

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** March 27, 2026 6:01:46 PM

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## [Public Hearing Submission](#)

Submitted on 27 March 2026, 06:01 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way
Comments	I am opposed to the rezoning of the 950 Phoenix Way property. I do not believe the owners are being honest in what they plan to do with it. While having heavy industrial zoning is important, this is not the right location for it. Please decline the rezoning application for this property. Thank you.

March 29, 2026

**Mayor and Council**

City of Nanaimo  
455 Wallace Street  
Nanaimo, BC V9R 5J6

**Re: Request for Additional Information – 950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503**

Dear Mayor and Members of Council,

I am writing as a resident of Nanaimo to respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until a report addressing a number of significant outstanding questions is made available to the public. While I recognize the importance of supporting economic development and industrial land supply in our city, I believe the current level of information available to residents is insufficient to support such a consequential and irreversible land use decision.

I am opposed to the 3<sup>rd</sup> reading until a report is available to the public that addresses the following:

**1. Environmental and Emissions Risks**

The I4 Heavy Industrial zone permits a wide range of emission-intensive uses including waste-to-energy facilities, chemical manufacturing, and petroleum operations. Before this rezoning proceeds, I respectfully request that Council seek answers to the following:

- What specific environmental impact assessments have been or will be conducted for 950 Phoenix Way prior to rezoning?
- What air quality monitoring or modelling has been done to assess potential impacts on neighbouring residential areas, parks, and the Cable Bay Trail?
- Has the risk of contaminants – including fly ash, dioxins, and heavy metals – migrating beyond the site boundary been assessed, particularly given the proximity to the ocean and recreational lands?
- What role will the City of Nanaimo play in enforcing environmental standards once the land is rezoned, and what recourse will residents have if those standards are violated?

**2. Loss of Municipal Oversight Once Rezoned**

I share the concern raised by members of Council that once land is designated I4, the City has limited ability to refuse or restrict specific heavy industrial tenants, including large multinational corporations, without exposing taxpayers to significant legal and financial liability. I therefore request that Council address:

- What legally enforceable conditions or covenants can be attached to the rezoning to restrict the most intensive or harmful industrial uses on this specific site?
- Has the City received a legal opinion on its ability to decline or impose conditions on specific industrial uses within an I4 zone after rezoning is approved?
- Are there examples from other BC municipalities where protective conditions attached to heavy industrial rezonings have been successfully upheld?

### 3. Uncertainty Around Future Industrial Tenants

It has been acknowledged publicly that some of the parties interested in 950 Phoenix Way lands involve very intense heavy industry. **Residents are being asked to support a rezoning without knowing what will ultimately be built there.** I request that Council seek the following before proceeding:

- Can Harmac Pacific provide a list of the categories of industrial uses being actively pursued for the site, even if specific tenant names are commercially sensitive?
- Will there be a public notification and comment process for each individual development permit application submitted on the rezoned land?
- What is the phasing plan for development, and at what stage will the community have further opportunity for input?

### Conclusion

I am not opposed in principle to industrial development that supports jobs and the local economy. However, given the permanent and far-reaching nature of heavy industrial rezoning, I believe it is the responsibility of Council to ensure that residents have clear, complete, and independently verified information before a decision is made. I respectfully ask that Council direct staff to prepare a comprehensive information report addressing the questions above, and that a further public consultation period be held before any vote on rezoning proceeds.

Thank you for your consideration of these concerns. I welcome the opportunity to participate in further public consultation on this matter.

Sincerely,

A large black rectangular redaction box covers the signature and name of the sender.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** March 29, 2026 9:26:35 PM

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## [Public Hearing Submission](#)

Submitted on 29 March 2026, 09:26 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	I oppose the rezoning from agricultural land to heavy industrial use. Cable Bay is an important park and trail for my family. As one of the only off-leash dog trails in Nanaimo, we drive from Departure Bay to Cable Bay to spend time in nature and walk our dog. This park is especially special because of the unique geographical location, providing us with amazing whale watching opportunities! We really love this park and the land it sits on and will be so sad to see many of the big trees disappear. Please say NO to rezoning. Thanks, ██████████

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** March 30, 2026 1:53:59 PM

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## [Public Hearing Submission](#)

Submitted on 30 March 2026, 01:53 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way Rezoning to Heavy Industrial (I4)
Comments	<p>Re: 950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503 TO: Mayor Leonard Krog and Members of Nanaimo City Council I am writing to express my concerns about the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) status. The definition of (I4) zoning according to Zoning Bylaw No. 4500 states “This zone provides for heavy industrial development that is not compatible with residential uses”. The vague definition of this zoning designation does not specify or preclude any type of development which may be harmful to the citizens and ecology of Nanaimo and the regional district. There are no exclusions stated for developments such as waste gasification, chemical use, production and/or storage, the impacts on water usage, contamination from toxic run-off as forest land would be replaced by hard surfaces... these only a few of the potential unfettered industrial uses with a high potential to cause irreversible damage that the current wording of the (I4) zoning designation may allow. Without detailed information about what type of industrial development would be acceptable and what kinds of heavy industry use would be precluded, rezoning this parcel from Rural Resource (AR1) to Heavy Industrial (I4) is short sighted and does not adequately propose a vision that would enhance the long term economic, health, and social well-being of Nanaimo's citizens.</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Rezoning #14  
**Date:** April 1, 2026 9:12:24 PM

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To Whom It May Concern

To rezone land that will allow for an industrial dumping site....land that borders a significant nature trail and is close to the ocean is contrary to all common sense. Surely we can demonstrate a greater environmental awareness and sense of aesthetics in the twenty-first century.

Let's consider how this decision will be looked upon 50 years from now.

Yours sincerely

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Which World Are You Building?  
**Date:** April 2, 2026 9:14:03 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Members of Council,

There are two worlds being built right now. One where materialism divides people from each other and nature, and one of collaboration - coming back into right relationship with ourselves and what truly gives us life.

In our hearts, we always know what is right. That choice can be very foggy when mired in the capitalism we've been stitched into. We are surely not wrong to have forgotten what's truly valuable as we've been brought up this way; Consume, tear down, throw out, build new. Foresight under blinders. It's not sustainable.

I hope you'll hear the pleas of the people who are leaned back enough to see the future. There are two worlds being built now. Maybe ask yourself, the 5 year old in you - What would they hope you would do?

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I am writing as a concerned citizen to respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until a report addressing a number of significant outstanding questions is made available to the public. While I recognize the importance of supporting economic development and industrial land supply in our city, I believe the current level of information available to residents is insufficient to support such a consequential and irreversible land use decision.

I am opposed to the 3rd reading until a report is available to the public that addresses the following:

1. Environmental and Emissions Risks

The I4 Heavy Industrial zone permits a wide range of emission-intensive uses including waste-to-energy facilities, chemical manufacturing, and petroleum operations. Before this rezoning proceeds, I respectfully request that Council seek answers to the following:

What specific environmental impact assessments have been or will be conducted for 950 Phoenix Way prior to rezoning?

What air quality monitoring or modelling has been done to assess potential impacts on neighbouring residential areas, parks, and the Cable Bay Trail?

Has the risk of contaminants – including fly ash, dioxins, and heavy metals – migrating beyond the site boundary been assessed, particularly given the proximity to the ocean and recreational lands?

What role will the City of Nanaimo play in enforcing environmental standards once the land is rezoned, and what recourse will residents have if those standards are violated?

## 2. Loss of Municipal Oversight Once Rezoned

I share the concern raised by members of Council that once land is designated I4, the City has limited ability to refuse or restrict specific heavy industrial tenants, including large multinational corporations, without exposing taxpayers to significant legal and financial liability. I therefore request that Council address:

1

What legally enforceable conditions or covenants can be attached to the rezoning to restrict the most intensive or harmful industrial uses on this specific site?

Has the City received a legal opinion on its ability to decline or impose conditions on specific industrial uses within an I4 zone after rezoning is approved?

Are there examples from other BC municipalities where protective conditions attached to heavy industrial rezonings have been successfully upheld?

## 3. Uncertainty Around Future Industrial Tenants

It has been acknowledged publicly that some of the parties interested in 950 Phoenix Way lands involve very intense heavy industry. Residents are being asked to support a rezoning without knowing what will ultimately be built there. I request that Council seek the following before proceeding:

Can Harmac Pacific provide a list of the categories of industrial uses being actively pursued for the site, even if specific tenant names are commercially sensitive?

Will there be a public notification and comment process for each individual development permit application submitted on the rezoned land?

What is the phasing plan for development, and at what stage will the community have further opportunity for input?

Conclusion

I am not opposed in principle to industrial development that supports jobs and the local economy. However, given the permanent and far-reaching nature of heavy industrial rezoning, I believe it is the responsibility of Council to ensure that residents have clear, complete, and independently verified information before a decision is made. I respectfully ask that Council direct staff to prepare a comprehensive information report addressing the questions above, and that a further public consultation period be held before any vote on rezoning proceeds.

Thank you for your consideration of these concerns. I welcome the opportunity to participate in further public consultation on this matter.

Sincerely,

A solid black rectangular redaction box covering the signature area.

**From:** [REDACTED]  
**Subject:** Cable Bay  
**Date:** April 2, 2026 9:03:38 AM

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I'm writing in opposition of the proposed development at Cable Bay. This is an area that contains a Garry Oak ecosystem. Most of these ecosystems have already been destroyed in Nanaimo and on Vancouver Island, and it's important that we protect this one.

I'm honestly horrified that we'd consider cutting down trees, destroying habitat for animals and ruining one of the most popular recreational areas for Nanaimo residents, all to allow for heavy industrial use in this ecologically sensitive area.

Thank you for considering this issue. I'm almost certain that the vast majority of Nanaimo residents are in opposition to this proposal.

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Cable Bay-industrial rezoning (PL2021-005) RA000503/950 Phoenix Way  
**Date:** April 2, 2026 1:37:55 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

***To the Mayor and Council of the City of Nanaimo, the Board of the Regional District of Nanaimo, and all officials responsible for deciding on the rezoning application for 950 Phoenix Way and the broader Cable Bay lands,***

***I am writing regarding the proposed rezoning of approximately 244 acres near Cable Bay—land currently under consideration for conversion to heavy industrial use, with a public hearing scheduled for April 16, 2026.***

***Let me be clear: this decision rests with you. City Council will ultimately vote on whether this rezoning proceeds, and in doing so, you will determine the fate of one of the most ecologically significant and community-valued natural spaces in this region.***

***And we must also be clear about who stands to benefit.***

***The land in question on the west side of the Cable Bay Trail is owned by Nanaimo Forest Products, the parent company of Harmac Pacific—a private industrial operator that has already stated its intent to develop an industrial park on this site. This is not abstract. This is not hypothetical. This is a corporate-led push to convert intact forest and coastal ecosystems into industrial land for future profit.***

***So again: who benefits?***

***Not the community that uses these trails daily.  
Not the ecosystems already under pressure and in decline.  
Not future generations who will inherit fewer intact natural spaces.***

***The primary beneficiaries are private corporate interests seeking***

***to expand industrial capacity on land they acquired for that purpose.***

***And what do we give up in return?***

***A rare and fragile coastal Douglas-fir ecosystem—one of the most endangered in Canada.***

***Garry oak meadows that exist in only a fraction of their original range.***

***Wildlife corridors and marine-adjacent habitats that cannot be recreated once destroyed.***

***Once rezoned, this land is effectively lost. You are not just approving a single project—you are opening the door to decades of unknown industrial activity. The public has no meaningful control over what follows beyond this point.***

***We are living in a time of environmental tipping points. That is not rhetoric—it is scientific consensus. Every remaining intact ecosystem carries disproportionate value now. Decisions like this are no longer local in consequence; they are cumulative, and they define who we are as a society.***

***So what does it say if a community like Nanaimo—educated, engaged, and deeply connected to its natural surroundings—chooses to sacrifice a place like Cable Bay?***

***Because this is not just about 244 acres.***

***It is about whether we continue to make the same short-sighted decisions that have led to widespread ecological degradation everywhere else—and then wonder how it happened.***

***It is about whether “economic development” continues to mean converting irreplaceable natural systems into industrial assets for private gain, with vague promises of jobs that may or may not materialize, and rarely at the scale implied.***

***It is about whether you, as decision-makers, are willing to draw a line and say: not here.***

***Natural spaces like Cable Bay are not expendable. They are***

***essential infrastructure for human well-being—places of refuge, mental restoration, biodiversity, and resilience in an increasingly stressed and developed world.***

***You cannot replace them. You cannot rebuild them. And once they are gone, they are gone permanently.***

***So I ask you—no, I urge you—to reject this rezoning.***

***Protect this land.***

***Protect the ecosystems that depend on it.***

***And demonstrate that this community is capable of making decisions that reflect not just economic pressure, but environmental responsibility and long-term thinking.***

***Because history will not remember the justification. It will remember the outcome.***

***Sincerely,***

**[REDACTED]**

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**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 2, 2026 12:59:23 PM

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## [Public Hearing Submission](#)

Submitted on 02 April 2026, 12:59 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay Rezoning for Industrial Use
Comments	Unbelievable that this location would be chosen for industrial use when there has to be many, many other location options. The beauty of the island will be DESTROYED if parks and trails like this one are constantly put to the side in the name of profit. It's disgusting. Do better.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Request to Defer Decision – 950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503  
**Date:** April 2, 2026 4:18:11 PM

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April 2, 2026

Mayor and Council City of Nanaimo 455 Wallace Street Nanaimo, BC V9R 5J6

Re: Request to Defer Decision – 950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503

Dear Mayor and Members of Council,

I am writing as a Nanaimo resident to ask that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until residents have been provided with clear and complete information. I am opposed to 3rd reading proceeding at this time for the following reasons:

1. Environmental concerns – The I4 zone permits emission-intensive uses including waste-to-energy, chemical manufacturing, and petroleum operations. No environmental impact assessment or air quality modelling has been made available to the public, despite the site's proximity to residential areas, the Cable Bay Trail, and the ocean.
2. Loss of City control – Once rezoned to I4, the City may have limited ability to restrict specific heavy industrial tenants without legal and financial risk. I would like to know what enforceable conditions can be attached to this rezoning to protect residents.
3. Unknown future tenants – Residents are being asked to support a permanent rezoning without knowing what will be built. At minimum, I ask that Harmac Pacific disclose the categories of industrial uses being pursued, and that a public comment process be established for future development permits.

I am not opposed to industrial development that supports our local economy. However, given the permanent nature of this rezoning and the potential impact on surrounding neighborhoods, I respectfully ask that Council direct staff to prepare a public information report addressing these concerns before any vote proceeds.

Thank you for considering my concerns.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Comment re: zoning on Phoenix Way - Opposition  
**Date:** April 3, 2026 9:40:15 AM

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Dear Mayor Krog and Council,

I am unable to attend the public hearing on April 16 for rezoning at 950 Phoenix Way (File Number: RA000503) from AR1 to I4 and would like to submit my comments. I am opposed to the rezoning as it currently stands for multiple reasons:

- The "average" buffer is not sufficient. There should be a minimum buffer - this is a large piece of land that is being re-zoned. A forest "edge" of 100m deep is required for wildlife to provide "interior forest" habitat for reclusive wildlife species (source Hartford VT Conservation Commission). We need a broader plan to look at areas as a whole, not just single properties, to ensure we can provide habitat into the future. Make the minimum buffer 100m, but encourage wider.
- I am concerned about what forms of industrial businesses would be allowed. I live in North Nanaimo and in certain weather conditions I can smell certain businesses in the Duke Point area. I disagree with any more businesses that produce emissions being placed in that area. Can the City of Nanaimo guarantee they can control this if the zoning is changed? Weather patterns and wind must be taken into account, not just direct proximity to housing. Our health and our children's health is extremely important.
- Dodds Narrows and the surrounding environment are ecologically important - additional industrial use in such close proximity increases risk of environmental disaster.
- If this property is rezoned, does it set a precedent for other properties in the area?
- The Cable Bay Trail is a beautiful area providing access to an amazing feature of our area (the Narrows) and multiple different ecosystems. Protecting it for our children's future is important.

We need large areas of natural environment throughout our city and RDN, not just beyond - for habitat, for environmental services, and for our own mental health - and we need to plan for that with each property we consider for zoning changes and development. We also need to seriously consider the impacts on our health and our environment of any rezoning or development that is approved. I am not opposed to all industrial development, but we need more safeguards over what type of development occurs and we need to balance it with maintaining our local environment. I believe this rezoning application needs to address some major community concerns and be revised before being considered for approval.

Thank you for your consideration of these concerns.

Sincerely,

[REDACTED]  
North Nanaimo

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 3, 2026 9:54:10 AM

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## [Public Hearing Submission](#)

Submitted on 03 April 2026, 09:54 AM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay Trail, 2705 Nicola Rd Nanaimo BC
Comments	<p>I oppose the proposed development on both the west and east sides the Cable Bay Trail. This area is a treasured part of our community, valued for its natural beauty, biodiversity, and the tranquility it offers residents and visitors alike. The Cable Bay Trail is not just a pathway; it is a sanctuary that provides mental and physical well-being for our community. Allowing development to encroach upon this space would be a devastating loss for current and future generations. Thank you for considering my concerns. I trust you will make decisions that reflect the values and priorities of the community you serve.</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** 14rezoning Nanaimo Cable Bay  
**Date:** April 4, 2026 3:27:46 PM

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Given the potential for environmental damage by industrial waste to the adjacent water ways of Cable Bay that are filled with sea life, I protest the rezoning to an industrial site.

Regards,

[REDACTED]  
BA, Geography, MEd.  
Victoria, BC

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 4, 2026 6:00:36 PM

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## **[Public Hearing Submission](#)**

Submitted on 04 April 2026, 06:00 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	960 PHOENIX WAY et al., Cable bay trail
Comments	I am strongly in opposition to the proposed bylaw to develop the area around cable bay. This was the trail that led me to fall in love with the island and decide to make it my home six years ago. It's also one of the only off leash trails to take dogs, and an important passageway for migrating marine life. This area is more valuable as is to locals and visitors than any residential development. Thank you!

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 4, 2026 6:02:35 PM

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## [Public Hearing Submission](#)

Submitted on 04 April 2026, 06:02 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	<p>Dear Mayor Krog and City of Nanaimo Council, I am writing to formally express my strong opposition to any proposed rezoning or subdivision development in the Cable Bay area. As a resident who values the unique natural landscape of Nanaimo, I am requesting that the City take immediate action to preserve the east side of the Cable Bay Trail as a permanent park. Cable Bay is often referred to as a "Jewel of Nanaimo," and for good reason. It provides critical public access to outdoor recreation and Joan Point Park, which are essential for the well-being of our community. Beyond its recreational value, the area is an ecological treasure that requires protection for the following reasons: Ecological Significance: The area contains rare Garry Oak meadows—at least five on the east side alone—as well as second and old-growth forests. Biodiversity: These ecosystems support a diverse range of wildlife, including birds, mammals, and sensitive species at risk that require a formal assessment. Climate Resilience: Preserving these trees and wetlands is vital for maintaining natural water flow patterns and mitigating climate impacts. Required Buffers: If any development is considered nearby, it is crucial to maintain a minimum 100m buffer on the west side of the trail to prevent "blow down" effects and protect the integrity of the remaining trees. Industrial light and noise pollution do not seem to be meaningfully considered in the bylaw given the proposed metre buffer. I urge the Council to demonstrate leadership in environmental stewardship by safeguarding Cable Bay for current and future generations. Rather than prioritizing short-term residential or industrial expansion, I ask that you prioritize the long-term economic and environmental benefits of conservation. Please sustain this community landmark by designating it as a protected parkland. Thank you for your time and for considering the heritage and future of our natural spaces. Sincerely, [REDACTED]</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Save Cable Bay  
**Date:** April 5, 2026 8:27:09 AM

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Hello,

I am writing to strongly **oppose** the proposed rezoning for heavy industrial use near the Cable Bay Trail.

Since my family moved to the Island, Cable Bay has become one of our favourite trails to embrace the beauty of nature. We are able to experience such diverse landscapes and wildlife every time we visit. In the fall, the huge leaves that blanket the trail and in the spring when the beautiful wildflowers start growing; make it especially impressive and remind us just how unique and special our West Coast forest truly is. It's also the place where we first saw sea lions, such a magical experience to witness them in the wild. We often picnic there and sit for hours simply watching the wildlife and taking in the surroundings. Having a trail so close to home, a short drive away, yet still feeling like you are deep in the wilderness is incredibly special. We truly value having access to places like this in Nanaimo, where we can explore and connect with nature without needing to travel far up or down the Island. It is a trail that works for everyone in our family, whether it's a sunny day or a classic rainy one. We can't imagine losing this place to something that would fundamentally destroy what makes it so special.

This area is not only deeply valued by residents, but also ecologically significant. The Garry oak ecosystems found here are among the most endangered in Canada and support sensitive wildlife and biodiversity that cannot be replaced once lost.

Placing heavy industrial development so close to the trail would fundamentally change this space and put both the environment and community use at risk.

I respectfully urge Council and city to:

- Reject the proposed heavy industrial rezoning
- Protect the surrounding lands
- Support expanding parkland in this area
- Maintain a meaningful buffer of at least 100 metres

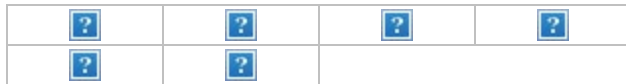
Cable Bay is part of what makes Nanaimo special. Please protect it for current residents, future generations, and the ecosystems that depend on it.

Thank you for your time and consideration.

Sincerely,

[Redacted signature]

[Redacted address]



Sent from my iPhone

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 5, 2026 10:11:34 AM

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## [Public Hearing Submission](#)

Submitted on 05 April 2026, 10:11 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 and 1260 Phoenix Way (Cable Bay Trail)
Comments	<p>I am opposed to the reasoning of this parcel of land to heavy industrial (I4) from AR1. I question the “proposed” rezoning use for greenhouses with the housing of 320 temporary seasonal employees. The current AR1 already allows for greenhouses, and why would rezoning to heavy industrial be needed for greenhouses use, unless the rezoning is expected to be needed for actual heavy industrial use at some point in the future. This feels like an end run by Council to get the rezoning passed. As a lifelong resident of Nanaimo, I am appalled by the amount of destruction to our natural lands that has taken place over the past several years! The Cable Bay Area is home to rare Garry Oaks, Old Growth, wildlife, birds, natural ecosystems and untold beauty. It is also adjacent to Dodd’s Narrows where orca, seals, sea lions and endangered otters frequent the passage and where the public can observe these wonderful creatures from the banks. When is enough enough? This is not progress and it does not serve our residents in a positive way. This Council must use their common sense, reject this rezoning application and do what is right for Nanaimoites. This area must be saved and preserved for all current and future generations!</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 6, 2026 5:35:48 PM

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## **Public Hearing Submission**

Submitted on 06 April 2026, 05:35 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	I4 Heavy Industrial Use at Cable Bay
Comments	My husband and I are strongly opposed to the rezoning of agricultural land to heavy industrial use. We walk the Cable Bay Trail on a fairly regular basis and enjoy the sound of the birds and the tranquillity of the walk. Putting heavy industrial would disrupt the beautiful views and the quietness of the walks. Please consider moving this further from the Cable Bay Trail.



**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** RA000503 - 950 Phoenix Way public hearing  
**Date:** April 6, 2026 8:34:34 PM  
**Attachments:** [RA000503 - 950 Phoenix Way .pdf](#)

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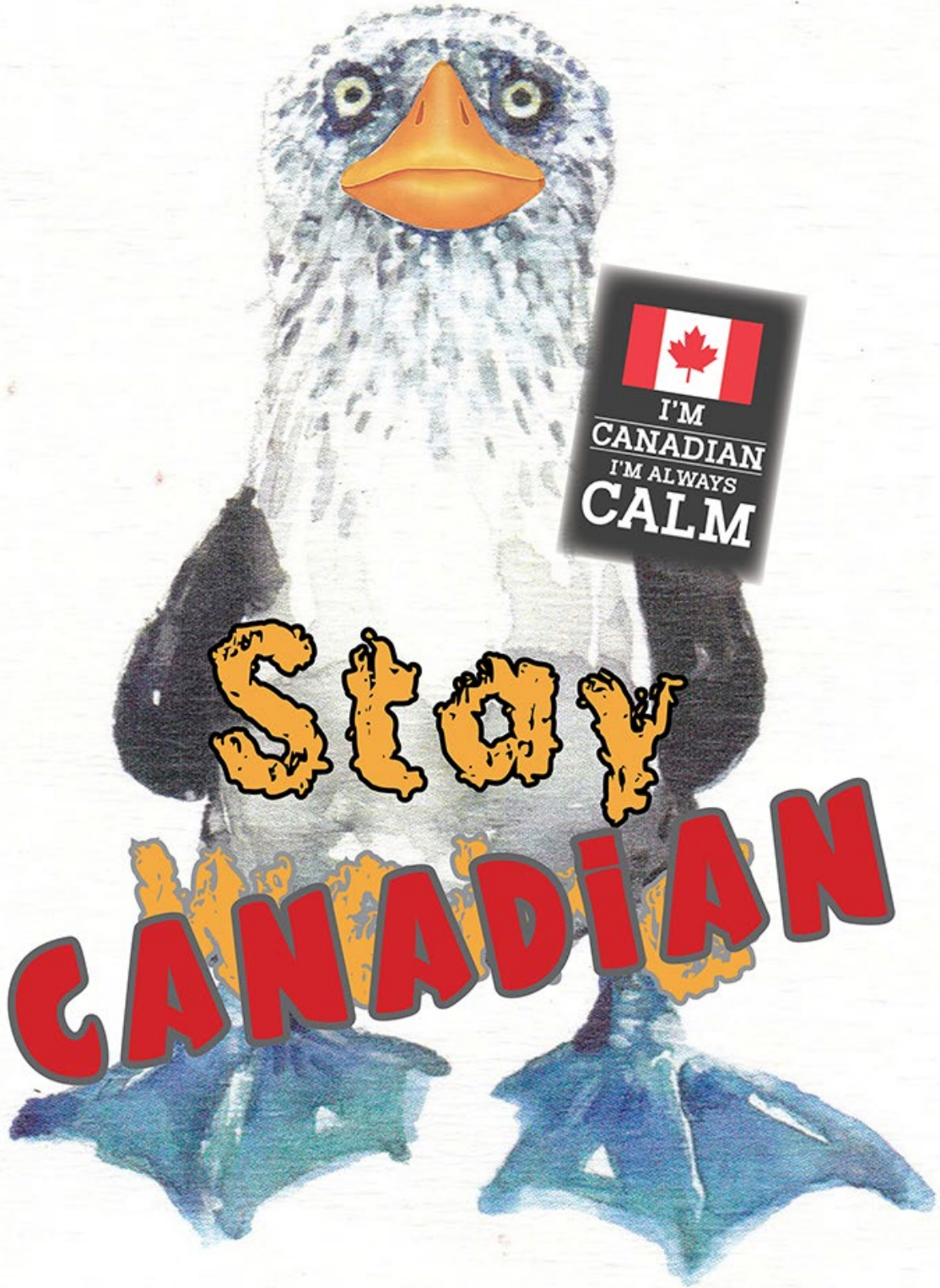
I have attached a PDF of the letter that I would like to be part of the Public Hearing regarding the rezoning of 950 Phoenix Way.

