

NALT 2008 Civic All-Candidates Forums About Environmental Sustainability

CANDIDATES' RESPONSES

[Please note that candidates' responses have been copied verbatim without editing or proofing.]

Over-riding Question About Environmental Sustainability

1) **PREAMBLE:** There seem to be many views on what is meant by "sustainability".

QUESTION: Define your understanding of the phrase "*living more sustainably*". As a decision-maker, what will you do to make Nanaimo, other RDN communities and rural areas of the RDN more environmentally sustainable to live in?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
The best definition of sustainability that I found and that is meaningful to me is: "Creating a world where everyone can have fulfilling lives and enjoy a rich level of well-being within the limits of what nature can provide." As Mayor, I would apply the RDN's Action on Climate Change principles and initiatives and the Regional Growth Strategy in the mid Island region to make it more environmentally sustainable.	
Iwaskow, Larry	Mayor
Promote a sustainable to garbage- find a new location for landfill. Separate, compost, recycle. All remaining fill to be separate for future mining- promote and utilize our train corridor; expand spurs to include new dump site- further reduce vehicle use by completing seawall as a cyclable, walkable trail from Dodd's Narrows to Lantzville connecting ferries, planes, trains and buses.	
Korpan, Gary	Mayor
Sustainability means protecting the quality of the air we breathe, the water we drink, and the environment we live in so that life can flourish in the future. We must be trustees of our earth and enhance it so our children can enjoy it as, or better than, we have. Society and individuals must strive to conserve our resources and not waste them. Sustainability to me is optimal use of necessary resources.	

Since being a member of SPEC, I have led City protection of parkland, trailways, aquatic setbacks, and clean air (indoors and out), water quality. I directed that anti-pollution steps be taken to ensure unpolluted water (fresh and salt). We initiated a harbour pollution cleanup.

I championed the ban on open burning. In the Fall of 2008 we (the City) are working with industry partners to implement a wood stove exchange programme. On an ongoing basis we run a wood stove burning awareness forum. We have talked about a step-up education programme.

Our primary responsibility to our RDN, 1st Nations, and senior government partners is to cooperate on the Growth Management plan and environmental protection initiatives.

Ruttan, John

Mayor

Sustainability means “to provide for current needs without compromising the ability of future generations to meet their own needs” (World Commission on Environment and Development)

While the normal business model focuses on the bottom line, organizations that take a sustainable approach measure their successes in three dimensions (also known as the triple bottom line)...SOCIAL...ENVIRONMENTAL...& ECONOMIC.

Eco-efficiency involves the delivery of services that satisfy human needs and bring an improved quality of life, while progressively reducing ecological impacts and resource-intensity throughout the life cycle, to a level at least in line with the earth’s estimated carrying capacity...”DOING MORE WITH LESS”

Arnold, Jack

Councillor

At this time in the economic turmoil, more than ever we need to look at sustainability not only as effectively managing the environment and maintaining a “greener” focus but realize that sustainability also includes maintaining the economy, doing more with less, looking to maximize the efficiency of the resources we use, making sure that resources that are renewable are given time to recycle, that we maintain the overall focus in the community to utilize the intelligence and talents that are available to make the community fit a designated plan. We need to make sure that green spaces are not only preserved but maintained, that we follow the plan of urban to rural and transitions and not allow random growth and development. We must consider “value added” as our keyword and sustainability hand in hand. There has to be an open dialogue constantly that sees the city, RDN and rural areas on the same page to preserve the heritage, the identity of this city and area.

Bestwick, Bill

Councillor

No response

Bolin, Ron

Councillor

The definition of sustainability involves "forms of progress that meet the needs of the present without compromising the ability of future generations to meet their needs." This definition needs substance. I propose that the city routinely monitor our performance in green house gases using statistics such as gasoline and gas sales tax records; water usage, solid waste and sewer waste using city and RDN records; electricity use from BC Hydro; and air quality using the existing provincial monitoring stations and added portable stations. Such measurements make it possible to determine our performance and enable competition within and between cities.

Brunie, Brunie

Councillor

Living more sustainably is leaving a lighter footprint.
Neighborhood green garden spaces in conjunction with all highrise development.
Developing byways for safe cycling, skateboard travel and
Defiantly not forcing such to share the road. Excellent transit with clean
Safe stations with toilets.

Campbell, Rob

Councillor

my view of "living more sustainably" means to live while doing as little damage to the environment as possible.

If and when I am elected I will be an advocate for the earth as it cannot do it alone. I don't like plastic shopping bags, and would work towards eliminating them. I would like to see a higher percentage of people complying with recycling regulations at home and at work.

Cowling, Janet

Councillor

The concept of living more sustainably should embrace a way of preserving the environment and preventing further damage to it while maintaining or improving non-destructive qualities of life. The challenge of reducing our negative impact on the environment provides the opportunity for innovative decision-making. Our regional district is a leader in solid-waste management and recycling options and I would support and encourage similar innovations in other areas of the City operations.

Forbes, Bill

Councillor

"Living more sustainably" is living within our environmental means - leave as small an ecological use footprint on the planet as possible.

As a decision maker I would support actions that may make Nanaimo and the RDN more environmentally sustainable including:

- Strategic urban and rural densification concentrating services into manageable clusters, increasing populations in these nodes and along corresponding corridors, reducing vehicle dependence and increase public transit use
- discourage "estate" style developments in rural areas
- Freeze any changes to the UCB and ALR

- To subject parks with “conservation covenants”
- Pursue the RDN Zero Waste strategy

Fuller, Gordon

Councillor

To do everything possible in your power to reduce your impact on the environment. Confine use and purchases to needs not wants. Recycle everything you can, grow your own food, purchase locally produced products, use your vehicle when necessary not out of convenience, conserve water and electricity, and look at alternative energy forms. I would encourage and support any means available to move sustainability forward in the RDN as well as lobby the provincial and federal governments to do so as well.

Greves, Ted

Councillor

Living more sustainably is best described by the Bruntland Commission of 1987 which is: “Meeting the needs of the present without compromising the future generations to meet their own needs.”

To answer the second part of that question I will consider the City of Nanaimo’s recently reviewed Official Community Plan (*Part B Vision and Guiding Principle #2 Guiding Principle Sustainability, Part C #2 Goal Two Build a More Sustainable Community and Part C #7 Goal Seven Work Towards a Sustainable Nanaimo*) and the *Sustainability* sections in the Regional Growth Strategy for the RDN to guide me in my decisions.

Holdom, Bill

Councillor

"Living more sustainably" to me means reducing one's use of fossil fuels by cycling, walking, and taking public transit; turning down the heat and turning off the lights; recycling and re-using as much as possible; buying locally produced groceries; using soaker hoses instead of sprinklers for watering gardens; owning a highly efficient vehicle (if one absolutely needs a car); and generally reducing extravagance and waste of all kinds. "Living more sustainably" means walking lightly on the earth.

At the RDN, I chaired the "Sustainability Committee" from 2003 to 2007. As Chair, I encouraged the committee and the supporting staff not only to monitor and record various sustainability indicators, but also to make recommendations regarding how the region could become more sustainable. Specific recommendations already adopted by the RDN have created a committee focussed on local agriculture, a green building checklist, and a whole initiative on ground water sources and watersheds in the Region. Sustainability has become the guiding principle for the Region's corporate strategy.

At the City, I chaired the Advisory Committee for the Environment until 2007 and the Plan Nanaimo Advisory Committee to the present. Among other policies, the City has adopted the LEEDs gold standard for construction of city buildings and has committed to becoming a carbon-neutral operation overall. The City is also working closely with the Region to protect rural areas outside municipal

Squire, Pat	Councillor
As stated in my platform: "The environment must not be looked at as a separate issue that moves on and off the political agenda. It must be an integral aspect of all decision making since our collective activities exert the greatest effect upon it."	
Unger, Merv	Councillor
No response	
Younger, James	Councillor
Living more sustainable is a lifestyle choice that will reduce a persons carbon footprint on earth. Finish the EN trail threw Nanaimo, and push for funding light rail transit. Getting people out of cars is the best way to do this. A light rail transit threw the island/ Nanaimo is the best way to do this and the best thing for this Island.	

Questions about Environmental Quality

2) PREAMBLE: In view of air quality concerns and global climate change, some cities have taken steps to ban drive-in windows for fast food restaurants and reduce the length of time that cars can "idle" their engines. Other cities have enacted bans or heavy user-fees on the use of plastic bags, disposable plastic utensils and dishes to reduce landfills and reduce the production of petroleum-based plastics.

QUESTION: If elected, will you work to initiate bans and/ or user-fees that would promote better air and water quality, and reduce landfills? If not, why not?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
I would refer the question air quality concerns and global climate change to a Task Force charged with bringing recommendations regarding the feasibility of such measures with recommendations on how to best implement them.	
Iwaskow, Larry	Mayor
Reduce landfills,yes.Promote the 10 second idle.Outright bans and user fees are a risk.	
Korpan, Gary	Mayor
Yes, including seeking power from the province for local government to choose which methods will work best in their communities. There needs to be a "cost for polluting" so business and individuals better understand what they are doing and	

act to improve. Banning plastic bags is presently outside the jurisdiction of BC Municipalities. Both UBCM and the City of Vancouver have requested a change in legislation to the Province. A recommendation coming forward from ACE to council will be to ask Nanaimo City Council to support this initiative. I believe “re-usable” is the most reasonable option.

Ruttan, John **Mayor**

I totally support initiatives that reduce any and all forms of pollution that may be negatively impacting the environment, which in turn affects our communities, our health and our economy.

With what we now know about global climate change, polluted oceans and waterways, and the excessive altering of our landscape, I believe that it is paramount to encourage and embrace new ways of thinking, new technologies and new attitudes that represent a shift from wastefulness to good stewardship. I further believe that education is the key to making that paradigm shift.

Arnold, Jack **Councillor**

Having lived in another area of the RDN and having been an organic farmer, I see a need for a consistent and common rule regarding the sustainability of our resources, again through consultation and with cooperation from all levels it is clear that we have to go in the direction of improvements...in light of the economic downturn, it may well be necessary to have a gradual movement to Any particular ban, or a gradual progression of user type fees...so that it has a lesser effect on already burdened taxpayers and stakeholders, but in this era we MUST consider water, air and soil pollution a major concern.

Bestwick, Bill **Councillor**

No response

Bolin, Ron **Councillor**

I believe that it is reasonable to implement bans and/or user-fees where the subjects of these actions represent the transfer of hidden costs from individuals, businesses or corporate agents to the public. Where sufficiently great, these externalities should be charged to those deriving benefits from them. I would not favour actions which, initiated for the sake of appearances, have no reasonable chance of being enforced.

Brunie, Brunie **Councillor**

Taxi cabs running their engines in heavy pedestrian areas should be banned. Instead of user fees, just stop using plastic bags. Give a time limit and stores Just no longer have plastic bags. Encourage people to bring their own refill coffee cups.

Campbell, Rob **Councillor**

I would definitely look at initiating anything that would help with air quality. I am a

of all food waste and other compostable organics. The recycled waste has been composted resulting in an average of 64% reduction in the landfill. I would commit to endorsing this excellent Food Waste project to include all neighbourhoods. Practice the 3 R's – Reduce, Reuse, and Recycle.

I would like to see energy audits taken on all city buildings to determine methods to reduce the energy consumption and thus reduce our carbon footprint. I would support the continuation of the conversion of our city vehicle fleet to hybrid to promote a positive climate Action plan to set an example for our citizens. Nanaimo has endorsed the Advisory Committee on the Environments recommendation that all new Civic buildings over 500 square meters shall meet the requirements for the Canadian Green Building LEED rating. This is excellent news.

Kipp, Jim

Councillor

Yes. My family works very hard to reduce, reuse and recycle. We use our own bags when shopping and have concern with the mountains of plastic bags that are produced and discarded. When using drive thru windows I turn off the engine and encourage others to do so. I will support positive initiatives that set tax rates for industry and reward pollution reduction by reduced taxation or green bonuses.

Lander, Timothy

Councillor

No response

MacDonald, Mark

Councillor

We all need to do what is reasonable and responsible to promote better air and water quality and reduce landfills. One way that could help, for example, would be at the hospital, where one-time purchases of quality, longer lasting items and instruments would mean they would use a lesser quantity of disposable items, which end up in landfills.

McGuffie, Blake

Councillor

I led the process to provide alternative Storm Water treatment that moves away from flushing groundwater from development into rock pits. The current policies of ZERO groundwater impact from development assists greatly with protecting the water table of our community. I support municipal bans on plastic bags. I do not accept drive-through windows as necessary or appropriate.

McNabb, Larry

Councillor

We have to do everything within our power to make sure we cut back on landfill materials, and that would include plastics. As Chairman of the water board I am very aware of the need to protect our water sources.

Negrin, Angela

Councillor

ABSOLUTELY- It is about time! Nanaimo needs to get with the times. We can use funds generated to maintain our parks and possibly build more parks. Lets

lead by example and implement these changes now before it becomes a bigger issue.

