

From: Webmaster
Sent: Wednesday, September 22, 2021 7:34 PM
To: Public Hearing
Subject: New form entry is submitted - Public Hearing Submission

[Public Hearing Submission](#)

Submitted on 22 September 2021, 07:33 PM

Send a Submission Online

If you believe your interest in property is affected by the proposed bylaw(s) being considered at an upcoming public hearing and wish to send a submission online, please complete the fields below.

Please note: Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Public Hearing on 23 Sep 2021 re 2 amendments: Bylaw #6500.043 Location - 3679 Shenton Rd, File # OCP Amendment Application OCP00095 Bylaw #4500.189 Location -3679 Shenton Rd, File # Rezoning Application RA00457
Comments	We are making a written submission for the Public Hearing on behalf of the members of the Wellington Action Committee. A presentation and discussion about the planned Diver Lake Inn and Suites occurred at our May 2021 meeting. We have concerns about what will happen if these amendments are approved and also with the process of development around the Diver Lake neighbourhood. 1. Patchwork nature of development around Diver Lake There have been several changes in OCP designation since 2003 to this property and others along Shenton Road. The land use was originally Neighbourhood, and then changed to Neighbourhood with Office Use in 2005, then Light Industrial in 2012. The properties at 3701-3801 Shenton were rezoned to Corridor in 2012 and Steve Marshall Ford was rezoned from Neighbourhood to Corridor at the same time. And now the owners of 3679 Shenton want the property rezoned again from Light Industrial to Corridor. It's pretty clear that there is a patchwork approach to development in this area and we do not think that it is the best way to deal with changes to the OCP. There needs to be a master plan for the Diver Lake area that takes into account the character of the neighbourhood, including the lake. 2. Decades-long plan for a trail system around the perimeter of Diver

Lake When Steve Marshall Ford was built, one of the stipulations of that development was that land was set aside for a future trail around Diver Lake. For years now the City has promised that they would move ahead with the lakeside trail but progress has stalled. The Diver Lake Inn development, if it goes through, has set aside land for linking to a trail system, and the 3701-3801 Shenton properties have also set aside land. The owners along Shenton Road are obviously in favour of a trail, but why has there been no progress by the City? 3. Seasonal flooding around Diver Lake These new developments along Shenton Rd can only be successful if the seasonal flooding of Diver Lake along its perimeter is corrected. When will the City have a plan to mitigate the problem? The flooding is part of a larger issue pertaining to the water quality of Diver Lake and what effect all the surface run-off and storm drains from surrounding light industrial businesses has on the plants and animals in the lake. The Wellington Action Committee and NALT took part in a BC Ministry of Environment sponsored Citizen Science water monitoring program from April-September 2021 that includes sample analysis for pollutants and heavy metals. The Province is concerned about the water quality of the lake and so should the City of Nanaimo. If we want to keep Diver Lake alive and well for its users into the future, then the negative effects of flooding and run-off need to be addressed. 4. Traffic along Shenton and at Jingle Pot / Wellington intersection If the amendments are approved for the subject property, there will be more traffic along Shenton, especially once the other buildings on 3701-3801 Shenton are in operation. What plans has the City made to address increases in traffic at the Jingle Pot and Hwy 19A intersections? The recent densification of properties on Wellington and Labieux rds. has already brought more traffic into the area. These new developments will add to the problem. We are concerned that we are losing the character of the Diver Lake / Wellington neighbourhood with all the rezoning changes. Traffic at the T- intersection at Labieux and Jingle Pot has already shown signs of volume increases. What is the plan for moving cars and people through this area as Shenton Road gets built up? Sincerely, [REDACTED]
[REDACTED] On behalf of the Wellington Action Committee

Note: All fields are mandatory and must be completed prior to submitting.

Your submission, including your name and address, will form part of the official record for the public hearing which is available to the public and placed on the City's website. Your name and address are collected so that Council is aware of your residency and your proximity to the subject property to which the proposed bylaw applies and so that Council can better understand why you believe that your interest in property is affected by the proposed bylaw. By clicking on the submit button, you are consenting to this specific use of your personal information.

For further information with regard to the City's privacy policies, please click on the Privacy Policy link at the bottom of the page or contact the Legislative Services Department at 250-755-4405 or by email at legislativeservices.office@nanaimo.ca

[Privacy Policy](#) and [Freedom of Information and Protection of Privacy Act](#)