I hope this is satisfactory and is accepted.

Could it be possible for you folks to let me know.

Thanks and Take Care





  
I'M  
CANADIAN  
I'M ALWAYS  
CALM

STOP  
CANADIAN

From the  
desk of ...



April 6th, 2026

Mayor and Council  
Nanaimo City Hall  
455 Wallace Street,  
Nanaimo, BC  
V9R 5J6

Dear Mayor Krog and Council

*I am writing in support of the re-zoning bylaw number 4500.249 at the location of 950 Phoenix Way, Nanaimo, B.C.*

*Although I am not a resident of Nanaimo I am a resident of the central Island and in my opinion the application is pursuing a very positive aspect for all the residents of the whole (if not all) of Vancouver Island.*

*What the proponents are asking for is a very reasonable approach as it protects what most folks want, and that is both view and sound protection for the trail to Cable Bay. The proponents are guaranteeing parkland and buffer zones.*

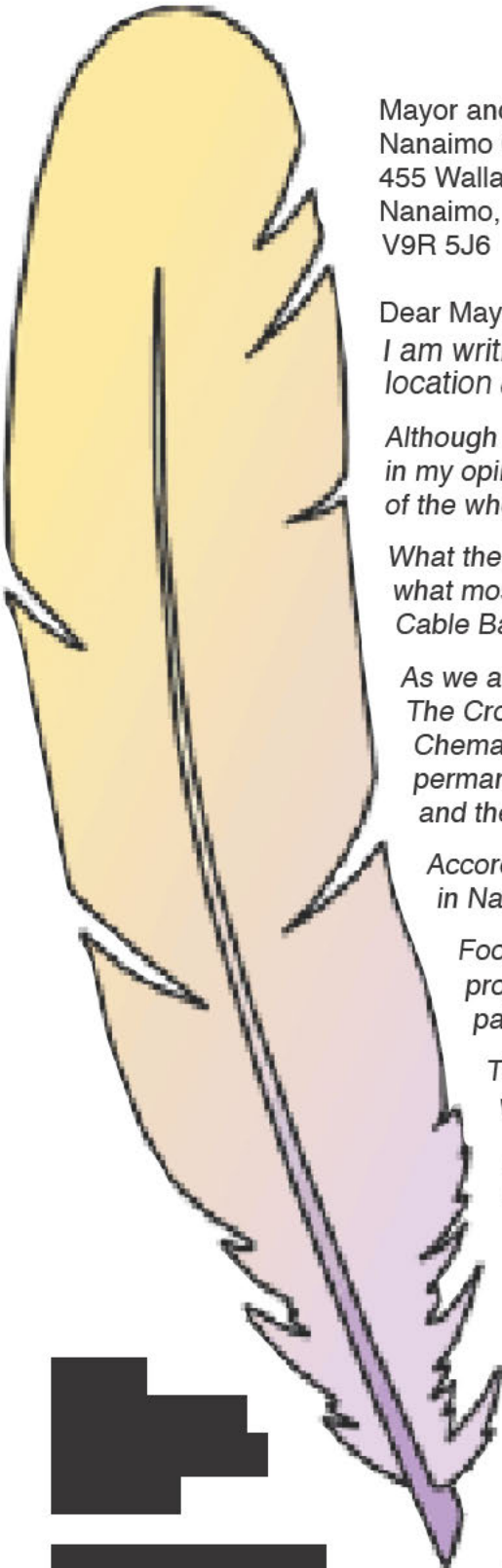
*As we are all aware, the economy on the island is not going in the right direction. The Crofton mill permanent closure, the over year long shut down of the Chemainus sawmill (and who knows when it's going to if ever start up again), the permanent shut down of the San Group mill in Alberni (along with all the others) and the list goes on.*

*According to the Vancouver Island Real Estate Board "The unemployment rate in Nanaimo was 7.7% as of February 2026, up 1.1% from the previous month."*

*Food security, on Vancouver Island, is hugely important and with the proponents plan for agricultural zoning included it should be a very positive part of the rezoning.*

*The plan fits with the "City Plan" that Nanaimo has adopted and I believe it will definitely benefit Nanaimo's economy let alone the Island's economy.*

*I want to thank you all for your time and consideration of this very important discussion.*



Ladysmith



**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 8:42:46 AM

---

## [Public Hearing Submission](#)

Submitted on 07 April 2026, 08:42 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	Please do not develop the property near Cable Bay. It is important to keep this area prestine for the endangered southern resident killer whales. They come close to the shoreline when they pass through. This area is where people come to enjoy nature with their families. Joan Point is harder to access for children, disabled, and the elderly. The area that is proposed to be developed should be turned into a park to enjoy and save the whales.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 9:06:34 AM

---

## [Public Hearing Submission](#)

Submitted on 07 April 2026, 09:06 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	Please do not develop the property near Cable Bay. It is important to keep this area pristine for the endangered southern resident killer whales. They come close to the shoreline when they pass through. This area is where people come to enjoy nature with their families. Joan Point is harder to access for children, disabled, and the elderly. The area that is proposed to be developed should be turned into a park to enjoy and save the whales.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Re: submission for April 16 public hearing  
**Date:** April 7, 2026 10:08:17 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please note that the property referenced above is 950 Phoenix Way.

Thanks you

[REDACTED]

On Tue, 7 Apr 2026 at 09:53, [REDACTED] wrote:

Dear Mayor and members of Council,

I would like to voice my concern about the proposed rezoning of forested land near the Cable Bay trail to heavy industrial use.

This land is too near to the ocean. It doesn't matter what benefits the proposed industries could provide when measured against the risk of increased contamination to the water and soil and the creatures that live there. We need to be responsible stewards of the land and the water, and not just consider humans in decision making.

Thank you,

[REDACTED]

Ladysmith resident

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** March 25, 2026 7:55:27 PM

---

## **Public Hearing Submission**

Submitted on 25 March 2026, 07:55 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Zoning Bylaw 4500 - Save Cable Bay
Comments	This is a well-used natural space that a lot of people rely on for recreation and access to nature. Changing it to industrial use would permanently alter the area and impact wildlife, the environment, and the entire community. Once this kind of zoning is approved, it can't really be undone. I'm asking Council to reject this application and protect the Cable Bay area. It is a special ecosystem that deserves to be protected and treated as the park that it is.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 10:55:28 AM

---

## [Public Hearing Submission](#)

Submitted on 07 April 2026, 10:55 AM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	NO to I4 rezoning. Please leave the trails and trees the way they are. I don't want to see this type of development here.

**From:** [REDACTED]  
[Public Hearing](#)  
**Subject:** Fwd: Cable Bay Trail Area- Opposition of development [Bylaw No. 4500.249]  
**Date:** April 7, 2026 11:32:18 AM  
**Attachments:** [REDACTED]

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I hope all is well. Please include the attached letter as a part of the upcoming public hearing scheduled for April 16th.

With appreciation,  
[REDACTED]


----- Forwarded message -----

From: [REDACTED] >  
Date: Sun, Apr 5, 2026 at 6:55 PM  
Subject: Cable Bay Trail Area- Opposition of development [Bylaw No. 4500.249]  
To: [REDACTED] >

Hello,

Please see the attached letter relevant to the upcoming public hearing on April 16th, 2026 which I am unable to attend.

With appreciation,  
[REDACTED]



April 5<sup>TH</sup>, 2026

City of Nanaimo  
455 Wallace Street  
Nanaimo, BC  
V9R 5J6

To whom it may concern,

I write to you today in desperation and opposition of Bylaw No. 4500.249 regarding the proposed rezoning of the Cable Bay Trail area from Rural Resource (AR1) to Industrial (I4) with site-specific provisions (use, density, lot area, and lot coverage) and Parks, Recreation and Culture One (PRC-1) to allow future industrial and agro-industrial development.

As a lifetime central Vancouver Island resident, I have had the privilege of accumulating a substantial number of memories exploring the area of discussion- from witnessing orcas surf through the narrows on Father's day with many young families present to touring close friends and family through the trails while showing-off the beauty of our backyard to getting lost in my own thoughts with my dogs alongside... there is no shortage of arguments highlighting the sacredness of the land which is why we simply must protect it for our future generations and preserve the already at-risk species thriving in the area.

I am hopeful that our community will come-together to advocate for this piece of paradise. As Robert Swan once said, "The greatest threat to our planet is the belief that someone else will save it."

Sincerely,


**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Opposition to Cable Bay Development – Public Hearing Submission  
**Date:** April 7, 2026 12:06:54 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to formally submit my opposition to the proposed development affecting the Cable Bay Trail area (Bylaw No. 4500.249)  
Please include my original email below as part of the public record.

Sincerely,

[REDACTED]

Dear Mayor and Council,

I am writing to respectfully urge you to protect the east side of the Cable Bay Trail as parkland and to ensure a minimum 100-metre buffer (should be larger) on the west side of the trail.

I have personally experienced the benefits of this area in a very real way. Spending time hiking through the forest alongside the ocean watching and listening for orcas, the water and wildlife has had a meaningful impact on both my mental and physical health. Places like Cable Bay are not just beautiful—they are restorative. They provide space to breathe, to move, and to reconnect, which is something many of us rely on more than ever.

Cable Bay is not just a trail—it is a living ecosystem. The forests and Garry Oak meadows support biodiversity, including species at risk and play a critical role in climate regulation and water systems. These are not landscapes that can be replaced once they are lost.

Irish-born botanist and biochemist Diana Beresford-Kroeger speaks about forests as part of our planet's life-support system—regulating air, water and climate. Mature trees and intact ecosystems perform essential work that no human-made solution can replicate. Protecting them is not optional; it is necessary.

The proposed 100-metre buffer is also essential. Without it, the forest becomes vulnerable to blowdown and long-term degradation, ultimately weakening the very ecosystem we are trying to preserve.

Cable Bay is deeply valued by the community. It provides accessible nature, supports well-being and contributes to Nanaimo's identity as a place where natural beauty is respected and protected. It is truly a "jewel" of our region.

This is a moment for leadership. Protecting Cable Bay is not just an environmental decision—it is a decision about community health, sustainability and the kind of legacy we choose to leave.

Places like Cable Bay quietly support our well-being in ways we only fully understand when they are gone.

I respectfully ask that you:

- Designate the east side of Cable Bay Trail as protected parkland
- Ensure a minimum 100-metre buffer on the west side
- Conduct thorough Species at Risk assessments across all meadow areas
- Prioritize conservation in land-use planning decisions

Thank you for your time and consideration.

Sincerely,

██████████ (Nanaimo Resident)

*I've included a few photos that reflect what this space feels like.*







**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 12:42:00 PM

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## [Public Hearing Submission](#)

Submitted on 07 April 2026, 12:41 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503
Comments	<p>I am writing as a resident of Nanaimo to respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until a report addressing a number of significant outstanding questions is made available to the public. While I recognize the importance of supporting economic development and industrial land supply in our city, I believe the current level of information available to residents is insufficient to support such a consequential and irreversible land use decision. I am opposed to the 3rd reading until a report is available to the public that addresses the following: 1. Environmental and Emissions Risks The I4 Heavy Industrial zone permits a wide range of emission-intensive uses including waste-to-energy facilities, chemical manufacturing, and petroleum operations. Before this rezoning proceeds, I respectfully request that Council seek answers to the following: What specific environmental impact assessments have been or will be conducted for 950 Phoenix Way prior to rezoning? What air quality monitoring or modelling has been done to assess potential impacts on neighbouring residential areas, parks, and the Cable Bay Trail? Has the risk of contaminants – including fly ash, dioxins, and heavy metals – migrating beyond the site boundary been assessed, particularly given the proximity to the ocean and recreational lands? What role will the City of Nanaimo play in enforcing environmental standards once the land is rezoned, and what recourse will residents have if those standards are violated? 2. Loss of Municipal Oversight Once Rezoned I share the concern raised by members of Council that once land is designated I4, the City has limited ability to refuse or restrict specific heavy industrial tenants, including large multinational corporations, without exposing taxpayers to significant legal and financial liability. I therefore request that Council address: 1 What legally enforceable conditions or covenants can be attached to the rezoning to restrict the most intensive or harmful industrial uses on this specific site? Has the City received a legal opinion on its ability to decline or impose conditions on specific industrial uses within an I4 zone after rezoning is approved? Are there examples from other BC municipalities where protective conditions attached to heavy industrial rezonings have been successfully upheld? 3. Uncertainty Around Future Industrial Tenants It has been acknowledged publicly that some of the parties interested in 950 Phoenix Way lands involve very intense heavy industry. Residents are being asked to support a rezoning without knowing what will ultimately be built there. I request</p>

that Council seek the following before proceeding: Can Harmac Pacific provide a list of the categories of industrial uses being actively pursued for the site, even if specific tenant names are commercially sensitive? Will there be a public notification and comment process for each individual development permit application submitted on the rezoned land? What is the phasing plan for development, and at what stage will the community have further opportunity for input? Conclusion I am not opposed in principle to industrial development that supports jobs and the local economy. However, given the permanent and far-reaching nature of heavy industrial rezoning, I believe it is the responsibility of Council to ensure that residents have clear, complete, and independently verified information before a decision is made. I respectfully ask that Council direct staff to prepare a comprehensive information report addressing the questions above, and that a further public consultation period be held before any vote on rezoning proceeds. Thank you for your consideration of these concerns.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 1:22:42 PM

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## **[Public Hearing Submission](#)**

Submitted on 07 April 2026, 01:22 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	RA000503
Comments	Encourage any zoning of the area to prioritize giving as much buffer room to Cable Bay Trail and Joan Point Park and preserve important ecological areas in the forest. Increased development will lead to increased pollution and impacts to ecosystems, it is important that the ecosystems are thought of in this process, and that local residents concerns are heard.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 3:16:46 PM

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## [Public Hearing Submission](#)

Submitted on 07 April 2026, 03:16 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	<p>I am opposed to the rezoning proposal (950 PHOENIX WAY) to change from AR1 to I4. When Harmac bought the land it was zoned AR1. That was the appropriate zoning for that location: near park land, near the ocean (Dodds narrow) and near a residential area. To change the rule of the game is totally wrong, unless, it's purely a business proposal with the potential of significant monetary gain. Harmac has no clear vision for the land (some Greenhouse, maybe) so most likely they will, in the future, sell the land for anyone willing to buy it. Having a zoning of I4 instead of AR1 will provide a much greater sell price for that land. That is the only reason why Harmac wants to re-zone this land. For the health of the neighbouring properties, the Cable Bay park, the environment and the health our our children and grand children, we cannot allow this land to be rezoned.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 8, 2026 7:40:56 AM

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## [Public Hearing Submission](#)

Submitted on 08 April 2026, 07:40 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw # 4500.249
Comments	Save Cable Bay I STRONGLY OPPOSE REZONING & INDUSTRIAL DEVELOPMENT

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 6:37:52 PM

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## [Public Hearing Submission](#)

Submitted on 07 April 2026, 06:37 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Heavy Industrial (I4) - FILE RA000503
Comments	<p>I am writing as a resident of Nanaimo to respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until a report addressing a number of significant outstanding questions is made available to the public. While I recognize the importance of supporting economic development and industrial land supply in our city, I believe the current level of information available to residents is insufficient to support such a consequential and irreversible land use decision. I am opposed to the 3rd reading until a report is available to the public that addresses the following: 1. Environmental and Emissions Risks The I4 Heavy Industrial zone permits a wide range of emission-intensive uses including waste-to-energy facilities, chemical manufacturing, and petroleum operations. Before this rezoning proceeds, I respectfully request that Council seek answers to the following: What specific environmental impact assessments have been or will be conducted for 950 Phoenix Way prior to rezoning? What air quality monitoring or modelling has been done to assess potential impacts on neighbouring residential areas, parks, and the Cable Bay Trail? Has the risk of contaminants – including fly ash, dioxins, and heavy metals – migrating beyond the site boundary been assessed, particularly given the proximity to the ocean and recreational lands? What role will the City of Nanaimo play in enforcing environmental standards once the land is rezoned, and what recourse will residents have if those standards are violated? 2. Loss of Municipal Oversight Once Rezoned I share the concern raised by members of Council that once land is designated I4, the City has limited ability to refuse or restrict specific heavy industrial tenants, including large multinational corporations, without exposing taxpayers to significant legal and financial liability. I therefore request that Council address: 1 What legally enforceable conditions or covenants can be attached to the rezoning to restrict the most intensive or harmful industrial uses on this specific site? Has the City received a legal opinion on its ability to decline or impose conditions on specific industrial uses within an I4 zone after rezoning is approved? Are there examples from other BC municipalities where protective conditions attached to heavy industrial rezonings have been successfully upheld? 3. Uncertainty Around Future Industrial Tenants It has been acknowledged publicly that some of the parties interested in 950 Phoenix Way lands involve very intense heavy industry. Residents are being asked to support a rezoning without knowing what will ultimately be built there. I request</p>

that Council seek the following before proceeding: Can Harmac Pacific provide a list of the categories of industrial uses being actively pursued for the site, even if specific tenant names are commercially sensitive? Will there be a public notification and comment process for each individual development permit application submitted on the rezoned land? What is the phasing plan for development, and at what stage will the community have further opportunity for input? Conclusion I am not opposed in principle to industrial development that supports jobs and the local economy. However, given the permanent and far-reaching nature of heavy industrial rezoning, I believe it is the responsibility of Council to ensure that residents have clear, complete, and independently verified information before a decision is made. I respectfully ask that Council direct staff to prepare a comprehensive information report addressing the questions above, and that a further public consultation period be held before any vote on rezoning proceeds. Thank you for your consideration of these concerns. I welcome the opportunity to participate in further public consultation on this matter. Sincerely, [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw Number RA000503  
**Date:** April 7, 2026 7:44:15 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I wanted to take a moment to send you my thoughts for the April 16, 2026 public hearing to protect Cable Bay and Dodd Narrows, habitat used by the critically endangered Southern Resident Killer Whales.

Southern Resident Killer Whales Need Space — Here's Why

Southern Resident Killer Whales are in crisis, and vessel noise is making it worse. Research shows that nearby vessels directly interfere with their ability to hunt — masking the echolocation they rely on to find prey and causing them to spend more time traveling and less time feeding. Every missed meal matters in a population already struggling with limited prey.

The impacts go beyond distraction. These whales raise the volume of their calls just to be heard over vessel noise, burning extra energy they can't afford to lose. Pregnant and nursing females — the whales with the highest energy needs — are the most likely to stop feeding when vessels are close.

The good news is that underwater sound drops significantly with distance. Giving whales more space is one of the most immediate, science-backed actions we can take. Larger buffer zones help restore the quiet conditions they need to hunt effectively, communicate, and conserve energy — especially for mothers and calves.

It won't solve everything, but it's something we can do right now to reduce cumulative stress and support their recovery.

Beyond the science, this is a critical moment. Southern Resident Killer Whale's numbers continue to decline, and the window for meaningful intervention is narrowing. The proposed amendments represent exactly the kind of immediate, actionable protection this population needs. I urge decision-makers to act with the urgency this situation demands.

Thank you.

[REDACTED]  
On behalf of the Southern Resident Orcas  
(SRKWs)

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 9:17:51 PM

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## [Public Hearing Submission](#)

Submitted on 07 April 2026, 09:17 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable.Bay Trail
Comments	I was a visitor to this park / trail system over the Easter weekend. I have read the changes that are requested in regards to zoning and development of the area. I urge Nanaimo Council to vote no for these changes and work on a plan to create easier access and ensure that the people of Nanaimo and visitors have the ability to experience this trail/park area. It is not often we get the chance to save something as special as you have in this area with access to so many different natural environments. The loss of this area is not worth what might be gained.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 7, 2026 10:05:58 PM

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## **Public Hearing Submission**

Submitted on 07 April 2026, 10:05 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	Rezoning this area would be an absolute tragedy, please protect this area from development and especially do not consider it for industrial use.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 8, 2026 12:37:09 PM

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## **Public Hearing Submission**

Submitted on 08 April 2026, 12:36 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way, BC Application number RA000503.
Comments	<p>I would like my name added to the Public Hearing Record for the meeting regarding rezoning of the property 950 Phoenix Way, BC on April 16, 2026, as I am unable to attend. Application number RA000503. I strongly oppose the rezoning of the property at 950 Phoenix Way. If this rezoning is approved, then this opens the door to waste incinerators, petrochemical plants, thermal electrical generators, LNG and petroleum refineries export facilities. In January of this year, there was a spill around 1,600 litres of oil at Duke Point and Mudge Island by a private company. The oil was also found 3 kilometres away at Cable Bay. This area has sea lions, otters, seals, ducks and other marine life that these spills put at risk. This is why I am opposed to this rezoning as it opens the door to more spills, more waste and toxic chemicals into the ocean, and our lives as well. Here is my information: [REDACTED]</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 8, 2026 11:38:20 AM

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## [Public Hearing Submission](#)

Submitted on 08 April 2026, 11:38 AM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249 --950 phoenix way
Comments	<p>Dear Mayor and Council, I am writing to express strong support for the rezoning of the Nanaimo Forest Products lands west of the Cable Bay Trail from AR1 to I4. This decision is critical for jobs, the economy, and long-term industrial land protection. Key Points: 1. Jobs and Economic Stability • Rezoning preserves hundreds of local jobs in forestry and related industries. • Supports the local tax base and regional supply chains. • Protects scarce industrial land—once lost, it cannot be replaced. 2. Trail Protection is Compatible • The rezoning does NOT remove or restrict access to the Cable Bay Trail. • Modern planning ensures industrial and recreational lands can coexist safely through buffers and environmental safeguards. • Opposition claiming otherwise is misleading and unsubstantiated. • 3. Public Acquisition Opportunity • I strongly advocate that the City of Nanaimo, Save Cable Bay Trail Group and RDN explore purchasing the lands East of the trail. • Public ownership would permanently secure the trail while allowing industrial lands to continue operating efficiently. • This creates a balanced, forward-looking solution: economic growth alongside recreation and conservation. 4. Evidence-Based Decision-Making • Council should make decisions based on facts, planning principles, and long-term public interest, not on aggressive advocacy alone. • Approving the rezoning aligns land use with reality while protecting community assets. Conclusion: Approving the rezoning from AR1 to I4 and pursuing public acquisition of the lands East of the trail is a win-win for Nanaimo. It secures jobs, supports economic resilience, and protects recreational and environmental values. Sincerely, ██████████</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Opposition to proposal  
**Date:** April 8, 2026 3:47:51 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

Re: Bylaw No. 4500.249 for 950 Phoenix Way)

I am writing to state my position of opposition to the proposal.

I want Cable Bay to be protected from industrial activity that will destroy the precious and priceless ecology of this ecosystem.

[REDACTED]  
Resident of Vancouver Island

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 8, 2026 6:40:26 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council

I am opposed to the above noted bylaw. The property is too close to the ocean and to Dodd Narrows to be zoned light industrial. That use could well cause pollution, accidental or otherwise, to an important stretch of water.

[REDACTED]  
Sent from my iPad

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 8, 2026 8:03:03 PM

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## **[Public Hearing Submission](#)**

Submitted on 08 April 2026, 08:02 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	Please vote no to rezoning the area around Cable Bay. The industrialization of this area would be detrimental to the health of the ocean and forest ecosystems present here. Please refer to <a href="http://savecablebay.org">savecablebay.org</a> for specific details retaining to the impacts of industrial activity in Cable Bay. Thank you.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 8, 2026 9:14:28 PM

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## **Public Hearing Submission**

Submitted on 08 April 2026, 09:14 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw # 4500.249. 950 Phoenix Way
Comments	I strongly oppose the proposal of rezone Cable Bay.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw no.4500.249 for 950 phoenix way  
**Date:** April 9, 2026 8:05:59 AM

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I strongly oppose the newly proposed rezoning for the cable bay area. It is a unique ecological area that needs to be preserved.

Sent from my iPhone

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 9:37:32 AM

---

## **[Public Hearing Submission](#)**

Submitted on 09 April 2026, 09:37 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Dodd Narrows
Comments	Please do not open this area to industrial traffic. BC's tourism depends on us to protect the wilderness that draws so many people here. Protect our wildlife!

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay trail  
**Date:** April 9, 2026 11:50:38 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I would like to add my name as someone totally opposed to the rezoning to “heavy Industrial” of the area around the Narrows, and Jackes Point.