Pattje, Fred **Councillor**

When elected, I will first ask staff to research existing public awareness tools on legal enforcements in use by Canadian, North- American and municipalities in other parts of the world which focus on trying to halt the continuation of our dramatically deteriorating environment. This will be followed by a concerted public awareness campaign, combined with influential speakers using examples from other jurisdictions where such measures have been successfully implemented, as in Leaf Rapids, Manitoba, the first Canadian city to ban plastic bags. Hefty user fees for plastic bags and random car emission checks are just a few examples of where we need to go.

Pearson, Troy **Councillor**

When elected I will support any and all well thought out ideals and values, that promote better air and water quality, or the reduction of landfills. I will work to ensure that all presented environmental ideals and values that incorporate social, natural, and economic concerns, are given both due consideration and my undivided attention; because I feel that a sustainable society is both desirable and achievable.

Sadhra, Mark **Councillor**

No response

Saunders, Terry Lynn **Councillor**

Some bans work really well and some are less effective. Banning drive-through windows wouldn't work well but insisting that cars not idle while waiting especially parents picking up kids from school is having an impact. Banning plastic shopping bags is workable but what about plastic garbage bags? We will certainly have to have a different waste removal system. Banning the purchase of plastic bottled beverages on public property is feasible but banning plastic water bottles altogether would be more problematic. I support user fees!

Schachner, Simon **Councillor**

If elected I would definitely investigate the possibilities of bans and other measures as a way of reducing waste and pollution. There are good examples in cities around the world of doing things better. My vision and hope for Nanaimo is that we can learn from the successes of other communities and implement similar things here.

Sherry, Lloyd **Councillor**

I would seek the assistance from other communities in the province to lobby the Provincial Government for these changes
(Local area associations and UBCM)

Squire, Pat	Councillor
More than just adjusting the old ways of doing business, we need a complete paradigm shift. Long accepted habits have to change. The way we use our cars, shop for our food, use disposable products or simply dry our clothes simply need to change, if not by choice, then by bylaws or user fees.	
Unger, Merv	Councillor
I would look at outright bans, but I do not believe user fees are the way to go. Grocery stores can be told not to use plastic bags, putting a tax on them is not the answer.	
Younger, James	Councillor
Yes, user fees and bans play a small part. No idle zones at drive thru, schools and parking lots a little better. We need to get people out of cars more.	

3) PREAMBLE: A bylaw to ban the use of cosmetic pesticides currently proposed for the City of Nanaimo applies to residential property owners *only*, while government-owned and Municipal and Regional properties would be exempt from such a bylaw.

QUESTION: Will you, as an elected representative, commit to implementing a *universal* ban on the use of cosmetic pesticides (including insecticides, fungicides and herbicides) in the Municipalities and the rural areas of the RDN? If not, why not?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
I would unequivocally and without hesitation, Yes!	
Iwaskow, Larry	Mayor
Yes.	
Korpan, Gary	Mayor
Currently Provincial rules apply to businesses and industry. The City would require amendment to our authority to expand beyond households. The preferred approach is province-wide rules to minimize breach. UBCM has passed a motion to ban the cosmetic use of pesticides province wide. This is a way better route than for each municipality and jurisdiction to go it alone with research, decision making, and enforcement.	
The Nanaimo approach – reached after months of discussion and research – was to start with residential use and more importantly – to implement an education strategy. Request for funding will be in the 2009 budget.	

Campbell, Rob	Councillor	I think that pesticides invade our water, especially where communities rely on wells. I would like to think that most everybody is stopping the use of pesticides. I think that if a certain crop was being threatened by a certain bug the orchard or farmer would use something to eliminate the bug.
Cowling, Janet	Councillor	I would attempt to support and foster an environmentally responsible approach by the City in all of its actions and departments. Within this context I would tend to take direction from personnel who are knowledgeable in this area as to the use of various chemicals including insecticides and fertilizers amongst others. The expression “cosmetic insecticides” may mean different things to different people. It is doubtful that the City or RDN has the authority to control activities on provincial and federal lands their boundaries.
Forbes, Bill	Councillor	Yes, as an elected representative, I commit to implementing a universal ban on the use of cosmetic pesticides (including insecticides, fungicides and herbicides) in the Municipalities and the rural areas of the RDN.
Fuller, Gordon	Councillor	Yes. Natural forms of insecticides, fungicides and herbicides exist and should be used. Fines for non compliance could be implemented and if these fines prove not to be a deterrent increased incrementally.
Greves, Ted	Councillor	I would have to be convinced by reputable scientists that the use of all cosmetic pesticides, insecticides, fungicides and herbicides on an individual basis are harmful to the environment. Keep in mind that other municipalities might not ban them and as a result they can be bought and brought back into the RDN. So perhaps this ban would be better handled by the Province.
Holdom, Bill	Councillor	Yes, this has been my position for several years. Unfortunately, City staff informed us that the Community Charter (the legislation under which the City operates) allows us to govern the use of pesticides only on residential property. If there is some way to get around this impediment or if the legislation is changed, I will certainly support a universal ban.
Johnstone, Diana	Councillor	I would encourage the use of alternative products as it is a proven fact that the effects of cosmetic pesticide on young children and pregnant women can lead to cancer and neurological problems. Chemicals that are deemed necessary to address mosquito infestations or the West Nile Virus should perhaps be an exception as this is a real threat to the

health of our population – however cognizant of the fact that a partial ban does not solve the problem. In the City of Nanaimo there is little use of chemical pesticides as they have a Pest Management Plan in place and they adhere to requirements for pesticide use as set out and regulated by the BC Pesticide control Act.

Kipp, Jim

Councillor

Yes. I truly detest “do as I say, not as I do”. I will support the universal ban on cosmetic pesticides. Researching more organic, naturally occurring pest deterrents may be a welcome new enterprise and would be good for the economy.

Lander, Timothy

Councillor

No response

MacDonald, Mark

Councillor

I think that whatever we can do to eliminate the use of any kind of poison getting back into the environment is a good thing, and commendable.

McGuffie, Blake

Councillor

Yes, I do support a universal ban

McNabb, Larry

Councillor

I support a total ban on pesticides. A partial ban would serve no purpose.

Negrin, Angela

Councillor

I believe there are more organic ways to use control pests. I would like to explore these options, then have the same laws for all areas. I would like to ban all use of cosmetic pesticides, they aren't healthy for anyone or anything.

Pattje, Fred

Councillor

I am in favour of a universal ban on the use of all cosmetic pesticides, herbicides, and fungicides. I also believe that appropriate regulation of these, applied in connection with commercial, industrial, agricultural and institutional activities, is of equal importance.

Serious research by city staff would be required on how other jurisdictions deal with education, implementation and enforcement before any bylaws could be enacted, while considering matters such as legal implications and possible conflict with provincial and federal jurisdictions.

Pearson, Troy

Councillor

I am willing to look into, and seriously consider such a bylaw. However, implementing and regulating such a bylaw is neither, cost effective, or economical and therefore it is unlikely that it would be sustainable. Bylaws of this nature are environmentally friendly and socially responsible. When a bylaw is proposed that

would cost more to enforce than the benefits it would gain in the end, it usually does not get passed.

Sadhra, Mark **Councillor**

No response

Saunders, Terry Lynn **Councillor**

I have a lovely mix of moss and grass as my lawn. Obviously no pesticides for me. I support a ban but that means not allowing anyone to have that kind of product in their stores which is very nearly impossible. Other cities have tried it and the products are still sitting on the shelf under a sign explaining the ban. I understand that a manufacturer is suing a city for loss of revenue due to the ban.

Schachner, Simon **Councillor**

It is ridiculous to me that the proposed ban would exempt City properties. If there is to be a ban it needs to affect everyone equally. I would be in support of a universal ban as I see it as a rather obvious and realistic way to improve the well being of our local environment.

Sherry, Lloyd **Councillor**

A universal ban on pesticides is the responsibility of the Federal and Provincial Governments.

There are many organizations with different views on the use of pesticides.

Crop Life state: Pesticides are one of the most intensely researched and tested chemicals in Canada. Canada's stringent regulatory system ensures pesticides pose no unacceptable risk to human health and the environment when label directions are followed.

There is a Need for more Education on the Use of these Products. As part of the Process of Developing the Appropriate Bylaw.

Squire, Pat **Councillor**

When this bylaw was presented at Council I spoke in support of it but expressing my concern that the use of only the word "pesticide" was too limiting. The city should practice what they preach.

Unger, Merv **Councillor**

I made my point very clearly at a recent city council meeting. A partial ban does not solve the problem, it has to be a total ban.

Younger, James **Councillor**

Yes, to bad Nanaimo just signed a three year herbicide application deal in June 2008.

Questions about Planning/Development/Growth Policies

Nanaimo City Council Candidates Only

4) PREAMBLE: The first goal of Nanaimo’s new Official Community Plan is to manage urban growth and reduce urban sprawl by guiding development to areas that already have urban services. Plan Nanaimo states that under existing zoning for single family and multi-family residential uses, there are sufficient lands already available to accommodate future growth in Nanaimo for the next 20 to 25 years without using lands designated as “urban reserves”.

QUESTION: What steps will you take to ensure that lands available under existing development zoning are utilized first before allowing any “urban reserve” lands to be rezoned for development?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor I would look for ways and means to provide incentives to developments with existing development zoning and I would look for ways and means to make development of the urban reserve lands far less attractive. This would require additional municipal powers that we would need to lobby the provincial government to provide.
Iwaskow, Larry	Mayor I would have to see no available sites within city limits before utilizing urban reserve lands.
Korpan, Gary	Mayor Infilling of existing serviced land is preferred. If there are large blocks that can be better developed as a comprehensive development plan with servicing paid by the applicant and more greenspace protected because concentrated density can make it viable without building out to every inch of allowable footprint, then that is preferable to ad hoc individual parcel sprawl. One needs to look to the specific property and to review the alternatives. A master plan for a large block of land is subject to much more scrutiny than isolated small rural developments. Councils often have no control as to which parcel comes forward first for a development.
Ruttan, John	Mayor This is covered under the OCP and there exists available land to accommodate future growth for the next 20-25 years. I would expect that Council would encourage developers to give their primary consideration to lands currently

available under existing development zoning before considering urban reserve land.

Arnold, Jack **Councillor**

This is clearly a priority for me. I do not believe we should randomly lose green space or arable lands to development. Again, feasibility and value added to the sustainable vision of the community must be adhered to.

Bestwick, Bill **Councillor**

No response

Bolin, Ron **Councillor**

- i. To manage future urban growth
- ii. To ensure efficient servicing.
- iii. To contribute to a sustainable community.

These objectives, carefully considered, raise a considerable bar to development in these areas and I will be vigilant in their application. I will also seek Development Cost Charges (DCCs) which are commensurate with the costs of Development. Currently these charges are the same whether the development is on existing city services or kilometers from them.

Brunie, Brunie **Councillor**

To help towards a no car future more small merchant communities in all areas can be developed. Existing older homes renovated and turned into non Profit housing . I would encourage urban land to be used for massive food productions to beat the recession.

Campbell, Rob **Councillor**

Certainly, if we have the sanitary and storm sewer systems in place for 20 years of expansion it only makes sense to use existing land. I think any agriculture lands should be left alone to grow our food supply. People have worked hard on Official Community Plans and we should respect that work.

Cowling, Janet **Councillor**

Lands designated as urban reserves should only be taken out of reserve by a 2/3 vote of Council or by referendum.

Forbes, Bill **Councillor**

Urban Reserve Lands (URL) are just that – reserved. They are for possible future development and have clear restrictions placed on them such as “comprehensive plan” and OCP amendment components.

The steps I would take to ensure the lands available under existing development zoning are utilized first are:

- Simply saying no and promoting a no vote in council on any proposal to amend the OCP aimed at developing in a URL

- Promote covenants that protect these areas until such a time as population demands force the area to look at moving the UCB or ALR

Fuller, Gordon

Councillor

When elected to council I will not support the development of lands designated urban reserve. I will push to make the development process, for existing urban service areas, less onerous and time consuming; re visit the carriage house concept to allow for their use in lots with existing secondary suites; continue the push to increase density in the downtown and work to create a bylaw that will make development of urban reserve areas contingent upon the unavailability of other available lands for growth.

Greves, Ted

Councillor

The OCP sets aside Urban Reserves for future urban developments. I don't see any provisions in the OCP that require that all existing lands be used before land in the Urban Reserves. Although it does state in 2.6 Urban Reserve –Policies #3 "Urban areas will not be rezoned for higher density residential development other than that permitted by zoning existing at the time of the Plan's Adoption". So that is a restriction. Secondly, a comprehensive Area Plan must be adopted before development occurs. So there are already two impediments which I would support to prevent the development of "urban reserves" before moving from areas already serviced.

Holdom, Bill

Councillor

First, I would work to ensure that all requirements of the urban reserve designation, including the preparation of a detailed master-plan for the area and the provision at full developer cost of all services, are met before considering any rezoning. (The stringent and onerous requirements for getting such consideration, according to City staff, exceed those required for moving the Urban Containment Boundary.)

Second, I would encourage and support good proposals that increase density in existing serviced areas, even though many of those may require rezonings from single-family to multi-family, as long as those proposals adhered to the density goals of Plan Nanaimo.

