

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, APRIL 10, 2001
(immediately following Hospital Board Meeting)**

(Nanaimo City Council Chambers)

A G E N D A

PAGES

1. **CALL TO ORDER**
2. **DELEGATIONS**
3. **BOARD MINUTES**
8-25 Minutes of the regular Board meeting held on Tuesday, March 13, 2001 and the Special Board Meeting held on Tuesday, March 20, 2001.
4. **BUSINESS ARISING FROM THE MINUTES**
5. **COMMUNICATIONS/CORRESPONDENCE**
26-29 **Shelagh Gourlay, Cedar School and Community Enhancement Society, re Cedar Heritage Centre.**
6. **UNFINISHED BUSINESS**
Public Hearing.
30-49 Minutes of the Public Hearing held March 26, 2001 with respect to Bylaw No. 500.273 - James - 2470 Apollo Drive - Area E. (All Directors except EA 'B' - One Vote)
For Adoption.
50 **Bylaw No. 1250 - Building Regulations and Fees Bylaw.** (EA's A, B, C, D, E & G - Weighted Vote)
51-54 **Bylaw No. 500.265 - Burgess/Greaves - 1880 Claudet Road - Area E.** (All Directors except EA 'B' - One Vote)
7. **STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS**
 - 7.(I) **DEVELOPMENT SERVICES STANDING COMMITTEE**
55-58 Minutes of the regular Development Services Committee meeting held March 20, 2001. (for information)

UNFINISHED BUSINESS

From February 27, 2001 Development Services Committee (All Directors - One Vote)

That a notice be filed against the title of the property listed, pursuant to Section 700 of the Local Government Act and that if the infraction is not rectified within ninety (90) days, legal action will be pursued:

Lot 2, Section 12, Range 3, Plan 38230, Mountain Land District, 3033 Jameson Road, Electoral Area D, owned by D. and P. Stalker.

CORRESPONDENCE/COMMUNICATION

Frank Haylock, re DVP Application No. 0102 – Richard Place – Area E. (All Directors - One Vote)

That the correspondence received from Frank Haylock with respect to approval of DVP Application No. 0102, be received for information.

Robert Hobson, UBCM, re Streamside Protection Regulation. (All Directors - One Vote)

That the correspondence received from UBCM with respect to new regulation under the Fish Protection Act to protect fish habitat in urban areas, be received for information.

BUILDING INSPECTION

Section 700 Filings. (All Directors - One Vote)

That a notice be filed against the titles of the properties listed, pursuant to Section 700 of the Local Government Act and that if the infractions are not rectified within ninety (90) days, legal action will be pursued:

- (a) Lot B, Section 13, Range 1, Plan 17697, Cedar Land District, 1978 Cedar Road, Electoral Area 'A', owned by L. and P. Case;*
- (b) Lot 11, Section 12, Gabriola Island, Plan 23365, Nanaimo Land District, 464 Berg Road, Electoral Area 'B', owned by K. Ramsey and I. Harrison;*
- (c) Lot 5, Section 6, Gabriola Island, Plan 29233, Nanaimo Land District, 1475 Peterson Road, Electoral Area 'B', owned by A. and C. Holland;*
- (d) Lot 3, Sections 9 and 28, Gabriola Island, Plan 27119, Nanaimo Land District, 1985 Ferne Road, Electoral Area 'B', owned by G. McDonald;*
- (e) Lot 1, Section 18, Range 2, Plan VIP67127, Mountain Land District, 3395 Richards Road, Electoral Area 'D', owned by R. and D. Brennan;*
- (f) Lot 1, District Lot 35, Plan 2230 except parts in Plans 8472, 142-R and VIP56073, Nanoose Land District, 2183 Morello Road, Electoral Area 'E', owned by B. and P. Kaspar;*
- (g) Lot 8, District Lot 6, Plan 23588, Nanoose Land District, 2471 Schirra Drive, Electoral Area 'E', owned by R. and L. Phillips;*

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

Application No. 0103 – Frederick – 4781 Ocean Trail – Area H. (Electoral Area Directors except EA 'B' - One Vote)

That Development Permit Application No. 0103, submitted by Gerald Frederick and Beverley Frederick, to facilitate the construction of a second storey to a single dwelling unit and vary the minimum permitted setbacks within the Residential 2 (RS2) zone from 8.0 metres to 6.6 metres for the front line and from 5.0 metres to 3.6 metres for the other lot line for the property legally described as Lot 73, District Lot 82, Newcastle District, Plan 31044, be approved subject to notification requirements pursuant to the Local Government Act.

Application No. 0104 – Derkach – 1051 Surfside Drive – Area G. (Electoral Area Directors except EA 'B' - One Vote)

That Development Permit Application No. 0104, as submitted by Linda Derkach, to facilitate the construction of a garage and second storey addition, and to vary the front lot line setback within the Residential 2 (RS2) zone from 8.0 metres to 4.5 metres for the property legally described as Lot 6, Block 1, District Lots 9 and 10, Newcastle Land District, Plan 15370, be approved subject to the notification requirements pursuant to the Local Government Act.

Application No. 0105 – Heringa and Rajotte/Griffin – 781 Miller Road – Area G. (Electoral Area Directors except EA 'B' - One Vote)

That Development Permit Application No. 0105, submitted by Henry Griffin, Agent on behalf of Heringa and Rajotte, to facilitate the development of a single dwelling unit and vary the maximum permitted height within the Residential 1 (RS1) zone from 8.0 metres to 11.8 metres for the property legally described as Strata Lot 3, District Lot 28, Nanoose District, Strata Plan VIS4363 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, be approved as submitted subject to the notification procedures pursuant to the Local Government Act.

DEVELOPMENT VARIANCE PERMIT

Application No. 0101 – Ken & Wendy May – Lambert Lane – Area A. (Electoral Area Directors except EA 'B' - One Vote)

That Development Variance Permit Application No. 0101, submitted by Kevin and Wendy May to facilitate the development of a single dwelling unit and vary the maximum permitted height of a structure within the Rural 4 (RU4) zone from 9.0 metres to 10.6 metres for the property legally described as Lot 1, Section 5, Range 5, Cedar District, Plan VIP57053, be approved as submitted subject to the notification requirements pursuant to the Local Government Act.

Application No. 0102 – Tad-Mar Resources Ltd. – Richard Place – Area E.
(Electoral Area Directors except EA 'B' - One Vote)

That Development Variance Permit Application No. 0102, submitted by Sims and Associates, Agent to facilitate the development of a single dwelling unit and vary the maximum permitted height of a structure within the Residential 3 (RS3) zone from 8.0 metres to 8.9 metres for the property legally described as Lot 7, District Lot 78, Nanoose District, Plan VIP56437, be approved as submitted subject to the notification requirements pursuant to the Local Government Act.

OTHER

New FM Radio Programming License – Central Island Broadcasting – Little Mountain – Area F. (All Directors - One Vote)

That Central Island Broadcasting be advised that the Regional District has no objections to the new FM license application and is willing to grant an approval in principle to the proposal.

Replacement Lease – Weyerhaeuser – Northwest Bay – Area E. (All Directors except EA 'B' - One Vote)

That the Regional District of Nanaimo support the referral request pending the application and issuance of a development permit.

Request for Provision of Park Land Dedication & Creation of Non-Contiguous Parcel – WR Hutchinson, BCLS on behalf of BOA Developments Ltd. – Nanaimo River Road & South Forks Road – Area C. (All Directors - One Vote)

- 1. That the request submitted by WR Hutchinson, BCLS on behalf of BOA Developments Ltd., to offer additional dedication of park land as part of the subdivision of District Lot 3, Douglas District, be accepted in the amount and location as outlined in the staff report; and*
- 2. That the request for the creation of a non-contiguous parcel be approved subject to the notification requirements pursuant to the Local Government Act.*

7.(II) ENVIRONMENTAL SERVICES STANDING COMMITTEE

7.(III) CORPORATE & COMMUNITY SERVICES STANDING COMMITTEE

ADMINISTRATION

RDN Officers Appointment and Delegation Amendment Bylaw No. 1204.01. (All Directors - One Vote)

1. *That the RDN Officers Appointment & Delegation Bylaw No. 1204 be amended to provide the Chief Administrative Officer and the General Manager of Corporate Services the power and function to issue special occasion licenses.*
2. *That the Electoral Area Director be notified prior to approval of a special occasion license for an event held in his/her area.*
3. *That "Regional District of Nanaimo Officers Appointment and Delegation Amendment Bylaw No. 1204.01, 2001" be introduced and read three times.*

(All Directors - 2/3)

4. *That "Regional District of Nanaimo Officers Appointment and Delegation Amendment Bylaw No. 1204.01, 2001" be adopted.*

REGIONAL GROWTH MANAGEMENT

Growth Management Plan Review 2001-2002 – Process to Consider Changes Suggested by Member Municipalities, Electoral Areas and the Provincial Government. (All Directors except EA 'B' - One Vote)

That the process for considering for member municipalities', electoral areas', and the provincial government's suggested changes to the Growth Management Plan be incorporated into the Review project.

TRANSIT

2001/2002 Annual Operating Agreement – BC Transit/RDN. (All Directors - Weighted Vote)

That the 2001/2002 Annual Operating Agreement between BC Transit and the Regional District of Nanaimo for the provision of Conventional and Custom Transit services be approved.

HandyDART – Monthly Fare Pass. (EA's A, D, E, G, H, Nanaimo, Parksville and Qualicum Beach - Weighted Vote)

That a HandyDART pre-paid monthly pass in the amount of \$75.00, effective May 1, 2001, be approved.

Status Report – Transit Business Plan. (All Directors - One Vote)

That the Status Report on the Transit Business Plan Update be received for information and forwarded to public consultation.

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area A Parks, Recreation and Greenspaces Advisory Committee. (All Directors - One Vote)

That the minutes of the Electoral Area A Parks, Recreation and Greenspaces Advisory Committee meeting held February 15, 2001, be received for information.

Gabriola Island Parks and Recreation Commission. (All Directors - One Vote)

That the minutes of the Special meeting of the Gabriola Island Parks and Recreation Commission held March 5, 2001 and the regular meeting held March 19, 2001, be received for information.

District 69 Recreation Commission. (All Directors - One Vote)

That the minutes of the District 69 Recreation Commission meeting held March 15, 2001 be received for information.

(EA's E, F, G, H, Parksville and Qualicum Beach - Weighted Vote)

(1) *That the staff report on the Second Ice Sheet Review for District 69 be received and that the proposal from Vancouver Island Ice Sports Ltd. not be pursued and that further work be undertaken to advance the twinning of the District 69 Arena.*

(2) *That \$3,000 of Community Agreement funding be approved for the Deep Bay Yacht Club Junior Sail program and that the Community Agreement funds be used to purchase a Chase Boat and VHF Radios.*

7.(IV) EXECUTIVE STANDING COMMITTEE

Executive Committee. (All Directors - One Vote)

63

Minutes of the Executive Committee meeting held on Tuesday, April 3, 2001.

That the revised Fax Machine and Personal Computer for Board members Policy be approved.

7.(V) COMMISSION

7.(VI) SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE

Performance Review Committee. (All Directors - One Vote)

64-71

Minutes of the Performance Review Committee meetings held March 8, March 15, March 29 and April 2, 2001. (for information)

Intergovernmental Advisory Committee: (All Directors - One Vote)

72-74

Minutes from the Intergovernmental Advisory Committee meeting held March 29, 2001. (for information)

Selection Committee (from the meeting held April 3, 2001): (All Directors - One Vote)

That an appointment not be made to the Gabriola Island Parks and Recreation Commission at this time due to restructuring of the recreation function.

8. ADMINISTRATOR'S REPORT

- 75-78 Liquid Waste Management - Annual Facilities Report - Permit Compliance. (All Directors - One Vote)
- 79-84 Pump & Haul LSA Amendment Bylaw No. 975.22 - 1846 Ballenas Road - Area E and 2310 Alberni Highway - Area F. (All Directors - One Vote)
- 85-103 Provincial Drinking Water Protection Plan. (All Directors - One Vote)
- 104-106 Growth Management Plan 2000 Annual Report. (All Directors - One Vote)
(Annual Report included as a separate enclosure)

9. ADDENDUM

10. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

11. NEW BUSINESS

12. BOARD INFORMATION (Separate enclosure on blue paper)

13. ADJOURNMENT

14. IN CAMERA

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE REGULAR MEETING OF THE BOARD
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, MARCH 13, 2001, AT 7:32 PM IN THE
NANAIMO CITY COUNCIL CHAMBERS

Present:

Director G. Holme	Chairperson
Director L. Elliott	Electoral Area A
Director B. Sperling	Electoral Area B
Director E. Hamilton	Electoral Area C
Alternate	
Director B. Jepson	Electoral Area D
Director J. McLean	Electoral Area F
Director J. Stanhope	Electoral Area G
Director R. Quittenton	Electoral Area H
Director J. Macdonald	City of Parksville
Alternate	
Director A. Kruyt	Town of Qualicum Beach
Director D. Rispin	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director G. Korpan	City of Nanaimo
Director T. Krall	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
N. Connelly	Gen. Mgr. of Community Services
J. Finnie	Gen. Mgr. of Environmental Services
B. Lapham	Gen. Mgr. of Development Services
C. Mason	Gen. Mgr. of Corporate Services
M. Pearse	Manager of Administrative Services

BOARD MINUTES

MOVED Director Rispin, SECONDED Director Sherry, that the minutes of the regular Board meeting held on Tuesday, February 13, 2001 and the Special Board meeting held on Tuesday, February 27, 2001, be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Joan Michel, Mount Arrowsmith Biosphere Foundation, re Request for Financial Assistance – Dedication Ceremony.

MOVED Director Sherry, SECONDED Director Stanhope, that the correspondence from the Mount Arrowsmith Biosphere Foundation with respect to a request for financial assistance to assist in the dedication ceremony for Oceanside's new Biosphere Reserve, be received.

CARRIED

PAGE
8

UNFINISHED BUSINESS

For Adoption.

Bylaw No. 1124.01.

MOVED Director Stanhope, SECONDED Director Kruyt, that "Surfside Sewer Local Service Area Amendment Bylaw No. 1124.01, 1998" be adopted.

CARRIED

Addendum.

Bylaw No. 813.25.

MOVED Director Stanhope, SECONDED Director Krall, that "French Creek Sewerage Facilities Local Service Area Amendment Bylaw No. 813.25, 2001" be adopted.

CARRIED

Bylaw No. 889.16.

MOVED Director Stanhope, SECONDED Director Krall, that "Regional District of Nanaimo Northern Community Sewer Local Service Area Amendment Bylaw No. 889.16, 2001" be adopted.

CARRIED

Regional Services Bylaws for Adoption.

Bylaw No. 1230.

MOVED Director McNabb, SECONDED Director Sherry, that "Southern Community Transit Service Area Conversion Bylaw No. 1230, 2001" be adopted.

CARRIED

Bylaw No. 897.03.

MOVED Director Kruyt, SECONDED Director Macdonald, that "Regional District of Nanaimo District 69 Conventional Transit Local Service Area Amendment Bylaw No. 897.03, 2001" be adopted.

CARRIED

Bylaw No. 908.04.

MOVED Director Macdonald, SECONDED Director McNabb, that "Regional District of Nanaimo District 69 Custom Transit and Paratransit Local Service Area Amendment Bylaw No. 908.04, 2001" be adopted.

CARRIED

Bylaw No. 888.02.

MOVED Director Sherry, SECONDED Director Krall, that "Regional District of Nanaimo District 69 Custom Transit and Paratransit Local Service Area Amendment Bylaw No. 908.04, 2001" be adopted.

CARRIED

Bylaw No. 889.15.

MOVED Director Kruyt, SECONDED Director Stanhope, that "Northern Community Sewer Local Service Area Amendment Bylaw No. 889.15, 2001" be adopted.

CARRIED

Bylaw No. 988.03.

MOVED Director Krall, SECONDED Director Sherry, that "Regional District of Nanaimo Trucked Liquid Waste Disposal Amendment Bylaw No. 988.03, 2001" be adopted.

CARRIED

Bylaw No. 1059.01.

MOVED Director Sherry, SECONDED Director Holdom, that "Southern Community Recreation Local Service Area Amendment Bylaw No. 1059.01, 2001" be adopted.

CARRIED

Bylaw No. 861.01.

MOVED Director Sherry, SECONDED Director Krall, that "Joint Civic Properties and Recreation Commission Local Service Area Amendment Bylaw No. 861.01, 2001" be adopted.

A recorded vote was requested.

The motion CARRIED with Directors Holme, Hamilton, Quittenton, Kruyt, Sherry, Jepson, Sperling, Macdonald, Holdom, McNabb, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

Bylaw No. 1231.

MOVED Director Sherry, SECONDED Director Hamilton, that "Regional District of Nanaimo Regional Parks and Trails Service Area Conversion Bylaw No. 1231, 2001" be adopted.

A recorded vote was requested.

The motion CARRIED with Directors Holme, Hamilton, Quittenton, Kruyt, Sherry, Jepson, Sperling, Macdonald, Holdom, McNabb, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

Public Hearing.

Minutes of the Public Hearing held February 28, 2001 with respect to Bylaw No. 500.271 – NCID – Zoning Amendment Application – Yellowpoint & Cedar Roads – Area A.

MOVED Director Sherry, SECONDED Director McNabb, that the Summary of Proceedings of the Public Hearing held February 28, 2001 as a result of public notification of "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.271, 2000", be received.

CARRIED

MOVED Director Krall, SECONDED Director Hamilton, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.271, 2000", be given 3rd reading.

DEFEATED

DEVELOPMENT SERVICES STANDING COMMITTEE

MOVED Director Hamilton, SECONDED Director Korpan, that the minutes of the regular Development Services Committee meeting held February 27, 2001, be received for information.

CARRIED

CORRESPONDENCE/COMMUNICATION

Robert Hobson, UBCM Environment Committee, re Streamside Protection Regulation.

MOVED Director Hamilton, SECONDED Director Korpan, that the correspondence received from the UBCM Environment Committee with respect to a new regulation under the Fish Protection Act to protect fish habitat in urban areas, be received for information.

CARRIED

Richard Taylor, UBCM, re 2001 Resolution Process.

MOVED Director Hamilton, SECONDED Director Korpan, that the correspondence received from UBCM with respect to the 2001 resolution process, be received for information.

CARRIED

Eric Smith, re Amendment Application No. ZA0102 – 2470 Apollo Drive.

MOVED Director Hamilton, SECONDED Director Korpan, that the correspondence received from Eric Smith with respect to Amendment Application No. ZA0102, be received for information.

CARRIED

Kenneth Gibson, re Application No. ZA0101 – Brown Madsen – Timberlands Road – Area C.

MOVED Director Hamilton, SECONDED Director Korpan, that the correspondence received from Kenneth Gibson with respect to health concerns surrounding the approval of Amendment Application No. ZA0101, be received for information.

CARRIED

G. Cordingley, re Zoning Amendment Application – Yellowpoint & Cedar Roads – Area A.

MOVED Director Hamilton, SECONDED Director Korpan, that the correspondence received from G. and H. Cordingley with respect to the re-zoning of property for the proposed North Cedar Fire Department, be received for information.

CARRIED

Jan & Fred Tukham, re Zoning Amendment Application No. ZA0101 – Brown/Madsen – Timberlands Road – Area C.

MOVED Director Hamilton, SECONDED Director Korpan, that the correspondence received from Jan and Fred Tukham requesting a public information meeting in the area prior to first and second reading of zoning Amendment Application No. ZA0101, be received for information.

CARRIED

BUILDING INSPECTION

Section 700 Filings.

The Chairperson listed each filing and asked that any property owner in the audience wishing to address the Board, to come forward when their name was called.

MOVED Director Hamilton, SECONDED Director Sherry, that a notice be filed against the titles of the properties listed, pursuant to Section 700 of the Local Government Act and that if the infractions are not rectified within ninety (90) days, legal action will be pursued:

- (a) Lot 1, Section 6, Plan 26447, Wellington Land District, 6761 Alger Road, Electoral Area 'D', owned by T. Wilkie;
- (b) Lot 10, District Lot 81, Plan VIP51544, Nanoose Land District, 949 Riley Road, Electoral Area 'G', owned by D. and W. Zuehlke;
- (c) Lot A, District Lot 88, Plan VIP71580, Nanoose Land District, 1075/1085 Ravensbourne Lane, Electoral Area 'G', owned by D. Larsen.

CARRIED

Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250.

MOVED Director Hamilton, SECONDED Director Stanhope, that "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be introduced and given three (3) readings.

CARRIED

MOVED Director Hamilton, SECONDED Director Stanhope, that "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be advertised in accordance with the Local Government Act.

CARRIED

BYLAW ENFORCEMENT

Animal Control Contracts.

MOVED Director Hamilton, SECONDED Director Macdonald, that the Chairperson and the General Manager of Corporate Services be authorized to sign the Animal Control Contract on behalf of the Regional District of Nanaimo to engage the services of Parksville-Qualicum SPCA and Nanaimo Animal Shelter Ltd. to provide animal control services for the term of March 1, 2001 to February 28, 2003.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Amendment Application No. ZA0102 and Development Permit Application No. 0101 – James – 2470 Apollo Drive – Area E.

MOVED Director Hamilton, SECONDED Director McNabb, that Amendment Application No. 0102 submitted by Dr. and Mrs. D.E. James, to rezone the subject property legally described as Lot 36, District Lot 6, Plan 23588, Nanoose District, from Residential 1 (RS1) to Commercial 7 (CM7) be advanced to a public hearing subject to the conditions outlined in Schedule 1.

CARRIED

MOVED Director Hamilton, SECONDED Director Holdom, that Development Permit Application No. 0101 to allow for the authorized operation of a medical clinic facility and vary the signage and parking requirements on the property legally described as Lot 36, Plan 23588, District Lot 6, Nanoose Land District, be approved subject to notification procedures pursuant to the Local Government Act and subject to the conditions outlined in Schedule 1.

CARRIED

MOVED Director Hamilton, SECONDED Director McNabb, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" be given 1st and 2nd reading and proceed to Public Hearing.