It is an insanity to even consider turning any of the most precious environmentally sensitive areas of our oceans into sacrifice zones. Just for one, the orcas that regularly pass through there, and the salmon and herring (which are at a critical juncture) are under enough pressure and therefore threat of extinction, need to be considered and respected. We cannot forget that we exist first and foremost as part of a system, which in English we refer to as “nature”, something outside of humans, but we ignore the damage that we do to that system at our peril, and our children’s peril. Damages done that cannot in any of our lifetimes be fixed, once done.

On a human level, the Cable Bay trail has been used by residents of the RDN for decades, and there is considerable public opposition to its destruction.

I urge you vehemently to listen to reason and say no to the application.

I will be attending the meeting at the shaw auditorium on the 16th, where 12 years ago, a group of us petitioned the city successfully to save the West Side of Linley Valley park.

Do not fail the citizens.

Yours  
Sincerely,

[REDACTED]

[REDACTED],

Nanaimo

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 12:34:01 PM

---

## **Public Hearing Submission**

Submitted on 09 April 2026, 12:33 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	The destruction that could take place in this area is unthinkable. It must never be allowed to happen
Comments	This must NOT happen

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 12:41:47 PM

---

## **Public Hearing Submission**

Submitted on 09 April 2026, 12:41 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	The destruction of all the trees must not happen. This is a very horrific action if the above bylaw is passed. As a Nanaimo tax payer I will be disgusted if the agenda is passed

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 1:49:50 PM

---

## [Public Hearing Submission](#)

Submitted on 09 April 2026, 01:49 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	<p>To Whom It May Concern, I am writing to formally oppose the proposed rezoning of 950 Phoenix Way from Rural Resource (AR1) to Industrial (I4). This is a significant change in land use, and I have serious concerns about the long-term impacts on the surrounding community and environment. The Cable Bay Trail and surrounding area are highly valued for their natural beauty, recreational use, and ecological importance. Rezoning such a large parcel of land (approximately 74 hectares) to industrial use risks permanently altering the character of this area. My key concerns include: Environmental impact: Loss of habitat, increased pollution, and disruption to local ecosystems. Recreational impact: Degradation of the Cable Bay Trail experience, which is widely used by residents and visitors. Precedent setting: Approval of this rezoning may open the door to further industrial expansion in rural and natural areas. Community impact: Increased traffic, noise, and industrial activity are not compatible with the current rural and recreational use of the area. I strongly urge Council to carefully consider whether this proposal aligns with the City's long-term planning goals, environmental commitments, and the values of the community. Protecting natural spaces and maintaining a clear boundary between industrial and rural/recreational land is essential. Please include this letter as part of the official record for the public hearing. Thank you for your time and consideration. Sincerely, [REDACTED]</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 2:13:19 PM

---

## **[Public Hearing Submission](#)**

Submitted on 09 April 2026, 02:13 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	Vehemently OPPOSED to this proposition for rezoning at this location.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 3:04:32 PM

---

## [Public Hearing Submission](#)

Submitted on 09 April 2026, 03:04 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	<p>I am a marine biologist, conservationist, and science communicator living on Vancouver Island. I am writing to express strong opposition to the proposed industrial rezoning around Cable Bay. The forest surrounding this site supports a rich diversity of wildlife, including Garry oak meadows that are home to rare and endangered plant species. These ecosystems are among the most at risk in Canada, with only a small fraction remaining in a natural state. Each spring, they come to life in a way that is increasingly rare and worth protecting. This area is also an important part of the community. The hike to Cable Bay Trail and Joan Point Park is one of the most popular and scenic in the region. People are drawn here for fresh air, exercise, and a sense of calm. Keeping this landscape intact ensures those experiences remain accessible while maintaining the ecological integrity of the area. The proposed plans do not align with the City of Nanaimo's Doughnut Economic Model, which emphasizes protecting diverse natural landscapes alongside community well-being. There are also significant concerns about impacts to the adjacent marine environment. Industrial activity increases the risk of runoff and pollutants entering coastal waters, placing additional stress on ecosystems that are already under pressure. The health of these waters is closely tied to the health of wild salmon populations in British Columbia, which are already in decline. These coastal ecosystems support species that define Vancouver Island, including orcas, humpback whales, sea otters, sea lions, seals, herring, giant Pacific octopuses, and kelp forests. They are essential to ecological balance and play a major role in attracting visitors from around the world, supporting local economies and communities. Protecting this area helps maintain biodiversity, supports community well-being, and preserves the natural character that makes this region so unique. I urge the City to reject this rezoning proposal and instead prioritize permanent protection of this area as parkland for current and future generations. Thank you, [REDACTED]</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 3:15:14 PM

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## **Public Hearing Submission**

Submitted on 09 April 2026, 03:15 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.429
Comments	A beautiful and very popular forest walk, Cable Bay trail should remain untouched and this rezoning motion should NOT happen. Keep this public land for the PUBLIC.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** NOOOOOOOOOOOO to Bylaw No. 4500.249 for 950 Phoenix Way Nanaimo  
**Date:** April 9, 2026 3:58:32 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**A BIG NO to I4 rezoning Bylaw No. 4500.249 for 950 Phoenix Way**

**I am in OPPOSITION for the proposal!!**

**Save the Cable Bay Forest and Ecosystems!!**

NO to more heavy industry so close to this special place!

Thank You for listening to the People of Nanaimo concerns on this matter!! The people of Nanaimo voices matter!!

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 4:25:12 PM

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## **Public Hearing Submission**

Submitted on 09 April 2026, 04:25 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	<p>I would like to comment in opposition of this proposal. These lands connect to Joan Point Park/Dodd Narrows and they form a loop/short cut to Joan Point. They are also widely used by the public. The forest surrounding this area is full of wildlife. Garry Oak meadows are throughout and are home to rare and endangered plants. Garry oak ecosystems are among the most endangered ecosystems in Canada with only three percent remaining in a natural state. Their beauty comes to life every spring. We need to protect these ecosystems and make this entire area a park for all to enjoy. More than ever, I believe that protecting our ecosystem is our only chance of surviving as a species.</p>



**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 6:50:59 PM

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## [Public Hearing Submission](#)

Submitted on 09 April 2026, 06:50 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	<p>I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way from Rural Resource (AR1) to Industrial (I4). This area, located near Cable Bay Trail, is an important natural space used by residents for recreation and wildlife viewing. Rezoning approximately 74 hectares for industrial use would permanently change the character of the area and diminish its value to the community. There are also serious environmental concerns. A toxic spill occurred in this area within the past year, which highlights the risks associated with industrial activity in this location. Expanding industrial zoning increases the likelihood of further environmental damage, including impacts to soil, water, and wildlife. The current zoning exists to protect this type of landscape. Changing it undermines that purpose and sets a concerning precedent for future development in environmentally sensitive areas. I urge Council to prioritize long-term environmental protection and community well-being by rejecting this rezoning application.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 8:30:01 PM

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## [Public Hearing Submission](#)

Submitted on 09 April 2026, 08:29 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	BYLAW NO. 4500.249 Location: 950 Phoenix Way shown on Map A File No.: Rezoning Application - RA000503
Comments	<p>To Nanaimo City Council, I am writing to oppose the rezoning application by Harmac Pacific to convert approximately 98 hectares west of the Cable Bay Trail from rural resource to industrial use. This would be a serious and irreversible mistake. I visit this trail regularly. The forest there is not incidental. It is the reason people come. Towering Douglas firs, dense fern coverage, and old-growth trees form one of the last intact forest ecosystems in this part of Vancouver Island. Satellite data confirms what anyone who walks this land can see: these areas are vanishing. What remains here cannot be replaced. The proposed 100-metre average buffer does not protect this forest. Because it is an average, portions of the trail would sit as little as 50 metres from industrial activity. That is not a buffer. It is a boundary in name only. When development presses against a forest edge, wind exposure increases, moisture disappears, and the microclimate that sustains old-growth trees collapses. We are already in an era of deepening drought. Trees under that kind of stress do not recover from edge effects. They die. The forest along this trail would not survive what this rezoning sets in motion. If approved, nearly 7,400 trees would be felled. That is not a manageable impact. It is a permanent loss on a scale no future generation can undo. Cedar's identity, its tourism, its agricultural character, and its quality of life are inseparable from this landscape. People come from across Vancouver Island to walk this trail through old-growth forest, to hear sea lions at Dodd Narrows, to look out across to Gabriola and Mudge Islands. That experience, and the economy it supports, depends entirely on the forest remaining intact. Industrial rezoning of this magnitude would end it. I urge Council to reject this application. Cable Bay Trail and the forest surrounding it are a public treasure. [REDACTED]</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 8:37:33 PM

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## **Public Hearing Submission**

Submitted on 09 April 2026, 08:37 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I strongly oppose the rezoning application, submitted by Harmac Pacific, for the land around Cable Bay Trail.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 8:45:38 PM

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## [Public Hearing Submission](#)

Submitted on 09 April 2026, 08:45 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw no. 4500.249
Comments	To Nanaimo City Council, I really wish to let you know that I and my Husband often go to Cable Bay Trail. It is such a special and beautiful place that Nanaimo should treasure. We should do everything we can to protect this area. I oppose the proposed rezoning of 98 hectares west of Cable Bay Trail that would expose one of the last intact forest ecosystems on southern Vancouver Island to edge effects that, combined with worsening drought, would kill the old-growth trees that make this place irreplaceable. I urge Council to reject this application. [REDACTED].

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Re: April 16, 2026 Public Hearing on Cable Bay  
**Date:** April 9, 2026 8:54:18 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for this opportunity to receive and consider my submission on By Law 4500.249.

I strongly am not in favour of the re-zoning proposal and would like to see the area in question remain as it is.

I would like to suggest that the City determine the optimum/ideal size for Nanaimo, considering the available resources and the need for improvements in infrastructure and services to accommodate the number of people living here.

While I have seen infrastructure improvements in the nearly 10 years I have lived here, I still see the need for further improvements even if our population were to remain stagnant. And in terms of resources, I am in particular concerned about the availability of a sufficient water supply to service the number of people living here.

It appears to me that in the past population growth has resulted in an increase in infrastructure and services which are paid for by the existing and new residents. Who are the primary economic beneficiaries of continual population growth? Realtors, developers, small business people come to mind.

Is this worth the cost of reducing the size and impact of the natural environment and seeing a City that increases its population and vehicular traffic? I think not. The natural environment in Nanaimo needs to thrive and at the very least not be reduced any further.

Thank you again for accepting feedback from the residents of Nanaimo on this important issue.

[REDACTED]  
[REDACTED].

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** No to zone 14 for Cable Bay.  
**Date:** April 9, 2026 9:10:34 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As a Canadian, I ask that you do not change the zoning for Cable Bay allowing degradation of a lovely and important ecosystem but instead think of the future for our planet and of saving and protecting what cannot be replaced once gone.  
Do this for your grandchildren and future generations.

Sincerely,

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 9, 2026 10:23:46 PM

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## [Public Hearing Submission](#)

Submitted on 09 April 2026, 10:23 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Zoning Amendment Bylaw No. 4500.249
Comments	<p>I am writing to express my strong opposition to the proposed redesignation of land beside the Cable Bay Trail for industrial use. This change is not compatible with the character, ecological value, or long-term vision of the Cable Bay area, and it would undermine one of Nanaimo's most cherished natural assets. The Cable Bay Trail is more than a recreational path—it is a key part of a sensitive coastal ecosystem that supports wildlife, old-growth pockets, and a quiet, nature-based experience that residents and visitors rely on. Introducing industrial activity directly adjacent to this area risks permanent environmental degradation through noise, traffic, habitat disruption, and potential contamination. Once industrialized, this landscape cannot be restored. This proposal also contradicts the community's expressed desire for more protected green space, outdoor recreation opportunities, and thoughtful stewardship of Nanaimo's remaining natural areas. The Cable Bay region has long been valued for its tranquility and ecological richness; industrial zoning would erode these qualities and diminish the trail experience for thousands of users. From a planning perspective, industrial development belongs in areas already serviced, buffered, and designated for that purpose—not beside a beloved coastal trail system. Approving this change would set a troubling precedent that natural and recreational spaces can be compromised for incompatible land uses. I urge the City to reject this land-use change and instead prioritize conservation, recreation, and ecological protection in the Cable Bay area. These values align far more closely with Nanaimo's long-term vision and with what residents consistently say they want for their community.</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay development  
**Date:** April 9, 2026 10:47:31 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello

I am writing about my concerns regarding future development in the Cable Bay area. I am totally opposed to any further industrial or residential development in this magnificent area. I would like to see Cable Bay made into a park and preserved for future generations to see and share.

There are so many "dead" areas in Nanaimo now and it seems ridiculous to create another industrial area, when there seems to be space - i.e. near the Hullo ferry terminal or across from Port Place Mall or further along Haliburton where there is already industrial development. Why take paradise and turn it into a potential bio hazard? Please consider this to be a protected area with it's variety of old growth trees, many animals, marine life and plants, that would benefit from just being left as is.

Please accept my letter of protest and reconsider any plans for development.

Thank you for taking the time to read this,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Opposition to Proposed Rezoning [Bylaw No. 4500]  
**Date:** April 9, 2026 11:14:49 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of Council,

I am writing to formally express my concern and opposition to the proposed rezoning outlined in Bylaw No. 4500, concerning the property located at 950 Phoenix Way.

The proposed amendment to rezone the area from Rural Resource (AR1) to Industrial (I4), along with provisions for agro-industrial development, raises several critical concerns. This change represents a significant shift in land use that may have long-term environmental, social, and community impacts.

First, the transition from a rural resource designation to industrial use risks undermining the ecological integrity of the area. Such developments often bring increased pollution, habitat disruption, and strain on nearby natural systems. The ecosystem in and around the site is also a vital resource for local wildlife, supporting biodiversity and providing essential habitats that may be irreversibly damaged by industrial expansion. Given the proximity to the Cable Bay Trail, an area valued for its environmental and recreational importance, this rezoning may negatively affect both wildlife and public access to green spaces.

Second, the introduction of industrial activity in this location may alter the character of the surrounding community. Increased traffic, noise, and potential safety concerns could diminish the quality of life for residents and those who rely on the area for recreation and livelihood.

Additionally, I am concerned about whether sufficient long-term planning and impact assessments have been conducted to justify such a transition. Development decisions of this scale should prioritize sustainability, community well-being, and environmental protection over short-term economic gains.

I respectfully urge Council to reconsider this rezoning proposal and to prioritize approaches that preserve the ecological and social value of the area. Thoughtful planning should ensure that development aligns with the broader interests of the community, local wildlife, and future generations.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 1:13:28 AM

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## **Public Hearing Submission**

Submitted on 10 April 2026, 01:13 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable bay development
Comments	Please leave cable Bay Area as it is! Do not develop this beautiful area!

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 7:04:19 AM

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## **[Public Hearing Submission](#)**

Submitted on 10 April 2026, 07:04 AM

Your Name	████████████████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable bay park
Comments	Opposed.

From: [REDACTED]  
To: [Public Hearing](#)  
Date: April 10, 2026 7:35:04 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



## NOTICE OF PUBLIC HEARING April 16, 2026, at 7:00 p.m.

There will be a Public Hearing on **Thursday, April 16<sup>th</sup>, 2026**, starting at **7:00 p.m.** in the **Shaw Auditorium** at the **Vancouver Island Conference Centre** at **80 Commercial Street, Nanaimo, BC** to consider a proposed amendment to the "City of Nanaimo Zoning Bylaw 2011 No. 4500".

All persons who believe their interest in property is affected by the proposed amendment bylaw will be given the opportunity to be heard. Members of the public can participate in-person or call in to speak to an agenda item during the live-streamed meeting. The Chair will set the time limit for speakers at the start of the meeting to ensure everyone has an opportunity to speak.

A copy of the proposed bylaw and supporting information may be inspected from **April 2<sup>nd</sup> to 16<sup>th</sup>, 2026**, from 8:00 a.m. to 4:30 p.m., Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Service and Resource Centre, located at 411 Dunsmuir Street, or online at [www.nanaimo.ca/publichearing](http://www.nanaimo.ca/publichearing).

### BYLAW NO. 4500.249

**Location:** 950 Phoenix Way shown on Map A

**File No.:** Rezoning Application - RA000503

The purpose of this bylaw is to amend "City of Nanaimo Zoning Bylaw 2011 No. 4500" to rezone the subject property from Rural Resource (AR1) to Industrial (I4) with site-specific provisions (use, density, lot area, and lot coverage) and Parks, Recreation and Culture One (PRC-1) to allow future industrial and agro-industrial development, and parkland dedication on the west side of the Cable Bay Trail.

The subject property is legally described as: LOT A SECTION 21 RANGE 3 SECTION 21 RANGE 2 AND 3 SECTION 22 CEDAR DISTRICT PLAN EPP129133



Find similar >

### WANT TO MAKE A WRITTEN SUBMISSION?

Written submissions must be provided no later than 2:00 p.m., April 16, 2026, to ensure they are received by Council, and can be provided by any one of the

Any written submissions received after 2:00 p.m., or at the Public Hearing, will not be accepted.

3,237

following methods:

**ONLINE:** Submit comments directly through the City's website at [www.nanaimo.ca/publichearing](http://www.nanaimo.ca/publichearing) or by email to [public.hearing@nanaimo.ca](mailto:public.hearing@nanaimo.ca)

**MAIL:** City of Nanaimo, Planning & Development, 455 Wallace Street, Nanaimo BC, V9R 5J6.

**IN PERSON:** Deposit in the drop box outside of the Service and Resource Centre, located at 411 Dunsmuir Street.

Following the close of a Public Hearing, no further submissions from the public can be accepted by members of Council. This is necessary to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond at the Public Hearing.

*This Notice is published in accordance with section 466 of the Local Government Act.  
Notice given by the Corporate Officer.*

City of Nanaimo, Planning & Development  
Service and Resource Centre, 411 Dunsmuir Street

**ON APRIL 16TH**

200



120



Not possible for me to be there but I am very much against this the area should be left alone kept safe for the wildlife.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 9:02:59 AM

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## **Public Hearing Submission**

Submitted on 10 April 2026, 09:02 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	<p>I would like to comment in opposition of this proposal. These lands connect to Joan Point Park/Dodd Narrows and they form a loop/short cut to Joan Point. They are also widely used by the public. The forest surrounding this area is full of wildlife. Garry Oak meadows are throughout and are home to rare and endangered plants. Garry oak ecosystems are among the most endangered ecosystems in Canada with only three percent remaining in a natural state. Their beauty comes to life every spring. We need to protect these ecosystems and make this entire area a park for all to enjoy. More than ever, I believe that protecting our ecosystem is our only chance of surviving as a species.</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Do not allow rezoning in Cable Bay  
**Date:** April 10, 2026 9:30:33 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please do not let a thriving ecosystem of plants and animals become destroyed and inhabitable for the sake of industrialization. Natural and unharmed ecosystems are becoming more rare and we must protect them for the good of all. You have the power to make a difference, to allow this ecosystem to continue thriving and for people to be able to continue experiencing and appreciating its beauty. Please do not let us down.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Fwd: April 16th save cable bay  
**Date:** April 10, 2026 9:59:18 AM

---

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Ah. Fwd-ed because I sent it to the wrong address at first.

----- Forwarded message -----

From: [REDACTED] >  
Date: Fri, Apr 10, 2026, 9:57 a.m.  
Subject: April 16th save cable bay  
To: [REDACTED]

Nanaimo resident: [REDACTED]

Adding my support to the measures requested by the save cable bay folks.

That is one of our most magical parks.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Ecological concerns  
**Date:** April 10, 2026 10:00:34 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Dod narrows  
**Date:** April 10, 2026 10:16:17 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The preservation of our natural world is more important than ever. Allowing changes in zoning like these does disservice to all of our communities. And community we cant see under the waves and in the trees.

Dodd Narrows isn't just a scenic backdrop! it's a living, breathing ecosystem that currently needs us to act as its ambassadors. We have a responsibility to look out for those who can't speak for themselves, from the rare Garry Oak trees to the orca calves struggling to survive in our waters.

Staying silent in the face of this proposal is an implicit acceptance of the risks it brings to our home. Real community care means stepping up when a situation is at risk and making sure our collective voice is concise and clear.

We will stand in solidarity with our natural world.

This blatant disrespect of the world around us will never go unnoticed.

We suffer when our waters suffer.

Please reconsider this action. It will effect everyone in the nanimo area negatively.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Comment re: REZONING APPLICATION NO. RA503 – 950 PHOENIX WAY  
**Date:** April 10, 2026 10:16:22 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am writing to voice my concerns regarding the proposed rezoning and my opposition to the proposal. The subject area is of significant environmental value in the local community, and this is not an appropriate location for industrial activities. The land, water and air in this area is already under strain from existing industrial activities and spills, and the limited economic benefits to be obtained from rezoning are dwarfed by the potential impacts.

Regards,

[REDACTED]

Gabriola Island, B.C.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 10:17:05 AM

---

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]

Duncan, BC

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 10:52:41 AM

---

## **[Public Hearing Submission](#)**

Submitted on 10 April 2026, 10:52 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay, Dodds Narrows
Comments	I feel I don't even need to say how important it is to protect this area to keep the ecosystem thriving. Please reconsider this zoning!

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay Trail  
**Date:** April 10, 2026 10:56:20 AM

---

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As a resident of Nanaimo I oppose the expansion of the Harmac industrial area adjacent to the Cable Bay Trail. The harm to the sensitive and unique environment will be irreversible. Nanaimo can be a major leader in Eco tourism which this area can promote. We need all politicians to stop this expansion and put the environment first.

Thank-you for your consideration.

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 11:07:10 AM

---

## [Public Hearing Submission](#)

Submitted on 10 April 2026, 11:06 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 950 Phoenix Way LOT A, SECTION 21, RANGE 3, SECTION 21, RANGE 2 AND 3, SECTION 22, CEDAR DISTRICT, PLAN EPP129133
Comments	<p>I am writing in opposition to the proposed rezoning of the Cable Bay area to industrial use. Cable Bay is one of Nanaimo's most valuable natural spaces, supporting sensitive ecosystems, rare Garry oak habitats, and critical coastal wildlife, including species at risk. It is also a widely used public trail and an important part of our community's identity and quality of life. While I understand the need for economic development, this proposal introduces heavy industrial zoning into an environmentally sensitive and highly valued recreational area. The long term ecological and community impacts of this type of zoning are significant and, once approved, largely irreversible. I strongly encourage Council to reject this rezoning application and instead prioritize the protection of this unique landscape for future generations. Respectfully, ██████████</p>

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 11:27:16 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to you to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]  
Nanaimo, BC

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 11:27:18 AM

---

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED], resident of Courtenay

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 11:29:07 AM

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## **[Public Hearing Submission](#)**

Submitted on 10 April 2026, 11:28 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	This is some of the most beautiful land in the world. Be the hero of the story and save it. Only you have the power, and the world is trusting you to use it wisely.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Subject: Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 12:01:57 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

This letter is my way of expressing opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely, [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable bay trail  
**Date:** April 10, 2026 12:10:28 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

We are already far gone with climate change and your plan is to continue it? To continue to force wildlife out of their habitats that they've been at for years upon years, and contribute to their extinction. THEY were here first, before all of us decided to come and ruin the planet. Find another spot and leave our trails and wildlife ALONE. I, and the rest of the population in Nanaimo with common sense begs you.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 12:15:09 PM

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## [Public Hearing Submission](#)

Submitted on 10 April 2026, 12:14 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I vehemently oppose this scale of industrial development in such close proximity to natural shoreline and its rich habitat. The proposed average buffer between this development and the Cable Bay trail/Joan Point Park network is not simply inadequate and the suggestion of such a development in this location is absurd.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Cc:** [REDACTED]  
**Subject:** Bylaw No. 4500.249 Written Submission - Rezoning Application RA503, 950 Phoenix Way - Public Hearing April 16, 2026  
**Date:** April 10, 2026 12:52:52 PM  
**Attachments:** [REDACTED]

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Dear Mayor Krog and Members of Council,

Please find attached my written submission regarding Rezoning Application RA503 at 950 Phoenix Way, for consideration at the April 16 public hearing.

Respectfully,

[REDACTED]

[REDACTED]  
Ladysmith, BC  
Workplace: Cedar, BC

April 10, 2026

Mayor Leonard Krog and Members of Council

City of Nanaimo

455 Wallace Street

Nanaimo, BC V9R 5J6

**Re: Rezoning Application RA503 - 950 Phoenix Way  
Request for Strengthened Conditions Prior to Approval  
In Opposition to Current: Bylaw No. 4500.249**

Dear Mayor Krog and Members of Council,

I write as someone who has walked the Cable Bay Trail many times - among trees carrying the protective marks of fire scars more than a century old, through a forest of ferns and mosses and the quiet of an ecosystem that took centuries to find its balance. These are not resources that can be rebuilt or relocated. As we face what may be a record hot El Nino summer ahead, the importance of protecting public access to natural spaces like the Cable Bay Trail feels more urgent than ever.

I am writing to raise concerns about the conditions attached to Rezoning Application RA503, and to ask that Council require those conditions be strengthened before any approval proceeds. The conditions as currently proposed ask Council to make a permanent and irreversible land use decision now, while deferring resolution of problems that the applicant's own technical consultants have acknowledged may not be solvable. I respectfully ask that those problems be genuinely resolved - not simply deferred - before Council votes.

Having reviewed the Transportation Impact Assessment prepared by Watt Consulting Group, the Site Servicing Report and February 2026 supplementary water demand letter prepared by Koers & Associates Engineering, and the Regional District of Nanaimo's June 2025 Pre-Summer Groundwater Level Analysis, I wish to draw Council's attention to six specific concerns.