It should be noted, however, that the density study you refer to in your preamble to this question assumes that ALL existing zonings are fully built out. That would include high-rises at Brooks Landing and at McRobb and Applecross in the north end. It would also mean that all home-owners on large lots would be willing to subdivide their parcels into the smallest possible units, and that all steep-slope and wetland lots could be fully used. Also, some developers propose projects that do not take advantage of the maximum density allowed, perhaps to create units that are more attractive.

In other words, the idea that Nanaimo has sufficient zoned land to accommodate

outlines for these areas.

Negrin, Angela

Councillor

The Economy and our Social systems are changing, WE are now home of a University, most of our population are baby boomers and most if not all are looking into retirement if they aren't semi-retired already. WE NEED A N EFFICIENT TRANSIT SYSTEM, one that services the university, both ferries and the airport. I believe an efficient transit system would allow better development of existing zoning so "urban reserve" can stay reserved.

Pattje, Fred

Councillor

I will insist that we concentrate on and give priority to infill and densification on land with existing infrastructure, so called brownfield development. Nanaimo presently does have zoned land to accommodate some 35,000 new citizens, which will carry us through to about 2031. We all agree that some 8,000 more residents will have to live in, or close to, the downtown core in order to facilitate such revitalization and it makes no sense to promote and locate at the periphery of the municipality. When the new Official Community Plan received fourth reading, becoming a bylaw of the City, it was stated that requirements for development in urban reserves would be more onerous than ever before.....You need to elect people like myself who have fought for years to maintain our Urban Containment Boundary – sadly to no avail yet - and who will work just as hard to give true meaning to "onerous"

Pearson, Troy

Councillor

First and foremost we need to identify all the valuable properties which are underdeveloped. The underutilized buildings that should be removed for rezoning should be done so in a timely manner. All roadways, water, and sewage lines, to these properties need to be capable of supporting additional development. Parking considerations must also be considered that allow for additional visitors wanting to visit the area. If any building is to be considered for development above 3 stories, and requires a ground level parking lot, serious consideration should be given to hiding that parking lot behind small commercial facilities.

Sadhra, Mark

Councillor

No response

Saunders, Terry Lynn

Councillor

Densification is a good way to prevent urban sprawl but great care also has to be taken not to ghetto-ize an area. We should encourage development that fits the needs of Nanaimo citizens.

Schachner, Simon

Councillor

There is only one step to take here and it is to start treating the Official Community Plan as a plan! City Council needs to say no to rezoning proposals that do not fit within the plan and as a councillor I will have no problem doing that.

Sherry, Lloyd	Councillor
The current plan that has recently been adopted has opened up most of the current undeveloped land for development. The small undeveloped land that has been placed in reserve will need a comprehensive plan in place prior to development.	
Squire, Pat	Councillor
Urban reserve is an important designation but to say no to any rezoning is very limiting. For example, if anyone wanted to establish an environmental education centre or a working farm with residences for short term stays of handicapped children and the ideal property was an 'urban reserve' then the ban would eliminate that possibility. Community needs can never be totally anticipated – we have to be open to options the future might present.	
Unger, Merv	Councillor
I support maintaining urban reserves as such – restricting ad hoc development.	
Younger, James	Councillor
Utilize existing lands, before rezoning "urban reserve" lands for development.	

5) PREAMBLE: The Regional Growth Strategy is a good document, yet we are failing to meet most of its goals.

QUESTION: If elected, what specific steps will you take to ensure that the targeted goals of the RGS are met?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
I would continue to respect the growth strategy as I have in the past and take a very firm line on growth outside the city boundaries. I would support downzoning lands for subdivision from 50 hectares to 100 hectares. I would seek to persuade council members on the RDN board to use our weight to ensure densification is contained within municipal boundaries and not allowed to contribute to urban sprawl in the electoral areas.	
Iwaskow, Larry	Mayor
Work with the R.G.S. as rigidly as possible; fast track environmentally sound projects.	
Korpan, Gary	Mayor
The Municipalities have no say in electoral area planning. We must lead by	

example to encourage electoral area directors to stand to the RGS.	
Ruttan, John	Mayor
The Regional Growth Strategy provides guidance to our local OCP and to the bylaws, in regards to growth management issues. The RDN adopted its first regional growth strategy in 1997, and a review was recommended every five years. The RDN completed its first review of the RGS in 2003, with the adoption of an updated strategy. A second review of the Regional Growth Strategy is currently being undertaken and is expected to be completed by the end of 2008. A strategy may be to wait until that process is complete before committing to a plan of action. There are eight goals set out in the strategy document and it would be interesting if NALT would advise exactly which ones that they feel have not been met and need to be addressed.	
Arnold, Jack	Councillor
No response	
Bestwick, Bill	Councillor
No response	
Bolin, Ron	Councillor
The first policy goal of the Regional Growth Strategy is: "Strong Urban Containment - To limit sprawl and focus development within well defined urban containment boundaries. The Regional District received a prize from the provincial government for their UCB policy. Soon after the award was given, Nanaimo first eliminated and later greatly modified their UCB, with the passive agreement of the RDN. Seven of Nanaimo's elected officials sit on the RDN Board the last added at about the time this abandonment occurred. On Council and at the RDN, I will work to keep the Regional Growth Strategy alive.	
Brunie, Brunie	Councillor
As councillor I would meet regularly with all the neighborhood associations as I believe that the answers lie within the hearts of the community that can work with goodwill for the benefit of all and not just a few for big profit.	
Campbell, Rob	Councillor
I have not read the Regional Growth Strategy Document. If elected I will make sure I read it, and if I agree with the targeted goals I will do my best to meet the goals.	
Cowling, Janet	Councillor
I support the 8 goals of the present Regional Growth Strategy and understand it to be under review. I particularly support the existing goals of strong urban containment, rural integrity and environmental protection. I believe that the review will properly consider inclusion of goals relating to climate change issues, food security and affordable housing.	

Forbes, Bill**Councillor**

The specific steps I will take to ensure the goals of the RGS are met are:

- Retain the current UCB
- Promote Nodal/Corridor strategy reducing services costs, increasing public transit use, ensuring services efficiencies leading to better environmental protection
- Strengthen regulations and rules to protect the land, water and air and preserve rural lands
- Say no and promote no votes on council and the RDN board when development issues arise that conflict with the RGS

Fuller, Gordon**Councillor**

Despite Nanaimo's extension of its Urban Containment Boundary I would promote the focus of development on existing developed areas before considering moving into the more rural lands, thus preserving their integrity, and I would push to have other communities strengthen their UCB's. The eight goals of the RDN, Strong Urban Containment, Nodal Structure, Rural Integrity, Environmental Protection, Vibrant & Sustainable Economy, Efficient Services and Cooperation Among Jurisdictions, are indeed good. When elected I will push towards at a minimum meeting or when possible the improvement of these Goals.

Greves, Ted**Councillor**

If I am placed on the Regional District Board and issues arise concerning the targeted goals of the RGS, I will be sure to be knowledgeable concerning the Strategy. And if I feel the issue runs contrary to the goals of the RGS sufficiently enough to vote against the issue, I will do so.

Holdom, Bill**Councillor**

Good question. The only planning issue that City of Nanaimo representatives currently vote on at the Regional District is the RGS. If re-elected, I will be arguing for a larger role in planning for City reps so that we can help the Region achieve the goals of the RGS more fully.

For example, we need to help the Region resist applications to create 5-acre lot unserviced subdivisions, the worst kind of suburban spawl, around the edges of the municipal areas.

I would also want to continue and extend the work we are already doing with the Region on extensions of transit service, park acquisitions and trailways, recycling programs, green building techniques, and carbon reduction -- all of which serve one or more of the RGS goals.

Johnstone, Diana**Councillor**

Again I will familiarize myself with this document and listen to the concerns of the

<p>Electorate regarding the strategy. I will however, commit to working with all partners in this strategy, The RDN, City of Nanaimo, Towns of Qualicum and Parksville and the District of Lantzville to co-operate in defining a regional future for all it's members.</p>	
<p>Kipp, Jim</p>	<p>Councillor</p> <p>The RGS is based on planned growth to effectively use and manage our existing services while addressing regional communities' future requirements. It is imperative that we work in harmony with all community stakeholders, local, regional and other partners to support the fundamental principals of this "legal document".</p>
<p>Lander, Timothy</p>	<p>Councillor</p> <p>No response</p>
<p>MacDonald, Mark</p>	<p>Councillor</p> <p>A lot of work has gone into the Regional Growth Strategy, and we need to respect that work, and commit to working together with all parties within the Regional District of Nanaimo to ensure we maintain and improve our overall quality of life. We must work together, and move forward together.</p>
<p>McGuffie, Blake</p>	<p>Councillor</p> <p>Nanaimo has failed over the years to provide the leadership at the Regional District to ensure the Regional Growth Strategy is followed. I will not support changes in the RGS.</p>
<p>McNabb, Larry</p>	<p>Councillor</p> <p>As vice chairman of the Regional District Board I support the RGS and will continue to work toward its full implementation.</p>
<p>Negrin, Angela</p>	<p>Councillor</p> <p>We need an efficient transit system it is long over due, we are a city of almost 80,000. I believe more people would take transit if we had a decent system.</p>
<p>Pattje, Fred</p>	<p>Councillor</p> <p>An important reason for this is the incompatibility of some of the RGS goals with those of Nanaimo, particularly with reference to, for instance, Urban Containment Boundaries and Rural Integrity.</p> <p>There are seventeen seats on the RDN Board; Nanaimo, with seven seats and with the commensurate power which comes with those seats, often dominates, with negative results for the Regional Growth Strategy.</p> <p>Only sincere cooperation among all, with a true understanding of the aspirations of all those living in the Region, will accomplish achievement of RGS goals. I am good at building consensus and I intend to work towards achieving better understanding and cooperation.</p> <p>I do commit to working towards achieving progressive action on a Regional Action</p>

Plan for the Region's anti-sprawl and eco-conservation goals.	
Pearson, Troy	Councillor
<p>The Regional Growth Strategy and the Official Community Plan are inconsistent with each other, and it is throwing our Financial Budget out from what is projected. The Urban Containment Boundry on the Official Community Plan is different than what is currently described on the Regional Growth Strategy.</p> <p>I would start by attempting to encourage less commercial growth and more residential growth. I would carefully go over every goal of the Regional Growth Strategy that is not being met with the City Manager to identify how these goals could start succeeding. I seek to encourage a sustainable growth within Nanaimo.</p>	
Sadhra, Mark	Councillor
No response	
Saunders, Terry Lynn	Councillor
<p>I have found that it takes far too long for the implementation of good ideas. It seems like talk is more important than doing. If the targets of the RGS cannot be met then they have to be re-evaluated with public consultation and adjusted.</p>	
Schachner, Simon	Councillor
<p>I am not familiar with the specifics of the Regional Growth Strategy but like I stated in my previous response I think it is a matter of taking the document seriously. This means being able to say NO to rezoning applications and such things that do not fit the strategy. City planning is not supposed to be simply the facilitation of developer interests but rather a long term vision for the growth of a community. This very tradition of city planning (or lack thereof) in Nanaimo is what needs to be changed if the goals of any of these important documents are to realized.</p>	
Sherry, Lloyd	Councillor
<p>There is a need to review the Regional Growth Strategy and New Nanaimo Official Community Plan to make the necessary adjustments to bring both plans together.</p>	
Squire, Pat	Councillor
<p>The R.D.N.s' Regional Growth Strategy was established in 1997 with its' second review being completed this year. The history and progress of this document would require some study. As with anything I will deal with on council, I avoid pat answers without doing the proper research so, for now, I will reserve comment.</p>	
Unger, Merv	Councillor
No opinion at this time.	
Younger, James	Councillor

I don't think any one person can have much effect with this document. It would take a group of councilors that were committed to change.

6) PREAMBLE: The City of Nanaimo and many areas of the RDN are known for extraordinary views of the Strait of Georgia and offshore islands. An objective in Nanaimo's 2008 OCP is to protect the character and extent of existing views of the inner harbour and Newcastle Channel; yet the bylaw limiting the height of buildings along the waterfront has been eliminated.

QUESTION: (*Nanaimo*) If elected to Nanaimo City Council, will you introduce and support a bylaw that would restrict the height of future residential and commercial buildings to 3 to 4 stories in areas where existing views of seascapes would be affected, and also limit building heights in other areas of the according to neighbourhood plans? If not, why not?

(*All Other RDN Areas and Municipalities*) If elected, will you introduce and support a bylaw that would restrict the height of future residential and commercial buildings in your area or community according to OCP guidelines and neighbourhood plans? If not, why not?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
I would be very reluctant to impose a 3 to 4 story limit on buildings bordering the waterfront downtown. Low squat buildings prevent any seascape being visible from the street level. The condos along Stewart Avenue are an example of poor design that eliminates everyone's view of the channel. I favour design guidelines that allow for the greatest view for the public benefit.	
Iwaskow, Larry	Mayor
Yes	
Korpan, Gary	Mayor
I support the principles in the OCP allowing tall, narrow towers with view corridors in the specific areas listed so most sight lines are protected. All the studies indicate Downtown needs about 5-10 thousand more residents for optimal service centre development. It is better to maximize density on narrow tower footprints with view corridors rather than canyons of 4 stories covering the entire footprint with no view corridors. The topography of the Bowl area allows for concentrated population in towers without impinging most existing views. It is physically and legally impossible to have a "wall of highrises on the waterfront" as some claim. Planning logic says housing 400 people on a small footprint is better than sprawling them over a wide footprint. Restricting the height of properly placed buildings is contrary to sustainability issues. We need more density, not less.	