CARRIED

MOVED Director Hamilton, SECONDED Director Sherry, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" be delegated to Director Holme or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Application No. 0102 – Meyer/Homes by Kimberley – 3512 Bluebill Place – Area E.

MOVED Director Hamilton, SECONDED Director McLean, that Development Permit Application No. 0102 to vary the minimum 2.0 metre setback from the side lot line to 1.18 metres, to vary the maximum height of 8.0 metres to 8.4 metres and to vary the Watercourse Protection Development Permit Area of 15.0 metres from the natural boundary to 11.1 metres to construct an addition to a single family home and to vary the minimum 8.0 metres setback from the front lot lines to 6.6 metres to legalize an historical accessory building on the property legally described as Lot 57, Plan 15983, DL 78, Nanoose District, be approved, subject to notification procedures pursuant to the Local Government Act.

CARRIED

FRONTAGE RELAXATION

Request to Review the Requirement for Minimum 10% Frontage Relaxation for Electoral Area 'F'.

MOVED Director Hamilton, SECONDED Director McLean, that the Board maintain the current Board policy that minimum 10% frontage relaxation requests will not be considered in Electoral Area 'F' until they are addressed as part of the proposed zoning and subdivision regulations.

CARRIED

OTHER

ALR 0010 Inclusion – Qualicum Farms – Rupert Road – Area G.

MOVED Director Hamilton, SECONDED Director Holdom, that the Board of the Regional District of Nanaimo, in recognition of policies contained in the Regional Growth Management Plan, the French Creek Official Community Plan, Bylaw No. 1115, 1998, and regulations within Land Use and Subdivision Bylaw No. 500, 1987, recommend that the application for inclusion within the Agricultural Land Reserve for the property legally described as Those Parts of District Lot 78, Newcastle District, Shown Outlined in Red on Plan 310R, Except That Part in Plan 9359, VIP61315 and VIP61732, be supported.

MOVED Director Kruyt, SECONDED Director Macdonald, that the motion be amended to include the following:

That the RDN make a recommendation to the Ministry of Transportation and Highways subdivision approving officer to restrict vehicle access by way of a covenant on Highway No. 4 (Memorial Avenue) and Rupert Road as part of the subdivision approval process; and

That the RDN recommend to the Land Reserve Commission that, as a condition of their approval, a covenant be placed on the land that provides a treed buffer strip adjacent to Highway No. 4 (Memorial Avenue) and Rupert Road as follows:

Rupert Road	8m wide
Highway No. 4 (Memorial Avenue)	30m wide

CARRIED

The question was called on the main motion, as amended.

The motion CARRIED.

FLR 0101 Exclusion – Wessex Enterprises Ltd. – Extension Road – Area C.

MOVED Director Hamilton, SECONDED Director Sherry, that the Board of the Regional District of Nanaimo provide no comment on the application for exclusion from the Forest Land Reserve for the property legally described as Lot Z, Section 13, Range 1, Cranberry Land District, Portion Sections 12 and 13, Range 2 (DDK83923) and further that the Land Reserve Commission be advised that the land use designation of the property will be considered as part of the Growth Management Plan review process.

CARRIED

ENVIRONMENTAL SERVICES STANDING COMMITTEE

MOVED Director Sherry, SECONDED Director McNabb, that the minutes of the regular Environmental Services Committee meeting held February 27, 2001, be received for information.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Richard Taylor, UBCM, re 2001 Resolution Process.

MOVED Director Sherry, SECONDED Director McNabb, that the correspondence received from UBCM with respect to the 2001 resolution process, be received for information.

CARRIED

LIQUID WASTE/UTILITIES

Bylaw No. 889.17 – Amendment to the Northern Community Sewer LSA.

MOVED Director Sherry, SECONDED Director Kruyt, that “Northern Community Sewer Local Service Area Amendment Bylaw No. 889.09, 1998” be rescinded.

CARRIED

MOVED Director Sherry, SECONDED Director Kruyt, that “Northern Community Sewer Local Service Area Amendment Bylaw No. 889.17, 2001” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

Water Regulation and Rates Bylaws.

Bylaw No. 524.10.

MOVED Director Sherry, SECONDED Director Rispin, that “Regional District of Nanaimo Nanoose Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 524.10, 2001” be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that “Regional District of Nanaimo Nanoose Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 524.10, 2001”, having received three readings, be adopted.

CARRIED

Bylaw No. 619.06.

MOVED Director Sherry, SECONDED Director Rispin, that “Regional District of Nanaimo French Creek Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 619.06, 2001” be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo French Creek Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 619.06, 2001", having received three readings, be adopted.

CARRIED

Bylaw No. 700.07.

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Surfside Properties Specified Area Water Regulations and Rates Amendment Bylaw No. 700.07, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Surfside Properties Specified Area Water Regulations and Rates Amendment Bylaw No. 700.07, 2001", having received three readings, be adopted.

CARRIED

Bylaw No. 726.07.

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Arbutus Park Estates Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 726.07, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Arbutus Park Estates Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 726.07, 2001", having received three readings, be adopted.

CARRIED

Bylaw No. 727.07.

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Madrona Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 727.07, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Madrona Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 727.07, 2001", having received three readings, be adopted.

CARRIED

Bylaw No. 764.09.

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Fairwinds Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 764.09, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Fairwinds Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 764.09, 2001", having received three readings, be adopted.

CARRIED

PAGE
15

Bylaw No. 815.05.

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo West Bay Estates Water Local Service Area Regulations and Rates Amendment Bylaw No. 815.05, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo West Bay Estates Water Local Service Area Regulations and Rates Amendment Bylaw No. 815.05, 2001", having received three readings, be adopted.

CARRIED

Bylaw No. 886.04

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Wall Beach Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 886.04, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Wall Beach Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 886.04, 2001", having received three readings, be adopted.

CARRIED

Bylaw No. 1097.01.

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Decourcey Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 1097.01, 2001" be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, that "Regional District of Nanaimo Decourcey Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 1097.01, 2001", having received three readings, be adopted.

CARRIED

Rate Structures for Water Conservation.

MOVED Director Sherry, SECONDED Director Stanhope, that staff be requested to bring forward a report to the Board regarding rate structures that will address water conservation.

CARRIED

CORPORATE & COMMUNITY SERVICES STANDING COMMITTEE

MOVED Director Stanhope, SECONDED Director Hamilton, that the minutes of the regular Corporate & Community Services Committee meeting held March 6, 2001, be received for information.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Richard Taylor, UBCM, re 2001 Resolution Process.

MOVED Director Stanhope, SECONDED Director Korpan, that the correspondence received from UBCM with respect to the 2001 resolution process, be received for information.

CARRIED

ADMINISTRATION

Regional Services Review.

MOVED Director Stanhope, SECONDED Director Sperling, that the comments from the Regional Services Review Open Houses be received for information.

CARRIED

MOVED Director Stanhope, SECONDED Director Krall, that the "District 68 Sports Field & Recreation Services Agreement" between the Regional District of Nanaimo and the City of Nanaimo be approved for a five year term expiring December 31, 2005.

A recorded vote was requested.

The motion CARRIED with Directors Holme, Hamilton, Quittenton, Kruyt, Sherry, Jepson, Sperling, Macdonald, Holdom, McNabb, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

MOVED Director Stanhope, SECONDED Director Krall, that the "District 69 Sports Field Services Agreement" between the Regional District of Nanaimo, the City of Parksville and the Town of Qualicum Beach be approved for a five year term expiring December 31, 2005.

A recorded vote was requested.

The motion CARRIED with Directors Holme, Hamilton, Quittenton, Kruyt, Sherry, Jepson, Sperling, Macdonald, Holdom, McNabb, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

MOVED Director Stanhope, SECONDED Director Krall, that the "Regional Parks Services Agreement" between the Regional District of Nanaimo, the City of Nanaimo, the City of Parksville and the Town of Qualicum Beach be approved for a five year term expiring December 31, 2005.

CARRIED

RECREATION AND PARKS

Offer of Tenure for 442 Hectares of Proposed Regional Park Land – Area F.

MOVED Director Stanhope, SECONDED Director McLean, that the Regional District decline the offer of a 20 year Licence of Occupation from the BC Assets and Land Corporation and request an alternative offer that provides for exclusive tenure and assistance with park management issues.

CARRIED

Lighthouse Community Centre Lease Agreement – Area H.

MOVED Director Stanhope, SECONDED Director Quittenton, that the lease agreement between the Lighthouse Community Centre Society and the Regional District of Nanaimo for the property legally described as: Lot 1, District Lot 32, Newcastle District, Plan 42674 for a ten year term, be approved.

CARRIED

Canada/BC Infrastructure Program Application.

MOVED Director Stanhope, SECONDED Director Kruyt, that the Regional District apply for a Canada/BC Infrastructure Program grant for the trail system bridge over the Englishman River at Top Bridge.

CARRIED

REGIONAL GROWTH MANAGEMENT

Growth Management Plan Review 2001-2001 – Process for the Public to Suggest Changes.

MOVED Director Stanhope, SECONDED Director Hamilton, that the process for the public to suggest changes to the Growth Management Plan be incorporated into the Review project.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

Gabriola Island Parks and Recreation Commission.

MOVED Director Stanhope, SECONDED Director Sperling, that the minutes of the Gabriola Island Parks and Recreation Commission meeting held February 19, 2001 be received for information.

CARRIED

District 69 Recreation Commission.

MOVED Director Stanhope, SECONDED Director Quittenton, that the minutes of the District 69 Recreation Commission meeting held February 22, 2001, be received for information.

CARRIED

NEW BUSINESS

Applications for Grants Under the Canada/British Columbia Infrastructure Program.

MOVED Director Stanhope, SECONDED Director McLean, that the Board of the Regional District of Nanaimo support the applications for grants from the Infrastructure Canada-British Columbia for the following projects:

1. Northern Community Water Systems Improvements – Surfside Water System Infrastructure replacement, Madrona Water System Infrastructure replacement, West Bay Water System Infrastructure replacement, Arbutus Water System Infrastructure replacement, and French Creek Water System, Iron & Manganese removal – total cost \$2,500,000.
2. San Pareil Water System Infrastructure replacement – total cost \$900,000.
3. Whiskey Creek Water System Infrastructure replacement total upgrading costs of up to \$1,000,000 (to be confirmed).
4. Barclay Crescent North sewer installation – total cost \$1,600,000.
5. Cedar Town Centre sewer installation - \$5,608,000.
6. French Creek Pollution Control Center biosolids handling facility – total cost \$750,000.
7. Greater Nanaimo Pollution Control Center bio-gas handling facility – total cost \$2,800,000.
8. Landfill Gas Recovery and Utilization system - \$1,000,000.
9. Southern Community Septage Disposal Facility - \$200,000.

CARRIED

PAGE
18

SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE

Performance Review Committee.

MOVED Director Sherry, SECONDED Director Krall, that the minutes of the Performance Review Committee meeting held February 21, 2001, be received for information.

CARRIED

Intergovernmental Advisory Committee

MOVED Director McNabb, SECONDED Director Sherry, that the minutes of the Intergovernmental Advisory Committee meeting held February 22, 2001, be received for information.

CARRIED

ADMINISTRATOR'S REPORT

Bylaw No. 1009.03 – Garbage Collection and Recycling User Fee Rate Amendments.

MOVED Director Krall, SECONDED Director Sherry, that “Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.03, 2001” be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Krall, that “Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.03, 2001” having received three readings, be adopted.

CARRIED

Bylaw No. 422.08 (French Creek) and Bylaw No. 765.07 (Fairwinds) – Sewer Regulation and Rates – Areas E & G.

MOVED Director Krall, SECONDED Director Kruyt, that “Regional District of Nanaimo French Creek Sewer Specified Area Regulation and Rates Amendment Bylaw No. 422.08, 2001” be introduced for three readings.

CARRIED

MOVED Director Krall, SECONDED Director Sherry, that “Regional District of Nanaimo French Creek Sewer Specified Area Regulation and Rates Amendment Bylaw No. 422.08, 2001”, having received three readings, be adopted.

CARRIED

MOVED Director Sherry, SECONDED Director Krall, that “Regional District of Nanaimo Fairwinds Sewerage Facilities Specified Area Rates Amendment Bylaw No. 765.07, 2001” be introduced for three readings.

CARRIED

MOVED Director Sherry, SECONDED Director Krall, that “Regional District of Nanaimo Fairwinds Sewerage Facilities Specified Area Rates Amendment Bylaw No. 765.07, 2001”, having received three readings, be adopted.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Mount Arrowsmith Biosphere Foundation – Request for Financial Assistance.

MOVED Director Macdonald, SECONDED Director Stanhope, that the RDN contribute \$1,200 to the Mount Arrowsmith Biosphere Foundation.

CARRIED

NEW BUSINESS

Coombs Country Market.

MOVED Director McLean, SECONDED Director McNabb, that the application for inclusion into the pump and haul function by Old Country Market (Lot A, Salvation Army Lot 16, Plan 1115, except Plan 734R, Nanoose Land District) be approved as it meets the requirements of the pump and haul bylaw and is in compliance with the Official Community Plan.

MOVED Director McLean, SECONDED Director McNabb, that the pump and haul fees be implemented for this property immediately.

CARRIED

Federation of Canadian Municipalities.

MOVED Director Stanhope, SECONDED Director McNabb, that the Chair and 2 Board members attend the next FCM Conference.

CARRIED

IN CAMERA

MOVED Director Stanhope, SECONDED Director Sherry, that pursuant to Section 242.2(h) of the Local Government Act, the Board proceed to an In Camera meeting to consider a matter of litigation affecting the Regional District.

CARRIED

ADJOURNMENT

MOVED Director Sherry, SECONDED Director McNabb, that this meeting terminate.

CARRIED

TIME: 8:10 PM.

CHAIRPERSON

GENERAL MANAGER, CORPORATESERVICES

PAGE
20

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE SPECIAL MEETING OF THE BOARD
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, MARCH 20, 2001, AT 7:30 PM IN THE
NANAIMO CITY COUNCIL CHAMBERS

Present:

Director L. McNabb	Chairperson
Director L. Elliott	Electoral Area A
Director B. Sperling	Electoral Area B
Director E. Hamilton	Electoral Area C
Director D. Haime	Electoral Area D
Alternate	
Director J. English	Electoral Area E
Director J. McLean	Electoral Area F
Director J. Stanhope	Electoral Area G
Director D. Quittenton	Electoral Area H
Director J. Macdonald	City of Parksville
Alternate	
Director A. Kruyt	Town of Qualicum Beach
Director L. Sherry	City of Nanaimo
Director G. Korpan	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director T. Krall	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
C. Mason	Gen. Mgr., Corporate Services
B. Lapham	Gen. Mgr., Development Services
J. Finnie	Gen Mgr., Environmental Services
N. Avery	Manager, Financial Services
N. Tonn	Recording Secretary

ADMINISTRATOR'S REPORT

2000 Audited Financial Statements.

MOVED Director Sherry, SECONDED Director Krall, that the report on the audited financial statements for the year ended December 31, 2001 be received.

CARRIED

Director and Committee Member Remuneration and Expenses.

MOVED Director Sherry, SECONDED Director Kruyt, that the 2000 report on remuneration and expenses for Board and Committee members be received.

CARRIED

Public Bodies Information Report.

MOVED Director Sherry, SECONDED Director Krall, that the 2000 Public Bodies Financial Information on supplier payments and employee remuneration be received for information.

CARRIED

2001 Annual Budget.

MOVED Director Krall, SECONDED Director Kruyt, that the 2001 Annual Budget with property taxes totaling \$19,633,380 be approved.

A recorded vote was requested.

The motion CARRIED with Directors McNabb, English, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

MOVED Director Krall, SECONDED Director Hamilton, that "Regional District of Nanaimo 2001 Annual Budget Bylaw No. 1234, 2001" be introduced for three readings.

A recorded vote was requested.

The motion CARRIED with Directors McNabb, English, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

MOVED Director Krall, SECONDED Director Kruyt, that "Regional District of Nanaimo 2001 Annual Budget Bylaw No. 1234, 2001" having received three readings, be adopted.

A recorded vote was requested.

The motion CARRIED with Directors McNabb, English, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

Parcel Tax Bylaws for 2001.

Bylaw No. 1180.01

MOVED Director Krall, SECONDED Director Macdonald, that "Arbutus Park Estates Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1180.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Kruyt, that "Arbutus Park Estates Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1180.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1181.01

MOVED Director Krall, SECONDED Director Kruyt, that "Decourcey Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1181.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Kruyt, that "Decourcey Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1181.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1182.01

MOVED Director Krall, SECONDED Director Sherry, that "Fairwinds Sewerage Facilities Local Service Area Parcel Tax Rate Amendment Bylaw No. 1182.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Krall, SECONDED Director Sherry, that "Fairwinds Sewerage Facilities Local Service Area Parcel Tax Rate Amendment Bylaw No. 1182.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1184.01

MOVED Director Sherry, SECONDED Director Krall, that "French Creek Sewerage Facilities Local Service Area Parcel Tax Rate Amendment Bylaw No. 1184.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Elliott, that "French Creek Sewerage Facilities Local Service Area Parcel Tax Rate Amendment Bylaw No. 1184.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1185.01

MOVED Director Sherry, SECONDED Director Hamilton, that "French Creek Bulk Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1185.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Krall, SECONDED Director English, that "French Creek Bulk Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1185.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1186.01

MOVED Director Sherry, SECONDED Director Holdom, that "French Creek Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1186.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Kruyt, that "French Creek Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1186.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1187.01

MOVED Director Sherry, SECONDED Director English, that "Madrona Point Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1187.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director McLean, that "Madrona Point Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1187.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1188.01

MOVED Director Sherry, SECONDED Director Kruyt, that "Nanoose Bay Bulk Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1188.01, 2001" be introduced and read three times.

CARRIED

RDN Special Board Minutes

March 20, 2001

Page 4

MOVED Director Sherry, SECONDED Director Hamilton, that "Nanoose Bay Bulk Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1188.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1189.01

MOVED Director Sherry, SECONDED Director English, that "Nanoose Water Supply Specified Area Parcel Tax Rate Amendment Bylaw No. 1189.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Krall, that "Nanoose Water Supply Specified Area Parcel Tax Rate Amendment Bylaw No. 1189.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1191.01

MOVED Director Sherry, SECONDED Director McLean, that "San Pareil Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1191.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Sperling, that "San Pareil Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1191.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1192.01

MOVED Director Sherry, SECONDED Director Krall, that "Surfside Sewer Local Service Area Parcel Tax Rate Amendment Bylaw No. 1192.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Holdom, that "Surfside Sewer Local Service Area Parcel Tax Rate Amendment Bylaw No. 1192.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1193.01

MOVED Director Sherry, SECONDED Director Krall, that "Surfside Properties Water Supply Specified Area Parcel Tax Rate Amendment Bylaw No. 1193.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Kruyt, that "Surfside Properties Water Supply Specified Area Parcel Tax Rate Amendment Bylaw No. 1193.01, 2001" having received three readings, be adopted.

CARRIED

Bylaw No. 1194.01

MOVED Director Sherry, SECONDED Director Krall, that "West Bay Estates Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1194.01, 2001" be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Krall, that "West Bay Estates Water Local Service Area Parcel Tax Rate Amendment Bylaw No. 1194.01, 2001" having received three readings, be adopted.

CARRIED

Capital Expenditure Plan 2001 – 2005.

MOVED Director Holdom, SECONDED Director Macdonald, that the five year capital year 2001 to 2005 plan be approved.

A recorded vote was requested.

The motion CARRIED with Directors McNabb, English, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

MOVED Director Krall, SECONDED Director Sherry, that “Regional District of Nanaimo 2001 to 2005 Capital Expenditure Program Bylaw No. 1235, 2001” be introduced for three readings.

A recorded vote was requested.

The motion CARRIED with Directors McNabb, English, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

MOVED Director Krall, SECONDED Director Sherry, that “Regional District of Nanaimo 2001 to 2005 Capital Expenditure Program Bylaw No. 1235, 2001” having received three readings, be adopted.

A recorded vote was requested.

The motion CARRIED with Directors McNabb, English, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, Elliott, Krall, Korpan, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

SPECIAL EVENT/SPECIAL OCCASION APPLICATIONS

Special Occasion License Applications.

Vancouver Island Association for Injured Motorcyclists – March 31, 2001 – Area F.

MOVED Director McLean, SECONDED Director Korpan, that the Board approve the Vancouver Island Association for Injured Motorcyclists’ request for the issuance of a one (1) day special occasion license to operate a beer garden at their Spring Fever Dance on March 31, 2001.

CARRIED

ADJOURNMENT

MOVED Director Sherry, SECONDED Director Krall, that this meeting terminate.

CARRIED

TIME: 7:42 PM

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

PAGE
25

CEDAR School and Community Enhancement Society



c/o Cedar Heritage Centre
1644 MacMillan Road
Nanaimo, B.C., V9X 1L9

Mr. Laurence Elliott (Director)
Nanaimo Regional District
2980 Giovando
B.C. V0R 2E0

March 31st, 2001

Dear Mr. Elliott,

The community is in the process of upgrading an old school, built in 1921, as a Community Centre. It is a heritage building and will be known as Cedar Heritage Centre. We have done this through the auspices of the Cedar School and Community Enhancement Society, the Nanaimo Regional District, and community members, who have worked hard and given many volunteer hours to saving a building that School District # 68 was going to demolish.

We hope to open the building this summer for our youth and teen summer programs. Our next challenge is administration. This requires consistency that volunteers are unable to give. However we have no funding for employees for the project. We are hoping that there might be some government assistance under the "Job Creation Partnerships" program to acquire our first administrators. I believe that Parksville has had help in similar circumstances. We think this may lead to a permanent job for a handicapped person.

It would be greatly appreciated if you could give us a letter of support for this project. Please find, as an attachment, a proposal description.

Yours sincerely

Shelagh W. Gourlay

Shelagh W. Gourlay (Chairman)
Cedar School and Community Enhancement Society

March 31st 2001

REGIONAL DISTRICT OF NANAIMO			
APR 4 2001			
CHAIR		GMCS	
CAO		GMDS	
GMCS		GMS	

PROPOSAL DESCRIPTION

Project Objectives

- To establish a Community Centre in Regional District Area "A" making programs and services, which were previously unavailable, accessible to all residents many of whom live under the poverty line and can not afford travel and time to go to Nanaimo.
- Acquire a Project Facilitator for the Community Centre who will set up administration and organize time and space to include Summer Programs, Year round Teen and Youth programs, Cooperative Mother and Baby socialization, Health Clinics, space for service groups, adult education, and recreation, etc.
- To organize the administration of the Community Centre in such a way that a handicapped person could be employed in the future.