**1. The Traffic Solution Relies on a Commitment the City Cannot Enforce**

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The Transportation Impact Assessment identifies failing conditions at three key intersections - Maughan Road/Phoenix Way, Maughan Road/Duke Point Highway NB off-ramp, and Maughan Road Overpass at Gordon Road - upon Phase 2 and full Phase 3 buildout. The

primary proposed mitigation for Phase 2 is staggering employee dismissal times so that new development traffic does not overlap with existing Harmac shift changes.

City staff identified this in their August 2024 comprehensive letter as a solution that "cannot be enacted or enforced by the City." The applicant's consultant acknowledged this in their October 2024 response but encouraged staff to reconsider. The revised TIA submitted in February 2026 was accepted and the application has proceeded - yet the enforceability problem has not been resolved.

I would also note that as of the applicant's own October 2024 response letter, comments from the Ministry of Transportation and Infrastructure on the TIA were still outstanding, with the applicant's consultant acknowledging that MoTI comments would need to be addressed prior to Council consideration. I am not aware those comments have since been received and satisfied. I would ask Council to confirm that MoTI has provided written acceptance of the TIA before this application proceeds further, and that enforceable - not aspirational - traffic mitigation measures are secured as binding conditions prior to building permit issuance.

## **2. This Decision Should Not Precede the Outstanding Staff Report on Emissions-Intensive Industry**

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In November 2025, Councillor Paul Manly passed a motion requiring a staff report on whether emissions-intensive heavy industry should be excluded from the applicable zoning bylaw. That report has not yet come back to Council. Two councillors sought to defer this public hearing until it did.

The significance of that outstanding report is not incidental to RA503 - it is directly relevant to it. The BC Forests Minister subsequently wrote to Council opposing the Manly motion, citing concerns from Harmac Pacific about its ability to diversify and grow. Whatever one's view of that dispute, Council is now being asked to make a permanent rezoning decision during a window when a directly relevant staff analysis - one Council itself requested - remains outstanding. If that report were to recommend against emissions-intensive heavy industry in this zoning category, it will arrive after a decision that will be very difficult to undo.

I would ask Council to defer third reading until the Manly motion staff report has been received and considered. The cost of waiting a few weeks is modest. The cost of proceeding without it may not be.

## **3. Water Demand Has Not Been Assessed Against Regional Supply Risk**

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The February 2026 supplementary servicing letter from Koers & Associates was prompted by the emergence of a proposed 40-acre greenhouse facility - a significant land use not contemplated in the original 2023 servicing report. The letter estimates greenhouse irrigation demand at up to 700 m<sup>3</sup>/day at peak. The full industrial development is already projected to

require a maximum day potable water demand of 2,920 m<sup>3</sup>/day, with peak hour demand reaching 4,685 m<sup>3</sup>/day.

This matters because the regional groundwater context has materially changed since the original 2023 servicing report was prepared. The Regional District of Nanaimo's June 2025 Pre-Summer Groundwater Level Analysis found that 7 of 21 monitored aquifers in the region were already reporting below-average levels heading into summer - against a backdrop of drier than average winter precipitation and low snowpack. The Cedar Yellowpoint bedrock aquifer system, most proximate to the Duke Point area, showed a variable historic trend with multiple monitoring wells in decline.

The proposed development would place significant new peak demand on the City's water system at a site where the underlying soils - Tzuhalem series, rapidly draining gravelly sandy loam over bedrock at less than one metre depth - provide virtually no on-site groundwater buffering. The staff report already acknowledges that Reservoir 8B must be expanded by 1,083 m<sup>3</sup> simply to meet fire flow requirements. None of the technical studies model what happens to supply reliability under a severe drought summer, which is precisely the scenario we may face in 2026 and beyond.

Adding to this concern: a diesel spill of between 350 and 1,600 litres occurred near Dodd Narrows in January 2026, resulting in a DFO shellfish closure that was still in effect at the time of this writing. This is a direct and recent demonstration of how quickly industrial activity in this corridor can affect the marine ecosystem of Northumberland Channel - the same waters the Cable Bay Trail overlooks, and the same waters into which the watershed drains.

I would ask Council to require an independent water supply risk assessment modelling this development's full combined demand against the City's existing system under low-precipitation conditions, before the rezoning is finalised.

#### **4. The Trail Buffer Provides Less Protection Than Represented**

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The proposed 100-metre average buffer between the industrial development and the Cable Bay Trail has been characterised as a meaningful protection for the trail corridor. FOI documents obtained by Save Cable Bay members and subsequently reported by CBC and The Discourse confirm what the applicant's own site servicing report shows: the buffer ranges from as little as 50 metres along most of the trail until it reaches a cliff face, where terrain makes development physically impossible regardless of any buffer requirement. The wider sections - those approaching 150 metres - are areas of natural cliff and steep terrain. The narrower sections, as little as 50 metres, occur precisely where the trail runs through forested terrain at grade level, where trail users would have direct sightlines and acoustic exposure to industrial activity.

Paul Chapman of the Nanaimo and Area Land Trust (NALT) has publicly stated that the 100-metre minimum was calculated based on tree height times three - and that the average formulation used in this application does not meet even that standard. A 50-metre clearcut edge adjacent to mature forest is not a buffer in any ecologically meaningful sense. Windthrow risk at exposed forest edges is well documented. Noise and air quality impacts from heavy

industrial operations do not stop at a property line. I would ask Council to require that the **minimum** buffer - not the average - be the binding standard, and that an independent assessment of windthrow risk and acoustic impact at the 50-metre edge be completed before third reading.

## **5. Unresolved Snuneymuxw First Nation Consultation**

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Councillor Paul Manly has explicitly flagged that the Snuneymuxw First Nation has not reached agreement with Harmac over significant archaeological sites in the area. This is not a procedural footnote - it goes to the legal foundation of any approval. Proceeding with a rezoning before indigenous consultation and accommodation obligations have been meaningfully discharged creates legal risk for the City and, more importantly, fails to honour the duty to consult that is owed to the Snuneymuxw people on whose traditional territory this development sits.

I would ask Council to confirm that Snuneymuxw consultation has been completed to a standard that satisfies the City's legal obligations, and that any outstanding concerns regarding archaeological sites have been resolved, before this application proceeds to third reading.

## **6. The Industrial Land Needs Justification May Rest on Incomplete Data**

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The staff report's justification for this rezoning relies in part on industrial land scarcity. That scarcity is real in terms of existing built stock: the Colliers Annual Fall Report for 2025 shows Nanaimo's industrial vacancy at 0.74%, with total tracked inventory of approximately 3.45 million square feet and no new speculative construction underway.

However, the Sandstone master-planned development - located in the same southern Nanaimo corridor, within a few kilometres of 950 Phoenix Way, anchored on the same Duke Point Highway - has approved industrial zoning for 1.8 to 3 million square feet of industrial and business park floor area. Sandstone entered active subdivision in June 2025, with its first 10 industrial lots south of Duke Point Highway now being marketed. The first building at 1788 Fielding Road - a 83,584-square-foot industrial facility with dock loading - is currently being pre-leased by Colliers with an estimated completion of Q1 2027.

Colliers' vacancy methodology tracks existing built and occupied stock. It cannot and does not capture land under subdivision or buildings in pre-lease. The 1788 Fielding Road building will not appear in Colliers inventory until it reaches completion. Sandstone's broader industrial buildout - which at 1.8 million square feet would represent a 52% increase over Nanaimo's entire current industrial inventory, in the same sub-region, already zoned - is not reflected in any vacancy figure cited in the RA503 analysis.

I am not asserting that RA503 is therefore unnecessary. I am asking a precise question: has the industrial land needs analysis in the RA503 staff report been updated to account for Sandstone's incoming supply, which is approved, zoned, actively subdividing, and now in

pre-lease? If not, the scarcity rationale may rest on a snapshot of the market that does not reflect what is already coming online in the same corridor. Council should ask staff this question directly before treating industrial land shortage as a reason to proceed without the other conditions being met.

## **In Summary**

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The Cable Bay Trail is wrapped in mature to very mature second-growth forest. The ecosystem they support - the ferns, the mosses, the soil life, the birds that depend on interior forest habitat, the rare plant communities, the orcas and marine life of Northumberland Channel below - did not assemble quickly. These relationships evolved together over centuries. They cannot be replanted or relocated.

There is also a fire risk dimension worth acknowledging as we head into a potentially extreme summer. Mature, dense forest like that along the Cable Bay Trail corridor is protective against wildfire in ways that fragmented or young forest is not. Large trees are far less prone to ignition than dry slash and regrowth. A closed forest canopy retains moisture and moderates ground temperatures. Fragmenting that forest edge, exposing the interior to wind and drying, and altering the hydrology of an already stressed watershed are not neutral acts in a changing climate.

The decisions Council makes in the coming days cannot easily be undone. I ask that they be made with the benefit of complete and reliable information.

Specifically, I ask Council to:

1. **Confirm written MoTI acceptance of the TIA**, and require enforceable traffic mitigation as a binding condition of building permit issuance - not voluntary measures subject to no oversight.
2. **Defer third reading** until the Manly motion staff report on emissions-intensive industry has been received and considered by Council.
3. **Require an independent water supply risk assessment** modelling the development's full combined demand against the City's system under drought conditions, before the rezoning is finalised.
4. **Replace the average buffer standard with a binding minimum**, supported by an independent windthrow and acoustic assessment at the 50-metre trail edge - informed by NALT's publicly stated standard of tree height times three.
5. **Confirm that Snuneymuxw First Nation consultation obligations have been fully discharged**, including resolution of concerns about significant archaeological sites flagged by Councillor Manly.
6. **Ask staff directly whether Sandstone's approved industrial supply was accounted for** in the industrial land needs analysis - and if not, require an updated analysis before treating scarcity as a justification for approval.

These are not requests made lightly. They are requests to ensure that when Council votes on this rezoning, it does so with complete and reliable information - and with conditions that will genuinely hold.

I want to close with something that does not appear in any technical study, but that I think Council should hear.

These lands were annexed from rural Cedar in December 1999. The people who lived here did not choose that - it was done to them by Order in Council, on petition from the City of Nanaimo. Twenty-five years later, the community is still here, and still fighting what has become a generation of proposals and at-times schemes that treat this landscape as a sacrifice zone for the locals and an economic gain for the few.

There is another economy worth considering. Tourism generates more GDP for British Columbia than forestry, mining, agriculture, fishing, and oil and gas - combined. Vancouver Island holds the largest share of tourism businesses in the province outside the Lower Mainland, and in the summer of 2025 posted among the highest growth in visitor numbers of any region in Canada. Trails like Cable Bay are not peripheral to that economy. They are part of what people come here for. That economic value of established wonders like the Cable Bay Trail area compounds over time, rather than depleting what it depends on.

The decisions made in the coming weeks will outlast everyone in this room. I ask that they reflect what this place is actually worth.

Thank you sincerely for your consideration.

Respectfully submitted,

██████████

Ladysmith, BC

Employment: Cedar, BC

██████████

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 1:20:33 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:


- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I was born and raised in Nanaimo. The safety of this land and the ecosystems that exist on it are extremely important to me and many others.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]  
Nanaimo, BC

**From:**   
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 1:24:27 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

I appreciate your consideration and taking the time to read this

Thank you



**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 1:57:58 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. I, myself, enjoy visiting Dodd's Narrows via the Cable Bay Trail and would be incredibly disappointed and disturbed if the safety and wellbeing of the ecosystem present there was not prioritized. Let's keep this space safe and beautiful for everyone and every being that enjoys it or needs it to survive.

Sincerely,  
[REDACTED]  
Nanaimo, BC

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** April 16th hearing re:cable bay  
**Date:** April 10, 2026 2:31:57 PM

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Hello,

My name is [REDACTED] and I reside on Gabriola island.

I was horrified to learn about the proposed construction that will directly effect cable bay, wild life, and our air. Not to mention the noise. We chose to live here away from many resources to life a quieter healthier life.

I want to formally come forward and denounce this proposal. I could go on and on about all the many reasons this is a bad idea but that would take days. Please put my name forward as someone who does not agree with this proposal and highly again it.

Thank you for your time and consideration



# Snuneymuxw

First Nation

[www.snuneymuxw.ca](http://www.snuneymuxw.ca)

April 7, 2026

Mayor and Council  
City of Nanaimo  
455 Wallace Street  
Nanaimo, BC V9R 5J6

**Re: Rezoning Application No. RA503 – 950 Phoenix Way - Nanaimo Forest Products (Harmac Pacific) – Zoning Amendment Bylaw 2026 No. 4500.249 (the “Rezoning Application”)**

Dear Mayor and Council,

I write with respect to the rezoning application of Nanaimo Forest Products Ltd. (“NFP”) for 950 Phoenix Way, Nanaimo (the “Lands”). We understand that Nanaimo City Council (the “City”) passed first and second reading for the application on March 23, 2026, and that a public hearing is scheduled for April 16, 2026. Here I will share Snuneymuxw First Nation’s (“SFN”) initial perspective on the application, including issues and solutions.

For the reasons described below, Snuneymuxw has not yet completed the referral process either with the City nor NFP, and despite Snuneymuxw’s attempts, no capacity funding has flowed to SFN that would enable us to meaningfully engage on the substance of the rezoning application. Substantial issues remain unresolved therefore the parties require further time to continue a collaborative process geared to a respectful, cooperative and recognition-based consensus with respect to the future of the Lands. Any rezoning process that proceeds without meaningful engagement with SFN will cause unnecessary conflict and challenges that are best avoided.

## **1. Snuneymuxw’s Rights with Respect to the Lands**

The Lands are subject to Snuneymuxw’s section 35 rights under the *Constitution Act, 1982*, and Snuneymuxw’s aboriginal and treaty rights and title are directly relevant, material and applicable to the Rezoning Application. The Snuneymuxw Sarlequun Treaty of 1854 (the “Treaty”) preserves and protects sacred villages, cultivated fields, harvesting and gathering, waterways and marine areas and the rights to carry on fisheries and hunting as formerly. The City and SFN signed the Protocol Agreement to recognize our rights and undertake meaningful reconciliation, promote certainty and jointly enable economic growth for the benefit of all.

The Lands and its surrounds are an integral part of SFN treaty-protected village sites that were meant to be protected for our use and occupation under the Treaty. Multiple registered archaeological sites sit within a two-kilometer radius of the Lands, including cultural shell deposits, ancestral remains,

artifacts and faunal remains, burial sites, rock shelters and caves, as well as petroglyphs. The closest of these is a major cultural shell deposit, various lithics, fauna and rock shelters, located 48 meters to the north of the Lands. In addition, the Lands are on top of Snuneymuxw cultivated fields, gathering places, hunting grounds, and resource camps to which we have established Aboriginal title and Aboriginal and treaty rights to hunting, gathering, harvesting, and fisheries as formerly. The Lands carry enduring cultural, spiritual and historical significance to SFN despite their historical unlawful alienation from the Snuneymuxw People and subsequent devastation occurring to our catastrophic detriment.

## 2. The City's Obligations with Respect to the Rezoning Application

You will be aware from correspondence regarding a previous rezoning application of SFN positions regarding the interaction of our Treaty rights with the *Local Government Act* and rezoning bylaws. In brief:

- a) the City has an obligation under its Official Community Plan (the "OCP") to proceed with comprehensive engagement with SFN consistent with Snuneymuxw's Treaty, the United Nations Declaration on the Rights of Indigenous Peoples, and the Truth and Reconciliation Committee of Canada: Calls to Action;
- b) the 2019 Renewed Protocol Agreement between SFN and the City (the "Protocol Agreement") commit us to a true, meaningful, and transformative government to government relationship based on reconciliation and respect for each others' jurisdictions and establish a collaborative process in order to do so, including land use (s.3(b)(iii), among others. We encourage you to also pay particular attention to sections 2, 3 and 6 along with the entirety of the Protocol Agreement, and its relationship with the OCP;
- c) the *Local Government Act* prohibits the City from passing any bylaw that is inconsistent with the OCP;
- d) rezoning bylaws have the potential to infringe SFN treaty rights by facilitating further negative impacts through development and by usurping Snuneymuxw authority to make decisions respecting Treaty-protected areas;
- e) a City bylaw that unjustifiably infringes a Snuneymuxw Treaty right is *ultra vires* the City's powers and can be set aside by a court on that basis; and
- f) the City has a positive obligation to engage with SFN to understand our Treaty rights and how a particular rezoning application will impact those rights.

The SFN referral policy and process govern municipal rezoning applications within Snuneymuxw territory and applies to the Rezoning Application. It is an objective of SFN to discharge joint decision-making with the City, and uphold the principled commitments between us in the Protocol Agreement, the OCP and the Facilitation Table. Given the significance of the Lands to Snuneymuxw history, culture, sustenance, economic practices, and way of life, and the high potential for adverse impacts to the SFN section 35 rights resulting from the Rezoning Application including proposed developments, we have determined that it requires a deeper level of engagement, including Snuneymuxw's free, prior, and informed consent to proceed.

We urge you to act consistently with the constructive government to government arrangements between us including the SFN referral process, and provide SFN with reasonable time to review and respond in a fair and reasonable manner. Given the state of affairs between SFN and NFP, and SFN

and the City, it is our expectation that SFN will require more time to engage with NFP and the City. It is our view, therefore, that the April 16<sup>th</sup> public hearing is premature given that SFN has not yet been given an opportunity to substantively respond to the Rezoning Application and NFP. Inefficiencies and challenges may arise if City Council is required to conduct an additional public hearing at a later time so that the new information regarding from SFN and NFP can be considered.

### **3. Engagement with Snuneymuxw is Incomplete**

As you are aware, the Lands are subject to the SFN referral policy, a 3-phased process starting with an Initiation Phase, Review Phase and then a Response Phase. Currently the Rezoning Application is in the Review Phase and several outstanding issues remain unresolved including the requirement for capacity funding to enable free, prior and informed consent. Without capacity funding in place, among other outstanding issues, there can be no suggestion that SFN has been meaningfully engaged on the Rezoning Application. As such, the process through which SFN has been engaged remains incomplete and inadequate at this time.

A review of the history of this referral is warranted:

- a) Prior to proposing these Lands for rezoning, SFN had no relationship with NFP for over a decade and a half, despite continued significant impacts of NFP's activities on our rights and way of life.
- b) The City submitted an application to undertake and complete the SFN referral process over the Lands and SFN acknowledged receipt on December 11, 2024 regarding the Lands.
- c) NFP formally submitted an application to undertake and complete the SFN referral process over the Lands and SFN acknowledged receipt on January 7, 2025.
- d) SFN issued correspondence to NFP notifying them that their referral to SFN has moved to the Review Phase of the SFN referral process on March 19, 2025, and immediately asked for a meeting with NFP ownership group.
- e) While SFN representatives first met with NFP consultants in April 2025, SFN hosted an inaugural meeting with NFP ownership group on June 12, 2025. Representatives of the NFP ownership group and SFN have had a handful of meetings since then and exchanged correspondence to address and resolve impacts of the Rezoning Application to SFN section 35 rights.
- f) SFN shared with NFP a framework to resolve outstanding issues in April 2025 and again in October 2025, and NFP finally responded in December 2025. Both NFP and SFN are in active, substantial and materially relevant conversations that will directly impact the Rezoning Application, and these critical conversations remain incomplete.

To date and in the face of repeated requests, SFN has not received any capacity funding to review the Rezoning Application and its supporting documents, challenging the advancement of meaningful engagement with the Nation. In the absence of receiving capacity funding, it has been impossible for Snuneymuxw to allocate the necessary resources to complete the referral process and enable the Nation to become fairly and reasonably informed about the implications of the Rezoning Application and its supporting technical documents to SFN treaty and aboriginal rights. Often, a Traditional Use Study ("TUS") is required for the parties to meaningfully understand the significance of the Lands to SFN, proponents and governments. A TUS has not been completed and may still be necessary. Beginning earlier this year, NFP began responding our requests for capacity funding and an agreement

for capacity funding agreement is not complete causing delays.

Nevertheless, Snuneymuxw has made it a priority to engage with NFP in good faith to resolve relevant and material issues related to the future of the Lands and the impacts to SFN rights. Constructive arrangements and agreements have been exchanged between the SFN and NFP over the past three months, and these discussions remain in early stages, however, and no agreement is in place at this time. We continue to assess the proposal seriously upholding the honour of SFN and with a view to finding a path towards providing SFN's free, prior and informed consent in the future.

City enforcement of an unreasonably expedited approval timeline in light of the above considerations, including in the absence of capacity funding, only serves to exacerbate progress and jeopardize key local relationships between NFP and SFN. As such, the rezoning process at the City, including any advancement to public hearing or further readings, should be conducted with a view of joint-decision making and should not proceed until Snuneymuxw free, prior and informed consent has been obtained.

#### **4. Questions Around City Oversight of Industrial Development**

We note that the Rezoning Application has caused considerable consternation among residents of Nanaimo and various advocacy groups who are concerned about environmental impacts of further industrial activity and the impacts on the Cable Bay Trail. We also understand that, in response to a motion put forward by City Councillor Paul Manly, City Staff are conducting its own assessment of the viability of additional City oversight for potential industrial site uses and this governing process is incomplete. The question of how much additional heavy industry can be accepted in an area already significantly impacted is a worthy one, and the City should be involved in thinking about cumulative effects on the environment, health and the aboriginal and treaty rights of Snuneymuxw. Among the City's obligations are to ensure that industrial development is harmonious with the City's duties to SFN. For these reasons, at this time when there are no assurances that SFN rights, interests or concerns regarding industrial development will be considered, SFN looks forward to reviewing the City-led assessment regarding Snuneymuxw territory and having the opportunity to officially respond on a government to government basis. It is our view that environmental stewardship goes to the heart of our Treaty and way of life, and this City-led assessment ought to be taken into consideration. Overall, economic development in SFN territory and marine areas have been generated on the backs of the Snuneymuxw People and at the exclusion of Snuneymuxw First Nation. Our people have paid the ultimate price for historical and modern economic development, and reconciliation with industry and government is key to generating mutual respect and prosperity.

As articulated to the City in prior correspondence, land use decisions and land management decisions must be grounded in a clear, principled and reconciliation-based framework that brings forward certainty and predictability. We urge the City to continue to implement the commitments in the Protocol Agreement and the OCP with us and use those frameworks to advance the Rezoning Application.

For the reasons I have described, at this time, Snuneymuxw does not provide its free, prior and informed consent for the Rezoning Application. Pathways and conversations are already underway to resolve significant issues, both with NFP and with the City, and in these circumstances the City ought to consider supporting the active development of constructive arrangements and the progression

of conversations between SFN and NFP.

Snuneymuxw First Nation will continue to engage constructively with NFP and keep the City apprised as our discussions evolve. We request that this letter be included in the record of public and First Nations engagement related to this application.

Sincerely,



Chief Michael Wyse

cc:

Mary Sue Maloughney, Deputy Minister, Ministry of Indigenous Relations & Reconciliation  
Mark Lofthouse, Ministry of Indigenous Relations & Reconciliation  
Ron Strangway, Senior Negotiator, Ministry of Indigenous Relations & Reconciliation  
Lorne Brownsey, Facilitator, SFN-MIRR-Nanaimo-MHMA Facilitation Table  
Dale Lindsay, City Manager, City of Nanaimo  
Mike Crucil, Ownership Group, Nanaimo Forest Products  
Ryan Prontack, Maintenance and Engineering Manager, Nanaimo Forest Products

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 2:48:35 PM

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## [Public Hearing Submission](#)

Submitted on 10 April 2026, 02:48 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	RE: 950 Phoenix Way ( Application # RA000503 )
Comments	Please add this email to the Public Hearing Record for the April 16, 2026 meeting. I object to a Re-Zone of 74 hectares of Rural Land into Heavy Industrial development. I would like to go on record as being opposed to any Industrial Development that could further pollute the Air, Water and Noise Level off Nanaimo, Gabriola and surrounding area. We receive regular pollution from Harmac already and don't need to add to it. I support Light Industrial that benefits our area without polluting it. We need to add more Greenhouses to supply us with fresh, local produce year-round. A larger Costco building would serve the Nanaimo District well and be closer to container ships offloading their goods. Perhaps a Retailer of new Chinese EVs can be located there. If you ask us, we can brainstorm further ideas. I look forward to you supporting non-polluting uses of this land.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Industrial Rezoning Bylaw  
**Date:** April 10, 2026 3:24:30 PM

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To the Nanaimo City councilors.

I am writing to express my sadness, dismay and frustration that we are yet again considering allowing an incredibly valuable resource to potentially be destroyed forever.

The forest and wildlife in this area make a very large contribution to the well being of the Nanaimo residents, tourists, and local wildlife ( land and marine based). The land was purchased by NFP as AR1 and should never be allowed to be rezoned as I4.

The fact that the actual Cable Bay trail will remain intact in no way lessens the devastation that will happen to this area if it is rezoned. The residents will have no say of what kind of noise or pollution will be allowed to happen.

Your property description states:

There is a grade change of 85 m ( thus allowing run off), sloping downward to the Northumberland channel. There is a second growth Douglas Fir forest, pockets of meadow, several terrestrial herbaceous environmentally sensitive areas and wetlands ( which are also being quickly destroyed in Canada). Your own words outline the importance of this land remaining intact as is.

The City Plan states that the Industrial Designation is intended to accommodate industry and the resulting industry may generate noise, vibration, odours and include activities that are not suitable adjacent to neighborhoods.

I may remind you that there are people that live in the neighborhood of Cable Bay. There are also many residents and tourists that use Cable Bay trail on a daily basis. Do you really think that a 100 m buffer will eliminate odours, noise, vibrations and other potential pollutants?

This land is already Zoned. It was purchased with AR1 zoning in place and local residents and other users of this area have a right to expect it to stay zoned this way.