Ruttan, John	Mayor	I have always been very supportive of preserving view corridors. With that said, I feel hesitant to support an inflexible restriction, such as pre-setting a specific number of floors or stories, on all building heights. My preference is to deal with each application on a case-by-case basis, keeping in mind that there are many variables and sensitivities to all development of both waterfront and water view land.
Arnold, Jack	Councillor	I truly believe that the views should be available. This is truly an additive to the quality and beauty of the city and yes I am in favor of that along the waterfront. A gradual tapering back and allowing for higher limits adds to the quality of the city.
Bestwick, Bill	Councillor	No response
Bolin, Ron	Councillor	I favour 3-4 storey buildings to preserve the views from our gorgeous bowl and the beautiful views of our city coming in from the Strait and have fought against high-rises on our waterfront. I am concerned, however, that the automatic protection of all viewscales will lead to endless squabbles, not only with developers, but also among area residents. For this reason I would favour conditions which would require a developer to work with affected property owners and the city to determine an appropriate configuration in viewscale cases, perhaps culminating in a comprehensive development zoning package.
Brunie, Brunie	Councillor	I am totally against highrise on the waterfront blocking people's view I think it extremely rude and will do almost anything to stop that new York mentality.
Campbell, Rob	Councillor	First of all, I disagreed with what happened with the loss of beautiful views of Newcastle Strait and Island the owners of the houses on Vancouver Ave. had, with the building of multi-storied complexes on Stewart Ave. That kind of development as well as multi-stories on any water front should be scrutinized very carefully. 3 to 4 stories is too tall right on the waterfront. There has been some huge homes built in neighborhoods that don't fit in at all, that should not happen.
Cowling, Janet	Councillor	I support the goals of the OCP and would try to respect the wishes of any neighbourhood plan as balanced against the needs of the City and RDN as a whole. Height restrictions are a valuable planning tool but if over-utilized can have a negative result in terms of urban sprawl and lack of affordable housing.

Forbes, Bill**Councillor**

My platform can be found at <http://members.shaw.ca/billforbesforcouncil/> and states clearly that I would introduce a change to the OCP where we go back to a maximum building height of 15 stories in areas of the city where high-rise development is permitted. Further I would introduce a requirement where high-rises are to be constructed back from the shoreline in areas where views are not affected. I would also introduce and promote the concept of building height restrictions to 3-4 stories where these forms promote the character of a Neighbourhood and taller buildings would affect form character and views.

Fuller, Gordon**Councillor**

Heights of buildings are subject to existing zoning currently in place for the property, properties can be rezoned through process. Current zoning of the Chapel/Front St. area, Downtown, allows a maximum height of 6 stories. I believe that not only should heights along the waterfront be no greater than 3 or 4 stories but view corridors must be incorporated so as not to wall off the waterfront. I would support a bylaw restricting heights to those outlined in Neighbourhood and OCP plans as well as one that would put neighbourhood wishes above those of the OCP.

Greves, Ted**Councillor**

At this time I don't believe there is a need for a bylaw that restricts residential and commercial buildings to 3 to 4 stories. We have the Official Community Plan and there is also the Downtown Urban Design Plan that addresses the issue of View Corridors and at the least are very good guides to the design, height, and scale and so on for the buildings in the Downtown.

The neighbourhood plans such as the Departure Bay Neighbourhood Plan also have guidelines that have been set and I don't know of any contentious issues arising from the height of buildings in that area since the plan was implemented in 2006.

As well, most recently there were complaints concerning a high rises being built in the Brechin area along the waterfront and the public dissented and the plan was scuttled. So there is a process that takes place that I believe is adequate.

Holdom, Bill**Councillor**

I already have -- see Plan Nanaimo, a bylaw I introduced and supported, especially section 2.9 "Waterfront" (pp. 58 - 62) in which several statements occur about preserving and protecting existing views. For example, one of the key objectives in this section is "**To preserve views of Departure Bay Newcastle Channel and the Inner Harbour.** Protect the character and extent of existing views of the inner harbour and Newcastle Channel during development of harbour front lands" (p. 59). For another example, see "Development Permit Areas, Area 6 -- Stewart Avenue Corridor", p. 142: "The height of buildings should not interfere with the view of the residents living above the Stewart Avenue corridor. A three storey height limitation should be observed along Stewart Avenue."

McGuffie, Blake

Councillor

Future high rises need to be subjected to View Corridor analysis to ensure that they minimally impact upland views. I have and will continue to support neighbourhood plans. I do believe some high-rise development is appropriate. The current downtown guidelines, which I helped steer as the Chair of the Design Advisory Panel allow limited opportunity for high-rise and is an excellent plan with appropriate building heights and regulations.

McNabb, Larry

Councillor

This is a complex issue. In order to meet our “green” targets we have to implement higher density in residential developments. In many cases that involves going up rather than out.

Negrin, Angela

Councillor

I plan to stick to the plan. This is my Nanaimo too and I believe we all should have access to our Super-Natural Sun-porch. I think we should take care of our waterfront, i believe the ocean and our harbour is a park as well, we need to preserve and protect it.

Pattje, Fred

Councillor

I want to tell you about a Letter to the Editor written by Nanaimo’s Bill Jube in the fall of 2004, when the cap on the height of buildings was about to be lifted:

“ If you can imagine the downtown bowl as an amphitheatre, with our waterfront, Newcastle and Protection islands, the Straight of Georgia and the snow-capped mountains of the Coast Mountain Range on the mainland as the stage.... then why in heaven’s name would you want to put pillars - high-rises- in front of such a stage?”

That letter is what got me involved in municipal affairs in the first place and need I say more?

Use of height-restricting covenants on waterfront lands, combined with setback provisions are one possibility; applying the “San Francisco principle” to high-rise construction - place them on top of the hill where they do not interfere with the views and lives of others - is another.

Pearson, Troy

Councillor

The City of Nanaimo gets its money from Municipal Taxes. Taxes we could make from residential high-rises could be used for various social, natural, or economic programs designed to improve the City.

If the waterfront properties are already commercially developed and have never been designated as Commercial Centers in Nanaimo, then I would support their development as high-rise locations; with certain restrictions. With the above mentioned exception... ...I would agree to introduce and support a bylaw that would restrict the height of future residential and commercial buildings in your area or community according to OCP guidelines and neighbourhood plans.

Sadhra, Mark	Councillor
No response	
Saunders, Terry Lynn	Councillor
I think this is an excellent idea. Seascapes belong to everyone not just those who can afford to have waterfront.	
Schachner, Simon	Councillor
Absolutely, I would introduce and support such a bylaw. Highrises are good for densification so I could support their construction in other locations but it is the building of towers on the waterfront that I cannot support.	
Sherry, Lloyd	Councillor
The City of Nanaimo has completed Height and Density Studies as it relates to the downtown or bowl area. These studies have identified height and locations. To limit height to 3 or 4 stories could form a wall-like development. If reasonable heights could be granted with view corridors between buildings it might prove more beneficial.	
Squire, Pat	Councillor
Restricting building heights in certain areas, especially those with seascapes, would be beneficial in maintaining neighbourhood integrity. Certain properties may already have development permits or zoning in place that guarantees the right for taller buildings. Neighbourhood associations are the building blocks of the city. Their vision for development of their area would play an equal part in future discussions, i.e., building heights.	
Unger, Merv	Councillor
No I would not support such a restriction. Three and four storey buildings create a "wall" along the waterfront and Newcastle Channel, allowing no views. Higher buildings allow views between the buildings.	
Younger, James	Councillor
No. The research I have done indicates that five stories is the correct height for seaside towns growing rapidly up the west coast. Once your city vista is high-rises you never get that small town look back. High-rises are coming to your view soon. No buildings over five stories would get my vote.	

Question about Transportation

7) **PREAMBLE**: Chief Judith Sayers, Co-Chair of the Island Corridor Foundation, has stated that *“By working together to support development of the Corridor to its full potential, Islanders have the power to: preserve our environment; develop our economy; create safe, efficient transportation for our families; and to build a gateway to the world for our businesses for the next 100 years.”*

QUESTION: Now that the Municipalities and the RDN each own a portion of the Island Rail Corridor, what steps will you, as an elected official, take to actively support the re-development and funding of our Island rail system?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor I personally met with members of the Board of the Island Rail Corridor in the summer because the City of Nanaimo had not yet signed on to support their plan. I talked to councillors and advocated that we support the Corridor. By September we had agreed to support the Foundation’s bid to upgrade the line. I would continue to support the efforts of the Foundation to develop the Island rail system.
Iwaskow, Larry	Mayor Utilize in every way possible. Chief Judith Sayers says it all. Let's go to work.
Korpan, Gary	Mayor I have always supported protecting the E&N corridor. I advocated light rail transit since the 1980's. Council recently waived property taxes on the corridor lands and is assisting in seeking senior government and private investment to make the system viable.
Ruttan, John	Mayor With an extensive background in tourism, it follows that I am in support of the initiatives advanced by the Foundation. A tremendous opportunity exists for both bulk freight and passenger service on the Island. The financial cost of this venture is clearly massive, however, we must remember that our City has faced greater challengers ...and succeeded. Many of us will remember the Vancouver Island Gas Pipeline Committee, formed by the late Mayor Frank Ney and chaired by the late Geoff Matthews. They accepted the challenge of creating a gas pipeline from the lower mainland to Vancouver Island, and at that time, costs were estimated to be almost 800 Million Dollars. They succeeded against almost insurmountable odds and today we can enjoy naturally gas throughout Nanaimo.
Arnold, Jack	Councillor While the concept seems valid, and seemingly has potential, in light of the present

turn in the economy I would like to carefully examine the cost versus return of this at this time... before committing a major fund outlay.

Bestwick, Bill

Councillor

No response

Bolin, Ron

Councillor

The Island Corridor Foundation estimates a \$103.8 million cost to improve the line from Victoria to Courtney and Parksville to Port Alberni. It now belongs to the communities along it and, with appropriate coordination and scheduling should support healthy tourist and island resident traffic as well as the freight which it currently carries. Given an acceptable business plan I would support the Corridor with political activity in Ottawa and Victoria and provide financial support for planning. This project has a significant potential for job creation while the work is being completed and in its maintenance.

Brunie, Brunie

Councillor

first of all I would take steps to reopen the station. How does one even get a ticket and what is the schedule? The Americans now own a portion of our train too. Lets get it back. The railway was part of confederation that united Canada.

Campbell, Rob

Councillor

I have hiked to the Kinsol Trestle and would like to see the longest wooden trestle on the Island or maybe BC be saved and fixed. We have a unique opportunity to have a wonderful railway that many from around the world would be happy to ride. Over the past 33 years (since I moved to Nanaimo) I have heard repeatedly that the schedule should be changed.

Cowling, Janet

Councillor

While rail transportation is in general a desirable alternative it has to be realized that the E & N corridor was not conceived or built with modern issues in mind. It is my belief that the costs involved in making the existing railbed safe and/or economical for passenger or freight requirements would be prohibitive and not economically viable. I would be prepared to reconsider my position if presented with valid information to the contrary. The land should revert to local government if not being used for the purposes of the original grant and certainly preserved as a transportation corridor.

Forbes, Bill

Councillor

The steps I will take, as an elected official, to support the re-development and funding of our Island rail system is to promote Rail as the "new" green form of transportation. I will seek support to procure funding from all levels of government and the private sector to promote the service and construct the infrastructure necessary to make the system effective and efficient for all sectors.

Fuller, Gordon

Councillor

I fully support the goals of the Island Corridor Foundation and when elected to council would take whatever actions within my means to promote, fund and support this valuable asset of Vancouver Island.

Greves, Ted

Councillor

The Island Corridor Foundation appears to be on the right track when it comes to rail traffic. I see that many of the municipalities and regional districts have either written letters to the ICF in support of the Island Rail Corridor or written to the ICF and also cc'd the Federal and Provincial Transportation Ministers. I believe because of the scale of the Island Rail Corridor and the cost of upgrades along with the fact that it is a green initiative that the Provincial and Federal Governments should be collectively lobbied by those municipalities/regional districts involved.

Holdom, Bill

Councillor

I am currently the RDN's representative on the Island Corridor Foundation Board. As such, I have been working on this specific question and would want to continue to do so if re-elected. Upgrading the track just for freight traffic will cost upwards of \$106 million, and will require the participation of both the federal and provincial governments. As a Board member, I have been helping to make the best case possible for funding -- the advantages of replacing highway trucks with rail cars, the much lower fuel consumption, the potential sale of carbon credits, and so on.

Whether or not the senior governments respond to these funding requests, we will at the very least be protecting the corridor for future transportation needs. If we can keep the use of the track alive for freight, the potential for passenger and commuter traffic will also be there. When the Island's population justifies it, we will have the corridor available for high-speed transit.