Proposed activities

Acquire an administrator, who has some recreation and/or administrative back ground and who will act under the supervision of a user committee as a Community Centre Facilitator. This Facilitator will need team management skills to work with volunteers and people of all ages. He/she will set up timetables, logs, book keeping, and oversee the day to day running of the Cedar Heritage Centre in which the actual programs are conducted by volunteers or other paid staff. A future position should be made available for a handicapped person to carry on the job starting in January 2002.

The Activities of the Centre are:

- Have space and time available for a Mother and Baby Cooperative program.
- Establish a story time for young children using High School CAPP students or volunteers.
- Make programs available for youth groups and be proactive in crime prevention.
- Provide artisans with a place to work ,exhibit their art, and teach others.
- Help Seniors and those with special needs initiate a social and educational program.
- Provide a place where Cedar Heritage history and artifacts may be displayed.
- Establish a location where Information Technology is available to Cedar area residents at the lowest possible cost (eg. Tax forms).
- Organize the Centre to proceed in offering services to Nanaimo Regional District "A" as economically as possible

Time Line

- ❖ June-organize new employee as Program Facilitator
- ❖ July to August-set up Programs and Administration
- ❖ September to November-Continue programs and administration working out any problems
- ❖ December to January- Hire and work with a handicapped person
- ❖ February to May-handicapped person continues with facilitation of programs and volunteers
- ❖ June to August- work on summer programs
- ❖ September- interview and help hire a full time employee

June 1st to June 30th--The Program Coordinator will commence working on the project, meet with user groups and set up the time table and space allotments. Establish method of keeping a log and book keeping.

July --The coordinator will be available for the opening of the new Cedar Heritage Centre. He/she will see how well the time table works out for summer programs for youth and

teenagers which will begin under the supervision of their leaders in June. The Cedar Community Internet Access may also be available for a Cyber Camp program for young people. Volunteers from the user groups, who are under funded (such as Guides, Brownies, Scouts) may have to be organized to donate time for maintenance as part of their rent. User Group Board meetings must start. Logs must be kept for use and maintenance for each month. Books kept in order showing any extra cost and use of the building.

August --The Coordinator will begin to organize a fall program timetable and space. Monthly meeting with the user Group Board will continue and books must be kept .

September--Fall programs start. Volunteers should know their routines and help with the administration, gardens, clean up, etc. Any new programs will begin. User group Board meets, books kept.

October-- Review how programs are working out and meet with board to go over any difficulties.

November--Continue working on scheduling, and administration. Study ways to make the job easier for a handicapped person.

December -- Do a complete review of time table , programs, usage, volunteer help, expenses, and projected future costs. Advertise for a handicapped employee for a future administrator.

January--Interview and assess a new employee who is handicapped. Help organize administration (books, timetable, board meetings, volunteers, building management), to enable a handicapped person to continue as a facility Coordinator. Use experience gained in applying for a new position.

February--The handicapped person starts work as the Facility Coordinator. This consists of administration and organizing the time table, volunteers for programs, and volunteers or paid staff as building maintenance personnel. Any difficulties should be revealed that are due to a person's handicap or administration problems.

Ways must be found to overcome such difficulties.

March--Continue as Facilitator. Review timetable, programs, volunteer help. Make any changes necessary.

April--Oversee proposed changes and make sure that they are successful.

May--Start to work on organizing Summer Programs

June-- Help the Committee with hiring summer students. Continue with timetable and maintenance organization. Work with student supervisors of summer programs to help with programs and timetables.

July--Oversee the administration and volunteers. Help with an application for a handicapped employee in the future.

August--Supervise hiring of a handicapped employee unless the present employee wishes to continue with the administration.

September-- Work with new employee or continue as full time facilitator if possible

Expected Results

By working with volunteers and the committee, experimenting with timetables, and reviewing the position as Project Facilitator we would expect to have full time employment to offer in a well organized Community Centre starting in October 2002. This Centre will provide programs and services in Nanaimo Regional District "A", a rural area, which up to this time have been unavailable.

Background, Mandate, and Expertise

The Society is a registered, non-profit, non-funded society (S-37396) with Charity Number 89006 9222 RR0001. The Society supplies leadership, acts as a catalyst in the

development of facilities and programs, and forms partnerships with existing community groups for the betterment of the community.

The Society was incorporated in 1997 (community survey in the spring of 1997) to assist in meeting the needs of our community, particularly children and their families. Our rural community includes the areas of Cedar, Chase River, South Wellington, Yellowpoint, Cassidy and the Snuneymux First Nations. Many people living in our community are experiencing financial hardship and existing on incomes significantly below the poverty line.

Our community is growing steadily and has a present population approaching 7,800 persons, 3,708 of which reside in the Cedar node. We now have a Community Centre in which to place existing programs and future services. Programs already established are:

- ❖ Youth and Teen nights
- ❖ Computer access
- ❖ Community police station
- ❖ Coats for Kids
- ❖ Disaster preparation
- ❖ Boat building course
- ❖ Upgrading North Cedar School into Cedar Heritage Centre

We have called on many Volunteers to help us such as recreation leaders, teachers, firemen, computer mentors, landscapers, artisans, and others. With their help and professional aid we have provided programs wherever space became available. This project is to centralize and organize the administration of these programs and services

Past Projects with HRDC and their Achievements

Our first two employees through HRDC are both working in good jobs with Shaw Cable Company. One of these has now been accepted by the RCMP. The third employee, after working in a community setting became a Foster Care Giver. The fourth, who was sponsored by CAP Youth Employment and was a biology graduate from Queens, has gone back to College to train in business and Information Technology. Our fifth and current employee is already planning his University courses for the continuation of his education when he completes his Internship. We feel proud of the assistance we have provided to them through HRDC programs.

Evidence of Community Support

See enclosed letters.



REGIONAL DISTRICT OF NANAIMO			
APR 4 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCms		GMES	
Bud			

MEMORANDUM

TO: Pamela Shaw
Manager, Community Planning

DATE: April 2, 2001

FROM: Deborah Jensen
Planner

FILE: 3360 30 0102 & 3060 30 0101

SUBJECT: Bylaw No. 500.273 – James
Lot 36, DL 6, Plan 23588, Nanoose District
Electoral Area 'E' – 2470 Apollo Drive

PURPOSE

To consider the minutes of the Public Hearing held March 26, 2001 with respect to Bylaw No. 500.273, 2001,” and further, to consider Bylaw 500.273 for 3rd reading.

BACKGROUND

Bylaw No. 500.273 was considered by the Board and given 1st and 2nd reading on March 13, 2001.

Bylaw 500.273 is a result of an amendment application submitted by Dr. and Mrs. D.E. James to rezone the above-noted property from Residential 1 (RS1) to Commercial 7 (CM7) to allow for continued operation of a medical facility (see Attachment No. 1). An application for a development permit is running concurrently with this application for rezoning.

The Public Hearing concerning the proposed amendment was held March 26, 2001. A summary of the proceedings is attached for the Board’s consideration (see Attachment No. 2).

ALTERNATIVES

1. To grant 3rd reading to Bylaw No. 500.273 and, upon completion of the conditions outlined in Schedule 1, to consider Bylaw No. 500.273 for adoption.
2. To deny Bylaw 500.273.

INTERGOVERNMENTAL IMPLICATIONS

Should the Bylaw be granted 3rd reading, it would need to be forwarded to the Ministry of Transportation and Highways pursuant to the Local Government Act prior to the Bylaw being considered by the Board for adoption.

LEGAL IMPLICATIONS

Should the Bylaw be granted 3rd reading, a development permit would be registered as a notation on the Certificate of Indefeasible Titles of the subject property to ensure the conditions of the development permit are fulfilled. These conditions are attached as ‘Schedule 1’.

PUBLIC CONSULTATION IMPLICATIONS

Written submissions and verbal comments obtained throughout the rezoning process and at the Public Hearing have raised a number of issues, including traffic safety and access, commercial space availability, future site use, and development permit requirements.

Traffic Safety and Parking

Public comment has referred to traffic safety and proximity of the subject property access to the Northwest Bay Road intersection. Concerns have also been raised with respect to parking requirements as per development permit guidelines.

The Ministry of Transportation and Highways (MOTH) has issued an access permit for the subject property, and has commented there are no restrictions for parking along Apollo Drive as long as vehicles are not parked in the travel lane.

The development permit parking requirements relevant to the subject property state that off-street parking areas shall primarily be located to the rear of buildings or in other locations that are not visible from roads. For this application, provision has been made for two parking stalls located at the front of the building, with the remainder being located to the side or rear of the property where vegetation decreases its visibility.

Landscaping

The development permit landscaping requirements state that introduced landscaping areas shall be provided to enhance buildings and structures and promote compatibility with surrounding land uses. Mature vegetation is present on the site, which allows for a blending of site use with the surrounding area.

Commercial Space

Public comment has indicated the medical office should be located within the Red Gap Shopping Centre complex rather than the proposed site, thereby containing commercial space within the core area. Staff notes the RGMP and OCP have both designated the subject property as within a village centre. Therefore, a commercial use sited at this location would be supported by the OCP and RGMP.

Future Site Use

The public has expressed concerns pertaining to future land use at this site should the rezoning be approved. Staff notes the proposed zoning will restrict any future use to a limited number of options. In addition, site area for the subject property does not allow for a multitude of uses on this site.

VOTING

All Directors except Electoral Area 'B' – one vote.

SUMMARY/CONCLUSIONS

The "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" was given 1st and 2nd reading on March 13, 2001. A Public Hearing with respect to this Bylaw was conducted on March 26, 2001.

While the public has indicated a number of concerns with respect to the proposed use of the subject property, it should be noted the proposal is compatible with the guidelines provided through the OCP and the Growth Management Plan. Therefore, staff would recommend that Bylaw No. 500.273 be considered for 3rd reading and that the applicant be required to submit an approved, revised access permit prior to the RDN Board's consideration of the rezoning for 4th reading and adoption.

The following recommendations are provided for consideration by the Board.

RECOMMENDATIONS

1. That the Summary of Proceedings of the Public Hearing held March 26, 2001 as a result of public notification of "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" be received.
2. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001," be given 3rd reading.
3. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" be referred to the Ministry of Transportation and Highways for confirmation of access prior to 4th reading.



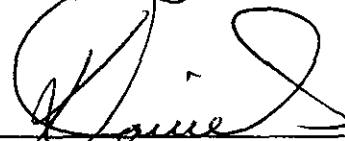
Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence

COMMENTS:

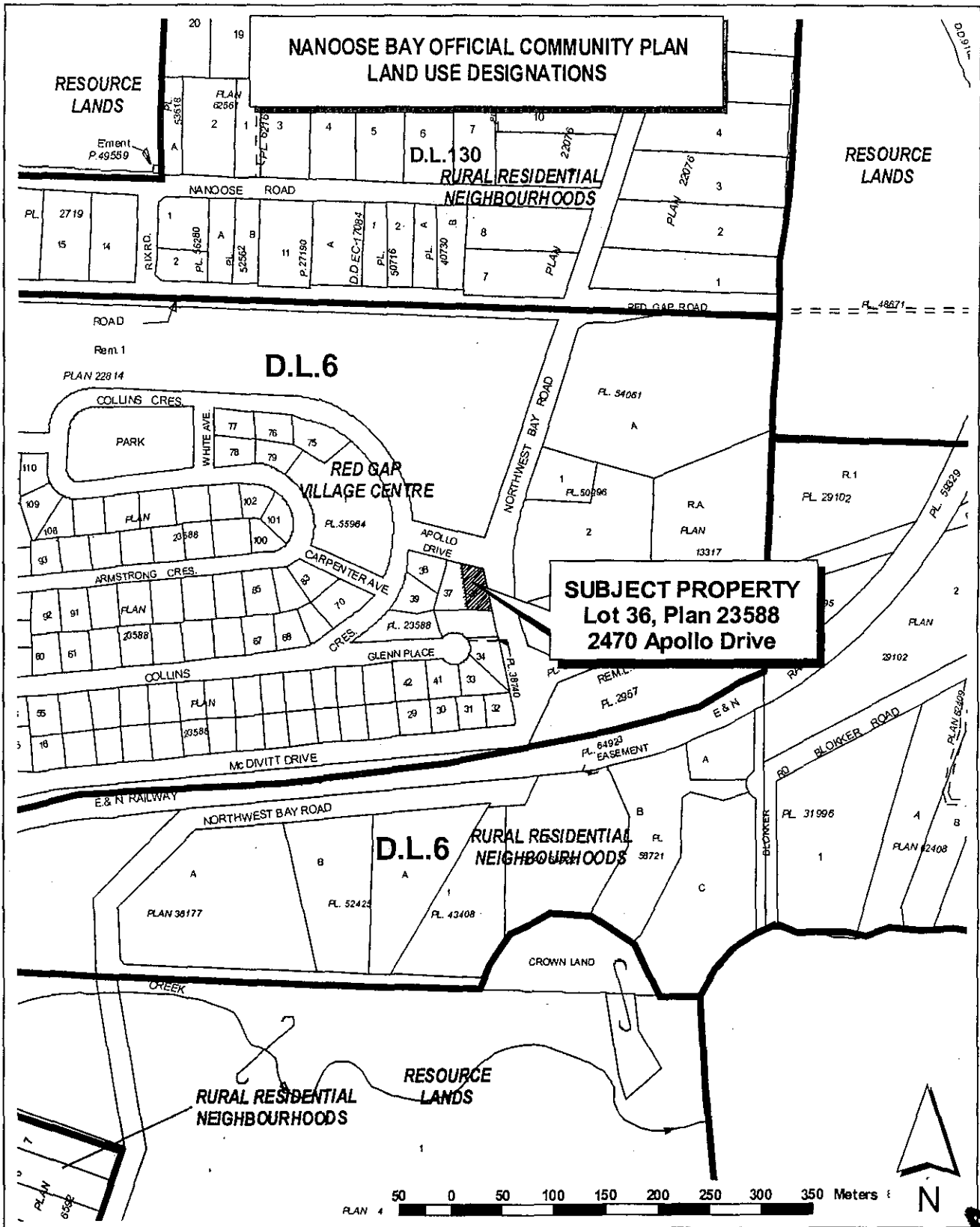
devsvs/reports/2001/3360 30 0102 ap brd James3rd .doc

SCHEDULE NO. 1

Conditions for Approval
Zoning Amendment Application No. 0102
Development Permit Application No. 0101
James

1. Applicant to provide a valid access permit, with revised parking plan, from the Ministry of Transportation and Highways for the proposed use.
2. Vary the Regional District of Nanaimo Bylaw No. 993, 1995, "A Bylaw to Regulate Signs," by:
 - a. increasing the maximum number of allowable signs from two (2) to three (3) to allow for the existing freestanding sign and addition of two directional parking signs.
 - b. reducing the minimum setback from the front property line from 8.0 metres to 0.0 metres to allow for placement of the existing freestanding sign.
3. Vary the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to:
 - a. Allow for two (2) off-street parking spaces located at the front of the building.
 - b. Reduce the minimum setback from the other lot line from 5.0 metres to 2.0 metres to allow for off-street parking requirements.

ATTACHMENT NO. 1



REGIONAL DISTRICT OF NANAIMO

SUMMARY OF PROCEEDINGS OF A PUBLIC HEARING
HELD MONDAY, MARCH 26, 2001 AT 7:00 PM
AT NANOOSE PLACE
TO CONSIDER BYLAW NO. 500.273, 2001

George Holme	Chairperson, Director, Electoral Area 'E'
Julia MacDonald	Director, City of Parksville
Susan Cormie	Senior Planner
Deborah Jensen	Planner

There were approximately 16 people in attendance.

The Chairperson called the Hearing to order at 7:00 pm, introduced those present at the head table, and outlined the procedures to be followed during the Hearing.

The Planner provided a summary of the Bylaw.

The Chairperson called for formal submissions with respect to Bylaw No. 500.273.

Maurice Hedges, 2469 McDivitt Drive, referred to the Nanoose Bay OCP, Bylaw No. 1118, 1998 and suggested the proposed bylaw for a new CM7 zone is in conflict with the OCP. Maurice Hedges stated the OCP should take precedence over the amendment and has been ignored with respect to development permit guidelines, particularly for landscaping and off-street parking, and suggested that any variance should include a variance to the OCP. Maurice Hedges stated the Red Gap core has been established for some years and supplies ample parking, and there is no justification for establishing another commercial area adjacent to the core. Maurice Hedges suggested there is no good reason for a zoning change, and does not support this application.

Philip Thomas, 3314 Blueback Drive, stated a large amount of parking in the area is visible from a road, and offered parking for the library, school, and community centre as examples. Philip Thomas also suggested that many services are spread out from the Red Gap Centre.

Eric Smith, 2420 Nanoose Road, referred to the previous speaker and stated that each of the examples given is located outside the development permit area. Eric Smith indicated considerable time was spent developing the permit guidelines and suggested this application is the worst possible way to introduce the first development permit for the Nanoose Bay OCP as it is requesting a new zone and introducing variances to the guidelines.

Yvette James, 2470 Apollo Drive, stated the medical clinic completed its five-year contract with the Red Gap Centre, moved to its current location, and subsequently applied to rezone from a home based business to a commercial use. Yvette James stated current landscaping is adequate for the site, and the bulk of the parking will be located along the side of the home, as agreed to by the RDN and MOTH. Yvette James also indicated that 90% of the patients walk to the medical office whereas a lot of traffic unrelated to the clinic tend to park along Apollo Drive.

Maurice Hedges, 2469 McDivitt Drive, questioned whether Jim English should be allowed to speak as he is the acting alternate for Director Holme.

Director Holme ruled that Jim English may speak as no conflict is established.

Jim English, 2461 Collins Crescent, stated this proposal pertains to a medical clinic and not for other commercial uses such as a small complex or 7-11, and suggested the community is fortunate to have a medical doctor in the area. Jim English referred to the OCP and its preference for home based business in a rural area but pointed out that, as a medical practice, it is important to have appropriate operating facilities, and suggested the degree of traffic flow is minor as most patients walk to the clinic. Jim English also stated he served on the Advisory Planning Commission where the OCP was completed to the best of everyone's ability, but now the community needs a physician and the present location fits within the boundaries of the village centre. Jim English stated he supports the amendment application as it fits with the community plan and the needs of the community.

Donna Kimpton, 2393 Armstrong Crescent, stated the subject property is well within the confines of the Red Gap Centre commercial area, and that the boundaries of the commercial area are well defined on the area maps. Donna Kimpton stated she supports the rezoning application.

Al Barker, 2465 Apollo Drive, stated he is in favour of the medical office.

The Chairperson called for further submissions.

Written submissions were read into the minutes by Chairperson Holme.

A list of people in attendance at the Public Hearing is attached as Appendix 'A' and forms part of the summary of public hearing proceedings.

The Chairperson called for further submissions a second time.

The Chairperson called for further submissions a third time.

Gloria Barker, 2465 Apollo Drive, stated she is in favour of the application.

There being no further submissions, the Chairperson adjourned the Hearing at 7:20 pm.

Certified true and correct this 27th day of March, 2001.


Deborah Jensen
Recording Secretary

Director George Holme
Electoral Area 'E'

PAGE
36

PETITION TO RDN

PLANNING DEPT
-03-26 2001
RECEIVED

5 February 2001

We, the undersigned, support the application of Dr. Donald James of Nanoose Bay, B.C. to have his property rezoned to allow him to operate his professional medical practice:

NAME:

ADDRESS:

D Thompson	2899 Hemlock Dr Nanoose Bay
Al Dubinville	2305 Weston Place Nanoose Bay
Cindy Portin	2305 Weston Place Nanoose Bay
V. Coulson	2179 W. Island Hwy, Nanoose Bay
P. Thomas	3314 Blueback Drive
E. Hardy	1606 Seaview Ave. Nanoose Bay
R. Mayne	6 Sylvan Cr Parksville
H. Jeffrey	1836 Douglas Cres. Nanoose Bay
H. Davis	22-2655 Andover Nanoose Bay
R. H. Dyke	2464 A Pollock Dr. Nanoose Bay
Leah Russell	3820 Amberwood Lane, Nanoose Bay
M. W. Winder	2391 H.C. Gibson Rd Nanoose Bay
J. Jeffrey	1836 Douglas Cres. Nanoose BC
R. Barrett	1630 Douglas Cres. Nanoose Bay
M. J. Russell	2591 Island Hwy E. Nanoose Bay B.C.