I know that financial gain to both the company and the Nanaimo tax base is at heart of this rezoning. Please do the right thing and respect the land and the local wildlife and leave this alone.

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** 950 Phoenix Way, Bylaw No. 4500.249  
**Date:** April 13, 2026 7:54:13 AM  
**Importance:** High

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To whom it may concern,

I am sincerely opposed to the rezoning of the 950 Phoenix Way property. Protecting this valuable land from ill-intentioned misuse should be your priority. Heavy industrial zoning is not what the community needs in this ecologically vulnerable location. Please decline the rezoning application for this property.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** By law 440.249 for 950 Phoenix Way  
**Date:** April 11, 2026 3:16:56 PM

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I will be unable to attend the public hearing on April 16. For the record I am opposed to the approval of By Law 440.249. Any further development to this area would be detrimental to the environment and to the people who enjoy the benefits of using this land for recreation along with the wildlife that resides there.

My name is [REDACTED] and I am a resident of Nanaimo.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw # 4500.249 at 950 Phoenix Way  
**Date:** April 12, 2026 6:40:23 AM

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Good Morning,

I am writing to express my strong opposition to allowing industrial uses in this area. I am appalled that this zoning has passed 2 readings. We are in the midst of extreme weather changes coupled with an increase in people relocating to the island. Priority should be placed on preserving our unique biodiversity and green spaces, which is why people move here. Once it's turned into industrial uses, these green spaces are lost forever.

I can only wonder, what in the world are you thinking to approve such an inappropriate use for this land?

Please reconsider and save this area for future generations to see and enjoy.

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw 4500.249 for 950 Phoenix Way, Opposed  
**Date:** April 12, 2026 10:08:55 PM

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Respected Mayor and City Councillors,

I am writing to express my opposition to the passing of Bylaw 4500.249 for 950 Phoenix Way.

This area is extremely important to a large number of marine species, that take advantage of the unique ecological circumstances presented by Dodds Narrows. Because of that set of circumstances, visitors who venture the Cable Bay Trail are able to see a wider array of marine animals and plants than are unavailable to be readily seen at any other place on Earth that I have ever gone, and I am guessing that is true for many Nanaimo-ites. Having us travel to more remote areas around the globe to accomplish this would not make our species or any other species on this planet safer...as it would increase GHG emissions from travel And From industry to support that travel. I have in recent years seen the giant pink star fish, near Dodds Narrows in a time when they are critically rare, to a degree that scientists have warned people not to take them out of the water or remove them, as that could cause the whole population of the species to be wiped out, as in to "go extinct". I have seen, as most of us have, sea-lions and seals in abundance as well as river otters, Orcas, lesser star fish of various varieties, and on land, I have observed unique bird behaviors I have seen no where else. It is a spectacularly unique place!!! In fact Coastal Douglas Fir Ecosystems have the highest number of species at risk in BC including 24 Globally imperiled species (not just the giant pink star fish!)

Nanaimo needs spaces like this particular site, intact, as they not only save the well-being of Other Species, but also the well-being of Our Species! Walking in forests, along ocean shores, where one can Really Enjoy Nature, is among the most important things we can do for our own physical and mental health! And while preserving our biosphere is imperative to saving our planet, ...I suspect that to you, Nanaimo's elected body, a dollar and cents shorter term budget, and the Nanaimo health care crunch, amounting to desperation in our own city of Nanaimo may be easier to focus on. Recognizing the health benefits realized by preserving this area for all to benefit from, I certainly hope you may appreciate its mental and physical health benefits to Nanaimo:

At Hospice I learned that walking under a complete forest canopy is the most helpful thing a person suffering from the grief of losing a loved one can do. It seems to me it is also important that one does not feel the press of people, or dogs, or of the smell of dog poo to accompany one in such places. Nanaimo needs to keep such quiet precious places that lighten the soul. The Cable Bay Trail has full canopy cover. It lessens grief. In its current state it preserves our populations' health; particularly significant as Nanaimo keeps driving to increase its population.

Nanaimo has a goal of reducing GHG emissions and also has set its own goal of achieving 40% tree cover. Both of these dreams will remain Just That, "Dreams," unless actions that work to attain those goals are actually taken. By not passing this bylaw, Nanaimo may retain more tree cover and keep forestland that will continue to help reduce and control GHG levels.

If this area is purchased as a forest hike area for the growing area of Nanaimo we would all benefit, as a population from that wise move! It is a beautiful, significant and sacred site not only to First Nations.

I urge you, Mayor and council, to oppose this bylaw, which is also reckless in the absence of Paul Manly's proposed bylaw amendment, protecting the medical health of Nanaimo and surrounding regions populace, so as to protect it from the unlimited pollution of "emissions intensive industries" (especially concerning the elderly and children, who are most susceptible to the effects of excessive pollution, as is presently witnessed in Kitimat, BC).

When we destroy the natural elegance and sanctity of such places as this, we can no longer reap the benefits of selling that scenic photo op, nor that perfect hike "on vacation in Beautiful British Columbia." Not only will the passing of this bylaw take away the sites economic opportunity for our tourism industry, in fact, it makes us all in this region poorer for the loss.

Sincerely,

A solid black rectangular box used to redact the signature of the author.

**From:** [REDACTED]  
**To:** [Public Hearing; Communications](#)  
**Subject:** Bylaw 4500.249/950 Phoenix Way  
**Date:** April 11, 2026 1:50:45 PM

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Hello,

My husband and I retired to Nanaimo 22 years ago from Manitoba. We have always been nature lovers and hikers and we are delighted with the opportunities to enjoy nature in our area. We applaud the RDN's work to enhance the various trails in the region. Cable Bay Trail was one of the first trails we discovered when we moved here and we couldn't believe our good fortune to live in a place where we had access to such a beautiful walk. Over the years we have hiked the trail many times by ourselves and with friends. There is always something interesting to see as the foliage changes with the seasons and as wildlife and boats pass through Dodd Narrows. It is the one trail we insist our visitors hike because of the wildlife and the transition from forest to ocean. It encapsulates the many beauties of our area.

We are very concerned that the proposal for development will not leave aside enough of a corridor to protect the forest and that heavy industry is likely to pollute the important waterway of Dodd Narrows and harm the fish, birds, otters, sea lions, and whales which traverse it. We are not opposed to industry per se, but wish to see it located where it will do the least harm to nature. It is time to reduce the harm humans inflict on the natural world. We can and must do better. We urge you to protect one of the beloved jewels of our area for the sake of the animals and humans who use it.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** BYLAW 4500.249/950 Phoenix Way  
**Date:** April 11, 2026 3:39:43 PM

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Sending from a very concerned citizen of Vancouver. How dare you even contemplate destroying such an important ecologically robust environment such as Dodd Narrows?

We have very few southern resident Orca alive at this moment and developing this area is going to put them at very serious risk of extinction . Please put a stop to this for all concerned, you'll make so much more from tourism than rezoning this beautiful forest

Signed [REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw 4500.249/950 Phoenix Way  
**Date:** April 11, 2026 11:27:36 AM  
**Importance:** High

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**To Whom it May Concern;**

**RE: Bylaw 4500.249/950 Phoenix Way**

I categorically demand the Rights of Human Beings and Nature over Developmental dollars that are driving the destruction of Cable Bay and Dodds Narrows... it will take just one 'spill'/disaster (as was experienced this winter) to decimate the treasure we call Cable Bay/Dodds Narrows...

Has City Council considered the impact to Tourism dollars, the long term health of our coastal waters when 'pushing' for more development....??

Do not rezone this land... please for the sake of our health, future and our children and all Living Things...

Get creative folks... it doesn't have to be decimation for the sake of money...!



*Warmly,*

*Specializing in issues that seem to have no answers"*

**BScN (Nursing), MCS (Master Communication Studies)**

*"Until you make the unconscious conscious, it will direct your life and you will call it fate."*

**— C.G. Jung**

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 (950 Phoenix Way Rezoning)  
**Date:** April 11, 2026 10:48:59 PM

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Public Hearing Submission – Opposition to Bylaw No. 4500.249 (950 Phoenix Way Rezoning)

Dear Members of Nanaimo City Council,

I am writing to express my strong opposition to the proposed rezoning of the property at 950 Phoenix Way from Rural Resource (AR-1) to Industrial (14) with site-specific provisions, and the related changes to Parks, Recreation and Culture One (PRC-1), under Bylaw No. 4500.249.

The Cable Bay Trail is one of Nanaimo's and the region's most cherished natural assets. It winds through rare old-growth forests, Garry Oak meadows, and sensitive shoreline habitats that support wildlife, including salmon, sea lions, whales, and many bird species. Thousands of residents and visitors use this trail every year for quiet recreation, exercise, nature appreciation, and mental health. Rezoning adjacent lands for heavy industrial and agro-industrial uses—even with a proposed buffer—risks permanent damage to the trail's character through noise, light pollution, traffic, and ecosystem disruption. A 100-metre average buffer is simply not sufficient to protect this sensitive area or the quality of experience for the public.

Instead of prioritizing industrial development so close to this beloved public trail, we urge Council to protect and enhance the Cable Bay Trail area for the benefit of the general public. This unique location, with its views over Dodd Narrows and proximity to Joan Point Park, has tremendous potential as a regional park and trail system.

Specific opportunities to serve the broader community include:

Expanding parkland dedication and connecting the lands surrounding the Cable Bay Trail to Joan Point Park to create a larger, cohesive protected natural area.

Exploring the construction of a pedestrian and cycling bridge from the Cable Bay Trail area to Mudge Island and Gabriola Island. Beyond providing a safe, non-motorized recreational connection that reduces reliance on boat traffic in the narrows, such a bridge would serve a critical public safety function. Mudge Island and Gabriola Island currently lack road-accessible emergency service routes. A fixed crossing would enable emergency services to reach island residents in situations where marine access is compromised by weather, vessel availability, or environmental emergency conditions. It would also provide a reliable evacuation route for island residents in the event of wildfire, earthquake, or other disasters, a resilience benefit of growing importance in the

context of climate change. At the same time, the bridge would decrease boat noise and wakes in this sensitive marine environment and improve everyday access for residents and visitors without adding vehicle congestion.

Such forward-thinking public amenities would deliver far greater long-term value to the people of Nanaimo, Cedar, Gabriola, Mudge Island, and the entire region than industrial development in this location. They would support public safety, emergency preparedness, tourism, healthy recreation, environmental protection, and community well-being for generations to come.

respectfully ask Council to reject this rezoning application and instead work towards serving and enhancing the Cable Bay Trail as a public park and natural treasure

Thank you for considering my submission.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

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**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 attn: Current Planning  
**Date:** April 10, 2026 9:25:52 PM

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Hello,

I, [REDACTED], Nanaimo resident of [REDACTED], am writing to state my opposition to the Cable Bay rezoning application for industrial use Bylaw No. 4500.249. I believe this site should remain as is. As nature intended with no implementation of destruction. I agree to have my name publicly shared in this opposition, for any public hearing or record. Please let me know if you require any further information to accept my opposition.

Thank you for your time

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 attn: Current Planning  
**Date:** April 10, 2026 9:23:24 PM

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Hello,

I, [REDACTED], Nanaimo resident of [REDACTED], am writing to state my opposition to the Cable Bay rezoning application for industrial use Bylaw No. 4500.249. I believe this site should remain as is. As nature intended with no implementation of destruction. I agree to have my name publicly shared in this opposition, for any public hearing or record. Please let me know if you require any further information to accept my opposition.

Thank you for your time - Have a great day!

- [REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way - oppose  
**Date:** April 11, 2026 5:58:45 PM

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As a Nanaimo community member and a local Family Doctor, I oppose bylaw No. 4500.249 for the following reasons:

1. A change in zoning at this point in time, comes without any safeguards against the potential health and environmental costs that specific industries could bring to our community. I am not opposed to all industry - it is understandable that as our community grows, industry jobs must also expand to meet that need. I respect Harmac's role as a locally owned business that provides valuable work opportunities. Some industry is necessary to provide the goods and services and economic opportunities that our community requires. However, some industry does not have any place in our current economy, as we plan for reducing greenhouse gases and air pollutants. I would oppose any waste-to-energy incinerator, or fossil fuel processing or shipping facility. Some types of industries would cause unjustifiable exposures to harmful air pollutants for local community members, and unnecessarily high greenhouse gas emissions. I strongly feel that the City should wait for the staff report that will provide options on zoning amendments to allow council to approve or deny heavy-emitting industries on a case-by-case basis. This will allow community members the opportunity to let council know when there are proposed projects that are unacceptable to us in their effects on our health, quality of life, and environmental impacts.
2. There are highly sensitive regions within the area under consideration, as designated by the City's own plan. These areas provide valuable biodiversity and provide a buffer to climate effects such as extreme heat. Rezoning must account for protection of these specific areas.
3. The tree canopy in this area provides a required cooling green space that is necessary to meet the City's goal of 40% canopy coverage. Tree canopy is essential for health as our summers become hotter. Further, deforestation of these areas will accelerate our City's emissions, when we are already struggling to meet our emissions targets.

At a minimum, I would support protection of the Cable Bay trail, with a minimum 100m buffer, and protection of the ecologically sensitive region to the east of the trail. Further, I strongly urge the City to wait to rezone any areas as industrial, until the staff report with options for zoning amendments is reviewed.

Thank you for your consideration,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 11, 2026 3:35:22 PM

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To whom it may concern;

I would like to register my opposition to the application for rezoning the property at 950 Phoenix Way from Rural Resource (AR1) to Industrial (I4).

The 74 hectares of forested land around the beloved Cable Bay Trail is a jewel in the Nanaimo region. Home to roughly 7400 trees and a rich diversity of native plants and animals, it would be a travesty to cut down so many trees and impinge on one of the most valued ocean access hiking trails and nature areas in the entirety of Central Vancouver Island.

I can appreciate the argument that Nanaimo is short of industrial land and I cannot comment on where else this land might be secured in order to advance economic development in Nanaimo. Just not here!

We have already learned the hazards of careless industrial spillage in this area and I believe that this pattern will only increase if this area is opened to the likes of waste incinerators, petroleum refineries, LNG export facilities, and chemical plants. Even if residents strongly oppose a project because of concerns about toxic pollution, noise, odors, or greenhouse gas emissions (GHGs), city council will have no power stop development once the I4 zoning is in place.

Now is the time to protect and preserve this pristine area by rejecting this rezoning application.

Thank you for listening to the many residents of Nanaimo who share this position.

Sincerely,

[REDACTED]

Sent with [Proton Mail](#) secure email.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 11, 2026 6:43:19 PM

---

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Hi council,

I'm in favor of building factories or whatever there as long as there's a continuous forested path connecting cable bay to dodds narrows.

Also I am against building homes near there. It should be forest farms or factories. Let ppl live in the city.

Elbows Up,  
[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 12, 2026 2:33:57 AM

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Please do not allow this property to be turned into an industrial area. It needs to remain in ALR. For Nanaimo and area, this is a very important and sensitive area, and is extremely valuable as part of our natural wild habitat and needs to remain so.

Thank you

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 12, 2026 7:03:59 AM

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To Whom it May Concern;

I strongly oppose the rezoning of the lands to the west of the Cable Bay trail.

I live on Barnes Road so these lands are basically in my back yard.

We moved our family here from the North end of Nanaimo to enjoy a quiet country life surrounded by nature and to enjoy the green spaces our area offers.

The rezoning application threatens the health and wellness of our vibrant community and our hardworking families will lose up to 30% of the value of our properties should this go through.

Also, destroying these lands that truly belong to the First Nations people who historically hunted and fished them is incredibly disrespectful and distressing as their ancestors are buried there and there are artifacts amongst the area.

Are you aware the critically endangered Southern Resident Orca's(J pod) just went through the narrows again a week ago? They won't be able to handle the toxins that the water ways at Dodd narrows will spread all along the coastline should more heavy industrial be added to the area. They along with the other marine life need protection not more destruction.

Please, I beg you, do not approve this, the results would be catastrophic.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 12, 2026 10:20:50 PM

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Dear City Councillors,

I am writing in opposition of Bylaw No. 4500.249 to rezone 950 Phoenix Way from Rural Resource to Industrial.

I am particularly concerned about approving heavy industrial zoning without a clear understanding of the scope of future use. This creates significant uncertainty and puts our community's health at risk. As a mother of two young girls, this is deeply troubling.

Our community is already impacted by pollution and odours from Harmac Pacific Pulp Mill. While improvements have been made over time, noticeable odours, particularly in the fall, persist. Modern mills are capable of near-total non-condensable gas (NCG) capture, which suggests there is still room for Harmac to strengthen its systems and reduce emissions. Yet residents continue to be exposed to unnecessary odours and pollutants.

Given this existing burden, it is difficult to understand how approving additional heavy industrial zoning, without clear limits or safeguards, can be considered responsible. What policies are in place to prevent cumulative impacts from multiple industrial emitters? Without such protections, we risk repeating situations seen in communities like Kitimat, where concentrated industrial activity has led to serious environmental and public health concerns.

This area is also of exceptional ecological importance. It is home to some of the highest concentrations of at-risk species and ecosystems in British Columbia, including Garry oak ecosystems, which are among the most endangered in Canada, with only a small fraction remaining in a natural state. These habitats support rare and endangered plant species and are irreplaceable. In addition, the presence of old-growth trees, now scarce on Vancouver Island due to extensive logging, further underscores the need for protection.

Finally, from a climate perspective, we have a responsibility to future generations. We cannot continue a pattern of prioritizing short-term economic gain over long-term environmental sustainability and public health. Decisions like this shape the world our children and grandchildren will inherit.

I urge you to reject this rezoning proposal, or at minimum, pause it until a full assessment of environmental, health, and cumulative impacts is completed, with clear safeguards in place to protect this community.

Sincerely,

[REDACTED]

Nanaimo resident, mother of two, [REDACTED], [REDACTED]



**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way)  
**Date:** April 12, 2026 9:18:40 AM

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Dear Mayor and Council,

I am strongly opposing the proposal to designate sections of Cable Bay as industrial area. There are not enough checks and balances to ensure this very special ecosystem will be protected. I would like the special report to be released that will recommend what projects will be approved or denied before a final decision is made. It just makes sense and will show that you are being open and clear and that you respect the people of Nanaimo and area who have concerns.

You made the correct decision regarding the Rowing club at Long Lake by allowing more community input and listening to citizens. There is room to do something similar here.

I will see you at the hearing on Thursday.

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way)  
**Date:** April 11, 2026 9:20:21 AM

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I am a resident of North Nanaimo and vehemently oppose the re-zoning proposed for this precious natural resource that we should not only be proud of but also be doing everything we can to protect it AS IS.

Just say NO!

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way, Nanaimo  
**Date:** April 12, 2026 10:49:35 PM

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Re: Bylaw number (Bylaw No. 4500.249 for 950 Phoenix Way)

To Whom It May Concern:

I am a born and raised Nanaimo senior who has seen many changes over the last few years here in Nanaimo and am concerned for all of us and upcoming generations about the future of Nanaimo with the way and rate it's being developed. The accelerating destruction of so many neighborhoods with the push for densification, the loss of green space and wildlife's habitat and the effects of climate change impact all of us.

Please note I am totally **opposed** to the **proposed change for rezoning from Rural Resource (AR1) to Industrial (I4) of the forested land (182 acres) around Cable Bay Trail** because this area is home to rich biodiversity with over 7000 beautiful trees and scenery that can never be replaced if the rezoning goes ahead. There are fewer parks and trails and forested areas left for Nanaimo residents, families, visitors and wildlife to utilize so please do not allow this to go ahead as it would be a **total catastrophe** if we lose this precious space. Once it's gone, it's gone !

Thank you for your consideration to my request.

[REDACTED]  
Nanaimo, BC

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way.....I TOTALLY OPPOSE!  
**Date:** April 11, 2026 9:46:35 AM

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Dear Councillors and others.

I cannot imagine the logic of a request to industrialize one of the most pristine areas in our city. This simply does not compute.

Have you ever walked the trails of Cable Bay and Dodd's Narrow areas? If not, you COULD NOT realize what a treasure of nature this area holds. If you HAVE NOT personally seen the stunning beauty, watched the boats, the whales, the sea lions and birds that utilize this, you have missed a great experience. Just imagine the harm that would happen if zoned industrial. Imagine the loss, the harm and the sadness of losing those trails, trees, birds, animals, bugs, flora and fauna, not to mention Dodd's Narrows beautiful eco system which is SECOND TO NONE on the PLANET.

WHAT ARE YOU THINKING? Please VOTE 'NO' to destroying what is there now! This area could never be replaced....EVER! DO THE RIGHT THING, not for the money, but for the people, for the environment! There must be other locations that can house heavy duty plans that are not so eco sensitive.....but PLEASE, NOT THERE. Thank you for your time.

[REDACTED], Nanaimo.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 11, 2026 9:44:51 AM

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Hello,

I am writing to express my opposition to the proposal for Bylaw No. 4500.249 for 950 Phoenix Way and to ask that this area be protected against future industrial development.

This area has priceless forest and I understand much of the area is designated as environmentally sensitive. Changing the designation of this area to Industrial (I4) would open the door to irreversible loss of an environmental jewel in our region.

Please consider the long term consequences and do not allow industrial zoning in this environmentally sensitive area.

Please conserve this special area, with its priceless forest and critical capacity for climate change mitigation and resilience, for future generations.

Please help keep our region healthy and safe for our kids and grandkids and ecosystems.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Bylaw# 4500.249  
**Date:** April 12, 2026 5:49:27 AM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom It May Concern,  
I am strongly opposed to the proposed change from Agricultural to Heavy Industry in Cable Bay.  
Period. Think of the future.

[REDACTED]  
Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** ByLaw#4500.429 for 950 Phoenix Way  
**Date:** April 11, 2026 11:07:32 AM

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I am writing to express my concern for the fact that council is pushing something through in an area where there has already been a recent environmental spill! Well, we do need industry. We do not need on restricted industry, which seems to be what Harmac wants as they want very little if any environmental restrictions put on them and on the development in the aforementioned area aforementioned area.

It seems city council is far more concerned about beautification rather than environmental protection!

Council needs to get its priorities straight, the need & should:

- Avoid locating industrial zones in environmentally sensitive areas
- Create public parks between Cable Bay and the adjacent Dodds Narrows to protect critical biodiversity and coastal habitats, and allow residents to visit and enjoy them in perpetuity
- Retain this large forested area to mitigate greenhouse gases and adapt to climate change - so vital for our community, given Nanaimo is far from its GHG emissions reduction goal and has yet to meet its stated goal of 40% canopy coverage
- Take climate action to safeguard citizens against the negative health, environmental and economic costs of worsening climate impacts

Up until now, I had thought that our council was at least environmentally concerned & aware, but if this bylaw gets past in its current form it proves they are not!

Sincerely

[REDACTED]

**From:** [REDACTED]  
**To:** [Communications](#); [Mayor&Council](#); [Public Hearing](#)  
**Subject:** Cable Bay industrial zoning ; support for saving Cable Bay as is  
**Date:** April 11, 2026 6:38:35 PM

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We appreciate the need for industrial development to broaden the tax base in our region and strongly believe that it should be located in an area that is already developed.

The Cable Bay Trail is a natural amenity that should be preserved intact. It is vital wildlife habitat and the trail is a much-appreciated healthy ecosystem corridor down to the spectacular Dodds Narrows.

Diverse natural areas are one of the main reasons that Nanaimo is attracting tourists and newcomers to the region.

We oppose neighbouring industry close to the existing trail and woods and encourage the city to find an alternate area that is already densely industrial instead of reducing healthy ecosystems and park lands.

Our natural areas are among the most important reasons that people love to visit and live in this part of the Island.

Please protect this treasure.

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay trail & Dodd Narrows  
**Date:** April 11, 2026 2:13:22 PM

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Public Hearing on the Industrial expansion by the Cable Bay Trail

My family and I have had the unique privilege of living on Mudge Island full time for the past 8 years. It is our home and we feel the heavy responsibility of being the current custodians of this precious land and ecosystem.

On Mudge Island, residents fought and fundraised to turn a few properties at Dodd Narrows into a park. Everytime I go there, I imagine "what if?" What if they hadn't shown up? A unique park that has history going back tens of thousands of years with first nations people fishing and gathering right there. Could have been lost, but now it's there for all of us to share. We gather to watch whales, orcas, sea lions, otters, eagles and many other animals feed. We wave at people across the narrows, who have walked the Cable Bay trail and come to witness this unique ecosystem thrive, like it has for time immemorial.

A few years ago, someone posted on the Save Cable Bay Facebook page this question: Tell us why you think this area needs saving. This is what I wrote.

Dodd Narrows is a unique and precious ecosystem of which the cable bay Trail is a part. It includes a wildlife corridor that goes across the Narrows to Mudge and from there to Gabriola or Link island and DeCourcey. Deer and cougars use this corridor guaranteeing a healthy population and a diverse gene pool. Marine animals and birds converge, feed and nest here. Indigenous peoples have an important, cultural history at the Narrows, where they have lived and fished since time immemorial. Economically the area is important for tourism, whale boats and other sightseeing vessels bring their clients here, sharing pictures of our beautiful Island worldwide. The majestic and mature forests that surround Dodd Narrows are critical components of this ecosystem. By clearing trees to make way for development, trees that are left have to bear the brunt of the weather and windstorms, increasing the incidence of dead fall. The wildlife corridor will shrink, wildlife and man conflict will increase.

We owe it to our grandchildren and great grandchildren to learn from the mistakes of those who came before us. The cable bay Trail is an opportunity for us to do better. Will we rise to that occasion or will we be another tragic note in a textbook about a place that used to be?

Thank you,  
Sincerely

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** cable bay trail rezoning  
**Date:** April 10, 2026 6:15:25 PM

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Dear Mayor and Council and whomever it may concern,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]

Nanaimo, BC

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay  
**Date:** April 11, 2026 1:45:49 PM

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Good afternoon,

I am writing to express my concern regarding the future of Cable Bay and to advocate for its preservation.