I first worked on this project back in the late '80's, when I chaired a regional committee on transportation. I even met with CPR representatives in Montreal to see what they would do. (Nothing, as it turned out.) But the prospect of a revitalized rail corridor continues to inspire me. Judith Sayers' words capture the vision splendidly, and I would very much like to help make her vision a reality.

Johnstone, Diana

Councillor

I will support the initiative to conduct a Business Plan and feasibility study - I most definitely support the Island Corridor initiative in principle but concerned about the cost of upgrading rail crossings in our city being at taxpayers expense.

Kipp, Jim

Councillor

The corridor must be protected for the future. The rail system is only a few years away from being viable and the "Vic-Na-Mox" (Victoria, Nanaimo & Comox) municipalities need to support the endeavors of the foundation

Lander, Timothy	Councillor
No response	
MacDonald, Mark	Councillor
I agree with the concept, and I would continue to explore the possibilities, as I have been watching with great interest the process. But this project will cost well over \$100 Million, and it has been made clear that the only way this project is going to proceed, it seems, is if there can be a business case presented that makes sense. If or when that case is proven, then commuter rail becomes an option.	
McGuffie, Blake	Councillor
I have been the Downtown Partnership liaison to the Vancouver Island Corridor Foundation and will continue to strongly support it as a transportation alternative. As a Councillor I would advocate the appropriate Provincial support for the initiative to upgrade the line.	
McNabb, Larry	Councillor
There are too many questions surrounding the Island Corridor, including the real cost of upgrading and the focus on whether it will include passenger rail as well as freight. For me the jury is still out on this.	
Negrin, Angela	Councillor
I would like to see the Island Rail System tied in with the transit system.	
Pattje, Fred	Councillor
Environmentally sound transportation, such as rail, is of paramount importance to the well-being of all of us! Nanaimo has a great opportunity to, as part of downtown revitalization, look at the Assembly Wharf lands as a “transportation central”, combining rail - normal as well as light-rapid - with public transit, foot ferry to Vancouver, ferry to Gabriola as well as a cruise ship facility. I want to actively promote this idea which in cooperation with, and the understanding and cooperation of the other stakeholders, could be the first step in bringing this “transportation jewel” to life!	
Pearson, Troy	Councillor
I would encourage the development of a railway station dedicated to public tourism located on the waterfront in the downtown core within very reasonable walking distance of the cruise ship tourists. As an elected official, I would search for a potential key-point in time within the next 6 years to look at all valid proposals for such re-development and funding. If we must put a Multiplex (that we currently cannot afford) in the Downtown core, then it would be imperative that a rail station become a part of the building plan to encourage visitors and tourists from across Vancouver Island.	

Sadhra, Mark	Councillor
No response	
Saunders, Terry Lynn	Councillor
With the price of gas, using our rail system for moving people and cargo is a good alternative to having an overload of cars and trucks on our roads. I fully support the Island rail system and would work diligently to encourage local, provincial and federal governments to assist in funding the railway we will desperately need in the future.	
Schachner, Simon	Councillor
The first step I would take is to ensure that a representative of the City of Nanaimo is at the discussion table with the involved parties. The second would be to assess what Nanaimo could contribute to the project in terms of infrastructure. The third would be to explore all the possibilities (including that of a North-South urban transit line for Nanaimo) and their respective viability both economically and logistically.	
Sherry, Lloyd	Councillor
I am not aware of the City of Nanaimo owning any part of the Island Corridor. The City of Nanaimo did grant a Permissive Tax Exemption to the Island Corridor Foundation for those lands that are within the City of Nanaimo's boundaries.	
Squire, Pat	Councillor
The Railway Society, in conjunction with its' operating partner, has increased freight hauling by 20%. Nanaimo could look at encouraging commuter traffic in the Lantzville to Ladysmith corridor, developing Park & Ride and transit hubs linked to the train. "Nanaimo's own SkyTrain". A task force could also be established to find ways local industries could better use rail service.	
Unger, Merv	Councillor
The island railway is not sustainable, being in very poor condition, requiring much greater cash infusion than publicly stated to date. I do not support public funding to allow a privately-run corporation to operate at a profit while taxpayers are left with the staggering costs.	
Younger, James	Councillor
Firstly I would like to see the EN trail finished threw Nanaimo to make alternate forms of transportation an easier choice. Provincial and Federal funding are the only real way to get light rail transit utilizing this corridor to its full potential, changing the island incredibly.	

Questions about Food Security

8) **PREAMBLE**: Historically, Vancouver Island provided 80% of the food consumed on the island; we now produce only 6% of what we consume.

QUESTION: Considering the growing threats to food supply, such as climate changes and increased transportation costs, if elected, in what ways will you work to increase local food security and encourage innovative sustainable food production within the Regional District of Nanaimo (both urban and rural)?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor I would institute a joint task force to review the state of food security in the City and the RDN. The task force would have representation from across the region and would include food producers and retailers. I would expect a review of by-laws (municipal and regional) to determine what is in place that encourages and discourages local food production. I would expect recommendations that would enhance the degree of food security in the mid-Island region.
Iwaskow, Larry	Mayor Support and promote all agricultural projects. Support community gardens and offer use of suitable lands owned by the City. Buy local.
Korpan, Gary	Mayor By continuing to support the ALR, and stopping urban sprawl. Work with community partners to facilitate more community gardens. Identify a portion of Beban, Bowen, or Linley Valley for a community garden.
Ruttan, John	Mayor I truly believe the answer to the disturbing pattern of consuming produce and meats that are often imported great distances, when they are available locally, lies within a cooperative approach from all Vancouver Island communities; especially those extremely fertile growing areas such as the Comox Valley and the Cowichan Valley. This Island is blessed with an incomparable climate and incredible growing conditions that are second to none in B.C. Because we have the conditions to successfully grow nutritious crops and organically raised meats, I support the concept of the 100 Mile Diet (or in our case, the 160 Km Diet). "Locally raised and produced food has been referred to as the "new organic"...better tasting, better for the environment, better for local economies and better for your health.

Arnold, Jack	Councillor
I was an organic apple farmer in the RDN (Nanoose Bay, and raised organic poultry. Small farmers can be encouraged and also have government certification. There can and should be room for this healthy alternative here in an area that is such a good region.	
Bestwick, Bill	Councillor
No response	
Bolin, Ron	Councillor
I will encourage more neighbourhood gardens on vacant city land and entertain lease contracts on vacant city owned land for the longer term development of local produce by agricultural entrepreneurs. I will also be active in seeking a covered home for a year round agricultural market for the benefit of both our citizens and our local farmers.	
Brunie, Brunie	Councillor
Grow food BIGTIME is one of my main platforms. It is beyond stupidity to import potatoes onions and carrots from the U.S.A. with high gas prices increasing the price. It is always best to eat locally grown food. Agriculture can become a new worthwhile job market. Home grown organic fries will be a boon to hotels, restaurants and the tourist business.	
Campbell, Rob	Councillor
If those numbers are accurate, they stagger me, we should produce way more of what we eat. I don't know what kind of taxes rural farms pay, but I would support some sort of tax break for food producers in the city limits.	
Cowling, Janet	Councillor
This is an issue common to all modern cities and I would favour an approach that focused on education and awareness-raising most likely at the RDN level. From a City perspective I believe that the encouragement of community gardens is one positive way in which to raise the profile of this issue and that such projects have many other benefits as well.	
Forbes, Bill	Councillor
I would support the zoning of ALR ensuring it is farmland. I would commit to not changing the UCB and support the use of some public lands as community gardens. The Cowichan valley is fast becoming a great example of how food production can become an attraction and economic generator outside of the traditional revenue stream associated with farming and it is a model we should glean ideas from to apply to the RDN.	
Fuller, Gordon	Councillor
Having worked as a board member on both FoodLink Nanaimo and Foodshare as well as with other food provision services I would maintain and expand on those	

relationships to develop a Food Policy and Charter for Nanaimo. The recent introduction of Food Security as a section within the OCP is good but it doesn't go far enough. I will support all of the policies outlined within the OCP as well as work towards making them stronger.

Greves, Ted **Councillor**

This idea has been growing over the years and the recently opened Farm Market previously by the Bowen Co-op and now at Beban Park is the result. I am not sure what the local government can do to support the sustainable food production other than giving the consumers a place to shop or encouraging more Farmer's Markets to open in the City.

Holdom, Bill **Councillor**

I learned much about this topic from a member representing the farming community on the RDN's Sustainability Committee. Many small Island farmers can't make a living on farming alone, and must seek off-farm jobs just to survive.

Obvious answers are that local jurisdictions should strongly support the Agricultural Land Reserve, and resist attempts to develop agricultural land into housing tracts and shopping centres. Municipalities should encourage homeowners to grow vegetable gardens and should provide community gardening opportunities for those living in condos and apartments. Local government should conduct an ongoing "buy local food" campaign and encourage farmers' markets.

Beyond these measures, however, we need to listen to what local farmers are saying and attempt to understand their situation. Bylaws and rules that work in urban and suburban areas may not have any relevance to, and may unnecessarily hinder, the efforts of farmers. To that end, I proposed and supported the establishment of an Agricultural Advisory Committee at the RDN so that the board can get informed advice on policy.

But we also have to acknowledge what we're up against -- the industrialization and globalization of food production and distribution. This is a huge challenge, and I must admit I'm not sure how we tackle it effectively at the local level.

Johnstone, Diana **Councillor**

I have no opinion at this time – This would be a wonderful solution in a Utopian world but is it Possible/practical?

Kipp, Jim **Councillor**

Sad but true, the best agricultural land also provides the best for building sites. If we think the 100-mile diet is a passing fad, we are in serious trouble. Currently, many areas in the world cannot afford to produce or transport food. What our new, emerging economy is going to look like is uncertain but we need to pay serious attention to food security. I will advocate for protection of our farmlands,

food systems and promote cooperation among the City, government agencies and community groups.

Pearson, Troy **Councillor**

Certain companies in Nanaimo are already utilizing this concept. The food is locally produced, cheaper to buy, and are willing to absorb transportation costs in order to give their customers the best food at the most reasonable price. If elected I would try to encourage large corporations within Nanaimo to try and consider utilizing any local farmers produce (within our regional district) that meets their companies screening processes and requirements. I would see if there are any tax incentives we can offer these farmers whom will meet these corporate guidelines in order to encourage business and better overall community health.

Sadhra, Mark **Councillor**

No response

Saunders, Terry Lynn **Councillor**

First, we have to lower taxes on farmland so that farmers can afford to continue farming. Giving tax credits to companies/farmers that produce food in a way that doesn't use large amounts of energy, water or pesticides would certainly encourage sustainable food production and in a safe way.

Schachner, Simon **Councillor**

I believe the trend of building on lands traditionally used to grow food will lead to disaster and that municipalities must create more policy to prevent it. I will strongly encourage the City to support organizations working to improve our local food security. This support could range from grants for new projects to the use of city-owned land for food production and other related activity. I would also explore the possibility of any incentives the City could offer to encourage people to grow and sell local food.

Sherry, Lloyd **Councillor**

I would continue to encourage those that are currently working in the production of food supplies to carry on.

Squire, Pat **Councillor**

Some initiatives could be:

- A) Secure venues for 1-2 permanent, all season Farmers' Markets
- B) Assist Nanaimo Community Gardens Society in finding a permanent locations for education purposes and more.
- C) Possible tax breaks for people practicing urban commercial farming.

Unger, Merv **Councillor**

No opinion

Bestwick, Bill	Councillor
No response	
Bolin, Ron	Councillor
Decisions on the conversion of ALR land lie with the Agricultural Land Commission under the terms of the Agricultural Land Commission Act . I will oppose favourable recommendations from the city to the Commission regarding the removal of agricultural land from ALR protection and will further seek to determine whether existing holdings are too small to provide adequate water and septic field services. Some may not meet the minimal conditions for hygiene.	
Brunie, Brunie	Councillor
Start using the land for what it was meant to do grow food bigtime!	
Campbell, Rob	Councillor
The Agricultural Land Reserve what put in place to protect farms from developers, I agree with the writing of it. I would have to vote no on developing these parcels	
Cowling, Janet	Councillor
I support the concept of the ALR and would protect the integrity of its process.	
Forbes, Bill	Councillor
We have to start saying no to certain things and one of them is shrinking the ALR. The Provincial government has jurisdiction over the ALR and is the only body that can change it. As a City and region though, we have the opportunity to zone land and establish bylaws. By promoting the proper zoning over ALR areas we will go a long way to preserving it. Once zoned Council and the RDN must be diligent in saying no to any changes to that zoning.	
Fuller, Gordon	Councillor
I would work to maintain and strengthen the bylaws around use of ALR lands and lobby the province to do so as well. As a means of promoting Food Security we need to be looking at means of supporting local food production and the means for those providers to make a living wage.	
Greves, Ted	Councillor
I, along with Council and staff would look at the request to remove the land from the ALR or change its use and applying the ALR Act we would decide. There would have to be a very strong case for doing so. Are there specific examples of developing ALR land in the City of Nanaimo?	
Holdom, Bill	Councillor
First, resist attempts to remove such lands from the ALR in preparation for rezoning.	
Second, ensure that such lands are outside Urban Containment Boundaries and	

lands are made safe from the continuing demands of developers and private individuals who want to use agriculturally suitable lands for other purposes. When elected, I will work hard to persuade fellow Councillors that an amendment to the provincial Agricultural Land Commission Act is essential to permit no appeals or exceptions for withdrawal of current ALR designations and that such a position be conveyed by the City to the Province of British Columbia.

