

Cable Bay Trail and Canadian Property Investments Ltd.  
Background Information

- The Cable Bay Development, and changes to our Growth Management Strategy to allow it, are proposed by Cable Bay Lands Inc., a company formed by Canadian Property Investments (1997) Limited (CPI). Their website is: <http://www.canadianpropertyinvestments.com/index.html>.
- Bear Mountain Golf Resort Properties, the “secluded luxury” and gated development on which the CPI proposal is said to be modeled, has a website at <http://www.bearmountain.ca/properties/>.
- Of the 500+ acre lands in question, approximately 400 are within the City of Nanaimo boundary and 100 are in the RDN. The latter are being proposed to be included in city boundaries. That means our 20 acre minimum zoning for rural resource lands will become 5 acre minimum – the City's zoning for the same land designation. The property spans the area from Cedar by the Sea right through towards Duke Point.
- Cable Bay Trailhead is off Barnes Road in Area A. The trail is well-used by individuals, and groups from around the RDN. Visitors to the area also use the trail. The trail winds through rural woodlands, by a Garry Oak meadow and down steep slopes to Joan Point and Dodd Narrows. If the development were to go ahead, the trail would be bisected by a road and flanked by a golf course and housing developments. The current woodlands would be fragmented into a few park areas with a 200,000 square foot, resort-style commercial area nearby, six high-rises, a hotel, and time-share condos. A 200 slip marina is slated for just south of Dodd Narrows – a designated environmentally sensitive area. If this development is like others by the same property investment company, the golf course and marina will be “semi-private.”
- The Cable Bay Lands proposal violates the existing Regional Growth Management Strategy and the Official Community Plans that flow from it in the following ways:
  - The main purpose of the Strategy is to prevent the spread of residential and commercial development into rural land areas. Plan Nanaimo found no need to encroach on such lands for the 20 year life of the Growth Management Strategy. It said that containing future growth within the designated urban containment boundaries made economic sense. This proposal creates illogical urban sprawl into remote rural areas.
  - The Regional District and City of Nanaimo agreed to promote and encourage the retention of large rural holdings on lands designated Resource Lands and to focus new development in designated urban areas. This proposal would fragment the rural holdings in question and create a new community that will depend on Nanaimo services but be completely separate, remote, and, based on other similar developments by CPI, likely gated.
  - The RGS and OCPs say community water and sewer should not be extended to rural residential or rural resource lands. The proposal relies on city water and sewer. There is not adequate groundwater in the area to support this kind and size of development.
  - Proposed changes to the Strategy and Plans are “required to meet documented community needs that cannot be met on lands within the Urban Containment Boundary.” This proposal does not serve any documented or undocumented community needs. In fact, the surrounding community has not even been consulted.

- Both the Nanaimo and RDN OCPs highlight the need to protect the environment, especially places like Dodd Narrows and the Garry Oak meadow, marine foreshore, cliffs, bluffs and points. All of these are put at risk by this development.
- Golf Courses use enormous amounts of water – a very scarce resource in the area. They also use large amounts of chemicals to keep “weeds” and “pests” at bay. They change diverse wildlife habitat into mono-cultured grass. The loss of woodlands and fragmenting of green space violates the goal of having contiguous, connected green spaces.

Most of us here in Cedar are not anti-development. We simply want locally developed goals and values and common sense to drive any changes to our Growth Management Strategy – not outside corporations' development investment plans. We are in the early stages of organizing as we just learned about this proposal and the GMS/OCP review.

In order to change the zoning to accommodate the proposed resort-style community, the OCP (which implements the Regional Growth Strategy) and the Growth Strategy itself must also be changed. It is this change that concerns us – both the specific change and the fact that it is being driven by an Alberta corporation for its own purposes with no reference to local citizens' wishes or needs.