Cable Bay is an incredibly valuable natural space in our community. It offers not only scenic beauty but also important ecological benefits, providing habitat for wildlife and a place for residents and visitors to connect with nature. Areas like this are becoming increasingly rare, and once they are lost, they cannot be easily restored.

Beyond its environmental importance, Cable Bay contributes to the well-being of our community. It is a place where people walk, spend time with family, and enjoy the outdoors. Preserving it helps maintain the quality of life that makes this area so special.

I strongly urge you to consider protective measures that will ensure Cable Bay remains accessible and undisturbed for future generations. Sustainable planning and conservation efforts are essential to balancing growth with environmental responsibility.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable bay  
**Date:** April 12, 2026 12:52:30 PM

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I will attend the meeting on April 16th Thursday to say to show my support for the cable Bay trail. I am emailing as I want my vote to be counted to protect parts of the cable Bay trail for people.

Happiness is a skill,a manner of being,but skills must be learned. Matthieu Ricard

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** File no. RA000503  
**Date:** April 12, 2026 12:27:10 PM

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I would like to express my support for Bylaw no. 4500.249 for 950 Phoenix way to change the zoning of this property in support of our local employee owned forestry business. I am unable to attend the hearing.

Regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** File Number: RA000503 / 950 Phoenix Way (Duke Point/Cable Bay area) Purpose of Rezoning  
**Date:** April 12, 2026 4:25:22 PM

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**Subject: File Number: RA000503**

## **950 Phoenix Way**

**Opposition to Rezoning from AR1 to I4 Heavy Industrial of approximately 74.7 hectares (184 acres) from Rural Resource (AR1) to Industrial (I4) for future industrial and agro-industrial usage.**

Dear Mayor and Council Members,

I am writing to respectfully oppose the proposed rezoning of agricultural land from AR1 to I4 Heavy Industrial.

This proposal is not aligned with the values of environmental stewardship or community well-being that define our region.

The lands in question sit alongside the Cable Bay Trail ... a cherished natural area that supports recreation, wildlife, and mental well-being. Introducing heavy industrial zoning in this location places that ecosystem at risk. The potential removal of trees, impacts to wetlands, and increased noise, light, and air pollution represent a significant and irreversible loss.

The nearby community of Cedar will also be directly affected. Residents chose this area for its quiet, rural character. Industrial zoning threatens that with increased noise, emissions, traffic, and disruption to daily life, along with potential impacts on health and property values.

Importantly, agriculture ... including greenhouses ... is already permitted under the current AR1 zoning. If the intent is to support food production, rezoning to Heavy Industrial is unnecessary. What this change does allow is a much broader range of industrial uses, now and in the future, regardless of the current proposal.

This creates a lasting risk: once rezoned, the land cannot easily be returned to its current state.

Community concerns have already been clearly expressed ... particularly regarding inadequate buffering, environmental damage, and incompatibility with surrounding land uses. These concerns remain unresolved.

Respect for nature means protecting sensitive ecosystems like those surrounding the Cable

Bay Trail.

Respect for community means ensuring that developments are appropriate, compatible, and supported by those who live nearby.

As a resident of Cedar area, I can attest that our community is already regularly subjected to noxious emissions from the Harmac Pacific pulp mill. These emissions are at times overwhelming, causing nausea and raising serious concerns about both immediate and long-term health impacts. There are frequent occasions, especially in the evening, when outdoor spaces cannot be used, and residents are forced to keep windows closed to avoid exposure.

It has been suggested that such emissions are acceptable on the basis that industrial operations are permitted and regulated by the BC Ministry of Environment and Parks. However, regulatory approval does not equate to an absence of harm. The reality is that residents continue to experience and endure the direct effects of these emissions.

Given this existing burden, the introduction of additional heavy industrial zoning in close proximity to residential areas is deeply concerning. It is reasonable to conclude that such a change would further degrade air quality and exacerbate already concerning conditions.

This proposal does not meet those standards.

I urge Council to reject this rezoning and instead support land use decisions that protect our environment, respect our communities, and reflect long-term sustainability.

Thank you for your time and consideration.

Sincerely,

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 5:39:11 PM

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way

Dodd Narrows is a sensitive area that requires our protection, and my concerns are as follows.

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone, especially the most vulnerable our nature and wildlife who do not have a voice.

Sincerely,

[REDACTED]

Nanaimo

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 5:59:19 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants. Additionally, there are many bird species who use the area for protected nesting, including the Pileated Woodpecker.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone, human, animals, and plants alike.

Sincerely,

[REDACTED]

Nanaimo, BC

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 11, 2026 8:32:13 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants. Additionally, there are many bird species who use the area for protected nesting, including the Pileated Woodpecker.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone, human, animals, and plants alike.

Thanks,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 12, 2026 9:37:08 AM

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]

Nanaimo B.C.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 13, 2026 5:23:57 AM

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4). Losing more land is not acceptable. Keep cable bay green space as is. Nanaimo is running out of land.

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff. Recent spills from industrial sites near Duke Point as an example.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants. Increasing industrial activity is not a solution.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada. We are not building more land.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone. Please remember there is an upcoming election and development in cable bay will not get you reelected.

Sincerely,

[REDACTED]

Proudly born and raised Nanaimoite.

Nanaimo BC.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 10, 2026 4:53:26 PM  
**Attachments:** [REDACTED]

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone. This is such a special trail, and special space for our community, surely there are other lands that this type of industrial development

Sincerely,

[REDACTED]

Nanaimo, BC (homeowner, [REDACTED])

[REDACTED]



**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** I4 Zoning Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 12, 2026 10:59:25 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

RE: Duke Pt neighbourhood, 74 hectares AR1-zoned land near Cable Bay Trail being considered for I4 zoning

I am concerned about this rezoning proposal because an I4 zoning would allow all sorts of nearing obsolescence, anachronistic industrial uses. Uses such as waste incinerators, petroleum refineries, and LNG export facilities are good examples of what the city of Nanaimo should be advancing away from for the future security of its economic prospects and public health.

The subject area already provides great economic benefit to the Nanaimo area as it is wooded and helps to clean the air and mitigate GHG emissions. This should be of particular interest to Nanaimo council as Nanaimo is well short of its GHG emissions reduction goal and has yet to meet its stated goal of 40% canopy coverage.

Please do not rezone this area to an I4 zoning.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Cc:** [REDACTED]  
**Subject:** In opposition to Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 11, 2026 9:46:23 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the Council,

I write as I'm now in my 5th year as a Cedar land owner and protector. I came to BC in 2006 as a physician, professor, and as UBC's Tier I Canada Research Chair in Preventive Medicine and Population Health. I was compelled to buy my 19 acres because of the sprawl wall that it helped create between Nanaimo and our nearly intact >20 square miles of second growth coastal Douglas Fir Forest that surrounds the proposed industrial development. This land is home to mountain lion, bear, mink, heron, swan, and copious other hallmarks of wilderness, an extraordinary resource immediately bordering Nanaimo and the abundance of learners and tourists seeking an experience of wilderness, a glimpse of the possibility of partial regeneration of what has mainly been pillaged and eradicated.

Much of my work is in environmental and occupational health and safety. In facilities such as those being proposed, there are near-guarantees of bad unintended outcomes, of so-called "accidents" (so-called despite their inevitability). These proposals seem completely contrary to RDN's short and long-term goals and commitments to protect our ecosystems and climate, and I call on you to reject them and their brutal shortsightedness.

With care for our shared lands,

[REDACTED]

[REDACTED] MD, MPH, FACPM  
Professor, Faculty of Medicine, University of British Columbia  
Affiliate Professor, Faculty of Arts, University of British Columbia

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Date:** April 13, 2026 5:27:47 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Nanaimo City Council members,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4). Losing more land is not acceptable. Keep cable bay green space as is. Nanaimo is running out of land. NANAIMO IS NOT WILLING TO LOSE MORE LAND TO INDUSTRY.

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff. Recent spills from industrial sites near Duke Point as an example. Think of all the undecided, under reported hazardous spills and pollution we are introducing to our environment.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants. Increasing industrial activity is not a solution.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada. We are not building more land. We need space for trees to grow naturally.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone. Please remember there is an upcoming election and development in cable bay will not get you reelected.

Sincerely,

[REDACTED]

Born and raised Nanaimo.

Nanaimo BC.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 6:55:26 PM

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## [Public Hearing Submission](#)

Submitted on 10 April 2026, 06:55 PM

Your Name	██████████
Your Address	██████████, Nanaimo
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	<p>I want to express my sincere concern over the proposed re-zoning of the areas of Dodd Narrows and Cable Bay for industrial development. The natural beauty and ecological value of this area cannot be underestimated and should be protected at all costs. This is a nutrient rich marine area that supports biodiversity at its west-coast finest: salmon, seals, sea-lions, sea stars, not to mention the orcas (including endangered residents), and numerous other species that find nourishment here. Most of us are aware of the plight of the J-pod and resident orcas, whose fate continues to hang in a precarious place-- primarily (arguably, completely) due to human causes. This includes environmental toxins and pollutants from industrial development that affect their food sources, immune system, and reproduction. The resident orcas are unique to these waters and areas, with generations stemming back hundreds of years, perhaps even thousands. The relationship that they have to this web of life extends beyond what many of us who currently reside here can claim and they are an indelible species to this area. We do not have the right to take away their access to safe waters, nourishment, and the ability to flourish. We are incredibly blessed to live in these coastal areas and we need to remember that it is our job to steward them consciously and responsibly, for the generations to follow us--human and non-human alike. The future of entire ecosystems are in our hands and decisions like this are part of the determining factor in whether they collapse or have a resurgence as never before. You cannot put a price on the life-bed that even smaller areas such as Dodd Narrows offers the rest of the community, not just in Nanaimo, but up and down the coast of Vancouver Island and British Columbia. And, in the long-term, sustaining these rich marine ecosystems and ancient forest areas will yield a far more resilient economy. We can be much more resourceful and intelligent in creating circular economics that create abundance for everyone in the community. I ask you to not re-zone this area for industrial development. Dodd Narrows and Cable Bay should be protected and maintained as the vital ecological sanctuary it is, from the forests to ocean bed floors. Thank you for your time. Sincerely, ██████████</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 6:56:57 PM

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## [Public Hearing Submission](#)

Submitted on 10 April 2026, 06:56 PM

Your Name	██████████
Your Address	██████████ Abbotsford BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw no.4500.249
Comments	<p>I am strongly opposed to the rezoning of the lands north of the dodd narrows to be industrial land. The environmental impact on our native Gary oaks is extremely concerning, those are heavily endangered ecosystems and I am appalled that this proposal was even allowed to get as far as it has considering this impact. Then there is the concern of industrial waste run off leaching into our forest and sensitive waterways like the dodds narrows, that could create irreparable damage. The current existing industrial has already created a derremental impact on the ocean and surrounding areas. More needs to be done to reprimand and fix the current problems being made by those industries and protect our last remaining Gary oak ecosystems instead of adding to the damage and destroying what we cannot replace.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 8:55:26 PM

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## [Public Hearing Submission](#)

Submitted on 10 April 2026, 08:55 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 And File No. RA000503
Comments	Do not develop in the vicinity of Dodd Narrows

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 9:09:50 PM

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## [Public Hearing Submission](#)

Submitted on 10 April 2026, 09:09 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Save Cable Bay
Comments	<p>Subject: Urgent: Save Cable Bay – Protecting Our Park and Heritage To the [Planning Committee/Council Members/Project Leads], Our community is defined by the places where we find peace, and for many of us, that place is <b>Cable Bay</b>. We are writing to you today not just as concerned citizens, but as stewards of a landscape that is far more valuable to this region as a natural sanctuary than as an industrial site. The proposal to convert this vibrant area into an industrial zone would represent an irreversible loss. Currently, Cable Bay offers: <b>Essential Public Access:</b> Daily trails that provide physical and mental well-being for families, hikers, and local residents. <b>Unmatched Natural Beauty:</b> Rare coastal views and direct access to the ocean that cannot be replicated or replaced once paved over. <b>Environmental Integrity:</b> A thriving ecosystem that serves as a necessary buffer against urban and industrial expansion. Industrialization may offer short-term economic metrics, but it comes at the cost of our community’s soul. We use these trails every day. We bring our children here to learn about the ocean, and we go there ourselves to find quiet. Replacing birdsong and salt air with machinery and concrete would permanently diminish the quality of life in our area. <b>We want to keep the park.</b> We urge you to reconsider this development and instead commit to preserving Cable Bay as a public treasure for generations to come. The value of a forest and a shoreline is measured in more than just square footage—it is measured in the health and happiness of the people who love it. Please choose to protect our parks.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 6:58:16 AM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 06:58 AM

Your Name	██████████
Your Address	██████████, Toronto ON ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	Although I live in Ontario, I strongly oppose the proposal because Nature must be protected globally.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 8:33:40 AM

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## **[Public Hearing Submission](#)**

Submitted on 11 April 2026, 08:33 AM

Your Name	██████████
Your Address	██████████ Ladysmith BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	I want to voice my strong opposition to the proposed developments on the east and west sides of Cable Bay. The backcountry and watersheds of Vancouver Island have been heavily degraded and destroyed from unchecked industrial use. Please protect and save Cable bay.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 11:20:45 AM

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## **Public Hearing Submission**

Submitted on 11 April 2026, 11:20 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Phoenix way rezoning
Comments	Please do not consider rezoning the site. Please explore as many ways as possible to protect the forest and its biodiversity

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 1:42:04 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 01:41 PM

Your Name	██████████
Your Address	██████████ Nanaimo bc. ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249/950 phoenix way
Comments	I vote against this construction near a park and farmland. Build it elsewhere

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 1:46:51 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 01:46 PM

Your Name	██████████
Your Address	██████████ Nanaimo, BC ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	As a resident of Nanaimo I feel that protecting the Cable Bay trail should be the first priority. The "average" buffer zone clearly does not provide enough space between any industrial development and the trail which is a very well loved and used resource for the citizens of Nanaimo and area. The development of industry in this area close to the water also increases the risk of pollution affecting wildlife both land based and marine based in a negative way.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 2:26:44 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 02:26 PM

Your Name	██████████
Your Address	██████████ Nanaimo BC ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249/250 Phoenix Way
Comments	Save Cable Way

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 3:37:13 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 03:37 PM

Your Name	██████████
Your Address	██████████ Gabriola Island.
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	Cable Bay is a diverse, vibrant habitat and shooykd be protected from any development.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 4:46:07 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 04:45 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay Trail
Comments	I oppose the re-zoning. The needs to re/zone for greenhouses is unnecessary as it is already zoned for that purpose. Altering it to heavy industrial when it doesn't need to be indicates there are underlying reasons not disclosed to the public.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 4:57:12 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 04:57 PM

Your Name	██████████
Your Address	██████████ Delta, BC. ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I oppose the rezoning of public coastal lands and opening them up to industrial use near Cable Bay and Dodd Narrows.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 5:16:52 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 05:16 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay, Phoenix Way
Comments	I oppose rezoning Cable Bay (Phoneix Way) as it will have a negative impact on Cable Bay and surrounding area and is not good for the enviroment.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 5:29:48 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 05:29 PM

Your Name	██████████
Your Address	██████████ Nanaimo BC ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	<p>I believe that industrialization at this property would be harmful to the beauty and environmental function of Nanaimo. I am a renter who once rented near Cable Bay. It is spectacular to walk there and see the reversing current which is a rare phenomena. There were sea lions close enough to the path to hear them sing and smell their breath. I left Nanaimo 30 years ago to further my career and have returned 8 years ago. Nanaimo has grown significantly in the time that I have been back. It is inevitable and there is no going back. Cable Bay is a nearby sanctuary for nature and humans alike. I strongly believe that we need to protect Cable Bay and put our efforts into maintaining the natural environment as a protected space where we can breathe the refreshing sea air and bath in the rejuvenating forests gifts. Create a place where residents and visitors alike can marvel at Nanaimo's beauty and respect our community choice to create beauty rather than the industrial belching destruction of this gem. There is no going back.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 5:35:40 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 05:35 PM

Your Name	██████████
Your Address	██████████, Gabriola BC ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Phoenix Way (Cable Bay)
Comments	Please count this communication as my opposition to the reasoning of Cable Bay to include heavy Industrial. This is such a lovely and fragile ecosystem, with sea creatures, birds and humans making it their home. Please don't let industry move in and raise the risk of a pollution disaster in one of the most beautiful parts of the City.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 6:54:08 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 06:53 PM

Your Name	[REDACTED]
Your Address	[REDACTED], Lantzville, BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Tee Aych Bylaw No. 4500.249 Address: 950 Phoenix Way
Comments	This is a very special place to me and my family and any development or destruction of this park would be a crime.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 7:12:41 PM

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## **[Public Hearing Submission](#)**

Submitted on 11 April 2026, 07:12 PM

Your Name	██████████
Your Address	██████████, Gabriola
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix way
Comments	I strongly oppose the rezoning of over 200 acres of AR-1 lands adjacent to Cable Bay Trail and our communities. The negative impact of this rezoning far outweighs any possible positive outcomes.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 7:50:37 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 07:50 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Point Rezoning
Comments	I oppose this development, if allowed it should have at least a 200 ft natue buffer along the shoreline aka no clearing of that buffer

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 7:52:38 PM

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## **Public Hearing Submission**

Submitted on 11 April 2026, 07:52 PM

Your Name	██████████
Your Address	██████████, Gabriola
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Opposed
Comments	Agriculture reserve land is critical to the long term sustainability of our communities. Do not take land out of the AR - for any reason.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 8:14:58 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 08:14 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way
Comments	I am fiercely opposed to the reasoning of agriculture land adjacent to Cable Bay. I live on Gabriola and am signing impacted by industrial activity as I live across from WFP. While I appreciate Harmac and WFP attempt to mitigate their industrial impact, it isn't always effective. Adding more industrial activity to a sensitive ecosystem at said location is unconscionable, in my opinion. I trust this will not go forward. Sincerely, ██████████ Concerned resident.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 8:31:16 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 08:31 PM

Your Name	██████████
Your Address	██████████, Yellow Point, BC, ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way LOT A, SECTION 21, RANGE 3, SECTION 21, RANGE 2 AND 3, SECTION 22, CEDAR DISTRICT, PLAN EPP129133
Comments	<p>Dear City of Nanaimo Mayor, Council Members and Federal Representatives, I am writing to express my strong support for the protection of Cable Bay Trail in Cedar, and to urge you to prevent any industrial rezoning that would compromise this extraordinary place. I recently spent time walking Cable Bay Trail, and I feel compelled to share what this area represents—not only to me, but to so many in our community. Within minutes of entering the trail, the forest transforms. It becomes richer, wilder, and more complete. The sounds of flickers, wrens, eagles, and chickadees fill the air. The forest here is not fragmented—it is diverse, intact, and deeply alive. As I continued toward the shoreline, I experienced something increasingly rare on Vancouver Island: a fully connected ecosystem stretching from forest to ocean. Along the water, I observed seals, sea lions, a great blue heron feeding at the shoreline, and multiple eagles overhead. This is a place where land and sea meet in a way that sustains remarkable biodiversity. This area is also critical to the health of Dodds Narrows—one of the richest and most ecologically significant marine environments in the region. The integrity of the upland forest directly affects the vitality of these waters. Beyond its ecological importance, Cable Bay Trail is a place of profound human value. I arrived carrying a great deal of personal weight, and after spending time there, I left feeling lighter, restored, and deeply connected—to the forest, the ocean, and all the life within it. These places are not luxuries; they are essential to our well-being. After a 35-year career as a biologist, I can speak at length about the scientific and ecological value of this ecosystem. But I believe it is equally important to recognize something less quantifiable: the intrinsic value of places like Cable Bay. They are part of our collective home—supporting not only wildlife, but also the mental, emotional, and spiritual health of our communities. We are at a point where we must reconsider how we value land. Enough with incremental loss, degradation, and short-term thinking. There are better ways forward—ways that respect and protect what remains of our intact natural systems. Cable Bay is not just another piece of land. It is a living, breathing ecosystem that supports countless species, including humans. It is widely used and deeply loved by the people of this region. Its value is immeasurable. I urge you to listen to the voices of the community. The message is clear: this place must be protected. Prevent industrial rezoning of the Cable Bay area and take meaningful steps to ensure its long-term conservation. This is a moment to act with courage and integrity—</p>

for the people, for the land, for the waters, and for all the life that depends on them. Sincerely, [REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 8:51:49 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 08:51 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I am writing to express my discontent with the current plan to industrialize the area surrounding the Cable Bay trail. The proposed 50m buffer is inadequate to protect one of the most valued public areas Nanaimo has to offer. This degree of industrialization of the area is not wanted by residents; if it must occur, it should be of a significantly smaller area and further from the trail, with a minimum buffer of 250m.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 10:21:58 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 10:21 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	Traffic

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 10:29:36 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 10:29 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	emergency preparedness
Comments	<p>Public Hearing Submission – Opposition to Bylaw No. 4500.249 (950 Phoenix Way Rezoning) Dear Members of Nanaimo City Council, I am writing to express my strong opposition to the proposed rezoning of the property at 950 Phoenix Way from Rural Resource (AR-1) to Industrial (14) with site-specific provisions, and the related changes to Parks, Recreation and Culture One (PRC-1), under Bylaw No. 4500.249. The Cable Bay Trail is one of Nanaimo's and the region's most cherished natural assets. It winds through rare old-growth forests, Garry Oak meadows, and sensitive shoreline habitats that support wildlife, including salmon, sea lions, whales, and many bird species. Thousands of residents and visitors use this trail every year for quiet recreation, exercise, nature appreciation, and mental health. Rezoning adjacent lands for heavy industrial and agro-industrial uses—even with a proposed buffer—risks permanent damage to the trail's character through noise, light pollution, traffic, and ecosystem disruption. A 100-metre average buffer is simply not sufficient to protect this sensitive area or the quality of experience for the public. Instead of prioritizing industrial development so close to this beloved public trail, we urge Council to protect and enhance the Cable Bay Trail area for the benefit of the general public. This unique location, with its views over Dodd Narrows and proximity to Joan Point Park, has tremendous potential as a regional park and trail system. Specific opportunities to serve the broader community include: Expanding parkland dedication and connecting the lands surrounding the Cable Bay Trail to Joan Point Park to create a larger, cohesive protected natural area. Exploring the construction of a pedestrian and cycling bridge from the Cable Bay Trail area to Mudge Island and Gabriola Island. Beyond providing a safe, non-motorized recreational connection that reduces reliance on boat traffic in the narrows, such a bridge would serve a critical public safety function. Mudge Island and Gabriola Island currently lack road-accessible emergency service routes. A fixed crossing would enable emergency services to reach island residents in situations where marine access is compromised by weather, vessel availability, or environmental emergency conditions. It would also provide a reliable evacuation route for island residents in the event of wildfire, earthquake, or other disasters, a resilience benefit of growing importance in the context of climate change. At the same time, the bridge would decrease boat noise and wakes in this sensitive marine environment and improve everyday access for residents and visitors without adding vehicle congestion. Such</p>

forward-thinking public amenities would deliver far greater long-term value to the people of Nanaimo, Cedar, Gabriola, Mudge Island, and the entire region than industrial development in this location. They would support public safety, emergency preparedness, tourism, healthy recreation, environmental protection, and community well-being for generations to come. respectfully ask Council to reject this rezoning application and instead work towa eserving and enhancing the Cable Bay Trail as a public park and natural treasure Thank you for considering my submission. Sincerely,

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 11, 2026 10:34:49 PM

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## [Public Hearing Submission](#)

Submitted on 11 April 2026, 10:34 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4900.249
Comments	I think this should be much further from the trail or have a mid zone quiet area that is 100m from the trail to limit loud machinery. I rarely use the cable bay tril but this would ruin it. Have a buffer zone where industrial area can operate but have storage or something quiet along the edge.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 12:34:05 AM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 12:33 AM

Your Name	██████████
Your Address	██████████, Gabriola, B.C. ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	I am against the proposal at Cable Bay. I do not wish to see it altered or disturbed by humans, in ANY way. My family and I, enjoy this nature sanctuary. Wildlife (animals, birds and mammals) and forest/foilage reside at this peaceful place. Do Not Touch. Respect integrity.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 12:42:38 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 12:42 AM

Your Name	██████████
Your Address	██████████ / Gabriola, B.C. / ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Pheonix Way
Comments	I am against the proposal at Cable Bay. I do not wish to see it altered or disturbed by humans, in ANY way. My family and I, enjoy this nature sanctuary. Wildlife (animals, birds and mammals) and forest/foilage reside at this peaceful place. Do Not Touch. Respect it's integrity.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 6:43:37 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 06:42 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	Cable Bay Area must be protected at all costs. This is for us now but also for the future.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 7:20:06 AM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 07:19 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 950 Phoenix Way
Comments	I believe the development of this land will lead to many great opportunities for Nanaimo and surrounding communities. Having a company (Nanaimo Forest Products) with proven business success is exactly who should be developing land like this. Forward thinking and responsible development is key. Having the trail saved and a the buffer zone is amazing and very generous of Harmac. There are many communities that would love to have companies like this giving back to the people and creating jobs, paying taxes. I look forward to what the City and Harmac come up with. Thank you

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 7:37:21 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 07:37 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249 for 950 Phoenix Way
Comments	This beautiful place is full of wildlife, Garry Oak meadows containing rare and endangered plants. Garry oak ecosystems are among the most endangered ecosystems in Canada! It is important we preserve this place for our children, grandchildren and beyond. I call on council to do their best to stand with all who oppose this.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 7:58:05 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 07:57 AM