Pearson, Troy **Councillor**

We need to supply districts of Nanaimo, such as Green Lake residents with proper sewage and water lines, in order to prevent contaminating the soil further. We need stronger bylaws which prevent misuse of agricultural land within Nanaimo. Although, I completely understand the urge to want to subdivide a large acreage and give it away to ones family, we don't have enough farmlands remaining left in town to do that with. Farmers are given certain tax exemptions for the services they provide to our economy. Taking these bonuses many years in a row, then subdividing the land, is inappropriate.

Sadhra, Mark **Councillor**

No response

Saunders, Terry Lynn **Councillor**

Unless the lands in the ALR are actually used for agricultural purposes it becomes difficult to justify not removing parcels from the ALR. You get no tax benefit unless you are farming so those who inherited ALR lands not used for agricultural lands pay enormous taxes. Families have no choice but to sell and you don't get as much money for farmland as you do for developable land. Again it comes down to tax breaks if we want to save agricultural lands for future generations.

Schachner, Simon **Councillor**

I will do everything in my authority as a city councillor to protect the ALR lands. To me it is common sense to preserve land for agriculture. I will introduce a motion to make ARL lands impossible to rezone.

Sherry, Lloyd **Councillor**

The City requires those owners of ALR Land to make application to the Provincial Government to have their land removed from ALR Designation prior to consideration of Future Development. The Provincial Government has the control to grant or not grant the request.

Squire, Pat **Councillor**

As large as B.C. is, only about 2% is good agricultural land. The belief that we can continue to rely on food imports is misguided. Protection of what good agricultural land we do have is important.

Unger, Merv **Councillor**

Land use decisions have to be made on an individual basis.

Younger, James	Councillor
I would be committed to preserving ALR lands.	

Questions About Stewardship of Natural Land, Parks and Green Spaces

10) PREAMBLE : Even if a park is designated as such, under current zoning it may still be re-designated or sold by a Municipality or the Regional District for development or other purposes in the future. Conservation Covenants are strong and binding legal instruments which protect the natural state of the subject property even if the property is sold or changes ownership. In recent years, the use of Conservation Covenants, set up and monitored by an independent third party stewardship organization such as a land trust, has become a more common land protection tool in BC.

QUESTION: If elected, will you commit to having Conservation Covenants placed on all Municipal and Regional District natural parks in order to prevent the possibility of future compromises to their integrity as designated natural parkland? If not, why not?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
Unequivocally and without hesitation, Yes.	
Iwaskow, Larry	Mayor
Yes.	
Korpan, Gary	Mayor
Depends on the actual wording and legal intent. I would consider each on its merits. I would have to be sure we were not abdicating our municipal jurisdiction and authority to private 3 rd parties.	
Ruttan, John	Mayor
Supporting the protection of park land is vital to my way of thinking, and I understand the goals of the covenants. However, because unique circumstances can arise, I am reluctant to apply a blanket covenant, but instead would prefer to review any re-zoning applications on a case-by-case basis. One example might be an application to create a wind farm, an undertaking that might be considered for the greater good of the community.	

Arnold, Jack	Councillor	Simply stated, yes. Parks and designated green spaces are value added to our future and our children's future. They are integral to the health and well being of any community from my perspective.
Bestwick, Bill	Councillor	No response
Bolin, Ron	Councillor	I would favour Conservation Covenants on "park" land, if these covenants contain an active publically controlled escape clause. This is to recognize that we see the future only dimly and that change happens. While some "parks" may be covenanted in perpetuity, others might be subject to transfer following a public referendum requiring a 60% voter majority. (see question 11)
Brunie, Brunie	Councillor	Yes I commit to having conservative covenants placed on all lands especially relating to old growth and streams including private property.
Campbell, Rob	Councillor	We are running out of green space and I would favor Conservation Covenants.
Cowling, Janet	Councillor	Conservation covenants have a valuable role to play in preserving existing parks and for the encouragement of donations of land for parks in the future but I would only consider binding the discretion of future democratically elected local governments on a case-by-case basis and not as a matter of blanket policy.
Forbes, Bill	Councillor	Yes I commit to having Conservation Covenants placed on all Municipal and Regional District natural parks in order to prevent the possibility of future compromises to their integrity as designated natural parkland
Fuller, Gordon	Councillor	My question would be are Conservation Covenants the <u>best</u> means to protect natural parks? If yes then I would support their implementation, if not then I would support stronger means of protecting our natural parks. I would also encourage many of the policies around parks outlined in the OCP, working to increase where feasible the contribution by subdivision applicants of more than the 5% currently recommended. I would also work towards protection for all of our parks, from natural to so-called tot lots, from rezoning.
Greves, Ted	Councillor	I was not aware that parks may still be sold or re-designated by a Municipality or Regional district. Designated parks are a very valuable asset of any community and they should remain in perpetuity. The City of Nanaimo's parks should

absolutely remain as such and I would support any motion to place Conservation Covenants on them. I would have to study the Regional District designated parks on an individual basis if brought to the attention of the Regional District of Nanaimo Board to be sure of my facts before committing to Conservation Covenants.

Holdom, Bill **Councillor**

Sounds good, but I would like to know more about Conservation Covenants and exactly how they work on public land. I'm a bit concerned about doing something that would place legal controls above democratic controls -- at least, I would have to think about that issue.

Let's get the park zone in place first, then consider Conservation Covenants for further protection.

Johnstone, Diana **Councillor**

The City has endorsed the creation of an Environmentally Sensitive Development Permit

Kipp, Jim **Councillor**

Yes. Previously I lobbied for a parkland designation in zoning and I am still waiting. And since zoning can change I support community-based stewardship of not only natural parkland but also other community park assets. For example; Civic Arena could have used protection.

Lander, Timothy **Councillor**

No response

MacDonald, Mark **Councillor**

Parks should remain parks. These are community treasures and should be kept that way.

McGuffie, Blake **Councillor**

Yes I will support these covenants, except where parkland exists in a small parcel. In other words, I know there are some very small park lots that may not be appropriate for retention by the City.

McNabb, Larry **Councillor**

Land use decisions have to be made on an individual basis.

Negrin, Angela **Councillor**

Absolutely ..These Covenants should have been in place years ago...

Pattje, Fred **Councillor**

At present only some ten or eleven parks in Nanaimo's system are "dedicated"

parcs and, as you indicate in your question, the rest is at risk. A change in use of "dedicated" parks can only be achieved by way of referendum; we need to extend that protection to all our parks and I would promote the use of Conservation Covenants to achieve that goal.

Pearson, Troy **Councillor**

If elected I would commit to having Conservation Covenants placed on most Municipal and Regional District natural parks in order to prevent the possibility of future compromises to their integrity as designated natural parkland. At least one park within the Nanaimo City Limits is in a prime location which we might consider future potentials such as: a Solar Charged-Steam Powered Energy Plant which could power ½ of Nanaimo citywide power needs, without any harmful emissions like those found in fossil fuels.

Sadhra, Mark **Councillor**

No response

Saunders, Terry Lynn **Councillor**

This may be the only way to conserve our greenspaces. The natural parks need to be designated, with public consultation, as parks with Conservation Covenants. This step will ensure that future councils and regional districts are clear as to which parks are not up for sale.

Schachner, Simon **Councillor**

I do not know enough about Conservation Covenants to be able to say I would support them. My feeling is that parks ought to be designated as parks and nothing else. I would prefer the pursuit of a way to legally protect parks from development and still have the municipality oversee them. Land trusts can be a great way to preserve private lands but I am apprehensive of the idea of a public park being under private authority even if it has the best of intentions.

Sherry, Lloyd **Councillor**

I should support a Park Zone. All identified major parks should be presented and a referendum should be held listing these sites. It is my understanding that in order to dispose of or change use would require another referendum so the Community has the opportunity to express their opinion.

Squire, Pat **Councillor**

Conservation covenants are an excellent way to protect the integrity of both private and public lands. Such a tool would only be justified if the land in question had qualities worth conserving.

Unger, Merv **Councillor**

I would have to study this issue in much greater detail to form an opinion.

Bestwick, Bill	Councillor
No response	
Bolin, Ron	Councillor
I support the park rezoning bylaw and have asked on more than one occasion when it would be completed without receiving either a deadline or a serious explanation of why it has been delayed. It appears to be mired in the varying conditions now on the land which vary from essentially vacant land to perpetual park status with variations in between. But difficulty is not a sufficient reason for such delays, nor is the “sleeping dog” syndrome.	
Brunie, Brunie	Councillor
People need natural parks to keep in harmony with busy lives and I would always favor all such projects.	
Campbell, Rob	Councillor
I am not positive as to what a Zone 1 park is, but I am for preserving parks in general. I don't want to see Colliery Dam dug up for a water line, I am not in favor of delaying without just cause, the saving of any park if it just o the basis of a zoning issue.	
Cowling, Janet	Councillor
I am not familiar with this proposed bylaw but if elected would inquire with personnel as to the reasons for the delay.	
Forbes, Bill	Councillor
As past member of the Plan Nanaimo Advisory Committee I am proud that as a committee we proposed the zoning of parks to parkland. Protecting parks is a commitment I have no reservations about. If elected I will support the park re-zoning bylaw and insist that city staff complete this project in short order.	
Fuller, Gordon	Councillor
Yes I would support completing the project as quickly as possible. I would only support the bylaw if it meant that all parks would stay parks in perpetuity.	
Greves, Ted	Councillor
I will research the previous initiative and speak with city staff. If I see that this project can be given a boost I will ask staff to try to move the project along as quickly as they can.	
Holdom, Bill	Councillor
Yes -- I've supported this direction for years. I've already expressed my displeasure about how long the project is taking. If re-elected, I will seek Council	

support for a firm completion date.	
Johnstone, Diana	Councillor
The Parks Recreation and Culture master Plan guides park development and land acquisition to further expand the park system for future generations. All impacts and implications have to be studied.	
Kipp, Jim	Councillor
Yes. As stated, I lobbied for a parkland designation in zoning and I am still waiting. I agree that the staff has taken an extraordinary amount of time to respond. If elected I hope to determine what objective criteria or process has delayed this project.	
Lander, Timothy	Councillor
No response	
MacDonald, Mark	Councillor
Planning is a process, and each decision needs to be made thoughtfully, with all angles considered. If it's going slow, there's probably a good reason why, because there are many factors to consider before proceeding.	
McGuffie, Blake	Councillor
I support that bylaw and would work to accelerate the process. I will support similar protection at the RDN.	
McNabb, Larry	Councillor
This sounds wonderful, but we have to look at the impact this could have, especially on privately-owned land. The idea is good, but the implications would have to be examined.	
Negrin, Angela	Councillor
Absolutely I BELIEVE IN PRESERVING AND MAINTAINING OUR PARKS	
Pattje, Fred	Councillor
Yes, I would!	
Pearson, Troy	Councillor
I would support the immediate park re-zoning bylaw for almost every park within Nanaimo city area and I would insist that the city staff complete this project in short order. There is at least one location within Nanaimo City limits which as I mentioned before would be ideal for a location for an environmentally friendly Power Plant when the Municipality finally has some flexibility within our budget again.	
Sadhra, Mark	Councillor
No response	

Saunders, Terry Lynn	Councillor
Less talk, more doing! I sure would like to find out what the heck is stopping the bylaw from being passed and why progress is so slow. Whatever the problem is, should be before a public meeting. Let the citizens decide if the problem is insurmountable and suggest changes to get things back on track. Sometimes it is just a matter of mountains being made out of molehills.	
Schachner, Simon	Councillor
I will support the park rezoning bylaw and insist that it be done in short order, provided that it is a reasonable expectation of staff. Preservation of our parks is essential and I find it incredible that they have been under such inadequate zoning for so long.	
Sherry, Lloyd	Councillor
The Parks, Recreation and Culture Department completed an Open House review with the General Public. A report needs to be reviewed by the Parks, Recreation and Culture Committee and sent the City Council for a decision.	
Squire, Pat	Councillor
I would fully support the park rezoning bylaw being completed in reasonable time. One reason for the hold up could be the fact that the city does not have a complete inventory of all lands it holds as parks.	
Unger, Merv	Councillor
All implications and impacts will have to be studied. This is not a cut-and-dried question. Added costs such as maintainance, etc. all have to be considered when redesignating any service.	
Younger, James	Councillor
Yes last council were feet draggers.	

ADDITIONAL QUESTIONS (A-E) FROM THE COMMUNITY - to be answered by candidates in writing *only*, and submitted to NALT along with replies to the first 11 (above).

A) *PREAMBLE* : City of Nanaimo and RDN parks staffs have been working for some years to develop continuous natural greenways along the Millstone River, Nanaimo River, and other significant waterways within the City and Nanaimo Region.

