

Are you prepared for your quality of life to be changed forever...?



Photograph: The scenic shores of beautiful Saanich Inlet and area; Quiet and peaceful with its rural surroundings (Courtesy: Friends of Saanich Inlet - 2009).

...and.... pay THEM to take it? Brought to you by: Friends of Saanich Inlet (FOSI)

Is recent CVRD AREA-A train of development proposals, indicative of community's FUTURE?

Are you ready for a possible 35% increase in TAXES?

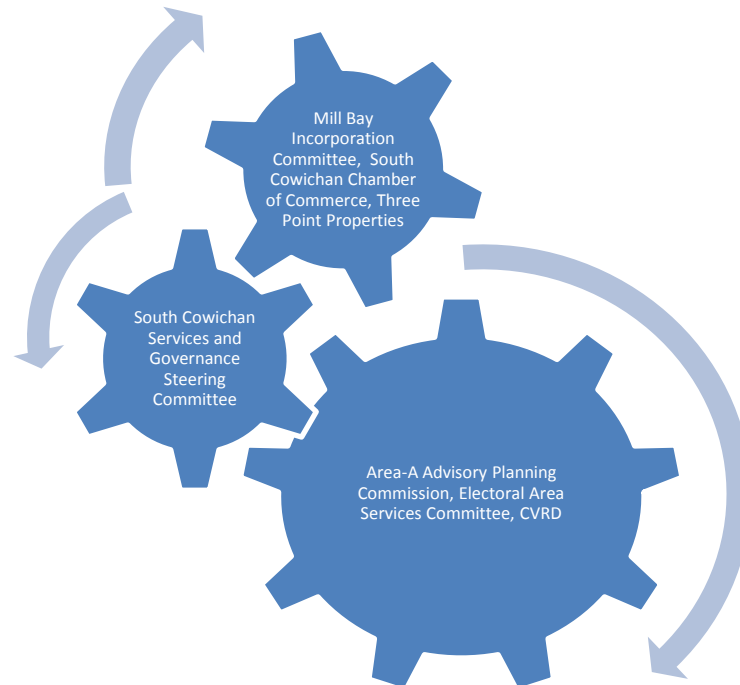
Are you ready to accommodate 30,000 NEW RESIDENTS in your neighborhood?

Are you ready for shortage & cuts in area services (Water, Sewer...etc)?

Can you afford the cost to support a Pool and/or a Municipal future for this area?

Not to mention – An increase in crime, a gridlock on our roads, more death & destruction on the MALAHAT and sewage running into the SAANICH INLET?

KEY PLAYERS:



Participate; Weigh in; Separate Necessities from Luxury; Call the authorities...

In this economy; do YOU see a need for...POOL at Kerry Park, INCORPORATION, OCP REVIEW and Mega Developments?

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Our RURAL quality of Life at Stake by FOSI

Friends of Saanich Inlet (FOSI) is a group of concerned citizens working diligently to preserve our rural quality of life in South Cowichan and with an intent to prevent increase in our current level of taxes.

STOP all Mega Development Proposals until a proper **GROWTH MANAGEMENT STUDY** has been completed and in place.

Current Issue(s):

- Area-A (Mill Bay/Malahat) appears to be a prime target for developers. Is this why there has been a recent flurry of mega development proposal activities within CVRD and might this be an indication of a floodgate being open to developers?

Development	Proposed Residential Units
Bamberton (Three Point Properties)	3200; with undisclosed # of secondary suites
South West Mill Bay (Carma)	2900
Garnett's Property (Limona)	1079
Elkington (Living Forest Communities)	72
Yet to be disclosed to public	(?)
*Total:	11,000

*Obtained from CVRD sponsored South Cowichan Services and Governance Study 2009 Technical Report by Sussex Consultants Ltd., page 68 that were published in June this year.

"Municipal status is the best way to plan the large-scale development we will experience (potentially over 11,000 new dwellings.) The CVRD system does not provide an appropriate way to manage the changes and challenges Mill Bay will face."

- Does our present Official Community Plan (OCP) have any allowance to include massive developments and is this why it is being reviewed?
- Would incorporation facilitate provision of new services in this area and help developers to attract more new people and is this the reason why Phase - 2 of the incorporation study is in progress?

In today's economic stresses, can rural Mill Bay afford the Kerry Park Centre costly upgrades or a swimming pool for 30 million dollars?

Our case:

Duplicating CVRD infrastructure (INCORPORATION) will result in increased taxes to local residents in the community. Mill Bay and surrounding areas are RESIDENTIAL and RURAL. Current official community plan does not require any changes to accommodate new developments and the pool can certainly wait!

The urban containment boundary of the current Official Community Plan has been breached and NOW it is time to put a STOP to all mega development proposals until a proper GROWTH MANAGEMENT STUDY has been completed and in place. With a 25+ year(s) supply of lots already approved for development in the region, there is no hurry for CVRD to **RUSH** these proposals.

How much of these extra efforts and time are really necessary just to facilitate the developers who primarily want to rezone Forestry lands to high density residential, industrial, and commercial? The potential developments, if approved, will only add additional pressures onto existing infrastructures including Saanich Inlet, water, sewer and traffic on the already heavily burdened Malahat.

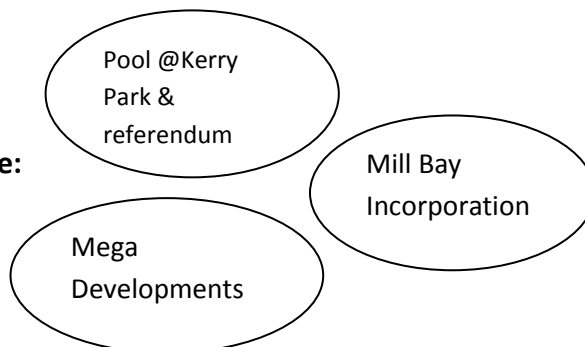
Our community must take control of its needs and wants and **NOT ALLOW** key players with vested interests to dictate. Primary example being Bamberton; APC meetings and decisions are being rushed over summer. Is APC in Area-A being given the opportunity of a lifetime to decide for the whole of South Cowichan and Vancouver Island? FOSI members have attended these meetings as observers on your behalf.

Is the whole of Mill Bay electoral Area-A being developed as if there is no tomorrow?

11,000 new residential units resulting in a 65+ year(s) supply of lots for development when there is a 25+ year(s) supply already available within the current official community plan's urban containment boundary. **Where is the hurry to push for more developments without a growth management study?**

Given current economic condition and status,

Say "NO" to a possible 35% property TAX increase:



STOP all Mega Development Proposals until a proper **GROWTH MANAGEMENT STUDY** has been completed and in place.

Share concern (?); Strength in Numbers; Join forces with the Friends of Saanich Inlet (FOSI); Contact(s):

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