Your Name	██████████
Your Address	██████████.
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way and 1260 Phoenix Way, Nanaimo, BC.
Comments	<p>“To the Point”... The question has been raised by many, and it draws a clear line in the sand. On one side, development interests say, “Develop.” On the other, a growing number of voices are saying, “Leave it alone.” This is not just any parcel of land—it is a relatively small, well-used natural area of over 200 acres that has quietly become part of the community’s identity. It supports people, wildlife, and a sense of place that cannot simply be replaced once it is gone. If Harmac is truly committed to being a responsible corporate leader, and if the City of Nanaimo is serious about planning for a sustainable future, then this moment calls for more than routine decision-making. It calls for leadership. It calls for vision beyond the next tax cycle or development permit. What about the people who walk these trails, who come to breathe, reflect, and reconnect with nature? What about the wildlife—animals, birds, and ecosystems—that rely on this land as habitat? Are their needs not part of the equation? Or are they seen as secondary to short-term economic gain? Looking back, the history of Nanaimo’s growth raises important questions. Over the decades, how many natural areas have been replaced by expanding parking lots, large retail developments, and industrial zones? Each project may have seemed justified at the time—more convenience, more tax revenue, more “progress.” But collectively, what has it created? A destination for what, exactly? Another store? Another industrial footprint? Another compromise? The argument of increasing the tax base is often presented as a necessity. But at what cost? Convenience for whom, and for how long? Once natural spaces are lost, they are rarely reclaimed. The trade-off is permanent. Meanwhile, the benefits of development are often short-lived or unevenly distributed. And what is the plan for this specific property? The removal of over 7,000 trees, replaced by a narrow, token strip of green space, does not reflect balance. It reflects a pattern—one that prioritizes expansion while offering minimal concessions to conservation. For the thousands of people who already use and value this area, such a compromise feels insufficient and disconnected from reality. Cable Bay and its surrounding lands represent more than an opportunity for development. They are part of a larger ecological and social fabric. They are a place where people experience the natural beauty that defines this region, where wildlife still finds refuge, and where future generations can understand what this coast once looked like. If Harmac wishes to demonstrate genuine corporate responsibility, and if Nanaimo aims to be more than a city defined by expansion at all costs,</p>

then there is another path forward. Protecting this land—through donation, partnership, or public acquisition—would send a powerful message. It would show that long-term thinking, environmental stewardship, and community well-being are not just words, but values in action. This is not about resisting all change. It is about choosing wisely what should never be lost.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 8:22:10 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 08:21 AM

Your Name	██████████
Your Address	██████████, GABRIOLA ISL
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 phoenix way
Comments	<p>Gabriola Isl and downtown Nanaimo are already subject to a lot of industrial waste offcast smells.... It is hard to imagine that the city would be tabling bylaws or zoning for any changes to happen to further the industrial workings in this area. Turn that land into condos or keep it natural/ park.... These are ways to preserve the beauty of our collective shoreline and keep the land safe for animals and humans. There is enough industry and neither Harmac nor any industrial agency deserves any more land to do their industrail mass-derstruction of the wild spaces we all call home. On Gabriola Isl we smell Harmac REGULARILY and their "report a stink" message system is no longer active so we cannot even assist in letting them know when they release too much effluent so they can fix it for future. Sorry as I can tell, they seem to be going completely unregulated... And with recent incidences where the clean up, crews are responsible for further destruction of our environment, i'm having a hard time believing that the city council would pass forward anything like this! Let's keep our area an environment safe, attractive, and non polluting, please</p> ██████████

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 8:59:17 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 08:59 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Tee Aych Bylaw No. 4500.249 Address: 950 Phoenix Way
Comments	<p>I am a Nanaimo resident and I oppose the rezoning of the Nanaimo Forest Products lands near Cable Bay Trail to I4 Heavy Industrial. The Garry oak ecosystems in this area are among the most endangered in Canada, with less than 5% remaining in near-natural condition. This rezoning would cause permanent, irreversible ecological loss. The proposed 100-metre average buffer is inadequate — a local RPF has recommended 200 metres, and "average" means industrial activity as close as 50 metres from the trail in places. Dodd Narrows and the surrounding marine environment are directly downstream. Industrial runoff and sediment will degrade habitat for orcas, salmon, and other species that depend on this corridor. Heavy industrial use adjacent to Cedar's established agricultural lands risks devaluing a multimillion-dollar farming community. Property values in the surrounding area will be negatively impacted by increased truck traffic, noise, and industrial activity. Cable Bay Trail draws visitors to south Nanaimo and contributes to the recreational and tourism value of the city — value that is permanently lost once the land is industrialized. The costs of future environmental remediation from heavy industrial contamination would ultimately fall on the city and its taxpayers. Nanaimo's need for industrial land is real, but it does not justify industrializing one of the most ecologically significant sites in the region. I urge Council to deny this rezoning.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 9:00:23 AM

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## **Public Hearing Submission**

Submitted on 12 April 2026, 09:00 AM

Your Name	██████████
Your Address	██████████, Gabriola Island
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	rezoning over 200 acres of AR-1 lands adjacent to Cable Bay Trail
Comments	I strongly oppose the rezoning of over 200 acres of AR-1 lands adjacent to Cable Bay Trail and our communities. The negative impact of this rezoning far outweighs any possible positive outcomes.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 9:00:29 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 09:00 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Tee Aych Bylaw No. 4500.249 Address: 950 Phoenix Way
Comments	<p>I am a Nanaimo resident and I oppose the rezoning of the Nanaimo Forest Products lands near Cable Bay Trail to I4 Heavy Industrial. The Garry oak ecosystems in this area are among the most endangered in Canada, with less than 5% remaining in near-natural condition. This rezoning would cause permanent, irreversible ecological loss. The proposed 100-metre average buffer is inadequate — a local RPF has recommended 200 metres, and "average" means industrial activity as close as 50 metres from the trail in places. Dodd Narrows and the surrounding marine environment are directly downstream. Industrial runoff and sediment will degrade habitat for orcas, salmon, and other species that depend on this corridor. Heavy industrial use adjacent to Cedar's established agricultural lands risks devaluing a multimillion-dollar farming community. Property values in the surrounding area will be negatively impacted by increased truck traffic, noise, and industrial activity. Cable Bay Trail draws visitors to south Nanaimo and contributes to the recreational and tourism value of the city — value that is permanently lost once the land is industrialized. The costs of future environmental remediation from heavy industrial contamination would ultimately fall on the city and its taxpayers. Nanaimo's need for industrial land is real, but it does not justify industrializing one of the most ecologically significant sites in the region. I urge Council to deny this rezoning.</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 9:19:31 AM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 09:19 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	There is no way this rezoning should go through in such a unique place! The sea life at Dodds Narrows is beyond incredible and it all relies on us humans to protect it! More industrial threatens their very existence! There was already a catastrophe with a spill recently, which shows humans are failable! We don't need any more industry in this fragile, incredible spot.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 10:13:24 AM

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## **Public Hearing Submission**

Submitted on 12 April 2026, 10:13 AM

Your Name	[REDACTED]
Your Address	[REDACTED], Lantzville, BC, [REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249 950 Phoenix Way
Comments	<p>I am writing today to add my voice in opposition of rezoning of this property from Agricultural to Industrial/Commercial. This land which includes Cable Bay trail is one of the highlights of Nanaimo and attracts many visitors from around the world. It's home to many plant and animal species and its natural state is a benefit to everyone. We've seen the destruction that Industrial businesses can cause, not only with pollution of air, soil and water, but the recent spill in the ocean and poor handling of the containment and cleanup. It was very evident that all levels of organizations were unprepared and lacked communication to minimize the impact the industrial spill caused. Rezoning this area would increase pollution, noise, increase hazards such as fire and flood, and be a significant negative impact to our environment. Agricultural land is declining across Canada and ensuring the zoning stays as such would be a positive benefit to the community and generations to come. We need to protect sensitive habitats, not destroy them. The value to all is priceless. The current buffer from of 50 to 100 feet does not take into account environmental regulations, sensitivity of habitat and slopes of the property. Also the risk of heavy industrial chemicals and waste should be at minimum well over the current buffer. Please consider my comments and those of many others who appreciate this beautiful, coastal area and want to see it remain protected.</p> <p>Thank you, [REDACTED]</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 10:29:57 AM

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## **Public Hearing Submission**

Submitted on 12 April 2026, 10:29 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	I oppose the changes proposed for the changes to the uses of Cable Bay Trail from a rural use to Industrial use, it is important to protect our land for for our future, we are seeing a loss of rural use land.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 10:55:07 AM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 10:54 AM

Your Name	██████████
Your Address	██████████ Gabriola Island
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way
Comments	Cable Bay is loved by locals, visitors, and wildlife alike. Now it faces the threat of heavy industrial rezoning—bringing the risk of pollution to nearby waters, where strong coastal currents could carry the damage far beyond this place.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 12:34:32 PM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 12:34 PM

Your Name	██████████
Your Address	██████████ gabriola
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I am strongly opposed to the Cable Bay destruction and I think Nanaimo is thinking very short sighted. Having travelled all around the world I am aware of the jewel we have here and other places around Nanaimo. Eco tourism is the thing not Industrial complexes that destroy our flora and fauna not to mention the whales and other creatures. Cable Bay has already seen one oil spill. Please do not approve this bill.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 1:25:06 PM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 01:24 PM

Your Name	██████████
Your Address	██████████, Gabriola, BC, ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Pheonix Way, Nanaimo, BC
Comments	I am strongly opposed to the proposed zoning change to Heavy Industrial on the property at 950 Pheonix Way in Nanaimo. There are very significant risks of environmental pollution from unknown future types of industries that could be built there. There are risks to the land, waters and air, and are very likely to negatively affect the plants, wildlife and humans on and near this property. I strongly urge the City of Nanaimo to turn down this rezoning application.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 1:47:51 PM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 01:47 PM

Your Name	[REDACTED]
Your Address	[REDACTED] Qualicum Beach
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	I am writing to oppose the rezoning of an area located next to Cable Bay to Heavy Industrial. There are a lot of properties available for Industrial that are not as environmentally sensitive or valuable. I understand there has already been an oil spill in the area. Lets try not to tempt fate. I urge you to protect our coastline and dont feel the buffer you intend to provide is adequate. I taught Horticulture at VIU for over 20 years and I understand how the parts and pieces of the environment interact. This type of development is not suitable for this area.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 5:44:59 PM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 05:44 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I wholeheartedly oppose the development of land into an industrial region near Dodd Narrows, and believe it stands firmly against what the city of nanimo has promised to do in

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 6:02:25 PM

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## **Public Hearing Submission**

Submitted on 12 April 2026, 06:02 PM

Your Name	██████████
Your Address	██████████, Gabriola, BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way, Nanaimo, BC
Comments	I strongly oppose any rezoning of over 200 acres of AR-1 lands adjacent to Cable Bay Trail.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 6:26:19 PM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 06:26 PM

Your Name	██████████
Your Address	██████████ gabriola
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 Address: 950
Comments	I oppose the rezoning application for industrial. Bylaw No. 4500.249 Address: 950 Phoenix Wayose

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 6:58:43 PM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 06:58 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	Strongly opposed. This will pose huge risks to wildlife and the environment

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 7:22:13 PM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 07:22 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	I oppose the proposal to destroy this land.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 8:59:11 PM

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## **[Public Hearing Submission](#)**

Submitted on 12 April 2026, 08:59 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Gabriola
Comments	I am definitely opposed to this industrial development of Cable Bay. Pollution and noise is the wrong way to go.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 10:32:03 PM

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## **Public Hearing Submission**

Submitted on 12 April 2026, 10:31 PM

Your Name	██████████
Your Address	██████████ Gabriola Island, ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	No.4500.249-Cable Bay
Comments	I am writing to express my strong opposition to Bylaw No. 4500.249 scheduled for the April 16th Council meeting. I am concerned about the scale of industrial development and the clearing of approximately 7,400 trees in the Cable Bay Area. I am also concerned about the potential impacts on biodiversity and the health of the water shed. I respectfully request that the Council reconsider approval of the bylaw pending further environmental review and public consultation.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 12, 2026 11:42:07 PM

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## [Public Hearing Submission](#)

Submitted on 12 April 2026, 11:41 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	Cable Bay Trail and Joan Point park are where I saw transient killer whales for the first time. The shore was lined with people, the parking lot was full. I can't put into words how important this park is to all of us and how pivotal this moment is for future generations. I hope council members have the knowledge and understanding of what is at risk and have the courage to act in good faith. Once it's gone you don't get it back

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 12:53:42 AM

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## **[Public Hearing Submission](#)**

Submitted on 13 April 2026, 12:53 AM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I strongly oppose the proposal to rezone Cable Bay for industrial use. Cable Bay is one of our last few dwindling natural areas and converting it to industrial land would permanently eliminate ecological, recreational, and community value that cannot be replaced. This space is widely used by residents and serves as an important natural refuge within the community. I urge the city to reject industrial zoning at Cable Bay and prioritize protection of this space for ecological and public use.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 1:51:12 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 01:50 AM

Your Name	[REDACTED]
Your Address	[REDACTED], Nanaimo, British Columbia
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	<p>In British Columbia, we have lost most of our Garry Oak and associated ecosystems. This means that local government decisions regarding high-value properties like this carry national significance. As an ecological restoration consultant, I find it appalling that we have no legal safeguards to protect these remaining spaces. Instead, community members must continually speak up, and take time out of their day to do so every time a property is at risk of being lost forever. They must hope that decision makers have the knowledge and understanding of what is at risk, and possess the courage to act in good faith. We are debating the merits of retaining ancient ecosystems curated over thousands of years, places that enhance and enrich the human experience. Protecting Garry Oak and associated ecosystems addresses climate change, biodiversity loss, mental health challenges, reconciliation work, and other societal concerns simultaneously. The Cable Bay area is worth far more to the City of Nanaimo as a tourist destination, an economic driver, than an industrial landscape. With industry already polluting and causing environmental and community harm nearby at Duke Point following the January oil spill, and the Snuneymuxw First Nation being directly impacted, it highlights the systemic failure by government and industrial operators to prevent, identify and address long-standing environmental harm in their territory. I trust that decision makers will reflect on all public comments and available information, deny the rezoning application, and take the necessary steps to retain this property as a natural area. Thank you!</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 10, 2026 5:16:21 PM

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## **Public Hearing Submission**

Submitted on 10 April 2026, 05:16 PM

Your Name	██████████
Your Address	██████████ Nanaimo , BC ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay Trail
Comments	I am totally opposed against this area being made into an industrial zone. This is a unique ecological area and should be designated as such and protected for wildlife and future generations to enjoy.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Pertaining to Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 11, 2026 6:06:21 PM

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I ask that Council vote against the proposed rezoning application (Bylaw No 4500.249) to industrial until such time as Council has completed the process of creating site-specific zoning on industrial lands intended to protect human and nature's health from heavy industry emissions such as "waste energy, incinerators, chemical plants, thermal electrical generators, petroleum refineries and [liquefied] natural gas export facilities." It took many years to reduce Harmac's emissions to safer levels; why reverse this by providing a cart-blanche green light for more polluting sources of pollution?

Nanaimo also needs more green spaces and protection for sensitive eco-systems. Accepting this change of permitted use would further erode such protection. Evidence of water pollution from an industrial site is recent history; how can this precious area be permitted to experience even more?

Sincerely,

[REDACTED]  
Nanaimo, B.C.

[REDACTED]  
*I respectfully acknowledge that I live, work and play within the ancestral, traditional territory of the Snuneymuxw First Nation*

---

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Cc:** [REDACTED]  
**Subject:** Proposed Industrial Zoning for Cable Bay Trail Area  
**Date:** April 12, 2026 7:38:45 PM

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Hello there,

I visited Dodd's Narrows from my home in Sooke with my son who was visiting from Toronto (he is copied here). We were flabbergasted to learn that the Cable Bay Trail Area is being considered for rezoning to an heavy industrial zone.

My son in particular was so impressed by the number of older cedar and oak trees, and of course the beautiful arbutus trees. We heard dozens of Pacific wrens singing, the hammering of a Pileated woodpecker, soaring bald eagles, observed many Banana slugs, and heard many more birds that we weren't able to identify. Not to mention the California sealions traveling through Dodd's Narrows.

We understand that almost 7,400 trees will be clear-cut, with the lands further affected by air and water pollution through introduction of more freighters and industrial noise. Clearly this area is much more important for tourism than it is for any other use.

We urge you to disallow this zoning change and instead take steps to see this area protected as a natural area in perpetuity.

Thanks,



Sooke, B.C.

Sent with [Proton Mail](#) secure email.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Public hearing for 950 Phoenix way  
**Date:** April 12, 2026 10:50:48 AM

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Bylaw No. 4500.249

File No.  
RA000503

Address:  
950 Phoenix Way

LOT A, SECTION 21, RANGE 3, SECTION 21, RANGE 2 AND 3, SECTION 22, CEDAR DISTRICT, PLAN EPP129133

I am in opposition to the proposal.

My main concern is environmental (land and water). Please see other submitted letters for details of environmental concern.

My secondary concern is the inadequate community amenity contribution. Going from a rural resource zoning where basically all land is usable as parkland to an average 100m buffer and calling it a 2 million dollar park contribution is laughable. With the current zoning, we effectively already have that, it is basically a zero sum contribution.

Thank you

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Re zoning application of 950 Phoenix Way  
**Date:** April 11, 2026 10:04:20 PM

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[REDACTED]

[REDACTED]

Nanaimo, B.C.

[REDACTED]

To the Mayor and Council of the City of Nanaimo, the Board of the Regional District of Nanaimo, and all officials responsible for deciding on the rezoning application for 950 Phoenix Way and the broader Cable Bay lands.

I am opposed to the proposed rezoning of approximately 244 acres near Cable Bay currently under consideration for conversion to heavy industrial use.

City council will be responsible for determining the fate of one of the most ecologically significant and community-valued natural spaces in this region.

Cedar residents are the ones that will lose a rare and fragile coastal Douglas-fir ecosystem—one of the most endangered in Canada. Garry oak meadows that exist in only a fraction of their original range. Wildlife corridors and marine-adjacent habitats that cannot be recreated once destroyed.

Once rezoned, this land is effectively lost. Cedar residents will have to bear the outcome of this change to Heavy Industrial. You are not just approving a single project—you are opening the door to decades of unknown industrial activity. The public has no meaningful control over what follows beyond this point. I am hoping that City Council can look to the future and deny the re-zoning of 960 Phoenix Way.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Subject: File Number: RA000503 Opposition to Rezoning from AR1 to I4 Heavy Industrial 950 Phoenix Way, Nanaimo  
**Date:** April 12, 2026 4:47:34 PM

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Subject: File Number: RA000503 Opposition to Rezoning from AR1 to I4 Heavy Industrial

Dear Mayor and Council Members,

I am writing to express my opposition to the proposed rezoning of approximately 74.7 hectares (184 acres) from Rural Resource (AR1) to Industrial (I4) for future industrial and agro-industrial use.

This proposal raises serious concerns and does not reflect the values of environmental protection and community well-being that are important to this region. The property in question is located adjacent to the Cable Bay Trail, an important natural and recreational area. This trail is widely used and appreciated for its environmental, recreational, and mental health benefits. Introducing heavy industrial zoning in such close proximity presents clear risks, including potential tree loss, impacts to wetlands, and increased noise, light, and air pollution. These impacts would result in long-term and irreversible environmental damage.

The surrounding community of Cedar would also experience significant effects. This area is valued for its peaceful, rural setting, and residents rely on that quality of life. Expanding industrial zoning into this area would likely bring increased traffic, noise, and emissions, along with potential negative impacts on health and property values.

It is also important to note that agricultural uses, including greenhouses, are already permitted under the existing AR1 zoning. If the goal is to support agricultural production or food security, there appears to be no clear need to rezone the land to Heavy Industrial. However, once rezoned, the property would allow for a much broader range of industrial uses—both now and in the future—regardless of the current proposal. This introduces a significant long-term concern, as such a zoning change would be difficult to reverse.

Public feedback has already highlighted key issues, including insufficient buffering, environmental concerns, and incompatibility with nearby residential areas and natural spaces. These issues do not appear to have been adequately addressed. Respecting nature means safeguarding sensitive areas such as those surrounding the Cable Bay Trail. Respecting the community means ensuring that development is appropriate for the location and supported by those who live nearby.

Based on experience in the Cedar area, residents are already impacted by emissions from the Harmac Pacific pulp mill. At times, these emissions are strong enough to affect daily life, including limiting the ability to spend time outdoors or keep windows open. This raises ongoing concerns about both immediate and long-term health effects. While industrial operations are regulated by the BC Ministry of Environment and Parks, regulation does not

eliminate the real impacts experienced by nearby residents. Existing conditions already present challenges, and additional industrial zoning in the area would likely worsen them. For these reasons, this proposal raises serious concerns and does not represent appropriate or sustainable land use planning. I respectfully ask Council to reject this rezoning application and to prioritize decisions that protect the environment, support community well-being, and reflect long-term sustainability.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

[REDACTED]

Nanaimo [REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Submission regarding Bylaw 4500.249/950 Phoenix Way  
**Date:** April 12, 2026 9:22:27 PM

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Hello,

I'm writing to express my opposition to Nanaimo Forest Products rezoning application and Bylaw 4500.249/950 Phoenix Way for the site located between the Harmac pulp mill and the Cable Bay trail.

I'd like to add my voice of opposition as a Gabriola Island resident. While I live within the RDN, I am outside of the City of Nanaimo, and yet I will be negatively impacted more than most people in Nanaimo by the potential noise, light, and air pollution should this land be rezoned and used for heavy industry.

I operate a small organic farm, which is located about 3,000 metres directly north of the proposed heavy industrial site. For years we have been subject to the air pollution from the Harmac mill and the noise of industrial activity at Duke Point. Ten years ago, many of us stood with people from Nanaimo in the Nanaimo City Council and stopped the approval of a garbage incinerator at Duke Point.

After that fight was a multi-year battle to have Western Forest Products add noise abatement to their new dust removal equipment, which could be heard across south Nanaimo and Gabriola including inside my house at all hours of the night. Now we face a fight to prevent the conversion of a forest ecosystem into land for an as yet unknown industrial development that will directly impact the ecosystem, animals, and people of south Nanaimo, Cedar, and Gabriola Island. This ongoing war against nature and local communities in the name of 'progress' and profit is relentless, but so are we in our resistance.

[Nanaimo purports to use the Doughnut Economics framework](#) for economic development. Integral to the economic doughnut devised by Dr. Kate Raworth is the outer limit of the doughnut, which consists of the planetary boundaries that ensure a safe operating space for humanity. Of the nine planetary boundaries mapped by the Potsdam Institute for Climate Impact Research, five are directly assaulted by this rezoning application and conversion of a forest ecosystem into a centre of heavy industry, namely: Land System Change, Fresh Water Change, Change in Biodiversity Integrity, Increase in Atmospheric Aerosol Loading, and Climate Change. Without intact boundaries there is no doughnut in the framework.

For a century or more we have faced relentless, incremental ecosystem degradation and loss on Vancouver Island. How much further must 'development' go and at what point will all of you have the courage to stand up and say enough? Will it be when Cable Bay is paved over? When Dodd narrows becomes a shopping centre? When the Northumberland Channel becomes a marine dead zone?

I ask all of you to examine your values, think about our collective biosphere, local communities, and wildlife and to reject this rezoning application.

Yours truly,

[REDACTED]

Gabriola Island, BC

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Re: Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 13, 2026 8:51:35 AM

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Re: Bylaw No. 4500.249 for 950 Phoenix Way

Dear Mayor and Council,

After downloading and reading this bylaw and studying a few websites I came away with an understanding that as this bylaw is written, if it is passed, Council and the residents of Nanaimo will have no ability to prevent industrial activities which may be highly polluting and offensive to them. To me this is unacceptable. I urge the Mayor and Council to not pass this bylaw until they have been able to see and act upon the staff report requested by Council on November 17 of last year regarding possibilities of rewording the bylaw to permit considering new industrial activities on a case by case basis. If there is no way to word this bylaw in an acceptable way the verdict should be No!

Beyond that issue, I believe the conditions created by the bylaw as written do not adequately protect the values of the Cable Bay Trail. With only a 50 meter buffer from industrial activity, visual, noise and light pollution will damage the experience of trail users. A decision made now on the quality of the trail will impact citizens for generations to come. Since Nanaimo appears so determined to welcome population growth it seems imperative to provide a maximum of quality outdoor recreation opportunities for the sake of the health and welfare of residents present and future. I urge council to weigh the tradeoffs we make carefully!

I am very conflicted about our going ahead with this development at all. I recognize the need for economic development and jobs. I had my turn at working in industry with all the benefits and don't desire to deprive others of the same. But I believe we should preserve this forest as is for future generations. It is part of the seriously endangered Coastal Douglas Fir Zone that we may need not only for recreational values but also for climate change mitigation. In Nanaimo we have closed former industrial lands and dedicated them to other uses. We are also building houses on former farmland. Perhaps

expanding into forest land is a mistake. Perhaps we are staring into the limits to growth in this community unless we change our ways. Our cars are too big and we drive too fast. Our houses are too big and full of many things we don't need. The forest industry in this province is cutting at an unsustainable rate. Most of our food is imported from elsewhere. I expect city staff have assured us that we have enough water to fuel more growth but I understand the snowpack this year is only 40% of normal whatever normal is now. We're nuts! For myself in recent years I have tried living without a car then turned around and bought an electric one. The house has a heat pump. And my partner and I became vegan, mostly for health improvement but also to reduce our carbon footprint. We didn't have kids. We stopped flying. And yet these things don't feel like enough. We MUST change our ways!

Thanks for your consideration.

A black rectangular redaction box covering the signature area.