QUESTION: As an elected representative, what role will you take to encourage further expansion and stronger protection of natural green corridors for use by humans and wildlife?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor I will continue to support such corridors and I will oppose any steps that would interfere with corridors as they exist today.
Iwaskow, Larry	Mayor I will encourage and support natural corridors as part of our overall transportation systems.
Korpan, Gary	Mayor Always have, even before it was fashionable, always will
Ruttan, John	Mayor No response
Arnold, Jack	Councillor Since I myself love to use the outdoors, the trails and encourage all to do so...I will certainly have a high level of awareness for any attempt to redesignate such areas, and it would be my stand that every opportunity to increase or supplement areas would be investigated
Bestwick, Bill	Councillor No response
Bolin, Ron	Councillor I support the expansion and protection of green corridors and will keep them in mind as a significant factor when making land use, acquisition or sales decisions.
Brunie, Brunie	Councillor I would encourage very strong protective laws and more common land for the general public.
Campbell, Rob	Councillor As a kid in Nanaimo I remember salmon spawning along ditches that led to Chase River as well as the Cat Stream, I find it a shame that kids these days can't see that. I would take a strong position of stewardship for all of our watersheds.
Cowling, Janet	Councillor As an elected representative the further protection and expansion of greenspace corridors would be a personal priority.

Forbes, Bill	Councillor
<p>We have a system of regulations that provide for riparian set backs along waterways to preserve natural areas and it is important that in some instances we expand those set backs to better preserve riparian leave strips. I would advocate for larger leave strips in certain areas with the preservation of natural habitat as the goal.</p>	
Fuller, Gordon	Councillor
<p>When elected to council I will use whatever means are within my pervue to encourage further expansion and stronger protection of natural green corridors and speed this process along.</p>	
Greves, Ted	Councillor
<p>If there are issues concerning the expansion of natural green corridors brought to my attention, I will give it the attention it deserves. Environmental issues are very important for today and the future.</p>	
Holdom, Bill	Councillor
<p>I would continue to support the objective and ask for a report from staff on how we might speed up the process.</p>	
Johnstone, Diana	Councillor
<p>I will commit to ensuring the protection of unique and sensitive ecosystems found across the city and work with other city officials to protect rare and endangered vegetation for future generations to enjoy.</p>	
Kipp, Jim	Councillor
<p>Continue advocacy and support for the protection of green space, parkland and watercourses. These are essential to our survival.</p>	
Lander, Timothy	Councillor
<p>No response</p>	
MacDonald, Mark	Councillor
<p>I am in favor of maintaining the purity and uniqueness of local rivers.</p>	
McGuffie, Blake	Councillor
<p>I will continue to support this initiative. I have some reservations about the stewardship of the City in maintaining these areas as “natural”. As the Chair of the Design Advisory Panel of the City of Nanaimo, I attempted to secure a Civic commitment to more permeable pavement at the new Oliver Woods recreation centre and at the Nanaimo Ice Centre. These were not successful due to the lack of commitment on the part of the City Parks Recreation and Culture department.</p>	

McNabb, Larry	Councillor	As chairman of parks and recreation for the city and chairman of the parks board for the regional district I am always looking for ways to improve our parks.
Negrin, Angela	Councillor	I recognize the significance of continuous natural green ways and I will continue to support any and all initiatives to protect and preserve natural corridors for humans and wildlife.
Pattje, Fred	Councillor	I do support this effort and would try and see if could be fast-tracked.
Pearson, Troy	Councillor	I believe that the forests and parklands within our city are one of the 3 greatest natural assets we have within our city. Just like the oceans, and the mountains, they add to our enjoyment of our city. Without the protection and expansion of these natural green corridors for use by humans and wildlife we lose a very valuable part of our community and culture as a whole. It is our love for nature and the natural beauty, which inspires us to continue living in Nanaimo, and make it the best city it can be.
Sadhra, Mark	Councillor	No response
Saunders, Terry Lynn	Councillor	I support this idea and would again try to determine what the holdup is.
Schachner, Simon	Councillor	No response
Sherry, Lloyd	Councillor	Insure that any Development Plans that are submitted contain protection of this sensitive area. Lobby both levels of Senior Government for assistance in protecting and enhancing these areas.
Squire, Pat	Councillor	No response
Unger, Merv	Councillor	No response
Younger, James	Councillor	No response

(Nanaimo Council Candidates only)

B) PREAMBLE: After more than two years of review and debate, a newly revised OCP has finally been adopted for the City of Nanaimo.

QUESTION: In what way(s) do you feel that the revised OCP (including significant extensions of the Urban Containment Boundary) will or will not contribute to environmental, economic or social sustainability for the City?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
I think that the UCB and the Regional Growth Strategy are the strongest weapons against urban sprawl and the Social Development document is our strongest ally in reaching social sustainability.	
Iwaskow, Larry	Mayor
All projects cost money. The bigger the project the greater the costs. If the UCB has been moved out then caution must be shown by any elected council. I am committed to thorough planning. Quality developments can have benefits	
Korpan, Gary	Mayor
I think with the wide public input and professional expertise the new revised OCP is a fine balance to developing Nanaimo in a sustainable manner for years to come. I am proud of the work of the PNAC members on this achievement.	
Ruttan, John	Mayor
No response	
Arnold, Jack	Councillor
I feel that I want to examine this closely and see what the effects are, anything that when examined does not fit a satisfactory definition, and provides a positive result has to be questioned before acceptance.	
Bestwick, Bill	Councillor
No response	
Bolin, Ron	Councillor
The revised OCP has expanded to cover virtually all aspects of life in the city. As a philosophy this is not bad –as a plan it suffers from at least two major deficiencies: 1) By encompassing all aspects of the city, it becomes as complex as the city itself and thereby provides a compass for everything and for nothing; 2) it offers no format for even approaching the first problem, that is it has no methodology for even attempting to determine how the factors are to be combined to come to a decision.	

Brunie, Brunie	Councillor
The recent construction throughout the city and the downtown is massive. More revisions are needed leaning towards a downtrend of car usage in order to be sustainable and green.	
Campbell, Rob	Councillor
I would like to think the new OCP addresses some of my environmental concerns as well as some of the Suburban sprawl issues Nanaimo has faced.	
Cowling, Janet	Councillor
I believe that where the City engages in a consultative process which leads to the development of a particular program or plan that the results should be respected. I would assume that the revisions to the OCP will make an overall positive contribution to the City and District but would expect that these measures will seldom achieve universal support.	
Forbes, Bill	Councillor
The UCB will preserve rural areas, limit sprawl, enable Council to say no to sprawl oriented projects, and move forward with service efficiencies within the municipality.	
Nodes / Corridors supports strategic densification that reduces sprawl, limits personal vehicle use and increases transit viability. Steep slope development will densify areas and retain more green space. ULR's preserve large land areas with strict development guidelines ensuring some will remain green spaces.	
The OCP preserves areas with unique riparian habitats, promotes less traditional single family development, public transit and land preservation establishing a sustainable approach to City build out.	
Fuller, Gordon	Councillor
This question requires a much more lengthy response, on a local level, than others. As a participant in the OCP review process I was greatly disappointed in the outcome. I will be posting comments regarding my disappointment with the OCP on my blog http://www.gordonfuller.blogspot.com .	
Greves, Ted	Councillor
I haven't studied the previous OCP to compare it to the revised OCP and unfortunately cannot comment on the differences. Perhaps at a later date I can become more familiar with the changes. But as I stated in a previous question, there are complete Sections of the revised OCP that are committed to Sustainability and if council and staff adhere to those guidelines, I see the revised OCP as maintaining Sustainability.	
Holdom, Bill	Councillor
I strongly believe the revised OCP WILL contribute to sustainability. First, it adds	

McGuffie, Blake	Councillor
I do not agree with the extensions of the UCB. They will not support sustainability. I will work to restore the protection of the previous OCP	
McNabb, Larry	Councillor
No response	
Negrin, Angela	Councillor
The revised OCP will not contribute to environmental sustainability because of increased development and decreased available habitat for flora and fauna. However, it has a chance of contributing to the economic sustainability by creating a larger tax base for the city to draw from and might spur growth initially through employment opportunities in construction. Personally, the Cable Bay development is a mistake and it should not take place. The area surrounding Dodd's Narrows should be maintained as park land, so everyone in the community can experience the rush of a tidal flow and see the giant California Sea Lions playing in the current.	
Pattje, Fred	Councillor
The revised OCP, with a severely diminished role of the Urban Containment Boundary, will not contribute to environmental sustainability because we no longer have this effective tool to manage urban growth, keep a lid on urban sprawl and thus protect our green space, rural resource lands or, for that matter, reduce our municipal carbon footprint. The 2008 OCP also takes away from the effort to revitalize our downtown, the one area most in need of economic and social sustainable solutions. I want to remind you of the last sentence spoken by Franco D'Ambrosio, author of Nanaimo's well-crafted "Downtown Urban Design Plan and Guidelines", when he presented his work to Council; it went something like this "...of course, you realize that none of this (the plan) will come to fruition if you insist on building at the periphery of the municipality" and without a functional Urban Containment Boundary that, sadly, is what will happen.	
Pearson, Troy	Councillor
The revised Official City Plan looks good on the surface. When you start looking at the little details within the plan and the Future Development Map certain things start to stand out. Environmentally it looks like it is a decently developed plan with the exception of the need to expand in, Jingle Pot, Linley Valley, and Cable Bay. When it comes to economic and social sustainability, there are some serious problems with South Nanaimo area on the Official City Plan. Port Place Shopping Centre (a heavily used resource) is no longer part of the Official Community Plan.	
Sadhra, Mark	Councillor
No response	

Saunders, Terry Lynn,	Councillor
Simply, I believe that the city will have more control over any extension of the UCB. They can set standards and monitor growth. This also ensures that the public will have more say via public meetings, presentations and requests for input.	
Schachner, Simon	Councillor
No response	
Sherry, Lloyd	Councillor
The invited expert panel that addressed the first session at the Vancouver Island University Theatre indicated that we currently have sufficient Zoned Lands and there was no need to change the Urban Containment boundaries. Planned development should be from the centre out, not fringe area to the centre.	
Squire, Pat	Councillor
No response	
Unger, Merv	Councillor
No response	
Younger, James	Councillor
No response	

C) PREAMBLE: Local food security is threatened by the implementation of greater regulations for meat producers that are not affordable for small local operations - forcing them to send animals off the island for slaughter.

QUESTION: Knowing full well that this issue falls under provincial jurisdiction, what would you do to advocate for the rights of local farmers to slaughter their own livestock so that customers can purchase local meat?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
The provincial government has made several mistakes in areas of the public interest. Local food security is an area where the province has made a recent blunder. As I have always done, I am not afraid to stand up to this government when they make mistakes and a mistake of this magnitude requires coordinated opposition and I would attempt to organize that opposition and seek to persuade the government to fix the mistake.	

Iwaskow, Larry	Mayor	I support local farmers and I would actively support and promote their cause.
Korpan, Gary	Mayor	Food safety is paramount. I defer to the Health Authority in consultation with Min. of Agriculture and the farmers and ranchers.
Ruttan, John	Mayor	No response
Arnold, Jack	Councillor	Having been a small business organic farmer, I feel that there needs to be regulation but at the same time this can and should not be a tax situation and a deterrent to being a food producer.
Bestwick, Bill	Councillor	No response
Bolin, Ron	Councillor	As this is a provincial matter I can only suggest lobbying there for changes which might make it feasible for small livestock owners to meet allowable health standards or for assistance in the development of facilities on the island. We do know from the recent Maple Leaf affair that large slaughter operations are not only not failsafe, but when they fail that a huge number of people are affected – and may not even know it. This is not true with local small holders.
Brunie, Brunie	Councillor	I strongly advocate for all locale food production which is healthier and more affordable by reducing high gas prices.
Campbell, Rob	Councillor	I have in the past bought lamb from Salt spring and poultry from local farmers and have good results. I do not want to see anybody get sick from butchers who don't practice good hygiene. We do need laws for the good of society I would look at helping local Butchers comply.
Cowling, Janet	Councillor	This would not be a personal priority of mine.
Forbes, Bill	Councillor	The direction taken here is wrong. It is the larger facilities where the problems in our meat supply usually come from. I am all for the local meat processors and would advocate for the reestablishment of this practice through Council to the province