PAGE 2

PETITION TO RDN

5 February 2001

We, the undersigned, support the application of Dr. Donald James of Nanoose Bay, B.C. to have his property rezoned to allow him to operate his professional medical practice:

NAME:

ADDRESS:

W. Winkelmite

Fleurbaey

Edwin E. Bedgood

1855 Craig Hill

W. Stewart

2830 AIRCRAFT RD NANOOSE BAY

Landy Low

POWERS

Beth Muelcke

Cross Road, Nanoose Bay

F.J. McFarland

2250 Cockleshell Rd, Nanoose Bay

Audrey Stadelson

2371 Huggins Rd " "

Cathy Zelisko

346 Peach St. Parksville, BC

Pat Barcan

2655 Andover Rd #27 NANOOSE

April Parker

101-546 Penderox Nonsuch V9R 2N7

Pauline

2345 BRANFORD Pk. Nanoose Bay

Kathleen MacInnis

3211 Shearwater Drive.

Nanaimo V9T 5W9

Dick W. McErmid

108-3555 OUTRIGGER RD. NANOOSE

Pat King

1481 EDWIN Rd. Qualicum Beach B.C.

Sandi Herisley

2550 Northwest Bay Nanoose

Peter Thompson

2899 Hemlock Dr Nanoose

PAGE 1

PETITION TO ORDINANCE

5 February 2001

We, the undersigned, support the application of Dr. Donald James of Nanoose Bay, B.C. to have his property rezoned to allow him to operate his professional medical practice:

NAME:

ADDRESS:

NAME:	ADDRESS:
James Wright	1566 MADRENA DR.
Dave Johnston	2278 Morello Rd
Bill PITT	3512 NEWFIELD NANAIMO
Frank Neale	240-2465 Apollo Dr. Nanoose
Audrey Neale	" " " " "
James Hutchison	344 Kingsley Street Parksville
Geoff Cartledge	1919 Sea Lion Coes, Nanoose
Mike Brown	924 Kurba Circle, Parksville
Mathias Docherty	113 Harpconer Pl. Nanaimo
Paul Faudon	354 - west Island highway Parksville
T. Moore	Box 154 Evington Park 1376 KEFFLER RD.
Mike Silvey	2309 Weston Place, Nanoose Bc
Rodger Miner	13-2655 Andover Rd, Nanoose Bc
John Uchanski	1448 Pilot Way Nanoose
John Paul	1190 MILLER PLACE QUALICOM
Linda Beed	1070 Jan King Crescent Nanoose
Blair	1379 MADRENA DRIVE, NANOOSE

PAGE 41

PETITION TO RDN

5 February 2001

We, the undersigned, support the application of Dr. Donald James of Nanoose Bay, B.C. to have his property rezoned to allow him to operate his professional medical practice:

NAME:

ADDRESS:

Betty Anne English	1566 Madrona Dr. Nanoose Bay
Marion Ditrich	2796 N.W. BAY Rd. Nanoose Bay
Susan Bergkvist	2360 Collins Cr. Nanoose Bay
Eileen M. Kozak	#2 - 450 Bay Ave Parksville B.C.
Kathleen Richson	2389 Archibald Cres. Nanoose Bay
Wilma & L. Pacey	3430 Carmichael Rd Nanoose Bay
Carole Fulton	3292 Renwick Place Nanoose B.C.
Lutz Dyer	1942 Eagleridge Pl. Nanoose Bay
P. Dyer	1942 Eagleridge Nanoose Bay
V. Anglin	3077 Dolphin Dr. Nanoose Bay
M. Bradbury	1540 Marina Way, Nanoose Bay
Amy Beaman	128-240 Steinfur Ave. Parksville
	1951 70th Street, Nanoose Bay
	533 - Stronachwood Dr. Parksville
	2393 Comstock Way, Nanoose Bay, B.C.
Norma A. Kimpton	1210 Ruffels Rd. Parksville V9P
Maureen Peller	745 Canyon Cres. Qualicum Beach B.C.
Jean Taylor + Bill	275-2405 Apple Dr. Parksville
Gloria & A. Barker. (20)	V9P 9K

PAGE 18

PETITION TO RDN

5 February 2001

We, the undersigned, support the application of Dr. Donald James of Nanoose Bay, B.C. to have his property rezoned to allow him to operate his professional medical practice:

NAME:

ADDRESS:

Cliff & Eleanor Hatch
 Rudy and Linda Graham
 Patricia Daves
 Douglas Dyer
 Linda Lyzabell
 Shelby Fox Hunt
 Jean Davis
 [Signature]

5963 Cordy Pl. Nanaimo B.C. V9V 1T7
 2633-A Kinghorn Rd Nanoose Bay BC. V9P
 22-2655 Andover, Nanoose Bay V9P
 2989 ANCHORWAY. NANOOSE BAY V9P
 2740 Powder Point Rd Nanoose BC V9P 4E8
 1540 Fall Rd. Nanoose V9P 7G6
 3584 OUTRIGGER RD. NANOOSE V9P 9M3
 2963 ANCHOR WAY NANOOSE V9P 9G6
 (11)



Trish Widdershoven, Real Estate Planner

Parksville – Qualicum Beach Realty Ltd.

127 Alberni Hwy., P.O. Box 487, Parksville, BC V9P 2G6 * Office: (250) 248-4321 * Fax (250) 248-3550 * Toll Free 1-800-224-5838

March 26, 2001

Regional District Of Nanaimo
6300 Hammond Bay Rd
Nanaimo B.C.

Attn George Holme, Area Director
Nanoose Bay

Dear Mr. Holme

I wish to strongly object to the rezoning of the property at the corner of Northwest Bay Rd & Apollo Dr at Redgap.

I believe this is a "slippery slope" that encourages people to ignore the existing zoning and do as they please and wait a year or so and then Board will make you legal.

As the leasing agent for the red Gap centre we have had empty space for over a year and now you are creating more commercial space. This is not fair to the existing commercially zoned properties that have to pay a higher tax & lease rate to be in properly zoned property.

As a resident of Nanoose Bay I find it difficult to understand how this property can be rezoned when we have been told over the past 5 years no more commercial space in Nanoose. What is to stop someone from doing this in my neighbourhood as well, or for that matter anywhere else in area G or H? I feel quite confident that if the property owner at the corner of Johnston Rd & Hwy 19a knows he can get rezoning in this manner he will be on the bandwagon very quickly.

I also have traffic & safety concerns regarding access at the corner with the proximity of the driveway to the corner.

Dr James seems to allude to the fact that he needs more space & hence the rezoning application. When he was a tenant in Red Gap he said he had to move out as there was too much space.

Also what controls would there be to not have this property turned into different commercial space if Dr. James decided to sell the building or add on to it? We already

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received
March 26, 2001
-03-26-2001
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STEPH

PAGE
44

have small businesses in Red Gap having difficulty getting by so more competition is not going to be an asset to them.

I hope the board will carefully consider not allowing this rezoning as I feel it is not in the best interest of the community as a whole.

Sincerely

A handwritten signature in black ink that reads "Trish Widdershoven". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Trish Widdershoven
Realtor

RECEIVED

MAR 21 2001

REGIONAL OFFICE
OF NANAIMO

Pauline & Peter Bibby
2291, Florence Drive, Nanoose Bay BC, V9P 9E9, Canada
Tel (250) 468 2387 Fax (250) 468 2397 e-mail:- pandp@island.net

The Planning Officer for Nanoose Bay
RDN
Cc: -G Holme RDN Director [by fax 468 7239]

March 19, 2001

Dear Sir/ Madam

Re:- Planning Application for Dr's Surgery at Red Gap.

I presume that the request is for retrospective agreement for Planning permission to change a house to a surgery.

Firstly I believe that giving retrospective agreement to anything is the way for planning chaos. In this case the Dr., is a professional person and can be assumed to know about planning permits, etc. He presumably is hoping that a fait accomplis for such a vital service will go un-punished. This is not acceptable.

Therefore whatever you do on the merits of the case some sanction should be taken about his moving without a permit.

Secondly:- do we need a surgery at Red Gap? Yes/

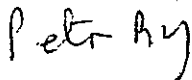
Should it take over this private house? No.

Should we try to find land, say by the Fire Hall; or the Community Hall; or the cleared land at the Junction of P Point Rd. and NW Bay Road. Yes.

If The Dr is prepared to build on a Commercial/ Office site, or go back to the shopping Centre where there was room to expand next door at the time he moved then a temporary permit with some sanction would not be unacceptable.

Thank you for your consideration,

Yours sincerely



Peter C. Bibby

PAGE
46

DUDLEY FREEMAN C.A.
2460 CROSS ROAD NANOOSE BAY, BC
V9P9E6

PLANNING DEPT
-03-20 2001
RECEIVED

March 5, 2001

TO WHOM IT MAY CONCERN

Dear Sir or Madam:

I have been a patient of Doctor James for six years, and wish to support his efforts to expand an additional medical room in his home premises.

I believe the additional room will permit him to enhance patient services and as a patient I will benefit. In fact denial of this one room expansion, effectively deprives me of potential services, which I would like to have available to me.

As a patient of six years, I have some additional comments, which the reader may find of value.

- 1) I much prefer his present medical location in his home to that of his past location in the shopping plaza. The home location, set amidst flowering trees and offering a pleasant view from the office, offers a friendly ambience, which sets the patients mind at rest. His previous location in the shopping mall, offered a sterile environment, which lacked this ambience.
- 2) I make monthly visits to Doctor James, and in addition, as a Nanoose resident, visit the shopping plaza on a regular basis. On no occasion have I seen any semblance of traffic congestion in front of his premises. I believe I am a good neutral witness to this matter.

Sincerely,



Dudley Freeman

PAGE
47

Ph 468-9576 esmith@macn.bc.ca

Regional District of Nanaimo,
6300 Hammond Bay Road,
Nanaimo, B.C. V9T 6N2

REGIONAL DISTRICT OF NANAIMO	
JAN 29 2001	
CHAIR	<input checked="" type="checkbox"/>
CLERK	<input checked="" type="checkbox"/>
<i>Ord Info</i>	

2420 Nanoose Road
Nanoose Bay BC,
V9P 9E6
29th January 2001

Dear Sirs,

Nanoose Bay Rezoning Application for 2470 Apollo Drive

I am writing to express my opposition to rezoning at this time 2470 Apollo Drive, Nanoose Bay, from RS1 to CM7 because it would represent a disorderly extension of the commercial zone in Red Gap Village Centre, in apparent contravention of policies contained in By-Law 1118.

S. 2.1.7 requires commercial development to be "in and around the Red Gap Village Centre core" whereas this site is neither in nor adjacent to the core.

S. 2.1.15(b) requires the evaluation of a rezoning application with respect to its incorporation of building and landscape themes that are compatible with a village centre, whereas this proposal comprises an architectural theme that will be partly residential and partly business and lacking that compatibility.

S. 2.1.15(g) requires that methods of integrating existing and new developments be evaluated for any rezoning application, and this proposed commercial development is not integrated with anything - it would stand alone.

The Village Centre core identified in by-law 1118 currently comprises one of five contiguous lots within an encircling paved highway. Any extension of commercial zoning should commence among the four lots that adjoin the present Village Centre core, for reasons of appearance, parking and traffic compatibility, maintaining visible separation from residential properties, and attractiveness to most commercial entrepreneurs. To now assign priority to an isolated lot away from the commercial core would surely require special conditions. I know of none.

Such special conditions as might exist seem to operate against this rezoning rather than in favour of it. Firstly, this small site is located at a busy intersection in a school zone, with no sidewalk and is therefore hardly the place to encourage business traffic to be entering and leaving a driveway. Secondly, there are already two vacant spaces in the Village Centre core awaiting business occupancy. Should anyone wish to open a medical centre, there is no need to rezone anything.

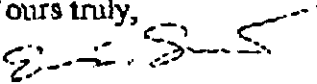
I also want to express opposition to this particular rezoning on the grounds that it would, I believe, impair the integrity of the planning process by encouraging unlawful development activities. This site has already been publicly posted as a "Medical Centre". A medical business is apparently being carried on there without the required development permit. If rezoning took

PAGE
48

place, the integrity of due process would I think be impaired - by conveying a public perception that the readiness of the Regional District to implement planning principles and by-laws can be weakened by any property owner who, hoping to obtain rezoning for a new development, first establishes and conducts the intended use unlawfully.

I feel it is important to the strength of this community that the Board encourage the growth of business and expansion of commercial enterprise here. We need to attract serious long-term entrepreneurship. This would not be helped by fostering a scattering of the commercial focus among Red Gap's residential properties that lack appropriate traffic and pedestrian access, adequate parking, good commercial architecture and compatible landscaping. Nor would it be helped by encouraging would-be developers to first establish their enterprises in areas where they have no authority to locate, especially when properly-located purpose-built commercial facilities are standing empty.

Yours truly,



Eric Smith

c.c. George Holme, RDN Chairman and Director representing Nanoose Bay



REGIONAL DISTRICT OF NANAIMO	
APR 4 2001	
CHAIR	GMCrS
CAO	GMDS
GMCrS	GMES
Brd DATE: ✓	
FILE: 3900 20 1250	

MEMORANDUM

TO: Robert Lapham
General Manager, Development Services

FROM: Stan Schopp
Manager of Inspection and Enforcement

April 2, 2001

3900 20 1250

SUBJECT: Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001

PURPOSE

To consider Bylaw No. 1250 for adoption.

BACKGROUND

Bylaw No. 1250 was considered by the Board March 13th, 2001 and given three readings. The bylaw was advertised in four local newspapers and to date no written responses have been received. Several copies of the bylaw have been distributed to interested parties at the Building Inspection counter. As the notification requirements are now met the bylaw may be considered for adoption.

ALTERNATIVES

The following options are available for consideration:

- 1. To adopt Bylaw No. 1250, 2001.
- 2. To not adopt Bylaw No. 1250, 2001

VOTING

All directors except Electoral Areas 'F' and 'H' - one vote.

SUMMARY/CONCLUSIONS

"Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" was given three readings on March 13, 2001. The Bylaw was advertised in the local newspapers in March, 2001. All correspondence received prior to the Board meeting, after the date of this report, will be attached to the Director's agendas prior to the meeting.

RECOMMENDATION

That "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be adopted.

Stan Schopp
Report Writer

[Signature]
General Manager Concurrence

[Signature]
C.A.O. Concurrence

COMMENTS:



REGIONAL DISTRICT OF NANAIMO		
APR 4 2001		
CHAIR	GMCrs	
CAO	GMDS	
GMCmtS	GMES	
Brd		
DATE:		

MEMORANDUM

TO: Pamela Shaw
Manager, Community Planning

DATE: April 2, 2001

FROM: Lindsay Chase
Planner

FILE: 3360 30 0007

SUBJECT: Bylaw No. 500.265 – Burgess/Greaves
Lot 5, District Lot 84, Nanoose District, Plan 47545
Electoral Area 'E' – 1880 Claudet Road

PURPOSE

To consider Bylaw No. 500.265 for adoption.

BACKGROUND

Bylaw No. 500.265 was considered by the Board and given 1st and 2nd reading on September 12, 2000. A public hearing was held on December 14, 2000, and the Board granted the Bylaw 3rd reading on January 9, 2001.

Bylaw No. 500.265 would rezone the subject property from Resource Management 3 (RM3) Subdivision District 'B' to Rural 5 (RU5) Subdivision District 'D' in order to allow for rural uses provided under the Rural 5 zoning, subject to the conditions outlined in *Schedule 1*, and the capability to subdivide into 2 parcels (see Attachment No. 1)

As the conditions of Schedule 1 have been completed, the Bylaw may now be considered for adoption by the Regional Board.

ALTERNATIVES

The following options are available for consideration:

1. To adopt Bylaw 500.265.
2. To not adopt Bylaw 500.265, and to give further direction to staff.

VOTING

All directors except Electoral Area 'B' – one vote.

SUMMARY/CONCLUSIONS

"Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.265, 2000" was given 1st and 2nd reading on September 12, 2000. Subsequent to that, a Public Hearing was held on December 14, 2000 and the Bylaw was given 3rd reading on January 9, 2001. As the conditions for adoption have been completed, the Bylaw can now be considered for adoption.


The following recommendation is provided for consideration by the Board.

RECOMMENDATION

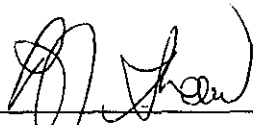
That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.265, 2000" be adopted.



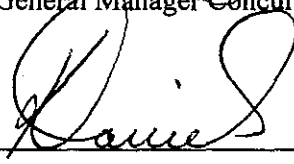
Report Writer



General Manager Concurrence



Manager Concurrence

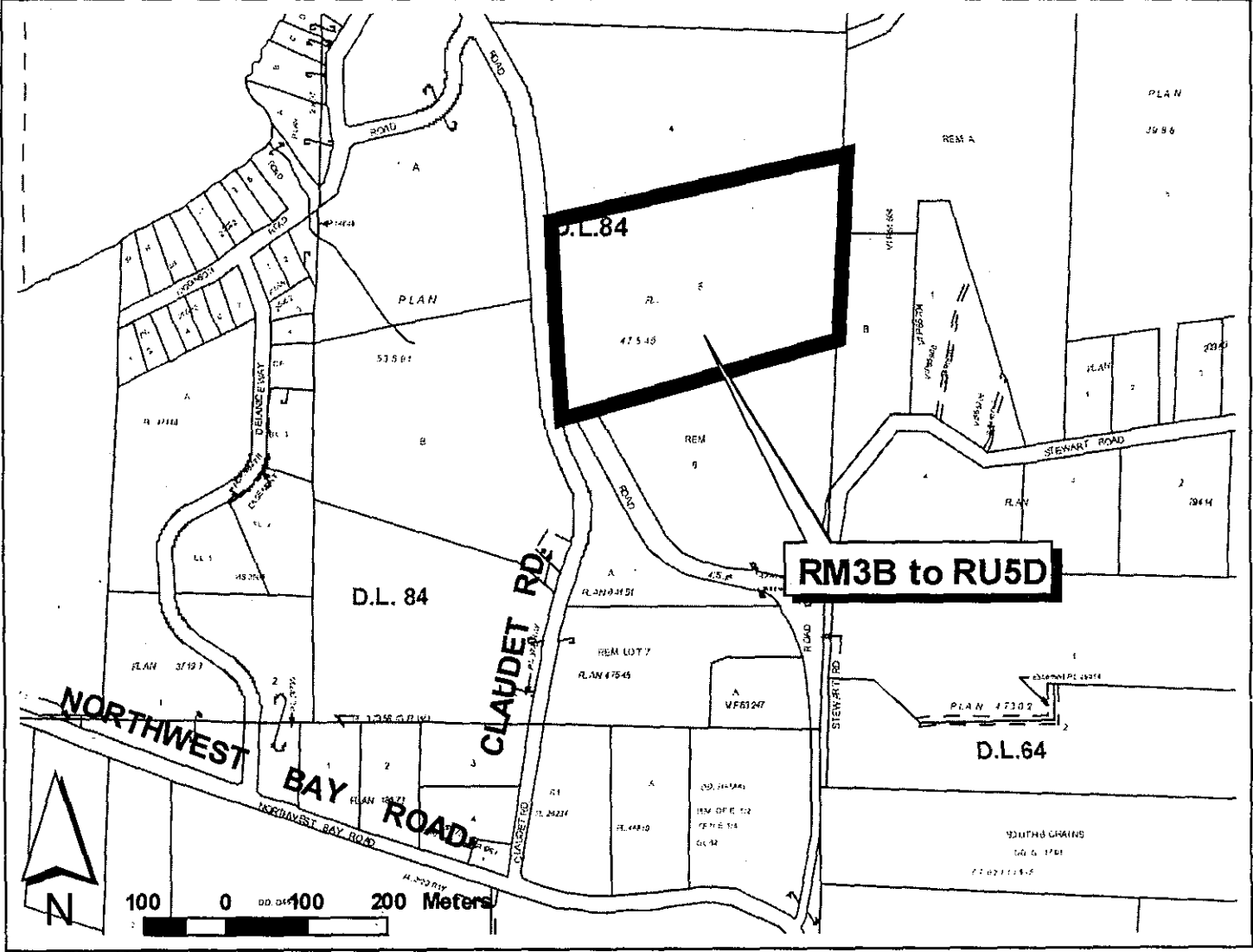


CAO Concurrence

COMMENTS:

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ATTACHMENT 1



SCHEDULE 1

LETTER OF INTENT

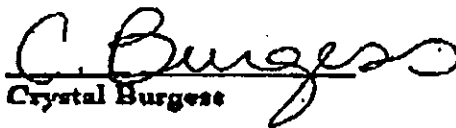
I/We Leonard Greaves, Dianno Greaves, Crystal Burgess and Daniel Burgess, registered owners of the property legally described as Lot 5, District Lot 84, Nanoose District, Plan 47545, as shown on the attached map, and located at Claudet Road, will undertake the following works and services and agreements as part of our request and submission to the Regional District of Nanaimo for Zoning Amendment Application No. ZA0007 prior to final adoption of the corresponding bylaw:

1. 1. Access Permits issued by the Ministry of Transportation and Highways
2. Registration of a Section 219 covenant on the title:
 - a. Restricting the number of dwelling units to one (1) per parcel
 - b. Prohibiting any bare land strata subdivisions
 - c. Declaring the number of parcels to be created

Applicant is to prepare and register covenant to the satisfaction of the Regional District.


Leonard Daniel Greaves


Dianne Greaves


Crystal Burgess


Daniel Burgess

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE
MEETING HELD ON TUESDAY, MARCH 20, 2001, AT 7:43 PM
IN THE CITY OF NANAIMO COUNCIL CHAMBERS,
455 WALLACE STREET, NANAIMO, BC

Present:

Director E. Hamilton	Chairperson
Director L. Elliott	Electoral Area A
Director B. Sperling	Electoral Area B
Director D. Haime	Electoral Area D
Alternate	
Director J. English	Electoral Area E
Director J. McLean	Electoral Area F
Director J. Stanhope	Electoral Area G
Director R. Quittenton	Electoral Area H
Director J. Macdonald	City of Parksville
Alternate	
Director A. Kruyt	Town of Qualicum Beach
Director L. Sherry	City of Nanaimo
Director T. Krall	City of Nanaimo
Director G. Korpan	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

B. Lapham	General Manager, Development Services
S. Schopp	Manager, Inspection & Enforcement
P. Shaw	Manager, Community Planning
N. Tonn	Recording Secretary

MINUTES

MOVED Director Sherry, SECONDED Director Krall, that the minutes of the regular Development Services Committee meeting held on February 27, 2001, be adopted.

CARRIED

UNFINISHED BUSINESS

From February 27, 2001 Development Services Committee

MOVED Director Haime, SECONDED Director Sherry, that a notice be filed against the title of the property listed, pursuant to Section 700 of the *Local Government Act* and that if the infraction is not rectified within ninety (90) days, legal action will be pursued:

Lot 2, Section 12, Range 3, Plan 38230, Mountain Land District, 3033 Jameson Road, Electoral Area D, owned by D. and P. Stalker.

CARRIED

CORRESPONDENCE/COMMUNICATION

Frank Haylock, re DVP Application No. 0102 – Richard Place – Area E.

MOVED Director McLean, SECONDED Director McNabb, that the correspondence received from Frank Haylock with respect to approval of DVP Application No. 0102, be received for information.

CARRIED

Robert Hobson, UBCM, re Streamside Protection Regulation.

MOVED Director McLean, SECONDED Director Sherry, that the correspondence received from UBCM with respect to new regulation under the Fish Protection Act to protect fish habitat in urban areas, be received for information.