Nanaimo

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 9:03:26 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 09:03 AM

Your Name	██████████
Your Address	██████████ Gabriola
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way
Comments	Oppose the rezoning of Cable Bay area.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Stop Cable Bay destruction  
**Date:** April 13, 2026 9:22:50 AM

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Come on, this company is planning to build this industrial park just to diversify their portfolio. How much will we let capitalism take over our last natural areas? We make more money from tourism in Nanaimo than many other industries, and the City Of Nanaimo can continue that by protecting Eco tourism spaces. Please do not give a permit for this development. It is in your hands!

The legacy of our city depends on our city council making decisions now that might hurt these companies in the short term, but protect all of us economically in the long-term.

[REDACTED], a resident that moved to Nanaimo solely due to its forested spaces to live and enjoy.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 9:46:23 AM

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## **Public Hearing Submission**

Submitted on 13 April 2026, 09:46 AM

Your Name	█
Your Address	██████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249-Cable Bay
Comments	I am writing to express my strong opposition to Bylaw No. 4500.249 scheduled for the April 16th Council meeting. I am concerned about the scale of industrial development and the clearing of approximately 7,400 trees in the Cable Bay Area. I am also concerned about the potential impacts on biodiversity and the health of the water shed. I respectfully request that the Council reconsider approval of the bylaw pending further environmental review and public consultation. I live on Gabriola. The ocean is interconnected, and this is a shared responsibility. Let us collaborate to protect and preserve our unique ecosystem.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay  
**Date:** April 13, 2026 9:50:03 AM

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Public Hearing Re: Bylaw No.4500.249 for 950 Phoenix Way

Dear City Councillors,

I am writing to you because of the threats to Cable Bay. Our family have been fortunate to have enjoyed this beautiful area for many years. It is with great disappointment we have learned that instead of protecting an ecologically diverse piece of land so close to Nanaimo and including it in the parks system, the city is thinking of handing it over to developers. Industrial 14 status will be giving carte blanche to log in the forest including its many old growth trees and develop the area with industrial infrastructure or private housing. To do this amounts to nothing less than an ecological crime.

The city should do all in its power to retain this valuable area for future generations. We need to preserve forest cover to mitigate climate change. We need to protect wildlife and the marine life of Dodds Narrows from the industrial pollution that will surely run off into the ocean.

I sincerely hope that sanity will prevail and this legislation will be blocked.

Sincerely yours,

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 9:53:03 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 09:52 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	RA000503
Comments	I oppose the Proposed Industrial Rezoning Near Critical Marine Habitat. If approved, this change would allow industrial development in a sensitive habitat that supports many important species, including the critically endangered Southern Resident killer whales, which use this habitat. Increased development will lead to increased pollution and impacts to ecosystems, it is important that the ecosystems are thought of in this process, and that local residents concerns are heard. Any rezoning of the area should give as much buffer room to Cable Bay Trail and Joan Point Park to perserve important ecological areas in the forest. Please do the right thing, protect that of what we have left for our generation and the next.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 9:42:23 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 09:42 AM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	<p>Dear Nanaimo City Council Members, I am writing in opposition of the proposed I4 rezoning of the area located at 950 Phoenix Way. I am DEEPLY concerned about the possibility of additional heavy industries in this ecologically sensitive area. The area is enjoyed by many locals, school and community groups, and visitors alike and provides an easily accessible opportunity to experience countless wildlife and plant species, unique currents, and all of the natural beauty that Vancouver Island is world-renowned for. The addition of heavy industrial activity mere meters away threatens the ability of future generations to have the same opportunities for enjoyment of this beautiful area.</p> <p>Northumberland Channel is already home to various heavy industrial activities such as the Duke Point Ferry Terminal, Harmac, and of course plenty of both recreational and commercial vessel traffic. This industrial activity has already caused significant damage to the marine ecosystem surrounding the area. The largest of these incidents being the spill of 3.7 MILLION litres of untreated effluent into Northumberland Channel in June of 2013 by Harmac. Harmac was forced to pay a total fine of \$135,000 for this incident. Additionally, just this past year in January the Ministry of Environment reported that 1600 litres of diesel fuel had been discharged once again into the Northumberland Channel, by the private company, "Environmental 360 Solutions". Pollution and contamination of our waterways still occurs even without an "incident" due to runoffs from rain and leaching through soils. This area is also of immense ecological importance as both the terrestrial and marine ecosystems provide habitat to many endangered and threatened species and ecosystems. One of these is the Garry Oak meadows of which only 3-5% remain in all of Canada, the majority of which are found here on Vancouver Island. These ecosystems and the dozens of other species that depend on them are under threat due to development, wildfires, and invasive species. The meadows specifically in the Duke Point/Cable Bay Area are home to the last 7 populations of the bog bird-foot's trefoil in all of Canada. They also provide habitat for plants which were important food and/or medicinal resources to many Coast Salish Peoples, such as Camas. Just like in humans, pollutants and chemicals that come from heavy industry are stored in the fatty tissues of many terrestrial and marine organisms such as herring, salmon, eagles, bears, sea lions, dolphins, and killer whales. The concentration of these harmful chemicals increases over time within the fatty tissues of animals and the higher they are on the "food chain" the worse</p>

the effects due to the process of biomagnification. This is one of the main threats facing the critically endangered Southern Resident Killer Whales who are known to pass through this area, in fact just a few weeks ago on March 29th 2026, J-Pod transited North through the Dodd Narrows and continued up Northumberland Channel. Killer Whales are not only ecologically important but are of massive cultural and economical value as well. As someone who has previously worked in the whale watching industry on Vancouver Island, I can confirm that people travel from all over the world and contribute thousands of dollars to the local economy in hopes of the chance to see Killer Whales in the wild. With increasing concern around the ethics of whale-watching, "land-based" watching is increasing in popularity and Dodd Narrows provides one of the best opportunities IN THE WORLD for this. Not only would the loss of this species be immeasurable in terms of environmental, cultural, and social value but also in terms of economic value with the loss of the opportunities for tourism and recreation that they provide. We must do everything we can to protect them and their environment and that includes opposing the rezoning of this area. I hope that Nanaimo City Council will use this as an opportunity to lead by example, to show that our nature is worth more than the economic value of the land that it sits on and that future generations deserve the opportunity to experience and enjoy natural, healthy, productive ecosystems and environments. Sincerely, [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Cable Bay  
**Date:** April 13, 2026 10:25:25 AM

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We walk the Cable Bay trail and want to keep it as a natural destination for future generations.

[REDACTED]  
Nanaimo  
Sent from my iPhone

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 10:32:34 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 10:31 AM

Your Name	██████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	I am opposed to rezoning the land adjacent to Cable Bay for heavy industrial use. Like many other people in our city I have a personal relationship to this place that dates back to my childhood. It is one of, if not the most beautiful places in Nanaimo, and I shudder to think at the polluting damage to the water and air that now sustain so much life in this sacred space. Please consider that the land here is more important to us, and to all the creatures that live here, than whatever economic opportunity industrial use might bring.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Opposition - Bylaw No. 4500.249 for 950 Phoenix Way  
**Date:** April 13, 2026 11:24:51 AM

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Dear Mayor and Council,

I'm a sustainable business consultant, a student of long-term, regenerative land management, and an executive board member of the Nanaimo Climate Action Hub.

I urge you to reconsider some key points around this proposed rezoning. My goal isn't to halt the process, but to ask you to explore a better way forward that meets a diverse set of needs and concerns.

My first point is to applaud Nanaimo's adoption of Donut Economics as our economic model for future development. Within this system of metrics, The City has identified that growing and maintaining tree canopy is currently the TOP area it needs to focus on. I won't go down a rabbit hole about how important this is, but I need to touch on forests' and green spaces' ability to provide shade, cooling, soil protection, water retention, habitat for wildlife, and food, medicine, and other materials for human use.

My second point is that, within the proposal being explored, roughly half of an area marked as "terrestrial environmentally sensitive" is up for industrial rezoning – that means we accept a minimum 50% loss in endangered habitat and regenerating forest lands as collateral, regardless of what's installed on the land after.

Beyond controversy, this relates directly to my first point that Nanaimo has already identified the need to protect existing forests and ecosystems, and to rapidly replant and grow urban canopy throughout our city. I'm asking you to stick to the standards you've already established, as well as those of voters.

Third, however much of this land does end up being rezoned, the proposal in its current state gives *carte blanche* to any industrial activity, with no future opportunity for consultation or negotiation by the city of Nanaimo. To be clear, this means we could see an LNG export terminal, a waste-to-energy facility, or any other dirty industrial projects implemented with zero say. I don't know where each of you stand on this issue, but I need guard rails in place before agreeing to remove protections from an area as beloved and sensitive as that around Cable Bay.

To reiterate, I'm not suggesting we do away with expanding industry at a time when the City has identified it as a priority. I'm just asking that we slow down, take a closer look at the existing proposal, and do a little bit better before handing over the keys to a beloved wild space already under incredible pressure, and one that's beloved by locals, tourists, and quite frankly, the wildlife that many of us take such joy and pride in seeing in our own backyard.

Sincerely,

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 11:24:55 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 11:24 AM

Your Name	██████████
Your Address	██████████ Gabriola Island. ██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Proposed industrial zoning at Cable Bay
Comments	I am vehemently opposed to this proposal. Have we not had enough degradation to Vancouver Islands unique and precious ecosystems ? I live across the water from Cable Bay and even on Gabriola's south end I was aware of the horrendous destruction that occurred during the spill last year. I met an older resident of Cedar recently who was in tears over what he saw after the spill. Shame on you for not being more innovative and finding a less harmful location for industry. You can do better, MUCH better than this. We all expect you to rise to this occasion and heed our cry to protect the sacred life at Cable Bay.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 11:36:12 AM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 11:36 AM

Your Name	██████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	NO TO THE REZONING OF CABLE BAY!! the pollution and damage it would cause will greatly affect the surrounding wildlife and environment. We do not need more industrial waste. "50m" from the trail is NOT ENOUGH. there has been ample industrial developments throughout Nanaimo already, that has altered/ ruined the natural balance for those areas. We don't need more.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Fwd: Automatic reply: Stop Cable Bay destruction  
**Date:** April 13, 2026 12:19:51 PM

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Re: Bylaw No. 4500.249 for 950 Phoenix Way

**From:** [REDACTED]  
**Date:** April 13, 2026 at 12:18:43 PM PDT  
**To:** Public Hearing <Public.Hearing@nanaimo.ca>  
**Subject:** **Re: Automatic reply: Stop Cable Bay destruction**

Re-submitting with the required bylaw number.

Sent from my iPhone

On Apr 13, 2026, at 12:15 PM, Public Hearing  
<Public.Hearing@nanaimo.ca> wrote:

Thank you for your submission. Please note that your submission will form part of the official record for the Public Hearing which is available to the public and placed on the City's website. Personal information (name, street, phone, or email) will be redacted. If you do not want your submission to form part of the official record, you may reply to this email and indicate that you would like to retract your submission.

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](mailto:legislativeservices.office@nanaimo.ca)

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[Privacy Policy](#)

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Stop Cable Bay destruction  
**Date:** April 13, 2026 12:15:45 PM

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Dear City of Nanaimo,

I am writing to show my disapproval of Nanaimo Forest Products development proposal to build industrial businesses in Cable Bay.

I feel that this company will strip the citizens of Vancouver Island of our last forested recreational areas just to diversify their portfolio. How much will we let capitalism take over our last natural areas?

We make more money from tourism in Nanaimo than many other industries, and the City Of Nanaimo can continue that by protecting Eco tourism spaces.

Please do not move forward with any plans for this industrial development. It is in your hands!

The legacy of our city depends on our city council making decisions now that might hurt these companies in the short term, but protect all of us economically in the long-term.

Sincerely,

[REDACTED],

Frequent user of Nanaimo's Green Spaces

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 12:23:05 PM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 12:22 PM

Your Name	██████████
Your Address	██████████ Nanaimo BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	<p>I am writing to formally express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw 4500.249) from Rural Resource (AR1) to Heavy Industrial (I4). As a resident with a deep connection to Nanaimo's natural heritage, I am gravely concerned about the irreversible impact this development will have on the Cable Bay area. My opposition is based on the following points:</p> <p><b>Destruction of Rare Ecosystems:</b> The proposal threatens over 7,000 trees and, more critically, rare Garry Oak meadows. Having conducted undergraduate research on these specific ecosystems 15 years ago, I can attest to their extreme fragility. Garry Oak meadows are among the most endangered ecosystems in Canada and replacing them with heavy industry is a loss our local biodiversity cannot afford.</p> <p><b>Inadequate Buffers:</b> The proposed "average" 100-metre buffer is insufficient to protect the integrity of the Cable Bay Trail and its surrounding wildlife. Scientific standards suggest that "average" buffers often shrink to ineffective widths (as low as 50m in some sections), failing to protect against windthrow, light pollution, and edge effects.</p> <p><b>Conflict with Community Values:</b> Cable Bay is a crown jewel of our trail system. Heavy industrial use is fundamentally incompatible with the recreational, ecological, and aesthetic value this area provides to the citizens of Nanaimo and the Regional District. We have already lost too much of our island's rare natural landscape. I urge Council to reject this application and instead seek a path that preserves the Cable Bay corridor as a contiguous, protected ecological park. Respectfully,</p> ██████████

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 12:27:30 PM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 12:27 PM

Your Name	██████████
Your Address	████████████████████ Nanaimo, BC
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.249
Comments	I would like to state my opposition to the rezoning of the above address. My reasoning for this opposition is worries around environmental impact on area of Dodd Narrows in particular. I also don't think we should be destroying more forest for industrial. There are plenty of areas that have already been clear cut and could be rezoned instead, especially away from the waterfront. We should be actively working to hold on to as much remaining forest as possible, especially close to the ocean, creeks and other waterways.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Opposition to Proposed Rezoning (Bylaw 2011 No. 4500)  
**Date:** April 13, 2026 12:53:45 PM

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Dear Mayor and Council,

I'm writing in opposition of the proposed amendment to City of Nanaimo Zoning Bylaw 2011 No. 4500, which would rezone the property from Rural Resource (AR1) to Industrial (I4) to allow industrial and agro-industrial development near Cable Bay Trail. I'm particularly concerned about the potential environmental impacts this could have on Dodd's Narrows and the surrounding ecosystems.

This is a sensitive and ecologically important area that also provides significant value for outdoor recreation and community well-being. The Cable Bay Trail and nearby shoreline are widely used for outdoor recreation and wildlife viewing. Introducing industrial activity risks habitat disruption, increased noise and pollution. Given the unique and dynamic nature of Dodd's Narrows, even small changes could have lasting consequences that are difficult to reverse.

I urge Council to reconsider this rezoning in order to protect both the ecological health of the area and its importance as a valued outdoor space for the community.

[REDACTED]

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 12:55:34 PM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 12:55 PM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	<p>Dear Mayor and Members of the Council, I am writing as a resident of Cedar by the Sea and a large number of our community neighbours who respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until consultation with the community who will be the most impacted by this decision. We have previously written a letter (April 30, 2024) with 120 signatures from our community. Many of us have lived here for over 50 years, and many more of us have chosen to make this community our home because of the rural setting, tranquility, and nature this beautiful part of the island has to offer. Our community has already been negatively impacted by the Cable Bay forest logging, local, and Sandstone development. Increased traffic has damaged our road infrastructure which is not built to accommodate heavy development. The logging of the forest has increased the noise level in our community. This will only get worse with I4 zoning, and further threaten our way of life. Increased I4 development, traffic and the loss of 7390 trees will change our rural way of life forever. Recent oil spills have increased our concerns about readiness for further industrial development. The rezoning area of interest is the last remaining forest buffer between our community, the mill, and the City of Nanaimo. As a good neighbour of Nanaimo we are not opposed to industrial development, but need to be part of a process that accommodates both, community and industrial development. Thank you for giving us the opportunity to be part of this decision! Warmly, [REDACTED] (on behalf of residents of the Cedar by the Sea Community)</p>

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 1:20:01 PM

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## **[Public Hearing Submission](#)**

Submitted on 13 April 2026, 01:19 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249
Comments	I'm OPPOSED to the rezoning of the Cable Bay Trail! We should not be removing parkland and changing the rezoning for Industrial use! Stop feeding into the industrial complex, along with the greedy companies that only care about profit and their bottom line.

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 1:23:24 PM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 01:23 PM

Your Name	██████████
Your Address	████████████████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500-249
Comments	I am deeply concerned about adding to the industrial development near the gulf islands specifically in Cable Bay ( bylaw 4500-249 to add industrial development). The environmental damage irreversible. I live and breathe on Gabriola and live with the many restrictions from the rdn and islands trust, so to flaunt an industrial economy and development next door appears at least to fly in the face of legislation already laid out. further the developments will vastly affect life in the ocean and surrounding waterways and coastlines. All levels of government need to protect our coastline and watershed, from municipal provincial and federal. Thank you for your attention to this matter, and please vote against more industrial action.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Public hearing  
**Date:** April 13, 2026 2:02:30 PM

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Subject: opposition to bylaw No.4500.249-Cable Bay

I am writing to express my strong opposition to Bylaw No. 4500.249 scheduled for the April 16th Council meeting. I am concerned about the scale of industrial development and the clearing of approximately 7,400 trees in the Cable Bay Area. I am also concerned about the potential impacts on biodiversity and the health of the water shed. I respectfully request that the Council reconsider approval of the bylaw pending further environmental review and public consultation. I also request to speak at the meeting. “

The ocean is interconnected, and this is a shared responsibility. I have already submitted my whale sightings reports in Dodd Narrows to demonstrate the area’s high biological activity with marine mammals. Let us collaborate to protect and preserve our unique ecosystem. Your email will be invaluable in your future effort.

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Formal Opposition to Bylaw No. 4500.249 (950 Phoenix Way)  
**Date:** April 13, 2026 2:10:01 PM

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed rezoning of 950 Phoenix Way (Bylaw No. 4500.249) from Rural Resource/Recreation to Heavy Industrial (I4).

Dodd Narrows is an ecologically sensitive area that requires our protection, and I am deeply concerned about the following impacts:

- **Insufficient Buffers:** The proposed 50-meter buffer is not enough to protect the Cable Bay Trail and the local environment from industrial noise and runoff.
- **Threats to Wildlife:** This area is a vital habitat for the critically endangered Southern Resident killer whales, who already face a 50% calf mortality rate due to pollutants.
- **Endangered Ecosystems:** We must protect our remaining Garry Oak ecosystems, as only an estimated 3% to 5% remain in Canada.
- **Risk of Pollution:** Previous industrial spills in the Northumberland Channel including an oil spill earlier this year, show that industrialization poses a serious risk to our water safety.

I urge the Council to act as ambassadors for our coastal environment and reject this rezoning application. Let's keep this space safe and beautiful for everyone.

Sincerely,

[REDACTED]

Nanaimo, BC

**From:** [City of Nanaimo](#)  
**To:** [Public Hearing](#)  
**Subject:** New form entry is submitted - Public Hearing Submission  
**Date:** April 13, 2026 2:15:21 PM

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## [Public Hearing Submission](#)

Submitted on 13 April 2026, 02:15 PM

Your Name	██████████
Your Address	████████████████████ US
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Bylaw No. 4500.249 for 950 Phoenix Way
Comments	OPPOSED TO REZONING I'm originally from this area, though I live in the US now, and it still matters deeply to me. Places like this are part of what make Vancouver Island so special—not just for the people who live here, but for the many who visit because of its natural beauty. That value shouldn't be taken lightly. Once areas like this are gone, they're gone for good. We've already seen the risks of industrial expansion here, and it doesn't make sense to push further. Protecting this land isn't about resisting progress—it's about making thoughtful choices about what we preserve for the future. I stand with the community in asking that this land stays protected.

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Rezoning Cable Bay  
**Date:** April 13, 2026 3:22:00 PM

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Hello,

I would like to submit my comments for the upcoming public hearing regarding the rezoning of Cable Bay Area. I am in strong opposition to the proposed changes in zoning that would allow for this area to be used in any way other than a protected natural space.

This area is a unique and important part of Nanaimo which must be protected from any development or industrial interference. This space is not empty land but rather is an interconnected ecosystem and home to hundreds of integral species of plants and animals that cannot be easily replaced or replicated.

The biodiversity in this area is essential to ensuring Cable Bay is seen as a valuable natural resource for locals and visitors. Disruption to the current space would put vulnerable species at risk and disrupt the ecological balance that is vital in regulating climate. Forested areas such as Cable Bay play an important role as carbon sinks, which absorb carbon dioxide and help to mitigate the impacts of climate change. Degrading this area would reduce our capacity to offset future emissions and would be counter to the values that Nanaimo locals pride themselves on - that is preservation of natural spaces, upholding environmental priorities and holding on to green spaces that have been historically important to our identity as a city of nature lovers.

Water quality and soil stability depend on tree roots to prevent erosion, while the forest floor filters water and maintains healthy watersheds. Industrial activity in this area could lead to increased runoff, pollution to the ocean that borders the area, and long-term degradation of fragile local water systems.

Beyond environmental concerns, this area holds social and cultural value to all residents and visitors of Nanaimo. Recreation, education, and connection to nature would all be compromised by rezoning. Rezoning and potential industrial development should not come at the cost of irreplaceable natural assets such as Cable Bay.

I urge the decision makers of Nanaimo to carefully consider the consequences of rezoning and protect Cable Bay at all costs, for all current and future Nanaimo residents.

As a mother to two young children who visit the area frequently, it's of utmost importance that this area be preserved in its current state, as once it is gone, it cannot be rebuilt, and our future generations depend on thoughtful decision making now to preserve this unique area for generations to come.

Thank you

[REDACTED]  
(Nanaimo resident)

**From:** [REDACTED]  
**To:** [Public Hearing](#)  
**Subject:** Rezoning Application - 950 Phoenix Way  
**Date:** April 13, 2026 3:31:51 PM

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## **Rezoning Application - 950 Phoenix Way**

I first want to emphasize that we must do everything we can to protect the lands east of the Cable Bay Trail. **They are Nanaimo's Stanley Park, a wonderful place of Oldgrowth, Oaks and Orcas.**

Regarding the lands west of the trail, I perceive the proposed motion to have been poorly crafted.

Rezoning of the lands has also been opposed by the Snuneymuxw First Nation in their extensive written statement, on the grounds that their formal process of engagement with the City concerning these lands has not been completed, so it would be a major breach of DRIPA to proceed before the engagement has been concluded.

I am recommending that you vote against it, with the goal that it be brought back in much better shape, reflecting Nanaimo's goal, spelt out in the Official Community Plan, that Nanaimo be home to people who can enjoy a resilient economy based on the Doughnut Economics model, to ensure that Nanaimo operates within the limits of nature, the climate, and Earth's nine planetary boundaries. To this end, I make three points:

- 1. A Climate Action Development Permit Area**

To realize the goals set in the City's OCP, the new rezoning application should be accompanied by a proposed amendment of the OCP to designate the lands as a Climate Action Industrial Development Permit Area, in

accordance with the Local Government Act, which allows the use of a DPA to promote climate action, energy conservation, and water conservation, as well as to protect the natural environment and biological diversity, among other things.

Instead of allowing the clearcutting 7,400 trees, for instance, selective logging could be permitted only as needed, based on the actual location of buildings, and the need for shaded areas for parking, walking, and relaxation. See <https://www2.gov.bc.ca/gov/content/governments/local-governments/climate-action/climate-change-mitigation/development-permit-areas-for-climate-action>

And instead of there being a 100 metres *average* buffer next to the trail, there should be a firm 100 or 200 metres buffer, to minimize industrial noise and odours from ruining the peace and quiet which trail users love so much.

A Climate Action Industrial DPA could address such things as landscaping for passive solar gain and cooling; active transportation; protecting the tree canopy; permeable surfaces; shared amenities; measures to reduce light pollution, water pollution and air pollution; and waste management, in keeping with Nanaimo's goal to become a zero-waste community, diverting 90% of the city's waste from the landfill by 2029. The paper references climate action DPAs in Fort St John, Langford, Richmond, Saanich, Sooke, Vancouver and Whistler. See [https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/development\\_permit\\_areas\\_climate\\_action\\_guide.pdf](https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/development_permit_areas_climate_action_guide.pdf)

## <!--[if !supportLists]-->2. <!--[endif]-->**A Green Industrial Checklist**

The City should also consider establishing a Green Industrial Checklist for Rezoning and Development Permit applications, similar to the Sustainability Checklist used by Port Coquitlam's planning department, where applicants can score a possible 105 points. This enables them to see which

applications are strong and which are weak, and to work with applicants to improve their rating. In this way, poor applications could be improved, and higher standards of pollution control, water use, waste management, and tree protection could be put in place. See

[https://www.sustainabilitymakescents.com/wp-content/uploads/2025/01/PortCoquitlam\\_Sustainability\\_Checklist.pdf](https://www.sustainabilitymakescents.com/wp-content/uploads/2025/01/PortCoquitlam_Sustainability_Checklist.pdf)

<!--[if !supportLists]-->**3.** <!--[endif]-->**The Nanaimo Eco-Industrial Park**

The use of these tools would enable the City to brand the lands as the Nanaimo Eco-Industrial Park, and to launch a promotional campaign that would

- <!--[if !supportLists]-->(a) <!--[endif]-->bring merit to Nanaimo,
- <!--[if !supportLists]-->(b) <!--[endif]-->attract businesses to the land,
- <!--[if !supportLists]-->(c) <!--[endif]-->create a more secure financial future for Nanaimo Forest Products, and
- <!--[if !supportLists]-->(d) <!--[endif]-->bring more taxes to the City.

New hope for the future could arise on Phoenix Way.



[www.yellowpointecologicalsociety.ca](http://www.yellowpointecologicalsociety.ca)

Ladysmith, BC



As a settler of British ancestry, I acknowledge with gratitude that I live on the traditional lands of the Snuneymuxw and Stz'uminus peoples.