two years of special treatment on properties that do not meet the land use designations of the 2002 Official Community Plan, but that fitted within the 2011 Urban Containment Boundary.

Everyone besides these property owners is subject to the immediate impacts of changes in land use designations.

His proposal is a poorly disguised attempt at ripping up the 2022 Official Community Plan by favouring the monetary interests of developers and discriminating against the rest of us residents of North Cowichan. If it's approved, the "quiet enjoyment" of residents in many neighbourhoods will be a thing of the past, as intense development runs amok.

We need to keep the keys to the municipality away from those who would develop every last inch of land, and we must hold fast to a rational approach to planning, focusing growth and not enabling sprawl.

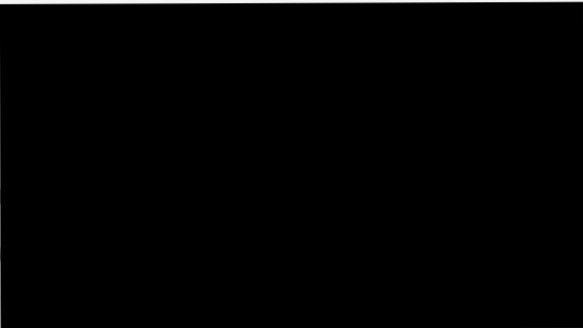
Once the land is paved over, it'll be gone forever. Is that what you want your legacy to be?

Please vote no.

Sin

Pri

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FIPPA s 22(1)

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Dear Mayor Douglas and Councillors,

If Councillor Findlay's motion to strike the 2022 OCP's Urban Containment Boundary (for 2 years) is approved at your February 1 meeting, all the remaining non-agricultural land around Quamichan Lake, along with many hectares elsewhere, would be opened to intense development as "growth centres" in the 2011 Plan. This is the opposite of what was approved in the 2022 OCP, after years of input from residents, work from the Planning Department, time from Council and money from taxpayers.

If we fail this first test of the mettle of Council and North Cowichan residents to protect our 2022 Official Community Plan, that will pave the way for more attempts to undo other parts of it.

If we allow developers to set the agenda, distracting our Council from addressing many critical issues our community faces: our homeless and drug problems, crime, well-sited affordable housing, economic well-being, transportation challenges, and preserving our rural character, Council will not have the capacity to resolve these. Instead, it will get caught in a repeating cycle of acceding to endless demands, and get bogged down in wasteful debates of what is already settled. And ironically, the Planning Department, which has already been subjected to howls by developers of being too slow, will again be drawn into the morass of OCP issues, diminishing its capacity to do anything else.

This is not the future residents deserve! Please focus on our many serious challenges, instead of trying to rewrite approved plans.

We urge you to vote against this harmful motion. Thank you.

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FIPPA s 22(1)

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Dear Mayor Douglas and Councillors,

I was distressed to hear about Councillor Findlay's motion, to be considered on February 1, that would convert the protective, rural residential areas along the south and east shores of Quamichan Lake, back to "Growth Centres" for two years.

Bringing intense development to the shores of the lake, already struggling with polluting runoff, guarantees its destruction. The lake is an ecosystem deserving of protection, not assault. It shelters aquatic life, birds, and other animal life.

On the lake's shores, precious habitat will be dug up, and paved over, with these results:

- Discharging into the lake more polluted runoff, including toxins from roads and cars
- Increasing the number and lethality of algal blooms, with accompanying fish die-offs and secondary impacts (like death) to fish-eating wildlife, including otters, bald eagles and mergansers
- The felling of endangered Garry Oaks, and destruction of their fragile ecosystems.
- Eliminating rare wildlife populations and decreasing others
- Given more structures and fewer trees on intensely developed land, there will be less ability for the land to absorb water. So extreme weather events will flood properties and damage homes.

If approved, the motion would make a mockery of any biological policies you may adopt later on, when species are gone, thanks to your actions. We hope you take a stand for our lake, and vote no on this extreme motion. Thank you.

Sincerely

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Address:



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Dear Mayor Douglas and Councillors,

Last August, Council and Planning staff completed years of hard work on the Official Community Plan, including community consultations, and multiple outreach, with a well-considered Urban Containment Boundary, protecting Quamichan Lake and other areas.

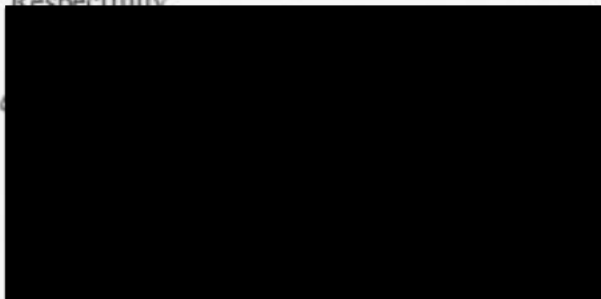
Now, just 5 months later, we have Councillor Findlay's proposal to tear up that Plan by eliminating its most important feature, a protective Urban Containment Boundary, and expose many properties to intense development as "Growth Centres." These dense developments would parachute into quiet neighbourhoods, and bring all the downside of urban life with them (traffic, glare, noise, litter, pollution, disturbances).

The motion doesn't only currently apply, but it grants a two-year grace period whereby the developer property owner (acting on their own or in quiet league with a professional real estate developer), can give notice to the municipality that they wish to develop their land. Structures could end up as apartments, cheap to jowl housing, restaurants or other commercial uses. If approved, the motion would unleash a feeding frenzy of developers grabbing low density lands for a song and then cramming in huge projects to yield huge profits.

In other words, this free-for-all would be a developer's dream and a nightmare for the rest of us in adjoining neighbourhoods, or those at all concerned about the diminishing rural character of the area we love and call home.

We urge you to vote no on this ill-advised motion.

Respectfully,



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Dear Mayor Douglas and Councillors,

I'm writing to object to Councillor Findlay's motion to reverse for two years the 2022 Official Community Plan's Urban Containment Boundary and re-adopt its 2011 location to allow "growth centres" of dense development in place of rural areas. It's scheduled to be discussed at your February 1 meeting.

Opening all of the remaining non-agricultural shoreline of Quamichan Lake to intense development means destroying habitat for wildlife, including birds. In the last fifty years, North American bird populations have plummeted. There are now 3 billion fewer birds, and 1 in 8 bird species in Canada is at risk of extinction.

Habitat destruction is in great part responsible. Whether land is taken away in great swathes, or in smaller cuts, the cumulative impact irretrievably harms wildlife and birds. More development = more casualties. Every real estate development decision that Council makes should take into consideration the bigger picture of how the natural world, that we're a part of, is impacted. A move to urbanize the shores of Quamichan Lake and other areas, is going in the wrong direction.

Some of you have stated that "kids are the future." I agree. I'd like our children to hear bird song now and in the future. Please act so they will. Please vote no on Councillor Findlay's motion.

Thank you.

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