CARRIED

BUILDING INSPECTION

Section 700 Filings.

The Chairperson noted that the following filings have been either resolved or withdrawn:

- (a) Lot 1, Section 18, Range 3, Plan 24306 except parts in Plans 30692, 44695 and VIP55689, Cedar Land District, 2640 Cedar Heights Road, Electoral Area 'A', owned by D. McNaughton;
- (b) Lot 83, District Lot 28, Plan 26472, Nanoose Land District, 916 Barclay Crescent, Electoral Area 'G', owned by T. and M. Terjesen.

The Chairperson listed each filing and asked that any property owner in the audience wishing to address the Committee come forward when their name was called.

Mr. Phillips provided a short history of the residence and urged the Committee to allow him additional time to rectify any outstanding infractions.

MOVED Director Rispin, SECONDED Director Sherry, that a notice be filed against the titles of the properties listed, pursuant to Section 700 of the *Local Government Act* and that if the infractions are not rectified within ninety (90) days, legal action will be pursued:

- (c) Lot B, Section 13, Range 1, Plan 17697, Cedar Land District, 1978 Cedar Road, Electoral Area 'A', owned by L. and P. Case;
- (d) Lot 11, Section 12, Gabriola Island, Plan 23365, Nanaimo Land District, 464 Berg Road, Electoral Area 'B', owned by K. Ramsey and I. Harrison;
- (e) Lot 5, Section 6, Gabriola Island, Plan 29233, Nanaimo Land District, 1475 Peterson Road, Electoral Area 'B', owned by A. and C. Holland;
- (f) Lot 3, Sections 9 and 28, Gabriola Island, Plan 27119, Nanaimo Land District, 1985 Ferne Road, Electoral Area 'B', owned by G. McDonald;
- (g) Lot 1, Section 18, Range 2, Plan VIP67127, Mountain Land District, 3395 Richards Road, Electoral Area 'D', owned by R. and D. Brennan;
- (h) Lot 1, District Lot 35, Plan 2230 except parts in Plans 8472, 142-R and VIP56073, Nanoose Land District, 2183 Morello Road, Electoral Area 'E', owned by B. and P. Kaspar;

- (i) Lot 8, District Lot 6, Plan 23588, Nanoose Land District, 2471 Schirra Drive, Electoral Area 'E', owned by R. and L. Phillips;

CARRIED

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

Application No. 0103 – Frederick – 4781 Ocean Trail – Area H.

MOVED Director Quittenton, SECONDED Director McNabb, that Development Permit Application No. 0103, submitted by Gerald Frederick and Beverley Frederick, to facilitate the construction of a second storey to a single dwelling unit and vary the minimum permitted setbacks within the Residential 2 (RS2) zone from 8.0 metres to 6.6 metres for the front line and from 5.0 metres to 3.6 metres for the other lot line for the property legally described as Lot 73, District Lot 82, Newcastle District, Plan 31044, be approved subject to notification requirements pursuant to the *Local Government Act*.

CARRIED

Application No. 0104 – Derkach – 1051 Surfside Drive – Area G.

MOVED Director Stanhope, SECONDED Director McNabb, that Development Permit Application No. 0104, as submitted by Linda Derkach, to facilitate the construction of a garage and second storey addition, and to vary the front lot line setback within the Residential 2 (RS2) zone from 8.0 metres to 4.5 metres for the property legally described as Lot 6, Block 1, District Lots 9 and 10, Newcastle Land District, Plan 15370, be approved subject to the notification requirements pursuant to the *Local Government Act*.

CARRIED

Application No. 0105 – Heringa and Rajotte/Griffin – 781 Miller Road – Area G.

MOVED Director Stanhope, SECONDED Director Sherry, that Development Permit Application No. 0105, submitted by Henry Griffin, Agent on behalf of Heringa and Rajotte, to facilitate the development of a single dwelling unit and vary the maximum permitted height within the Residential 1 (RS1) zone from 8.0 metres to 11.8 metres for the property legally described as Strata Lot 3, District Lot 28, Nanoose District, Strata Plan VIS4363 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, be approved as submitted subject to the notification procedures pursuant to the *Local Government Act*.

A recorded vote was requested.

The motion CARRIED UNANIMOUSLY.

DEVELOPMENT VARIANCE PERMIT

Application No. 0101 – Ken & Wendy May – Lambert Lane – Area A.

MOVED Director Krall, SECONDED Director McNabb, that Development Variance Permit Application No. 0101, submitted by Kevin and Wendy May to facilitate the development of a single dwelling unit and vary the maximum permitted height of a structure within the Rural 4 (RU4) zone from 9.0 metres to 10.6 metres for the property legally described as Lot 1, Section 5, Range 5, Cedar District, Plan VIP57053, be approved as submitted subject to the notification requirements pursuant to the *Local Government Act*.

CARRIED

Application No. 0102 – Tad-Mar Resources Ltd. – Richard Place – Area E

MOVED Director Krall, SECONDED Director English, that Development Variance Permit Application No. 0102, submitted by Sims and Associates, Agent to facilitate the development of a single dwelling unit and vary the maximum permitted height of a structure within the Residential 3 (RS3) zone from 8.0 metres to 8.9 metres for the property legally described as Lot 7, District Lot 78, Nanoose District, Plan VIP56437, be approved as submitted subject to the notification requirements pursuant to the *Local Government Act*.

CARRIED

OTHER

New FM Radio Programming License – Central Island Broadcasting – Little Mountain – Area F.

MOVED Director Sherry, SECONDED Director Krall, that Central Island Broadcasting be advised that the Regional District has no objections to the new FM license application and is willing to grant an approval in principle to the proposal.

CARRIED

Replacement Lease – Weyerhaeuser – Northwest Bay – Area E.

MOVED Director Sherry, SECONDED Director McNabb, that the Regional District of Nanaimo support the referral request pending the application and issuance of a development permit.

CARRIED

Request for Provision of Park Land Dedication & Creation of Non-Contiguous Parcel – WR Hutchinson, BCLS on behalf of BOA Developments Ltd. – Nanaimo River Road & South Forks Road – Area C.

MOVED Director McNabb, SECONDED Director Sherry,:

1. That the request submitted by WR Hutchinson, BCLS on behalf of BOA Developments Ltd., to offer additional dedication of park land as part of the subdivision of District Lot 3, Douglas District, be accepted in the amount and location as outlined in the staff report; and
2. That the request for the creation of a non-contiguous parcel be approved subject to the notification requirements pursuant to the *Local Government Act*.

CARRIED

IN CAMERA

MOVED Director Sherry, SECONDED Director Korpan, that pursuant to Section 242.2(1)(h) of the *Local Government Act* the Committee proceed to an In Camera Meeting to consider a matter of litigation or potential litigation affecting the Local Government.

CARRIED

ADJOURNMENT

MOVED Director Sherry, SECONDED Director Korpan, that this meeting terminate.

CARRIED

TIME: 8:01 PM

CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE CORPORATE & COMMUNITY SERVICES
COMMITTEE MEETING HELD ON TUESDAY, APRIL 3, 2001,
AT 7:30 P.M., IN THE CITY OF NANAIMO COUNCIL CHAMBERS,
455 WALLACE STREET, NANAIMO, B.C.

Present:

Director J. Stanhope	Chairperson
Director L. Elliott	Electoral Area A
Director B. Sperling	Electoral Area B
Director E. Hamilton	Electoral Area C
Director D. Haime	Electoral Area D
Director G. Holme	Electoral Area E
Director J. McLean	Electoral Area F
Director R. Quittenton	Electoral Area H
Director J. Macdonald Alternate	City of Parksville
Director A. Kruyt	Town of Qualicum Beach
Director L. Sherry	City of Nanaimo
Director T. Krall	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Holdom Alternate	City of Nanaimo
Director R. Cantelon	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
N. Connelly	General Manager, Community Services
C. Mason	General Manager, Corporate Services
N. Tonn	Recording Secretary

MINUTES

MOVED Director Sherry, SECONDED Director Krall, that the minutes of the regular Corporate & Community Services Committee meeting held on Tuesday, March 6, 2001 be adopted.

CARRIED

ADMINISTRATION

RDN Officers Appointment and Delegation Amendment Bylaw No. 1204.01.

MOVED Director Holdom, SECONDED Director Hamilton,:

1. That the RDN Officers Appointment & Delegation Bylaw No. 1204 be amended to provide the Chief Administrative Officer and the General Manager of Corporate Services the power and function to issue special occasion licenses.
2. That "Regional District of Nanaimo Officers Appointment and Delegation Amendment Bylaw No. 1204.01, 2001" be introduced and read three times.

3. That "Regional District of Nanaimo Officers Appointment and Delegation Amendment Bylaw No. 1204.01, 2001" be adopted.

MOVED Director McLean, SECONDED Director Haime, that the motion be amended to include the following:

That the Electoral Area Director be notified prior to approval of a special occasion license for an event held in his/her area.

CARRIED

The question was called on the main motion as amended.

The motion CARRIED.

HOSPITAL

Nanaimo Regional Hospital District Capital Bylaws No. 124, 125, & 126.

MOVED Director Hamilton, SECONDED Director Sherry,:

1. That "Nanaimo Regional Hospital District Capital Equipment Borrowing (Sterilizer) Bylaw No. 124, 2001" be introduced for three readings.
2. That "Nanaimo Regional Hospital District Capital Equipment Borrowing (Sterilizer) Bylaw No. 124, 2001" having received three readings be adopted.
3. That "Nanaimo Regional Hospital District Capital Project Borrowing (Roof Replacement) Bylaw No. 124, 2001" be introduced for three readings.
4. That "Nanaimo Regional Hospital District Capital Project Borrowing (Roof Replacement) Bylaw No. 125, 2001" having received three readings be adopted.
5. That "Nanaimo Regional Hospital District Capital Equipment Borrowing (MRI Equipment) Bylaw No. 126, 2001" be introduced for three readings.
6. That "Nanaimo Regional Hospital District Capital Equipment Borrowing (MRI Equipment) Bylaw No. 126, 2001" having received three readings be adopted.

CARRIED

REGIONAL GROWTH MANAGEMENT

Growth Management Plan Review 2001-2002 – Process to Consider Changes Suggested by Member Municipalities, Electoral Areas and the Provincial Government.

MOVED Director Holdom, SECONDED Director Krall, that the process for considering for member municipalities', electoral areas', and the provincial government's suggested changes to the Growth Management Plan be incorporated into the Review project.

CARRIED

TRANSIT

2001/2002 Annual Operating Agreement – BC Transit/RDN.

MOVED Director Macdonald, SECONDED Director Kruyt, that the 2001/2002 Annual Operating Agreement between BC Transit and the Regional District of Nanaimo for the provision of Conventional and Custom Transit services be approved.

CARRIED

HandyDART – Monthly Fare Pass.

MOVED Director McNabb, SECONDED Director Rispin, that a HandyDART pre-paid monthly pass in the amount of \$75.00, effective May 1, 2001, be approved.

CARRIED

Status Report – Transit Business Plan.

MOVED Director Sherry, SECONDED Director Krall, that the Status Report on the Transit Business Plan Update be received for information and forwarded to public consultation.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area A Parks, Recreation and Greenspaces Advisory Committee.

MOVED Director Elliott, SECONDED Director Quittenton, that the minutes of the Electoral Area A Parks, Recreation and Greenspaces Advisory Committee meeting held February 15, 2001, be received for information.

CARRIED

Gabriola Island Parks and Recreation Commission.

MOVED Director Sperling, SECONDED Director Quittenton, that the minutes of the Special meeting of the Gabriola Island Parks and Recreation Commission held March 5, 2001 and the regular meeting held March 19, 2001, be received for information.

CARRIED

District 69 Recreation Commission.

MOVED Director Quittenton, SECONDED Director Holme, that the minutes of the District 69 Recreation Commission meeting held March 15, 2001 be received for information.

CARRIED

MOVED Director Macdonald, SECONDED Director McLean, that the staff report on the Second Ice Sheet Review for District 69 be received and that the proposal from Vancouver Island Ice Sports Ltd. not be pursued and that further work be undertaken to advance the twinning of the District 69 Arena.

CARRIED

MOVED Director Quittenton, SECONDED Director Rispin, that \$4,500 of Community Agreement funding be approved for the Deep Bay Yacht Club Junior Sail program and that the Community Agreement funds be used to purchase a Chase Boat and VHF Radios.

DEFEATED

MOVED Director Sherry, SECONDED Director Rispin, that \$3,000 of Community Agreement funding be approved for the Deep Bay Yacht Club Junior Sail program and that the Community Agreement funds be used to purchase a Chase Boat and VHF Radios.

A recorded vote was requested.

The motion CARRIED with Directors Holme, Hamilton, Quittenton, Kruyt, Sherry, Haime, Sperling, Macdonald, Holdom, McNabb, Elliott, Krall, Cantelon, Rispin and Stanhope voting in the affirmative and Director McLean voting in the negative.

ADJOURNMENT

MOVED Director Holme, SECONDED Director Rispin, that this meeting terminate.

CARRIED

TIME: 8:04 P. M.

CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE EXECUTIVE COMMITTEE MEETING
HELD ON TUESDAY, APRIL 3, 2001, AT 7:00 P.M.
IN THE BOARDROOM OF THE CITY OF NANAIMO

Present:

Director G. Holme	Chairperson
Director E. Hamilton	Electoral Area C
Director J. Stanhope	Electoral Area G
Director L. McNabb	City of Nanaimo
Director L. Sherry	City of Nanaimo

Also in Attendance:

Director J. McLean	Electoral Area F
Director T. Krall	City of Nanaimo
K. Daniels	Chief Administrative Officer
C. Mason	General Manager, Corporate Services

ADMINISTRATION

Fax Machine & Personal Computers for Board Members - Policy.

MOVED Director Sherry, SECONDED Director McNabb, that the revised Fax Machine and Personal Computer for Board Members Policy be approved as presented.

CARRIED

ADJOURNMENT

MOVED Director Sherry, SECONDED Director Hamilton, that this meeting terminate.

CARRIED

TIME: 7:07 PM

CHAIRPERSON



Minutes for the meetings held:
Thursday, March 8, 2001, 7:00 PM
Ramada Inn at Long Lake
Nanaimo, BC

Present:	Charles Gahr Kathleen Lewis George Legge Terrence Knight Suzanne Andre Carmi Simpson Frank Van Eynde Angus Weller Dennis Gell Graham Shuttleworth Director Larry McNabb Christina Thomas	Regrets:	Robert Jepson Ruth Matson Jane Armstrong Allan Armstrong Felicity Adams Brian Anderson Director George Holme
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Item

1. **Call to Order**

Director McNabb called the meeting to order at 7 PM, indicated that the Committee Chair, Director Holme was unable to attend the meeting, and noted that as Vice Chair of the Board he was asked to Chair the meeting.

2. **Minutes of the Previous Meeting**

The minutes were approved as presented.

3. **2000 Annual Report - Review, discuss and finalize data and interpretations**

The Committee reviewed and discussed the data and interpretative material provided for the indicators in the "Growth Management Plan 2000 Annual Report Indicator Data and Interpretation March 4, 2001 Working Paper". Committee comments regarding each indicator are outlined below:

- Indicator 1.1 (Population density inside and outside UCBs)
 - The data could be interpreted as follows: overall, rural and urban growth rates are about the same, the ratio of rural to urban growth appears to be heading in the right direction, the trend looks good, but continual emphasis on the UCB concept and incentives to develop in the right way would be beneficial.
 - Regarding the suggestions for what an individual could do to support progress in this indicator (i.e. lower density on land outside UCBs than inside UCBs): a comment was

made that individuals that wish to develop land outside the UCB to a greater density should be permitted to do so, and consequently, that the report should not recommend that individuals should oppose these types of developments. Reference was made to the idea of suggesting that individuals express an opinion about such developments, as opposed to expressing opposition about them.

- Staff commented that the report must accurately convey to readers what they can do to support the attainment of the Growth Management Plan, and hence progress in each indicator, and that it is correct to state that individuals should express opposition to developments that increase residential density outside UCBs, since one of the goals of the GMP is to increase density on land inside UCBs and not increase density on land outside UCBs.
- Indicator 1.2 (Amount of land inside and outside UCBs)
 - The data could be interpreted as follows: the balance of land inside and outside the UCBs seems to be adequate. The fact that there will be pressure to include more land inside the UCB, as opposed to increased density on the existing land within the UCB, is a concern.
 - Staff noted that there is a large supply of *undeveloped* and *under developed* land inside the UCBs, and that there is potential to redevelop land inside the UCBs.
- Indicator 1.3 (Number of applications to change UCBs)
 - No comments.
- Indicator 2.1 (Proportion of uses within designated nodes).
 - The data could be interpreted as follows: Overall, the balance of different types of housing and amenities inside nodes appears to be pretty good. Some nodes require more housing form options and a better mix of amenities.
 - Opinions were expressed regarding the strengths and weaknesses of cluster housing.
- Indicator 2.2 (Housing within 400 m of commercial facilities, schools, greenspace, and transit stops)
 - The data could be interpreted as follows: Overall, the amount of housing within 400 metres of commercial facilities, schools and greenspace appears to be quite good. Nonetheless, transportation access is still an issue.
- Indicator .2.3 (Housing tenure, affordability, and demographic groups served in nodes)
 - No comments
- Indicator 3.1 (Percent of rural land in different designations).
 - No comments
- Indicator 3.2 (Actual use of rural resource lands)
 - No comments
- Indicator 3.3 (Resource industry employment by sector)
 - The data could be interpreted as follows: The decrease in agriculture employment is a concern and should be evaluated as time goes on (are we losing ALR?). There is a danger in the trend towards more business with fewer employees becoming more predominant. The amount of land in the region used for agriculture is a concern (is there enough?).
- Indicator 4.1 (Total water profile measured at key water sites)
 - It was suggested that the RDN examine the impact of stormwater on water quality, and that the RDN should continue to minimize the amount of stormwater that infiltrates into the sewer system.
- Indicator 4.2 (Percent of land protected, by type and by jurisdiction)
 - Comments were made regarding the acquisition of new regional parks.
 - It was noted that the proportion of parkland to the land base in the region is very small (probably less than 1%), and that it might be more beneficial to provide figures regarding the amount of parkland per person in the region.

- Indicator 4.3 (Air Quality Index, including PM 2.5)
 - It was suggested that the need for additional testing stations be communicated to the Ministry of Environment.
 - It was suggested that the diesel engines are the biggest air quality polluters, and that the RDN should lobby to reduce diesel engine use.
 - The data could be interpreted as follows: The air quality appears to be quite good in the region. Poor air quality days should be examined to determine the nature and cause of the poor air quality, with a view to remedying the situation.
 - High efficiency wood stoves were recommended as a way to improve air quality.
- Indicator 4.4 (Percent of shoreline length having intact adjacent vegetation)
 - No comments
- Indicator 4.5 (Percent of watercourse protected through development permit area)
 - No comments
- Indicator 5.1 (Number of bus riders, total and per route)
 - The data could be interpreted as follows: Although bus ridership figures look good, more residents of the region need to ride the bus more frequently.
 - It was noted that given the total number of bus rides cited (i.e. 1,739,912), if every resident of the region (i.e. 99,400) had ridden the bus last year each resident would have only ridden the bus 17 times. It was also suggested that the bus service does not really serve the entire population of the region since bus routes are not in every electoral area and bus routes are not within walking distance of all residences.
- Indicator 5.1A (Mode of transportation to work)
 - No comments.
- Indicator 5.3 (Length of alternative transportation routes by type and as a percentage of road length).
 - No comments.
- Indicator 6.1 (Percent employed, unemployed, or other employment status)
 - No comments.
- Indicator 6.3 (Migration by age and education)
 - No comments
- Indicator 6.4 (Educational attainment levels, including skills and training)
 - It was noted that the RDN appears to be similar to the Province on average.
- Indicator 6.5 (Household income statistics, using constant dollars, by jurisdiction)
 - No comments.
- Indicator 6.6 (Households spending over 30% of their income on housing)
 - No comments.

4. **Any other business?**

No other business was raised.

5. **Adjournment**

Director McNabb adjourned the meeting at 9:00 PM.

Director L. McNabb, Acting Chair

PAGE
66

**Minutes for the meeting held:
Thursday March 15, 2001, 7:00 PM
Ramada Inn at Long Lake
Nanaimo, BC**

Present: Kathleen Lewis
George Legg
Terrence Knight
Angus Weller
Brian Anderson
Allan Armstrong
Director George Holme
Christina Thomas

Regrets: Charles Gahr
Suzanne Andre
Carmi Simpson
Frank Van Eynde
Dennis Gell
Graham Shuttleworth
Robert Jepson
Ruth Matson
Jane Armstrong
Felicity Adams

Item

1. Call to Order

Director George Holme called the meeting to order at 7 PM.

2. Minutes of the Previous Meeting

The minutes were approved as presented.

