

PROPOSED DEVELOPMENT OF CABLE BAY LAND

What is Cable Bay?

Cable Bay is 500+ acres of forest and waterfront property, 420 acres of which falls within City of Nanaimo boundaries and the remainder within the Regional District of Nanaimo.

It is currently undeveloped land, except for a hiking trail, which extends from the parking lot on Nicol Road to the water at Joan's Point (4 km return). A further trail extends past this, along the waterfront, to Dodds Narrows. The section at Dodd's Narrows has been made into a municipal park. The property includes environmentally sensitive areas, including extensive Garry Oak meadows.

What type of development is currently permitted at Cable Bay?

The property is zoned Rural Residential, which restricts development to 20 acre lots. There is a section of property, mainly along the waterfront between Leask Road and the Narrows, which is zoned for 5 acre lots.

This zoning was the result of a lengthy public consultation process which created the Official Community Plan. The property was zoned Rural Residential and placed outside the urban development area to preserve the rural quality of life and environmentally sensitive areas.

What is the proposed development?

An Alberta development company, Canadian Property Investments Ltd., (through its newly formed Cable Bay Lands Inc.) owns the Cable Bay land. It has submitted a development proposal to the City of Nanaimo to re-zone the property to Resort Development, so that it can build a gated community for the rich.

The developer wants to build a golf course, a resort hotel and community modeled after the Bear Mountain development in Victoria, including a commercial area, medium-high density condos and housing, a club house and an extensive road network accessing the entire development.

THE PROPOSED DEVELOPMENT IS COMPLETELY CONTRARY TO CURRENT ZONING - ZONING WHICH REFLECTS THE DEMOCRATIC DECISION MADE BY NANAIMO & CEDAR RESIDENTS.

The proposed development will:

1. Introduce approximately **6,000** new residents to a small residential and rural area;
2. Create massive traffic volume on existing roadways which were designed to service a small residential and rural area;
3. Fundamentally alter the aesthetics of the Cable Bay hiking trail, used and enjoyed by hundreds of local and City residents;
4. Significantly impact the rare, Garry Oak meadows, wildlife corridors and other

- environmentally sensitive features of the property
5. Potentially impact water quality and availability for area residents.

To learn more about the proposed development:

Log on to the website SOSNanaimo.org and join our email list to be kept up-to-date regarding this development. Contact Sharon Speevak at 722-2555 or sspeevak@shaw.ca or Alec and Barb McPherson at 722-9472 or alecmcpherson@shaw.ca.

What you can do about this development proposal?

Become involved & stay informed!

1. Contact the following people by telephone or letter and express your concerns about this development:
 - a. Mayor Gary Korpan at gary.korpan@nanaimo.ca or 755-4400
 - b. Bill Holdom at bill.holdom@nanaimo.ca or 729-8983, chair of the Plan Nanaimo Advisory Committee
 - c. Joe Burnett at quairllanding@shaw.ca or 722-2656, Director of “Area A”, Regional District of Nanaimo
2. Help us spread the word. Tell your friends, relatives, and neighbors about this development proposal and encourage them to get involved.
3. Write a letter to the Nanaimo Daily News, Bulletin, Harbour City Star and alert the community to what is going on.

**MAKE YOUR VOICE HEARD BEFORE IT IS TOO
LATE!**