Fuller, Gordon	Councillor
<p>Without knowing a great deal about these regulations, it seems to me this is but another means to promote only those larger facilities at the expense of smaller more local producers and distributors. This has the potential to see many existing producers and distributors lose their livelihood. While I have no doubt the rationale is to promote food safety and decrease the number of inspectors and hence the budget for their provision, one must look at the ultimate cost to people through the loss of jobs, increased food costs, loss of potential taxes to the government and a move totally away from local food production. I would work with local producers, processors, food security organizations and other stakeholders to increase the viability of all local food production.</p>	
Greves, Ted	Councillor
<p>Unfortunately, with the outbreak of listeriosis in the past weeks, mad cow disease and e coli I don't think you will get too much sympathy from most of the public on this issue. Indeed, it is a provincial matter. If asked and if I have the time and resources I would gladly look into the matter for the local farmers without making any promises as to a favourable outcome.</p>	
Holdom, Bill	Councillor
<p>All of us on the Regional District Board felt the same way and passed a motion requesting the provincial Ministry to re-consider their centralization of slaughterhouses. Surely we as a community should be demanding that meat be available as close to home as possible, as long as reasonable quality standards are met. This issue affects not just the local farmers, but everyone.</p>	
Johnstone, Diana	Councillor
<p>With the recent serious health concerns over tainted meat there is a serious requirement for more security and inspections.</p>	
Kipp, Jim	Councillor
<p>Advocate the protection of local economy by supporting initiatives like the "Provincial Farm Protection Act" and educate about how this directly relates to food security. I will encourage local markets and advocate for protection of our farmlands, and for creation or re-creation of small farms.</p>	
Lander, Timothy	Councillor
<p>No response</p>	
MacDonald, Mark	Councillor
<p>We need to decide what is important, as the prospects of raising local meat also opens up the realities of the uncleanness and pollution of livestock, including pigs. There are very real negatives to allow this, in terms of the environment – even though it would encourage consumption of local products.</p>	

McGuffie, Blake	Councillor	I would strongly lobby the Province to rescind these regulations. I have long purchased meat from local producers, who have used local slaughterhouses.
McNabb, Larry	Councillor	I like the idea of getting produce at the farm gate, but the security level needs to be assured, if that can be achieved.
Negrin, Angela	Councillor	I support local farmers and buying locally. Shipping our livestock at present high transport costs does not make sense to me. I would like to explore what is required to continue to have livestock raised and slaughtered locally.
Pattje, Fred	Councillor	Food Safety is as important as Food Security, but I believe that the 100 Mile Diet folks have it right when they say that smallhold farm facilities have been under BC Health and BC Agriculture jurisdiction for years and that there never has been a incident that jeopardized the health or life of any BC citizen. “ If the issue is a health issue for meat for export, then a separate set of meat regulations for export should be put in place. To apply similar criteria to smallhold farm operations that service a small and local community within provincial borders is impractical, unnecessary and destructive to the industry” (quotes by Jenny McLeod).
Pearson, Troy	Councillor	I would talk to our provincial candidates on behalf of the farmers, to see if there is any way we could work out an arrangement, to allow the farmers to sell their product to a local market.
Sadhra, Mark	Councillor	No response
Saunders, Terry Lynn	Councillor	Obviously food safety has become a concern. What I would do to support our local livestock producers is insist on more inspectors from the provincial government thus allowing local slaughterhouses to continue to operate.
Schachner, Simon	Councillor	No response
Sherry, Lloyd	Councillor	Yes, this is a Provincial matter. There seems to be a need to have a better dialogue between the producers and Government to identify and clarify specific locations on Vancouver Island to address this issue.
Squire, Pat	Councillor	No response

Unger, Merv	Councillor
Recent tainted meat and other food issues in Canada would tend to dictate that the more security there is the safer we will be.	
Younger, James	Councillor
No response	

D) PREAMBLE : There is a sign on Rutherford Road, at the top of the hill, bearing a fish symbol and saying "*Please protect McGregor Creek*" - implying fish habitat. Yet within 20 feet of that sign, a beaver pond has very recently had some kind of excavating equipment knocking down trees, and fresh survey stakes are now planted not more than 5 feet from the disturbed and sediment-filled waters' edge.

QUESTION: How do the restrictions about riparian set-backs allow this kind of occurrence to happen – again and again?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor
First, the provincial riparian setback rules announced a few years ago, actually lowered the standard we used in Nanaimo. In this particular instance, the city worked with the proponent to develop a comprehensive water flow plan for that development that would ultimately result in improved wetland management that protects not only the immediate area but also protects MacGregor Creek from damage from the regular occurrence of water flow breakthrough into the creek.	
Iwaskow, Larry	Mayor
Lack of enforcement.	
Korpan, Gary	Mayor
If a breach is seen it must be reported and enforcement will occur. I championed aquatic setbacks and want them protected.	
Ruttan, John	Mayor
No response	
Arnold, Jack	Councillor
The message is loud and clear...enforcement is not being carried out.	
Bestwick, Bill	Councillor
No response	

Bolin, Ron	Councillor	I am not familiar with the case discussed. I can only suggest that it may have been brought about by the OOOPS factor which can appear in both active and in passive forms. The OOOPS excuse is often followed by very minimal consequences and should be pursued more actively in cases of egregious damage.
Brunie, Brunie	Councillor	It hurts my heart to hear of such things are allowed. Whats wrong with that council that doesn't care. Please vote some new blood into council.
Campbell, Rob	Councillor	The current Council do not always vote with best interest of it's constituents (us) in mind. Developers should stay away from sensitive areas. I don't know how a lot of things I find troubling go on "again and again..... That is one of the big reasons I am running.
Cowling, Janet	Councillor	I believe a similar situation also exists on Rock City Road and reflects a low priority to enforcement and prosecution for such offences on the part of the Provincial authorities. The City should consider a photographic inventory of its wetlands and habitats to assist with the prosecution for such encroachments. Stewardship programs and publicizing such incidents may also assist in reducing the incidence of these events.
Forbes, Bill	Councillor	I believe at times the attitude is a "best to be forgiven" scenario (I didn't know and now that I've done the job can you forgive me and ignore the error) or just plain ignorance of the rules where some move forward with a project without taking set backs into consideration or are unaware of them or will "fix them later". I don't like the infringement on these leave strips and as a community we have to more diligent in policing these sites.
Fuller, Gordon	Councillor	I am of the opinion that restrictions on riparian setbacks, and other restrictions, must be adhered to. Fines for non-compliance should and must be levied and those fines must be sufficient to deter breaching of policies set out by the Municipality and the RDN.
Greves, Ted	Councillor	<i>"The Riparian Areas Regulation, enacted under Section 12 of the Fish Protection Act in July 2004, call on local governments to protect Riparian Areas during residential, commercial, and industrial development by ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental professional." Also "In the event that a harmful alteration, disruption or destruction of riparian fish habitat cannot be avoided, an application</i>

Pattje, Fred	Councillor
<p>This would seem to be yet another example of a serious lack of enforcement on the part of a number of agencies and a deplorable attitude by some in the development sector which fosters the belief that they can “get away with it”, at the risk of having to pay most insignificant fines..... Enforcement and severe penalties ought to go a long way to remedy this!</p>	
Pearson, Troy	Councillor
<p>Unfortunately, it is a matter of limited information about integrated riparian management. The synthesis of interdisciplinary research is rapidly reformulating our understanding of the far reaching extent and dynamic linkages through which robust interconnected riparian corridors affect the landscape. To put it simply it is a new science of trial and error, and in certain cases, (like the one you just mentioned) mistakes can happen. The best we can do when we make a mistake, is to learn from it so we do not repeat the same process in the future.</p>	
Sadhra, Mark	Councillor
<p>No response</p>	
Saunders, Terry Lynn	Councillor
<p>That I don't know but am willing to find out. What I do know is that any kind of development disturbs wildlife. I used to have lots of deer before the two subdivisions moved in next to me. Now it is unusual to see deer around my house and some would consider me lucky.</p>	
Schachner, Simon	Councillor
<p>No response</p>	
Sherry, Lloyd	Councillor
<p>Once again, we rely on the Development Community to follow the Rules and Regulations as set out in the various By-Laws. Some of these violations occur on weekends when staff are not available. Once staff are notified, only then can they assess the violations and recommend the necessary actions to address these matters.</p>	
Squire, Pat	Councillor
<p>No response</p>	
Unger, Merv	Councillor
<p>That depends on what the riparian setbacks are. Much of Nanaimo's land base never had riparian rights spelled out, and thus cannot be applied, and cannot be retroactively enforced. I will look into this particular case.</p>	
Younger, James	Councillor
<p>No response</p>	

E) **PREAMBLE** : In 2006, the BC Ministry of the Environment published a document titled: “*Develop with Care! Environmental Guidelines for Urban and Rural Land Development*”, which addresses the maintenance of environmental values during development of urban and rural lands.

QUESTION: Are you familiar with these guidelines as they pertain to Vancouver Island? If elected, will you support adherence to these guidelines as a minimum requirement for any development to take place? If not, why not?

RESPONSES

NAME	NANAIMO CANDIDATE FOR:
Brennan, Diane	Mayor I am not familiar with the Guidelines but I expect the RDN would adhere to any and all best practices guidelines.
Iwaskow, Larry	Mayor 1. No 2. Once I read this document I can answer the question.
Korpan, Gary	Mayor I am familiar with them and, as they correspond to the new OCP, I support them.
Ruttan, John	Mayor No response
Arnold, Jack	Councillor While I am not totally familiarized with these guidelines, again the need for sustainability and the general theme these guidelines present are related and need to be used.
Bestwick, Bill	Councillor No response
Bolin, Ron	Councillor I am familiar with the document. Part 1 deals with Methodology and discusses the importance of monitoring and measurement at some length, an approach with which I heartily agree. Part 2 deals with Community Planning considerations such as basic Environmental Planning, ecosystems protection, water , air, and hazard and waste management. Part 5 provides some information on Vancouver Island conditions, particularly in ecosystems and species information. I support the use of these guidelines in the evaluation of development.

Brunie, Brunie	Councillor	It is not the minimum requirement we need to adhere to it is the maximum The problem is the big profit in the development of land
Campbell, Rob	Councillor	No response
Cowling, Janet	Councillor	I have read the guidelines for Vancouver Island and have no hesitation in supporting them. Protection of the Garry Oak habitat is of particular concern to me.
Forbes, Bill	Councillor	Yes I am familiar with these guidelines and yes if elected I will support adhere to these guidelines as a minimum requirement for any development to take place.
Fuller, Gordon	Councillor	I have only had a chance to peruse the document but as a minimum requirement I would support adherence to these guidelines. I would however push for stonger requirements if these guideline proved insufficient for the protection of resources.
Greves, Ted	Councillor	I am not familiar with the guidelines but have since researched them. I also have contacted the City and they also adhere to the guidelines if at all possible. I am also a supporter of the Guidelines as a minimum requirement for any development to take place if it is possible.
Holdom, Bill	Councillor	If I'm remembering the right document, then of course I would support adherence to its guidelines, except where the local requirements are stronger. We've received several excellent publications from the provincial environment ministry over the past few years, but unfortunately the provincial government has downloaded much of its responsibility in this area to the local level. We do the best we can with the available resources.
Johnstone, Diana	Councillor	I support the guidelines as set down in the OCP. I believe they are excellent guidelines and the City has already taken serious steps to set the example for all citizens and help to reduce our carbon footprint. It will take many years to put all plans in place – but it's a good start.
Kipp, Jim	Councillor	Yes, I am familiar with the document and will support the guidelines as minimum requirement for development to take place. Along with that, my belief is that planning <i>can</i> and <i>should</i> be adaptable and flexible. Not all land is equally sensitive. Standard water management policy that meets the needs of one area

<p>may be completely inadequate elsewhere. When working with design my goals have always included preservation of the environment.</p>	
<p>Lander, Timothy No response</p>	<p>Councillor</p>
<p>MacDonald, Mark I am committed to green building standards and anything that helps the environment.</p>	<p>Councillor</p>
<p>McGuffie, Blake I was pleased to see the Province catch up with the City of Nanaimo in implementing these guidelines. I will support them fully, and work towards ensuring the RDN catches up with the program.</p>	<p>Councillor</p>
<p>McNabb, Larry Not familiar</p>	<p>Councillor</p>
<p>Negrin, Angela No, I presently have not had the time to read the guidelines, but I support guidelines that are set out to protect urban and rural lands from irresponsible development.</p>	<p>Councillor</p>
<p>Pattje, Fred Yes, I requested this document (CD) from the Ministry of the Environment last March and have spent considerable time studying the Vancouver Island Region section. The sections on Ecosystems at Risk and Species at Risk ought to be required reading for all British Columbians. The guidelines are extremely important and I support adherence to the fullest degree.</p>	<p>Councillor</p>
<p>Pearson, Troy This is a fantastic resource that the BC Ministry of the Environment has published and should generally be followed as a minimum requirement for almost every development to take place. That being said, there are certain times where even the best guidelines don't cover everything. In the unlikely even that something occurs that has not been covered within that resource, I will do my best to incorporate social, natural, and economic priorities in order to pursue the best course of action possible.</p>	<p>Councillor</p>
<p>Sadhra, Mark No response</p>	<p>Councillor</p>
<p>Saunders, Terry Lynn I am not familiar with the document but I do know a little about the environment. I think it is important to be aware of what is on and around the land to be</p>	<p>Councillor</p>

developed. It is vital that waste material be removed safely not dug into the land or allowed to be dumped on the other property, roadsides, ditches or waterways. Also keeping some of the natural trees is beneficial and lessens the need for pesticide use.

Schachner, Simon
No response

Councillor

Sherry, Lloyd
No response

Councillor

Squire, Pat
No response

Councillor

Unger, Merv
Not familiar

Councillor

Younger, James
No response

Councillor