3. 2000 Annual Report - Review, discuss and finalize data and interpretations

Staff distributed a report called "Growth Management Plan 2000 Annual Report Indicator Data and Interpretation March 15, 2001 Working Paper" that included the most current information available. The Committee reviewed and discussed the data and interpretative material provided for the indicators in this report. Committee comments regarding each indicator are outlined below:

- Indicator 7.1 (Resource consumption [water and sewage])
 - The sewage generation data could be impacted by infiltration.
 - As the region's population increases more sewage will be generated. This will make it more difficult for the sewage to be neutralized through filtering alone. The fact that sewage is treated in the region helps provide for a much better situation that what could happen in areas without treatment, such as Victoria.
- Indicator 7.2 (Amount of garbage to landfill and amount recycled per resident)
 - It might be more meaningful to compare, from year to year, the amount of garbage generated per person per year, instead of per person per day, as the significance of the numbers may be easier to visualize.
 - Although garbage to the landfill may decrease it should be noted that some residents may be more inclined to litter, as opposed to paying increased fees to landfill their waste.
 - Staff noted that the RDN has instituted an aggressive system to address the problem of illegal dumping.
- Indicator 7.3 (Serviced households per km of sanitary sewer line and per km of water line inside UCBs)
 - No comments

- Indicator 8.1 (Narrative description of senior government decisions contrary to official community plans)
 - The decision that was made by the senior government contrary to official community plans in 2000, the approval of a rock quarry, is very significant and perhaps indicates that there is a lack of cooperation amongst various levels of government.
 - Staff noted that the decision was one of an innumerable number of decisions made by senior government last year. It was also noted that indicator 8.2 describes many initiatives that would not have been possible without a high level of cooperation amongst the various levels of government.
- Indicator 8.2 (Narrative description of annual initiatives involving the RDN)
 - No comments
- Indicator 1.1 (Population density inside and outside UCBs)
 - The growth rates inside and outside the UCBs aren't really the same. The fact that the growth rate outside the UCB is 23% and the growth rate inside the UCB is 19% is a concern, because the growth rates should not be faster outside the UCBs.
 - It was noted that every time someone builds a new house outside on land outside the UCB they contribute to sprawl; and that as more houses are built on land outside the UCB the demand for 'urban' amenities such as community sewer and water service grows.
- Indicator 1.2 (Amount of land inside and outside UCBs)
 - No comments.
- Indicator 1.3 (Number of applications to change UCBs)
 - No comments.
- Indicator 2.1 (Proportion of uses within designated nodes)
 - Staff noted that information was now provided for 3 nodes that had been missed in the original data: Wembley Centre, French Creek and Fairwinds.
- Indicator 2.2 (Housing within 400 m. of commercial facilities, schools, greenspace, and transit stops)
 - No comments
- Indicator 2.3 (Housing tenure, affordability, and demographic groups served in nodes)
 - No comments
- Indicator 3.1 (Percentage of rural land in different designations)
 - No comments.
- Indicator 3.2 (Actual use on rural resource lands)
 - No comments
- Indicator 3.3 (Resource industry employment by sector)
 - No comments.
- Indicator 4.1 (Total water profile at key water sites)
 - Staff noted that there had been one public bathing site closure during the last five years and that it was at Departure Bay. It was also noted that there have also been several fecal coliform measurements over 200 units of coliform per 100 mL and that the Central Vancouver Island Health Region had not closed these sites.
 - Staff noted that shellfish data have not yet been provided.
 - Staff noted that a comprehensive list of actions residents can take to contribute towards improved water quality was provided.
- Indicator 4.2 (Percent of land protected by type and jurisdiction)
 - Staff highlighted the new information regarding community and regional parks.
 - Staff provided new information regarding the area of SEIs and the amount of SEIs in each jurisdiction that are protected through development permit area designation.
 - The Committee noted that more work needs to be undertaken to protect SEIs.
- Indicator 4.3 (Air quality index, including PM 2.5)
 - Staff noted that most of the air quality measurements indicate that air quality in the

region is good.

- Indicator 4.4 (Percent of shoreline length having intact adjacent vegetation)
 - Staff noted that a letter had been written to the Environment Canada Georgia Basin Ecosystem Initiative to request help collecting data for this indicator.
- Indicator 4.5 (Percent of watercourse protected through development permit area designation)
 - Staff indicated that GIS staff is in the process of developing data for this indicator.
- Indicator 5.1 (Number of bus riders, total and per route)
 - No comments.
- Indicator 5.1A (Mode of transportation to work)
 - Staff noted that information was provided for other jurisdiction so that the region can be compared.
 - It was noted that the figures for the other jurisdictions are better than those for the Nanaimo region because they are more populous, dense, urban areas.
- Indicator 5.2 (Improved mobility by node and in between nodes)
 - No comments.
- Indicator 5.3 (Length of alternative transportation routes by type and a percentage of road length)
 - No comments.
- Indicator 6.1 (Percent employed, unemployed, or other employment status)
 - It was noted that there is a cost to unemployment.
- Indicator 6.2 (Economic infill potential)
 - The desire to further develop this indicator was expressed.
- Indicator 6.3 (Migration by age and education)
 - No comments.
- Indicator 6.4 (Educational attainment levels, including skills and training)
 - No comments.
- Indicator 6.5 (Household income statistics, using constant dollars, by jurisdiction)
 - No comments.
- Indicator 6.6 (Households spending over 30% of their income on housing)
 - It was noted that the high number of households spending over 30% of their income on housing is indicative of the need for a greater variety of housing forms and types in the region.

This material will be used to develop the 2000 Annual Report. The goal is to present this report to the Board at its April 2001 meeting.

4. Any other business?

- Concerns were raised regarding the fact that it was not possible in the current Monitoring Program budget to further research and obtain data for particular indicators that may help provide a better understanding of progress towards the attainment of the Growth Management Plan vision and goals. Staff noted that although it was not possible to research, develop and obtain data for all the indicators desired, that the Growth Management Plan Monitoring Program budget had increased from no initial budget during the first few years to a budget of \$50,000 for the 2000 Annual Report and that a great amount of progress had been made in the Program since it started. Staff also noted that concerns regarding the project budget could be brought forward as a part of the Board's next budgetary discussions, for the year 2002.

5. Adjournment

Chair Director Holme adjourned the meeting at 9:00 PM.

Chair, Director George Holme



**Minutes for the meetings held:
Thursday, March 29 and Monday, April 2, 2001, 7:00 PM
Regional District of Nanaimo Administration Office Committee Room
6300 Hammond Bay Road
Nanaimo, BC**

MARCH 30

Present

Dennis Gell
Jane Armstrong
Allan Armstrong
Kathleen Lewis
George Legg
Terrence Knight
Felicity Adams
Suzanne Andre
Graham Shuttleworth
Frank Van Eynde
Christina Thomas, RDN

Regrets:

Director G. Holme
Ruth Matson
Brian Anderson
Charles Gahr
Robert Jepson
Carmi Simpson

APRIL 2

Present

Kathleen Lewis
Carmi Simpson
Charles Gahr
Graham Shuttleworth
Frank Van Eynde
Christina Thomas, RDN

Regrets:

Director G. Holme
Felicity Adams
Brian Anderson
Suzanne Andre
Robert Jepson
Dennis Gell
Ruth Matson
Jane Armstrong
Allan Armstrong
Terrence Knight
George Legg

Item

1. Call to Order

C. Thomas called the meetings to order at 7:00 PM.

2. Minutes of the Previous Meeting

The minutes for the previous meeting were approved as presented.

3. 2000 Annual Report

C. Thomas updated the Committee on progress towards the preparation of the 2000 Annual Report.

It was noted that the report is scheduled for consideration by the Regional Board at its meeting on April 10, 2001.

The steps involved in completing the report include:

- obtaining final Committee comments on how the indicator data might be interpreted,
- obtaining final Committee comments on the design of the report;
- obtaining Committee perspectives regarding the region's achievements and challenges in growth management in 2000 for the Annual Report cover letter; and
- editing the Report.

Staff distributed the most up-to-date versions of the Annual Report at the meetings, and the Committee provided comments on them.

Staff distributed a list of achievements and challenges faced by the region in the management of growth in 2000 for Committee review and comment. Overall, the Committee concurred with the achievements and challenges identified by staff. The Committee recommended that the Regional Board take on a greater coordination role in the area of economic development to better facilitate region wide economic development. The Committee recommended that the Regional Board take on a greater coordination role in the area of transportation planning and management as a way to ensure better linkages between the different forms of transportation. The Committee reiterated the need to commit resources to the Growth Management Plan Monitoring Program on an ongoing basis.

Staff noted that in response to the Committee's interest in raising the profile of the Growth Management Plan Monitoring Program a new opportunity is being made available to the Committee, to present the findings of the 2000 Annual Report to the Regional Board in person at its meeting on April 10, 2001. The Committee requested that staff present the Annual Report to the Board with the assistance of either George Legg or Chuck Gahr.

4. Other Business

No other business was raised.

5. Adjournment

The meetings adjourned at approximately 9:00 PM.

Acting Chair, Christina Thomas



**Minutes for the Meeting held:
Thursday, March 29, 2001 @ 1:30 PM
Regional District of Nanaimo Administration Office (Conference Room)
6300 Hammond Bay Road, Nanaimo, BC**

Present:

Roger Cheetham, LRC
Sharon Erickson, MELP
Chris Hayhurst (for Emma Neil), MF
David Coombe, CVI
Cynthia Hawksworth, MMA
Bill Huot, MMA
Sharon Fletcher, City of Nanaimo
Neil Connelly, RDN
John Finnie, RDN
Christina Thomas, RDN

Regrets:

Wayne Haddow, MAFF
Ted Hall, MEM
Terry Pollock, MoTH
Paul Butler, Town of Qualicum Beach
Brian Mehaffey, City of Nanaimo
Bob Lapham, RDN

Guest Presenter:

Eleanor Setton, Westland Resource Group

Item

1. Call to order.

N. Connelly called the meeting to order at 1:40 PM.

2. Minutes from the Meeting of February 22, 2001.

The minutes were approved as presented.

3. Growth Management Plan Review 2001-2002

A. Technical Aspects

i. Population and Demographic Update

E. Setton of Westland Resource Group presented the proposed methodology to update population and demographic information about the region. IAC members indicated that the Central Vancouver Island Health Region and the City of Nanaimo might have information pertinent to the report. It was suggested that population estimates be developed for the Nanaimo UCB as well as the designated nodes. It was suggested that population migration and natural increase data be considered in addition to Census Canada data on mobility.

ii. Regional Land Inventory Update

E. Setton of Westland Resource Group presented the proposed methodology to update the land inventory information about the region. C. Thomas noted that a fundamental component of this work is a proposed workshop with municipal and electoral area planners to determine the likely level of development in each jurisdiction. April 12, 2001 was set as the tentative date for the workshop. It was noted that the project is considering the development capacity of the land in terms of land use regulations and plans, not the ecological carrying capacity. Interest was expressed in the assessment of whether development in the region is achieving the densities planned. It was suggested that the analysis focus not only on data for inside and outside the urban containment boundaries, but also on the key nodes designated in the City of Nanaimo. Issues associated with assessing the development potential of land were discussed (e.g. Should development potential be determined to be the level of development permitted by the current zoning, or the official community plan, or existing

development, or some mix of these? What if the current zoning provides more development potential than is likely to occur? Decisions regarding the development capacity in each jurisdiction have an impact on how and where growth will be accommodated in the region). The workshop will allow for further discussion regarding these questions.

iii. Regional Economic Development/Industrial Land Supply and Demand

C. Thomas indicated that the RDN is in the process of contracting with Harris Hudema to complete a review of economic development opportunities in the area and the Growth Management Plan's role with respect to these opportunities. They will also analyze industrial land supply and demand, primarily through the analysis of land sales and discussions with key people in industry. Harris Hudema will conduct a one-day workshop in May with key people in the region to gain their perspectives on how growth management contributes to economic development. It was suggested that the call centers should be examined from a regional perspective. Several call centers have recently located in the region and more have expressed interest in establishing operations here. It was noted call centres have some unique characteristics: they tend to have large workforces that work in two or three shifts 24 hours per day, they tend to demand a high level of services in terms of parking and other services such as places to eat, and they need to set up their businesses very quickly. The benefits of being able to demonstrate the positive impacts of the Growth Management Plan on the taxable value of land once the Growth Management Plan has been place a longer time were noted.

iv. Aggregate Resource Management Strategy

Staff will prepare a report regarding possible amendments to the Growth Management Plan, based on the recommendations of the 1999 Aggregates Study. It was noted that the provincial panel appointed to examine aggregate regulation has submitted its report to the legislature, and that the panel's report is on the Ministry of Energy and Mines web site.

v. Vancouver Island Highway Urban Containment and Fringe Area Management Implementation Agreements

Staff will prepare reports regarding possible amendments to the Growth Management Plan to strengthen the impact of the Agreements in the region for consideration at a future IAC meeting.

vi. Large Land Holdings Study Commitments

C. Thomas indicated that staff initiated communications with the owners of large land holdings identified in the Study. Staff will prepare a report regarding possible amendments to the Growth Management Plan based on the recommendations of the Study.

vii. Environmental Protection

C. Thomas indicated that staff would prepare a report (for consideration at the April IAC meeting, and then consideration by the Regional Board in May) regarding watershed planning and management. Environmental protection, particularly watershed and storm water management, are topics of concern, given the impact that land use activities can have on drinking water quality and supply. The lack of groundwater protection legislation and the difficulty in determining water supply were noted. It was noted that water is in demand for agricultural as well as residential purposes. Concern was expressed regarding the potential negative impact of unregulated industrial uses on water supply.

viii. Regional Transportation Study Assessment

C. Thomas indicated that ND Lea is preparing a draft Study report, and that the report will be the subject of discussion at an IAC Study Sub Committee meeting on **April 18, 2001 at 1:00 PM** at the RDN offices.

ix. Infrastructure Development/Economic Opportunities Assessment

C. Thomas indicated that staff, in conjunction with RDN Environmental Services, will prepare a report regarding the benefits of the growth management plan, in terms of the economic opportunities made available through initiatives to service land to provide for planned development.

B. Consultation Aspects

C. Thomas updated the Committee on the project consultation activities. It was noted that:

- The Regional Board approved a method for responding to changes suggested to the Growth Management Plan by residents at their March meeting;
- Regional District and member municipality planning staff had met and developed a method for municipal and electoral area suggested changes to the Plan to be brought forward;
- A name has not yet been chosen for the Growth Management Plan program;
- The 'Growth Management' section of the RDN web site has been revamped to include background information about the Plan and the Review Project (including the brochure and form for the public to suggest changes to the Growth Management Plan);
- The first edition of the Regional Perspectives newsletter about the project will be delivered during the first week of April;
- Advertisements have been placed in local freely distributed newspapers to announce the project;
- A news release about the project will be submitted to the press in the first week of April.

4. Old Business

C. Thomas provided an update on two other current regional planning projects:

- **Monitoring Project:** Westland Resource Group has almost completed the Monitoring Project. Research is being undertaken regarding additional indicators of rural protection.
- **2000 Annual Report on the Growth Management Plan.** Staff has been working with the Performance Review Committee to prepare the 2000 Annual Report on the Growth Management Plan. The Annual Report will be submitted to the Board in April. Copies of the Report will be provided to the IAC. The Report is based on the more comprehensive indicator set developed in the Monitoring Project.

5. Next Meeting:

The next IAC meeting will be on **Friday, April 27, 2001, 2001 @ 1:30 PM @ the new City of Parksville office** which is located at 100 Jensen Avenue East. Please note the change of day.

6. Adjournment.

The meeting was adjourned at 4:00 PM.

Chair, Neil Connelly



REGIONAL DISTRICT OF NANAIMO			
MAR 19 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCrs		GMES	
<i>Ese</i>			
		DATE:	

MEMORANDUM

TO: Dennis Trudeau
Manager of Liquid Waste

DATE: March 16, 2001

FROM: Sean De Pol
Engineering Technologist

FILE: 5700-20-FAC

SUBJECT: Liquid Waste Management
Annual Facilities Report
Permit Compliance

PURPOSE

To report on the annual operations of the Regional District of Nanaimo's four sewage treatment plants.

BACKGROUND

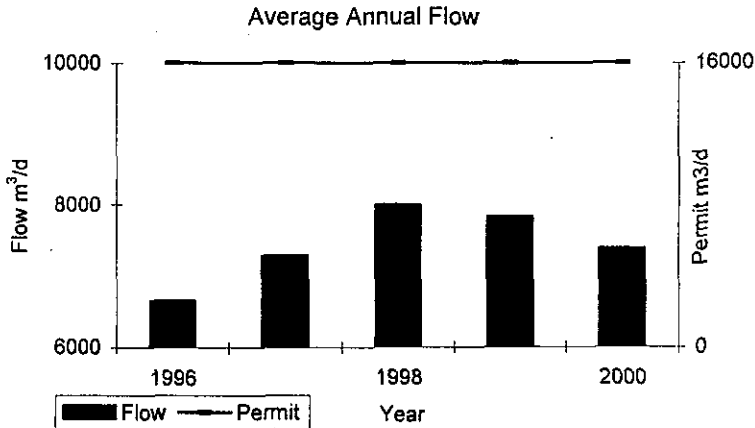
The Regional District of Nanaimo (RDN) owns and operates, French Creek Pollution Control Centre (FCPCC), Nanoose Pollution Control Centre (NPCC), Greater Nanaimo Pollution Control Centre (GNPCC) and Duke Point Pollution Control Centre (DPPCC). Separate permits issued by the Ministry of Environment regulate the discharge of effluent from individual treatment plants. This report presents an operational performance and permit compliance summary of the RDN's treatment plant facilities.

TREATMENT PLANT MONITORING DATA

French Creek Pollution Control Centre

Flow Monitoring

The maximum daily flow discharged from the FCPCC for 2000 was recorded as 10204 m³/d, occurring January 16th. This maximum flow is below the permit's maximum allowable flow (16,000 m³/d) therefore no excursions were recorded for the year. The average daily flow rates for the past five years are summarized in the adjacent graph:



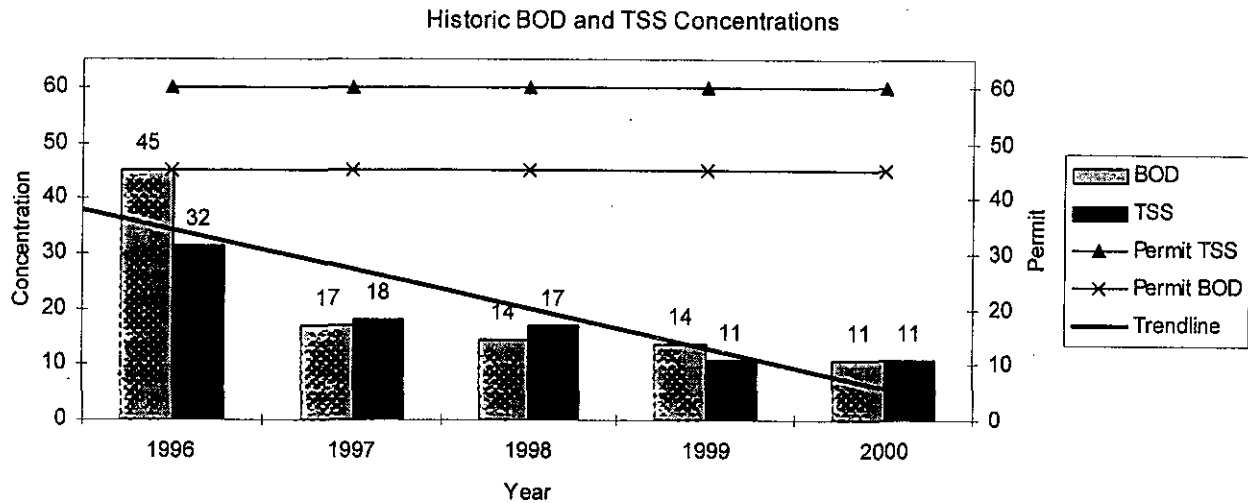
5-Day Biological Oxygen Demand (BOD₅)

The average daily BOD₅ concentration in the influent for 2000 was 166.9 mg/L. Following treatment, the average daily BOD₅ concentration was reduced to 11.3 mg/L resulting in a reduction rate of 93%.

Total Suspended Solids (TSS)

The average daily TSS concentration in the influent for 2000 was 260 mg/L. Following treatment, the average daily TSS concentration was reduced to 10.9 mg/L resulting in a reduction rate of 96%.

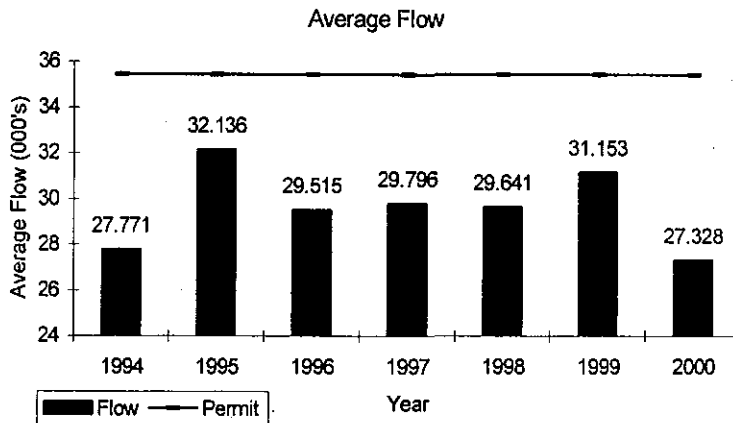
The following graph shows the BOD₅ and TSS concentrations over the last five years. A trend line illustrates the increasing quality of effluent discharged:



Greater Nanaimo Pollution Control Centre

Flow Monitoring

Flows from the Greater Nanaimo treatment plant never exceeded the permit discharge limit of 35,433m³/day for the year. The average daily flows in the past seven years are summarized in the adjacent graph:



5-Day Biochemical Oxygen Demand (BOD₅)

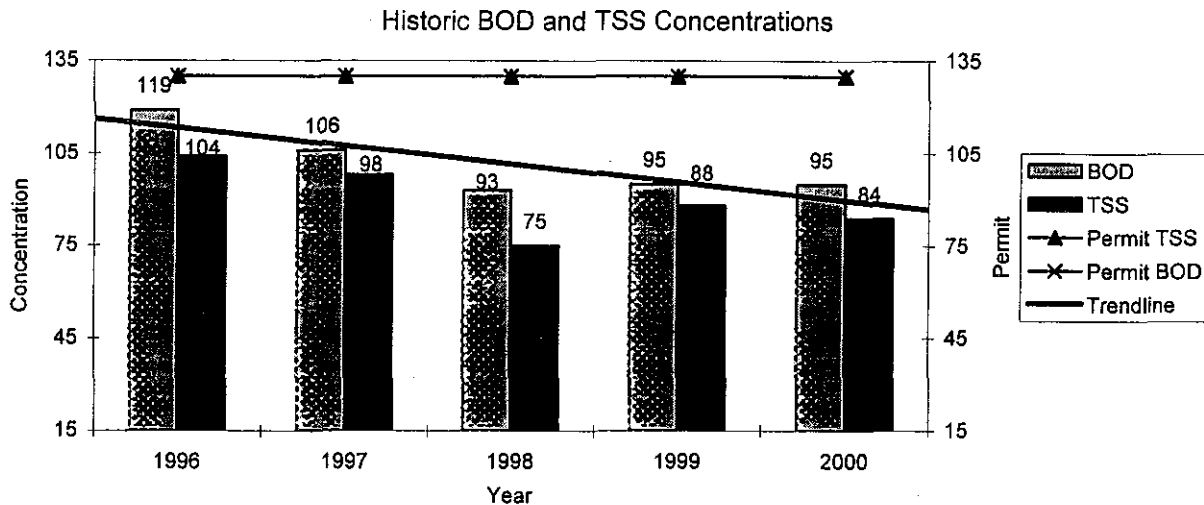
In 2000, the effluent from the GNPCC was in compliance with the permit limit of 130 mg/L for BOD₅ with the exception of 25 days, representing a 93% rate of compliance. The average daily BOD₅ concentration in the influent was 164 mg/L. The BOD₅ concentration in the effluent was 97mg/L which

resulted in a 41% reduction of BOD₅. Staff have recently completed a study involving chemical enhanced primary treatment, which may be used to help improve future effluent quality.

Total Suspended Solids (TSS)

The effluent from the GNPCC was in compliance with the permit limit of 130 mg/L for TSS on all but 12 days in 2000 on which TSS results were obtained. This represents a 96.7% rate of compliance. The average daily TSS concentration for the influent was 235 mg/L and effluent was 87 mg/L resulting in a 63% reduction. As previously mentioned RDN staff plan to implement chemical enhancing treatment techniques that should improve effluent quality.

The following graph shows the BOD₅ and TSS concentrations over the last five years. A trend line illustrates the increasing quality of effluent discharged:



Nanoose Pollution Control Centre

Flow Monitoring

The maximum daily flow discharged from the NPCC for 2000 was recorded as 200.9 m³/d. This maximum flow is below the permit's maximum allowable flow (2,270 m³/d) therefore no excursions were recorded for the year.

5-Day Biochemical Oxygen Demand

In 2000, the effluent from the NPCC was in compliance with the permit limit of 100 mg/L for BOD with the exception of 7 samples, representing an 86% rate of compliance. The average daily BOD₅ concentration of the influent for 2000 was 134 mg/L and the effluent concentration was 84 mg/L, which resulted in a 37% reduction of BOD₅ following treatment.

Total Suspended Solids

In 2000, the effluent from the NPCC was in compliance with the permit's limit of 100 mg/L TSS with the exception of 1 sample, representing a 98% rate of compliance. The average daily TSS concentration of the influent for 2000 was 156 mg/L and the effluent concentration was 50 mg/L, which resulted in a 68% reduction of TSS following treatment.

Duke Point Pollution Control Centre

Flow Monitoring

The average daily flow discharged was calculated to be 269 m³/d. This maximum flow is below the permit maximum flow of 910 m³/d therefore no excursions were recorded for 2000.

5-Day Biochemical Oxygen Demand

In 2000, the effluent from the DPPCC was in compliance at all times with the permit limit of 45 mg/L BOD₅, when discharges were less than 45 m³/d. DPPCC was also in compliance with the permit limit of 30 mg/L BOD₅, when discharges were greater than 45 m³/d. The average daily BOD₅ concentration of the influent for 2000 was 158 mg/L; and the effluent concentration was 5 mg/L, which resulted in a 97% reduction of BOD₅ following treatment.

Total Suspended Solids

In 2000, the effluent from the DPPCC was in compliance at all times with the permit limit of 60 mg/L TSS, when discharges are less than 45 m³/d. DPPCC was also in compliance with the permit limit of 30 mg/L TSS, when discharges are greater than 45 m³/d. The average daily TSS concentration of the influent for 2000 was 124 mg/L; and the effluent concentration was 14 mg/L, which resulted in an 89% reduction of TSS following treatment.

SUMMARY

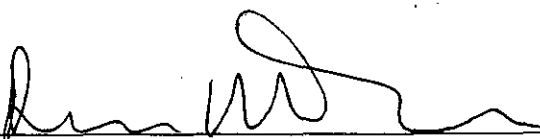
As a requirement of our Waste Discharge Permits samples are taken of effluent discharged from our sewage treatment facilities. Overall effluent quality for 2000 has improved in comparison to past years; samples from FCPCC and DPPCC have achieved a 100% rate of compliance and samples from GNPCC and NPCC have achieved a 96.5% and 94.7% rate of compliance, respectfully. The GNPCC plans to enhance treatment with chemicals to improve the level of compliance in 2000. Staff continues to ensure that each of the liquid waste facilities are properly maintained and operating efficiently to ensure compliance with all regulations.

RECOMMENDATION


That the summary of the annual sewage treatment facilities and permit compliance report be received.



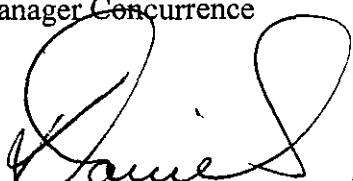
Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

COMMENTS:



REGIONAL DISTRICT OF NANAIMO			
MAR 19 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCmS		GMES	
		<i>ESC</i>	<input checked="" type="checkbox"/>

MEMORANDUM

TO: John Finnie, P. Eng
General Manager of Environmental Services

DATE: March 8, 2001

FROM: Dennis Trudeau
Manager, Liquid Waste

FILE: 4520-20-40
4520-20-41

SUBJECT: Liquid Waste
Northern and Southern Communities
Pump and Haul Bylaw Amendment

PURPOSE

To consider an amendment to Bylaw 975 that established the Regional District of Nanaimo Pump and Haul program.

BACKGROUND

The pump and haul service was established to provide a solution for those properties unable to obtain a permit for an on-site septic disposal system. In order to apply for a permit under this bylaw the applicant must have been formally rejected by the Ministry of Health for an on-site system, the parcel is greater than 700m², the property conforms to zoning requirements, and a community sewer system is not available.

Any person wishing to incorporate a property into Pump and Haul must apply to the Regional District of Nanaimo to amend the Pump and Haul Bylaw. A Restrictive Covenant shall be registered against the title to the land in question in accordance with Section 215 of the Land Title Act. The Restrictive Covenant shall require that the owner of the lot maintains a contract at all times with a pump out company and that a current contract is always deposited with the Regional District of Nanaimo.

The following are applications to include a property into this function.

Inclusion into Pump and Haul

- Lot 24, DL 68, Plan 30341 NANOOSE LAND DISTRICT
1846 Ballenas Road
Timothy and Lorraine Davidson
Area E

Mr and Mrs Davidson have petitioned to be included into the Regional District of Nanaimo Pump and Haul Local Service Area, Bylaw No. 975. A letter from the Central Vancouver Island Health Region Environmental Health Program dated February 28, 2001 indicates that the above noted property does not meet the requirements of the Health Act Regulations 411/85 for an onsite sewage disposal system and an application for a sewage disposal permit could not be approved.

2. Lot A, Salvation Army Lots, NANOOSE DISTRICT, Plan 1115, Except part in Plan 734 RW
2310 Alberni Highway
Donald S. Wood, Executor for Estate of Kristian Graaten (Old Country Market and Graaten
Manufactured Home Park)
Area F

Mr. Wood on behalf of Coombs Market has petitioned to be included into the Regional District of Nanaimo Pump and Haul Local Service Area, Bylaw No. 975. A letter from the Central Vancouver Island Health Region Environmental Health Program dated March 16, 2000 indicates that the above noted property does not meet the requirements of the Health Act Regulations 411/85 for an onsite sewage disposal system and an application for a sewage disposal permit could not be approved.

ALTERNATIVES

- 1) Do not accept the applications.
- 2) Accept the applications.

FINANCIAL IMPLICATIONS

There are no financial implications. The pump and haul program is a user pay service. The applicant pays an application fee and an annual user fee.

SUMMARY/CONCLUSIONS

The applications meet all requirements for inclusion into the pump and haul function, specifically the parcel is greater than 700m², property conforms to zoning requirements, a community sewer system is not available, and a sewage disposal permit cannot be obtained under the Sewage Disposal Regulations

RECOMMENDATION

- 1) That the applications for inclusion into the pump and haul service be accepted.

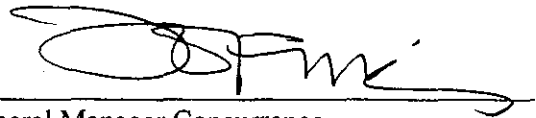
Lot 24, DL 68, Plan 30341 NANOOSE LAND DISTRICT
1846 Ballenas Road
Timothy and Lorraine Davidson
Area E

Lot A, Salvation Army Lots, NANOOSE DISTRICT, Plan 1115, Except part in Plan 734 RW
2310 Alberni Highway
Donald S. Wood, Executor for Estate of Kristian Graaten (Old Country Market and Graaten
Manufactured Home Park)
Area F

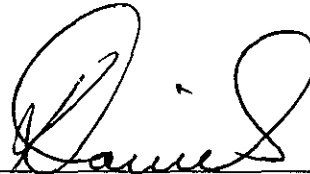
- 2) That "Regional District of Nanaimo Pump & Haul Local Service Area Amendment Bylaw No. 975.22, 2001" be read three times and forwarded to the Inspector of Municipalities for approval



Report Writer



General Manager Concurrence



C.A.O. Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 975.22

**A BYLAW TO AMEND THE REGIONAL
DISTRICT OF NANAIMO PUMP AND
HAUL LOCAL SERVICE AREA
ESTABLISHMENT BYLAW NO. 975**

WHEREAS Regional District of Nanaimo Pump and Haul Local Service Area Establishment Bylaw No. 975, as amended, established the pump and haul local service area;

AND WHEREAS the Directors of Electoral Areas 'B', 'D', 'E', 'F', and 'H' have consented, in writing, to the adoption of this bylaw;

AND WHEREAS the Council of the City of Nanaimo has consented, by resolution, to the adoption of Bylaw No. 975.22;

AND WHEREAS the Board has been requested to amend the boundaries of the local service area to include the following properties:

Lot 24, District Lot 68, Plan 30341, Nanoose Land District
(Electoral Area E)

Lot A, Salvation Army Lots, Plan 1115, Except part in Plan 734 RW, Nanoose Land District
(Electoral Area F)

NOW THEREFORE the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. Schedule 'A' of Bylaw No. 975.21 is hereby repealed and replaced with Schedule 'A' attached hereto and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Regional District of Nanaimo Pump and Haul Local Service Area Amendment Bylaw No. 975.22, 2001".

Introduced and read three times this 10th day of April, 2001.

Received the approval of the Inspector of Municipalities this _____ day of _____, 2001.

Adopted this _____ day of _____, 2001.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

Chairperson

General Manager, Corporate Services

BYLAW NO. 975.22

SCHEDULE 'A'

Electoral Area 'B'

1. Lot 108, Section 31, Plan 17658, Nanaimo Land District.
2. Lot 6, Plan 17698, Section 18, Nanaimo Land District.
3. Lot 73, Plan 17658, Section 31, Nanaimo Land District.
4. Lot 24, Plan 19972, Section 5, Nanaimo Land District.
5. Lot 26, Plan 23619, Section 12, Nanaimo Land District.
6. Lot 185, Plan 17658, Section 31, Nanaimo Land District.
7. Lot 177, Section 31, Plan 17658, Nanaimo Land District.

Electoral Area 'D'

1. Lot 24, Plan 27557, District Lot 44, Wellington Land District.
2. Lot A, District Lot 27G, Plan 29942, Wellington Land District.

Electoral Area 'E'

1. Lot 7, Block I, District Lot 38, Plan 10777, Nanoose Land District.
2. Lot 69, District Lot 68, Plan 30341, Nanoose Land District.

Electoral Area 'E' (continued)

3. Lot 86, District Lot 78, Plan 15983, Nanoose Land District.
4. Lot 1, Plan 17681, District Lot 72, Nanoose Land District.
5. Lot 2, Plan 18343, District Lot 117, Nanoose Land District.
6. Lot 17, District Lot 78, Plan 14212, Nanoose Land District.
7. Lot 32, District Lot 68, Plan 26690, Nanoose Land District.
8. Lot 13, Block E, District Lot 38, Plan 13054, Nanoose Land District.
9. Lot 5, District Lot 78, Plan 25366, Nanoose Land District.
10. Lot 24, District Lot 68, Plan 30341, Nanoose Land District.

Electoral Area 'F'

1. Lot 22, District Lot 74, Plan 29012, Cameron Land District.
2. Lot 2, District Lot 74, Plan 36425, Cameron Land District.
3. Lot A, Salvation Army Lots, Plan 1115, Except part in Plan 734 RW, Nanoose Land District

Electoral Area 'H'

1. Lot 22, District Lot 16, Plan 13312, Newcastle Land District.
2. Lot 29, District Lot 81, Plan 27238, Newcastle Land District.
3. Lot 46, District Lot 81, Plan 27238, Newcastle Land District.
4. Lot 9, District Lot 28, Plan 24584, Newcastle Land District.
5. Lot 41, District Lot 81, Plan 27238, Newcastle Land District.
6. Lot 20, District Lot 16, Plan 13312, Newcastle Land District

City of Nanaimo

1. Lot 43, Section 8, Plan 24916, Wellington Land District.



REGIONAL DISTRICT OF NANAIMO			
MAR 20 2001			
CHAIR		GMCS	
CAO		GMDS	
GMCS		GMES	
ESCU			
TO:		DATE:	
FROM:		FILE:	
SUBJECT:			

MEMORANDUM

TO: John Finnie, P. Eng.
General Manager Environmental Services

DATE: March 20, 2001

FROM: Wayne Moorman, PEng
Manager of Engineering and Utilities

FILE: 0410-20-DEPP

SUBJECT: Provincial Drinking Water Protection Plan

PURPOSE

To provide information on the draft Drinking Water Protection Plan as proposed by the BC Ministry of Environment, Lands and Parks.

BACKGROUND

Turning on the water tap and feeling confident that the water that comes out is safe to drink is something British Columbians should be able to take for granted. The recent tragedy in Walkerton Ontario has made us aware that we have to be constantly vigilant in our efforts to protect drinking water. Many communities in the province are under "boil water advisories" for their drinking water. Even in communities where the quality of water is good there are continuing pressures on the ground water aquifers and watersheds.

In October 2000, at the Union of BC Municipalities annual convention, Premier Ujjal Dosanjh made a commitment to better protect the drinking water in British Columbia and committed the provincial government to developing a drinking water protection plan with local governments. Local governments and other stakeholders would be invited to help determine what is needed to protect our drinking water.

Information/consultation sessions for water purveyors, groups and individuals wanting to provide input into the safe drinking water plan were held throughout BC in 9 communities in January and February 2001. Input received was to assist the provincial government in finalizing a plan to protect drinking water sources and improve water treatment.

Public health and water quality experts agree that four requirements must be met to ensure that drinking water is safe:

1. There must be management of the water source – i.e. where it comes from, through effective controls over land uses to prevent contamination.
2. There must be appropriate water treatment.
3. There must be sound, well-maintained and safe drinking water distribution systems, so that water does not become contaminated in its delivery; and
4. There must be effective monitoring of water quality and enforcement of standards.

In 1999 the Auditor General released a report entitled "Protecting Drinking-Water Sources" in which he identified a need to guard against drinking water contamination caused by increased human activity. Communities are expanding and there is more urban and rural development and important economic activities such as forestry, mining, tourism, farming and ranching which may react negatively with drinking water sources.

As part of the protection of drinking water the provincial government identified four components for a drinking water protection plan:

1. Assessing the water – water sources (watersheds and aquifers) and water systems (treatment and distribution).
2. Community Planning – coordinate land use and land use planning with provisions for watershed management and well head protection (watershed and aquifer protection).
3. Local influence & authority – increased control by local governments over activities outside their traditional jurisdiction that threaten the quality of their current drinking water supplies.
4. General drinking water measures – increased standards for practices to protect drinking water (minimum standards for design, construction and maintenance of utilities, increasing standards for water quality/testing and mandatory training and certification for waterworks operators).

Following the consultative process and finalization of the Drinking Water Protection Plan, the provincial government may legislate components of the Plan. This may result in some important implications for water purveyors in the province. For example, depending on what is included in the protection plan strategy, purveyors may be required to provide water treatment (other than chlorination only) for certain supplies, to provide more frequent and more thorough water quality testing, to ensure protection of ground water and surface water supplies through well head and watershed protection programs and to provide more, fully qualified water system operators. These initiatives would have resource and financial implications for local governments and for residences within water local service areas.

ALTERNATIVES

1. Receive for information the report on the BC Government Drinking Water Protection Plan.

SUMMARY/CONCLUSIONS

The BC Government has initiated a process to establish a Drinking Water Protection Plan in British Columbia. They have recognized the need to assess/protect water sources and distribution systems, to coordinate community planning, to give increased control relative to water supply to local governments and to improve the standards for water supply/distribution. A series of public meetings were held throughout the province in January and February 2001 to gather information from the water purveyors, the general public, and stakeholders to assist in the preparation of this plan. Following the consultative process and finalization of the draft plan, the provincial government may legislate components of the Plan.

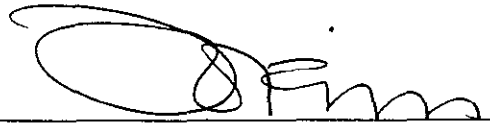
As a result of this process, water purveyors such as RDN, may be required to initiate water treatment (other than chlorination only) of certain supplies, to provide more frequent and thorough water quality

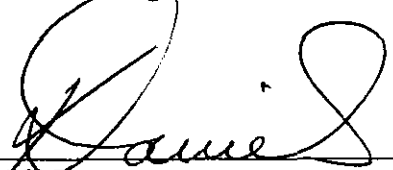
testing, to ensure protection of ground water and surface water supplies through well head and watershed protection and to provide more fully qualified water system operators. These initiatives would have resource and financial implications for local governments and residents within water local service areas. RDN staff will keep the Board informed of subsequent developments in this initiative and undertake to provide appropriate input to future consultation opportunities.

RECOMMENDATION

1. That this report on the BC Government Drinking Water Protection Plan be received for information.
2. That staff be directed to prepare correspondence to the provincial government and UBCM indicating general support for the intent of the Drinking Water Protection Plan but also identifying concerns with the resource and financial issues associated with the proposed plan and requesting that before any of the plan components are legislated, thorough consideration be given to the implications for local government and its residents, and that senior government would need to provide financial assistance to communities to effectively undertake the plan.


Report Water


General Manager Concurrence

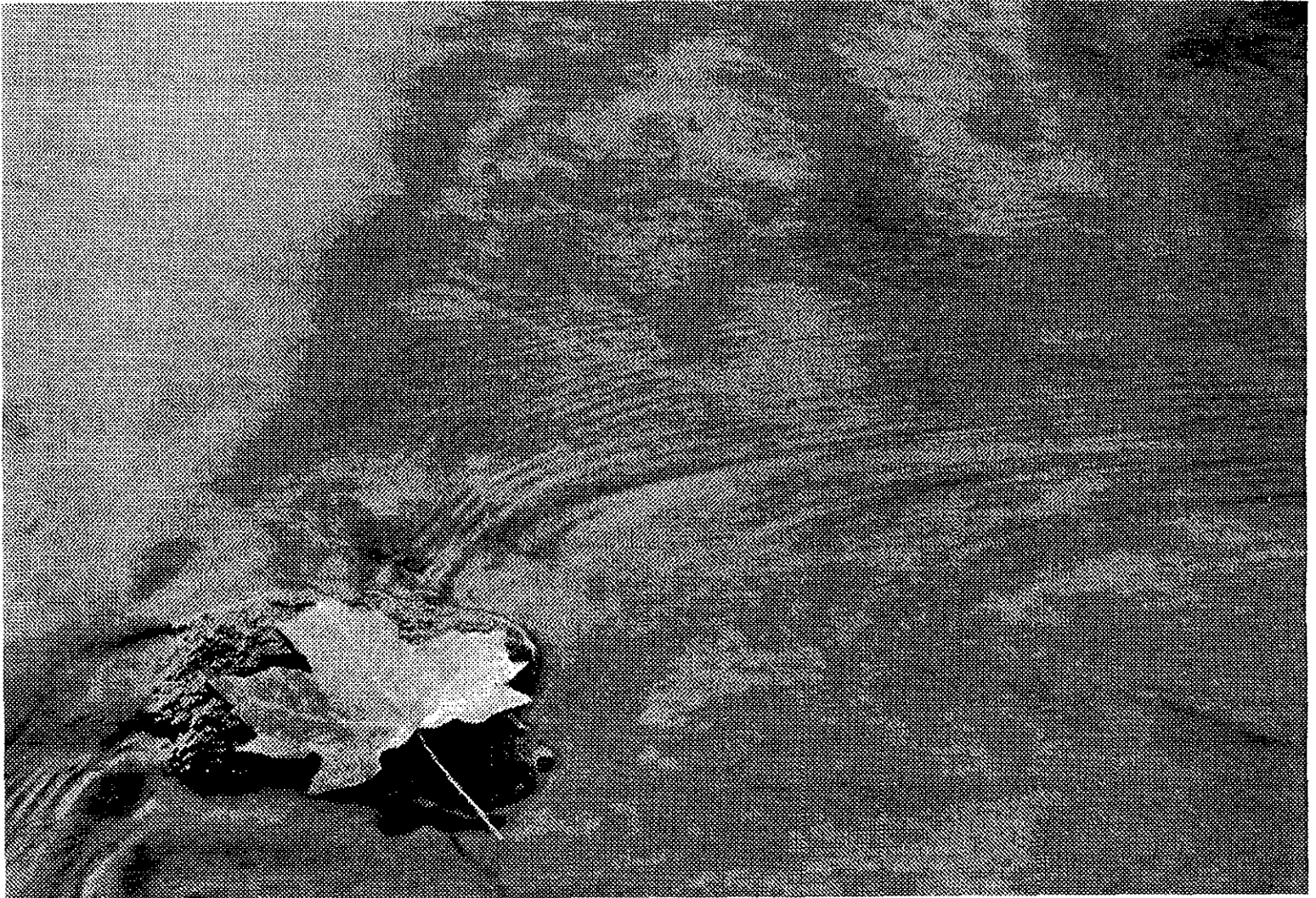

CAO Concurrence

COMMENTS:

DRINKING WATER PROTECTION PLAN

A Discussion Document

January 2001





MESSAGE FROM THE MINISTER

Turning on the tap and feeling confident that the water that comes out is safe to drink is something British Columbians should be able to take for granted. As you know, a tragedy in Walkerton, Ontario has made us all painfully aware that we have to be constantly vigilant in our efforts to protect our drinking water.

Right now, too many communities in this province remain under a "boil water" advisory for their drinking water. Even in communities where the quality of water is good right now, there are continuing pressures on our watersheds.

Premier Ujjal Dosanjh has made a commitment to better protect our drinking water in this province. This document is our draft plan for doing that. Now we need to hear from you. On behalf of the Government of B.C., I invite you to write, fax or email your comments to us. For details on how to provide your comments, please see the end of this paper.

This is your opportunity to be heard on this important issue. Together we can produce a plan that will protect our province's drinking water now and for future generations.

On behalf of Premier Dosanjh and the B.C. Government, I urge you to participate in determining the future course of this vital issue.

Ian Waddell

Minister of Environment, Lands and Parks

Table of Contents

Table of Contents	i
A commitment to safe drinking water	1
What the experts say	2
A plan of action:	4
1. Assessing the water	4
2. Community planning	6
3. Local influence & authority	7
4. General drinking water measures	8
Summary	12
How to learn more or submit comments	13

DRINKING WATER PROTECTION PLAN

A Discussion Document

A commitment to safe drinking water

Safe drinking water is a serious public health issue. The *E.coli* contamination that resulted in 2,700 illnesses and seven deaths in Walkerton, Ontario in 2000 has made us all aware of the importance of safeguards to protect the public from contaminated drinking water.

British Columbia has a network of safeguards to protect the water we drink, including pollution prevention programs for drinking water sources and public health standards for water treatment. Other measures in areas such as waste management, agriculture and forestry are in place to protect drinking water sources. In 1992 the Safe Drinking Water Regulation was enacted under the *Health Act* to regulate water providers. The Regulation requires them to monitor water quality and warn health authorities of potentially unsafe conditions.

But more can be done. Even with these protections there are cases of contaminated tap water resulting in "boil water" advisories in a number of communities around the province. Contaminated drinking water has caused outbreaks of illness in several BC communities in recent years. While it appears that most of the contamination was caused by wildlife, some was due to human activities and all were preventable by source protection or improved treatment. In 1996, for example, there were more than 12,000 cases of water-borne illness caused by *Cryptosporidium* associated with human activities and livestock (see box below). *Giardia*, *Campylobacter* and viruses have also caused problems in BC's water supplies.

Cryptosporidium: *Cryptosporidium is a microscopic parasite that can contaminate water sources. It infects the intestines, causing diarrhea, cramps and nausea that may last for three weeks or longer. It can be fatal for people with weakened immune systems. Disinfection by chlorination alone may not be effective in eliminating this parasite from drinking water.*

The lesson of the Walkerton incident is constant vigilance — more must be done to ensure that the lakes, rivers, streams and groundwater sources upon which we rely are protected from contamination. Treatment standards also need to better reflect our understanding of emerging health risks.

In October 2000 Premier Ujjal Dosanjh, speaking at the Union of BC Municipalities annual convention, committed the provincial government to developing a drinking water protection plan with local governments. He said local governments and other stakeholders would be invited to help determine what is needed to protect our drinking water.

This discussion paper follows up on that commitment by beginning a consultation with British Columbians on this important public health issue. The paper identifies key challenges that need to be addressed in providing safe drinking water to all British Columbians, and identifies actions and proposals for addressing these issues. These include measures to protect and improve the water we drink, and to increase knowledge about threats to our water.

We want to make sure British Columbians have the opportunity for input into developing a drinking water protection plan. We are encouraging water providers, local governments, health officials, environmental groups, resource industries, farmers, ranchers and individuals to help comment on this plan. We are also consulting with First Nations on this plan. What is heard and what is said during the consultation process will assist the provincial government in finalizing a plan to protect drinking water sources and improve water treatment.

Regional information sessions for interested groups and individuals will be held in January and February in Nanaimo, Abbotsford, Kelowna, Cranbrook, Smithers, Prince George, Fort St. John, Williams Lake and Greater Vancouver. Government officials and other stakeholders will be present to provide further information and answer questions. Written comments are also welcome. For more details about the information sessions and how to provide your comments, please see the end of this paper.

What the experts say

Public health and water quality experts agree that four requirements must be met to ensure that drinking water is safe:

- There must be management of the water source— i.e. where it comes from — through effective controls over land uses to prevent contamination;
- There must be appropriate water treatment;
- There must be sound, well-maintained and safe water distribution systems, so that water does not become contaminated in its delivery; and
- There must be effective monitoring of water quality and enforcement of standards.

In his 1999 report "Protecting Drinking-Water Sources" the Auditor General made 26 recommendations regarding the protection of drinking water sources (see box below). He examined a number of community water sources and found that the water could be consumed with only minimal treatment, but that almost all of our drinking water sources are threatened by human activities if they are not adequately managed.

The Auditor General identified a need to guard against contamination caused by increasing human activity that puts pressure on water sources around the province. Communities are expanding, there is more urban and rural development, and important economic activities such as forestry, mining, tourism, farming and ranching will increasingly interact with drinking water sources.

The Auditor General noted that protecting source water can reduce treatment costs and may reduce health risks. A poor quality source places a burden on local ratepayers that may be avoided through source protection measures. But he also recognized that trying to protect drinking water by shutting down all other economic and social activities is unrealistic. He noted that even with good protection at source, some forms of water treatment are necessary. He concluded that a layered or "multi-barrier" approach, combining a mix of protection and treatment, offers the best value for money.

Auditor General's Report: "If all surface-water systems in BC were to add filtration, the cost would be significant. For the approximately 100 municipalities outside Victoria and Vancouver that use unfiltered surface water, we estimate the capital cost of installing filtration would be about \$700 million and the extra cost of financing, operating and maintaining the new treatment plants would be about \$30 million a year. These amounts are large enough to suggest that the issue of source protection is worthy of increased attention". (Excerpt from "Protecting Drinking-Water Sources, Auditor General of British Columbia, 1999)

Several provincial Ministries are involved in drinking water protection and share monitoring and enforcement responsibilities. The Auditor General cautioned that this complex framework of responsibilities is a serious concern and recommended that there should be a single voice or someone with the lead responsibility for drinking water issues. The provincial government recognizes the need for an integration of drinking water protection, and as a reflection of that this proposed plan of action is the product of cooperative work between all affected government ministries.

A plan of action

The provincial government has identified four components for a plan to protect drinking water.

1. Assessing the water

Before undertaking any actions it is important to conduct an inventory of existing and potential problems and risks. Consequently, the first step in a plan of action should be about assessments. There are two areas where assessments need to be conducted to ensure drinking water is safe. The first is in the *water sources* (watersheds and aquifers), and the second is in the *water system (treatment and distribution)*.

Water sources:

Victoria and Vancouver are two examples of communities in BC with significant control over their watershed lands, either through Crown lease or private ownership. This gives them the capacity to manage activities in their water sources. However, most other water sources in BC are, and will continue to be, a combination of private and crown lands that support multiple use.

Water providers relying on these multiple use water sources usually do not have control over land use and therefore tend to focus on what they do have control over, namely the treatment and distribution systems. Furthermore, they may not be aware of natural conditions or land use activities around watersheds and aquifers and how the activities may degrade water quality. Smaller providers often lack the staff, expertise, resources or opportunity to consider risks posed by land uses or natural events. Without an assessment, opportunities for taking preventative or remedial action could be missed.

Regional health officials focus on regulating water systems with limited involvement in some protection issues, usually in response to a contamination event. Provincial authorities have the power to regulate waste discharges and manage sources of pollution. But for the most part they have not coordinated efforts to address drinking water sources.

Water providers, and the communities they serve, need to have confidence that lands around lakes, rivers, streams and wells that provide their drinking water are managed with protection of drinking water sources as a priority.

Water Systems:

The term "water system" is used to describe essentially everything that is done to the water once it is collected from the source. This includes the infrastructure for collecting (pipes, intakes wells), the treatment of the water, and the distribution system for delivering the water to consumers.

There are over 3500 water systems in BC that provide water to two or more customers. These have been built over several decades and consequently the technology used and the condition of the infrastructure varies greatly. There are also significant differences in system sophistication depending on the whether the system serves a small community or a larger municipality. The public, the water supplier, health officials and other regulatory agencies need to know if the existing systems will provide safe water to drink, now and in the future.

Proposed approach:

One way to address these issues is to create a comprehensive inventory and assessment of the water sources — the watersheds or groundwater capture zones used by water suppliers. The status of treatment and distribution systems and the operational characteristics of the water works could also be assessed. The combined source water and water system assessments would provide health, environment and resource management authorities with a comprehensive evaluation of the threats to drinking water safety – which in turn allows for the consideration of needed actions.

Where needed, the government could assist water providers to make water supply assessments. These assessments could:

- identify watersheds containing surface water sources and the areas of aquifers from which wells draw groundwater;
- identify land uses that pose real threats to drinking water quality;
- document water system treatment and distribution system infrastructure, system weaknesses and historical performance;
- assist regional health officials and other government officials, in specifying preventive or remedial measures that could be taken at the local level to protect drinking water quality;
- provide documentation on drinking water issues to local or provincial land use planning tables;
- guide provincial agencies and health authorities to better enforcement; and
- provide valuable information for the public who use the water system.

Assessments are the critical starting point in drinking water protection.

2. Community planning

The Auditor General noted that communities and water providers do not presently have adequate input into regional planning or other activities in areas which could affect their water sources.

Local governments and improvement districts, as water providers, are responsible for supplying safe drinking water in accordance with the *Health Act*. But outside of zoning bylaws, they have varied influence over land use planning or land uses which pose pollution risks to their drinking water sources. Private utility water providers have even less opportunity to address threats to their water supply. Furthermore, some of the risks identified by a community-based assessment (above) may be in areas that are outside municipal or regional boundaries.

It is evident that the ability of water providers to deliver safe drinking water often depends on the resources available to invest in treatment and distribution infrastructure. Many smaller water systems in BC may not be economically viable and consequently they may not be able to meet health standards in the long term. In other situations, communities continue to expand without establishing adequate water systems. They remain reliant on individual wells or surface sources in areas which may become increasingly subject to degradation from this urbanisation. Such situations are difficult for communities to address on their own, especially those that are unincorporated.

The geographical scale or technical complexity of the problem may exceed the current capacity for local action or it may be difficult to resolve conflicting interests between stakeholders.

Proposed approach:

Where assessments identify a threat to a water source, a number of possible actions could take place.

If it is a minor issue health or environmental officials could undertake actions such as discussing the problem with the parties to garner voluntary compliance or by enforcing existing regulations. If land use issues are identified they could be referred to the appropriate local authority. And if there are serious health risks then immediate action would be taken by

health officials in the case of water system issues, or by environmental officials with in the case of source water problems. The assessment would provide health and environmental officials a key tool for coordinating their respective actions.

Larger more complex issues that require further integration of community actions, could be referred to a local multi-stakeholder committee, with provincial support. Water providers, land owners, resource users and communities could be involved in developing a drinking water protection plan for their community. Such a committee could:

- Use existing planning forums;
- Modify existing planning processes where necessary;
- Recommend a new planning process, for a designated area to address drinking water sources, that integrates the actions of all provincial agencies and local authorities; and
- Engage communities to establish community water system plans or upgrade existing ones.

The local committee and local government could be given assistance by the province to develop and implement a drinking water protection plan which recognizes drinking water as a priority while balancing other community interests.

3. Local influence & authority

Implementation of a drinking water protection plan using existing enforcement and regulatory powers alone may not be sufficient for local communities to protect their drinking water. In these situations it may be more beneficial and efficient for communities to have additional authority to implement drinking water protection measures themselves. Some local governments have called for measures to give them more control over activities outside their jurisdiction that threaten the quality of their current drinking water supplies.

Proposed approach:

The first step to more local control is to make the assessments and monitoring reports public and available for community review. In addition, water providers' emergency response plans should also be public.

We are also exploring ways to increase local government influence over land use decisions and issues. For example, if local communities request it, and have the capacity to exercise them, certain powers vested in the province could be delegated to local governments. Areas where communities could be given additional authority include:

- conducting inspections,
- monitoring,
- co-ordination of by-laws among several municipalities, and
- land use decisions affecting drinking water.

In addition, local governments may seek some form of Crown land tenure, such as Community Forest Tenure, to manage forest resources and protect the source of their drinking water.

4. General drinking water measures

Drinking water assessment, planning and increased local authority are ways to help communities protect the quality of their drinking water. But these measures will need to be supported by a framework of science-based enforceable provincial standards to ensure province-wide consistency in public health protection. Standards may be necessary for both water sources and water systems.

Water Sources:

The present situation regarding drinking water sources suggests that more could be done through the application of standards for practices to protect these sources. Currently there is ongoing monitoring and assessment of results carried out at the discretion of provincial and regional authorities, but there are no provincial standards specifying minimum monitoring requirements for drinking water sources.

While the suitability of water quality for consumption is set out in provincial and national guidelines these guidelines may or may not be enforced and action may or may not be taken. Therefore, it is not always clear to authorities or the public what should happen when a guideline is exceeded.

As well, there are presently no minimum standards for the design, construction, maintenance and closure of groundwater wells in British Columbia. Wells used for public water supplies are subject to a broad range of requirements specified at the discretion of local health officials. However,

at present these are not applied consistently, and do not apply to private wells. If not properly built and maintained, wells can be contaminated by floodwater, seeping sewage and other pollutants. If one contaminated well is not dealt with, it can affect the source of water used by other wells in the area.

At present, those who drill wells and install and maintain well pumps are not required to have special training. Consumers of well water will not know who received adequate training.

In most areas of the province, surface and well water is affected by unique factors related to geological formations, climate and hydrological factors which greatly influence natural water quality. These factors need to be accounted for in setting source water quality standards.

Proposed approach:

1. The government could set province-wide and/or site specific standards for drinking water sources similar to those in other jurisdictions (see box below). Those standards could include maximum allowable levels for specified substances that cannot be readily removed by conventional water treatment, or include standards for the frequency of monitoring by water providers.

Applying enforcement or remedial actions where source water standards are exceeded can be very difficult in some circumstances due to the technical difficulty in identifying the cause, the possibility that the standard was exceeded by several causes, or because it is confounded by natural background variability. Consequently, standards may only be of practical value for certain priority substances or in well documented site-specific situations.

Water Quality Standards:

Alberta, Quebec, Ontario and New Brunswick have adopted all or most of the Canadian Drinking Water Quality Guidelines as standards. These apply to tap water quality. Newfoundland, PEI, Nova Scotia, Manitoba, Saskatchewan and BC have adopted only a limited number of the guidelines as standards. As for source water standards, while no Canadian jurisdiction has adopted enforceable standards, a number of American states, including Washington, have adopted the US Environmental Protection Agency guidelines as standards.

2. Monitoring and reporting of source water quality by water providers could be required. Further training of water providers in source water monitoring and assessments would be needed.
3. Site-specific standards defining the maximum limits for problem substances could be introduced in response to community assessment or planning. "Protection Orders" would continue to be issued to stop activities that contaminate drinking water sources which may not be covered by existing regulatory processes or which occur unexpectedly. These can be activities with short-term impacts such as land excavation that causes erosion and, consequently, washes into a water supply. Protection Orders could also halt activities that result in long-term contamination if allowed to continue, for example, fuel leaks or unsafe pesticide applications.
4. The provincial government could also require well drillers and pump installers to meet certain specific standards for the design, construction, maintenance and closure of wells. The provincial government could introduce training and certification to ensure well drillers and pump installers meet these standards.
5. The registration and identification of wells could be required.
6. Community well owners could be required to prevent the entry of floodwater or harmful seepage by modifying or sealing a well that is subject to periodic flooding. Owners of problem wells - those that could affect other wells by contaminating an aquifer - could be required to close and seal their wells.

Water Systems:

The *Safe Drinking Water Regulations*, administered by health officials clearly places an obligation on water providers to provide potable water to all consumers. However, training and certification opportunities have not been equally available across the province. Some water providers are not currently adequately disinfecting surface water and many do not have an emergency response plan.

Proposed approach:

Working with the British Columbia Water and Waste Association, the Ministry of Health proposes to introduce a requirement for training and certification for waterworks operators. A certification process exist and subsidies are available for operators of small water systems.

As well, we need to continue to improve the enforcement of the Safe Drinking Water Regulations, specifically requiring disinfection of all surface water supplies. And education initiatives will be stepped up to address the need for emergency response plans. Minimum standards for tap water quality monitoring and public reporting by water providers would be required.

Research and Education:

There are still gaps in our knowledge regarding water source characteristics and the relationship between different land use practices, as well as the presence of chemical contaminants, pathogens or indicators of pathogens in drinking water supplies. There is a need to improve scientific understanding of risks associated with drinking water and to commit financial resources to water treatment.

Proposed Approach:

More research will be undertaken to determine the relationship between source water, land use practices and treatment. Monitoring programs which are tailored to increase knowledge of source water and land use practices and research that addresses the relationship between contaminants, source water characteristics, land use activities and treatment could be developed.

To better inform the public about safe drinking water, a public education program could be developed to increase public awareness and understanding of drinking water protection and treatment issues. Such a program could also include targeting individual domestic water users who do not receive the benefits of a community water system.

Summary

In this discussion paper we have set out a draft plan of action for protecting drinking water in BC. We have outlined the need for a "multi-barrier" approach that will use a combination of measures to ensure water sources are properly managed and waterworks systems provide safe drinking water. The proposed measures include comprehensive assessments of water sources and waterworks systems, new drinking water planning procedures, more effective local influence and authority, enforceable standards, better access to information and public education programs.

To implement this draft plan of action, it is clear that government would need to provide financial and technical assistance to communities to undertake this plan. The Ministry of Environment Lands and Parks, as the government agency with prime responsibility for source water management, could provide technical expertise on source water assessments and land use planning. The Ministry of Health could work closely with regional health authorities to assist water providers meet new standards for waterworks systems. In some situations support for waterworks infrastructure may be required.

The provincial government is inviting water users, water providers and other stakeholders throughout the province to provide input into this proposed plan. Please turn to the final page to see how you comment on this plan.

How to learn more or submit comments

The views of the public in urban, rural and resource-based communities need to be considered. Here's how to be a part of the process.

Information sessions for groups and individuals who want to provide input into the safe drinking water plan will be held in a number of communities throughout BC. Following is an initial list of these communities:

Nanaimo	January 26, 2001
Abbotsford	January 29, 2001
Kelowna	January 31, 2001
Cranbrook	February 2, 2001
Smithers	February 5, 2001
Prince George	February 6, 2001
Fort St. John	February 7, 2001
Williams Lake	February 8, 2001
Greater Vancouver	February 13, 2001

Check local newspapers for the phone numbers or the web-site below for times and locations of the information sessions.

Further information about the consultation process and options for a drinking water source protection plan is also available on our website:

<http://www.env.gov.bc.ca/wat/wq/dw/>

You may also submit comments at this website.

Those wishing to may send written comments to:

PRAXIS
3848 St. Georges Avenue
North Vancouver, BC
V7N 1W5

You can also fax comments to (604) 980-9992 or send comments by email to Britney@praxis.ca

To speak to staff simply call Enquiry BC and they will transfer your call toll free. Call:

660-2421 in Greater Vancouver;
387-6121 in Victoria; or
1-800-663-7867 in the rest of the province.

Overall, the 2000 Annual Report indicates that progress was made towards the attainment of the future region desired by the residents.

Key achievements for 2000 include:

- Halted urban sprawl by not moving the Urban Containment Boundaries;
- Maintained drinking water standards that met the Canadian Guidelines for Drinking Water;
- Decreased the number of times that the standards for Total Suspended Solids and Biological Oxygen Demand were exceeded in the effluent discharged from the sewage treatment plants;
- Maintained public bathing places that were safe for swimming;
- Increased the number of bus rides;
- Decreased the amount of garbage generated by residents; and
- Initiated and completed a wide range of projects in partnership with many different organizations to achieve the desired future region.

Key challenges faced in 2000 include:

- Increasing the density of development on land inside (not outside) the Urban Containment Boundaries;
- Increasing the diversity of housing types and forms in urban areas (particularly Village and Neighbourhood Centres); thereby decreasing the number of people in the region that spend more than 30% of their income on housing;
- Increasing the accessibility of commercial facilities, schools, and services to residential areas;
- Reducing the number of residents that travel to work via automobile and increasing the number of residents that travel to work by walking, cycling or taking the bus; and
- Encouraging the development of more and higher paying employment opportunities.

Regional growth strategies, such as the Growth Management Plan, are intended to have a 25-year life span. It is therefore expected that the Plan's vision and goals will be achieved gradually, over a 25-year period, and not within the first few years of the Plan's existence. Challenges are expected on the path towards the more sustainable future envisioned by the Growth Management Plan. It is important to acknowledge the many achievements that were made towards the desired future region in 2000, and the fact that it is too early to tell if the Plan's vision is being fully achieved because the Plan has only been in existence since 1997.

ALTERNATIVES

1. To receive the 2000 Annual Report on the Growth Management Plan.
2. To not receive the 2000 Annual Report on the Growth Management Plan.

FINANCIAL IMPLICATIONS

Receipt of the 2000 Annual Report on the Growth Management Plan has no financial implications.

GROWTH MANAGEMENT PLAN IMPLICATIONS

The 2000 Annual Report on the Growth Management Plan is intended to assist the Regional District and its partners in their work to manage growth. It can be used to raise awareness about the Plan, and what needs to be done to implement it. It may also help to identify programs and policies that may need to be created or modified, where resources may need to be allocated, and how individual behaviours or perceptions need to change. The 2000 Annual Report also provides information pertinent to the current Plan review.

SUMMARY

The 2000 Annual Report on the Growth Management Plan provides the Performance Review Committee's assessment of progress towards the attainment of the Plan vision and goals. Overall, the Report indicates that the region is on the right path towards the desired future envisioned in the Plan.

RECOMMENDATION

That the 2000 Annual Report on the Growth Management Plan be received.

Christina Thomas

Report Writer

N. Lomelly

General Manager Concurrence

David S.

CAO Concurrence

COMMENTS: