

**REGIONAL DISTRICT OF NANAIMO**

**REGULAR BOARD MEETING  
TUESDAY, MARCH 13, 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**

10-23 Minutes of the regular Board meeting held on Tuesday, February 13, 2001 and the Special Board Meeting held February 27, 2001.

4. **BUSINESS ARISING FROM THE MINUTES**

5. **COMMUNICATIONS/CORRESPONDENCE**

24-25 **Joan Michel, Mount Arrowsmith Biosphere Foundation**, re Request for Financial Assistance - Dedication Ceremony.

6. **UNFINISHED BUSINESS**

**For Adoption.**

Bylaw No. 1124.01 - Surfside Sewer LSA Amendment Bylaw. (All Directors - One Vote)

**Regional Services Bylaws for Adoption.**

Bylaw No. 1230 - Southern Community Transit Service Area Conversion Bylaw. (All Directors - One Vote)

Bylaw No. 897.03 - District 69 Conventional Transit Local Service Area Amendment Bylaw. (All Directors - One Vote)

Bylaw No. 908.04 - District 69 Custom Transit and Paratransit Local Service Area Amendment Bylaw. (All Directors - One Vote)

Bylaw No. 888.02 - Southern Community Sewer Local Service Area Amendment Bylaw. (All Directors - One Vote)

Bylaw No. 889.15 - Northern Community Sewer Local Service Area Amendment Bylaw. (All Directors - One Vote)

Bylaw No. 988.03 - Trucked Liquid Waste Disposal Amendment Bylaw. (All Directors - One Vote)

Bylaw No. 1059.01 - Southern Community Recreation Local Service Area Amendment Bylaw. (All Directors - One Vote)

Bylaw No. 861.01 - Joint Civic Properties and Recreation Commission Local Service Area Amendment Bylaw. (All Directors - One Vote).

Bylaw No. 1231 - Regional Parks and Trails Service Area Conversion Bylaw. (All Directors - One Vote)

**Public Hearing.**

26-36 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. (All Directors except EA 'B' - One Vote) (Appendix A, B, C and attachments included as a separate enclosure)

**7. STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS**

**7.(I) DEVELOPMENT SERVICES STANDING COMMITTEE**

37-42 Minutes of the regular Development Services Committee meeting held February 27, 2001. (for information)

**CORRESPONDENCE/COMMUNICATION**

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

*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.*

**Richard Taylor, UBCM, re 2001 Resolution Process.** (All Directors - One Vote)

*That the correspondence received from UBCM with respect to the 2001 resolution process, be received for information.*

**Eric Smith, re Amendment Application No. ZA0102 – 2470 Apollo Drive.** (All Directors - One Vote)

*That the correspondence received from Eric Smith with respect to Amendment Application No. ZA0102, be received for information.*

**Kenneth Gibson, re Application No. ZA0101 – Brown Madsen – Timberlands Road – Area C.** (All Directors - One Vote)

*That the correspondence received from Kenneth Gibson with respect to health concerns surrounding the approval of Amendment Application No. ZA0101, be received for information.*

**G. Cordingley, re Zoning Amendment Application – Yellowpoint & Cedar Roads – Area A. (All Directors - One Vote)**

*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.*

**Jan & Fred Tukham, re Zoning Amendment Application No. ZA0101 – Brown/Madsen – Timberlands Road – Area C. (All Directors - One Vote)**

*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.*

**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 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) Lt A, District Lot 88, Plan VIP71580, Nanoose Land District, 1075/1085 Ravensbourne Lane, Electoral Area 'G', owned by D. Larsen.*

**Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250. (EA's A, B, C, D, E & G - Weighted Vote)**

- 1. That "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be introduced and given three (3) readings.*
- 2. That "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be advertised in accordance with the Local Government Act.*

**BYLAW ENFORCEMENT**

**Animal Control Contracts. (All Directors - Weighted Vote)**

*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.*

## PLANNING

### ***AMENDMENT APPLICATIONS***

**Amendment Application No. ZA0102 and Development Permit Application No. 0101 – James – 2470 Apollo Drive – Area E.** (All Directors except EA 'B' - One Vote)

1. *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.*
2. *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.*
3. *That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" be given 1<sup>st</sup> and 2<sup>nd</sup> reading and proceed to Public Hearing.*
4. *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.*

### ***DEVELOPMENT PERMIT APPLICATIONS***

**Application No. 0102 – Meyer/Homes by Kimberly – 3512 Bluebill Place – Area E.** (All Electoral Area Directors except EA 'B' - One Vote)

*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.*

### ***FRONTAGE RELAXATION***

**Request to Review the Requirement for Minimum 10% Frontage Relaxation for Electoral Area 'F'.** (All Directors except EA 'B' - One Vote)

*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.*

**OTHER**

**ALR 0010 Inclusion – Qualicum Farms – Rupert Road – Area G.** (All Directors - One Vote)

*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.*

**FLR 0101 Exclusion – Wessex Enterprises Ltd. – Extension Road – Area C.** (All Directors - One Vote)

*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.*

**7.(II) ENVIRONMENTAL SERVICES STANDING COMMITTEE**

43-45

Minutes of the regular Environmental Services Committee meeting held February 27, 2001. (for information)

**COMMUNICATIONS/CORRESPONDENCE**

**Richard Taylor, UBCM, re 2001 Resolution Process.** (All Directors - One Vote)

*That the correspondence received from UBCM with respect to the 2001 resolution process, be received for information.*

**LIQUID WASTE/UTILITIES**

**Bylaw No. 889.17 – Amendment to the Northern Community Sewer LSA.** (All Directors - One Vote)

1. *That “Northern Community Sewer Local Service Area Amendment Bylaw No. 889.09, 1998” be rescinded.*
2. *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.*

**Water LSA – Water Regulation and Rates Bylaws.** (All Directors - One Vote)

1. *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.*

2. 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.
3. 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.
4. 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.
5. That "Regional District of Nanaimo Surfside Properties Specified Area Water Regulations and Rates Amendment Bylaw No. 700.07, 2001" be introduced for three readings.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.

**Rate Structures for Water Conservation.** (All Directors - One Vote)

*That staff be requested to bring forward a report to the Board regarding rate structures that will address water conservation.*

**7.(III) CORPORATE & COMMUNITY SERVICES STANDING COMMITTEE**

46-49

Minutes of the regular Corporate and Community Services Committee meeting held March 6, 2001. (for information)

**COMMUNICATIONS/CORRESPONDENCE**

**Richard Taylor, UBCM, re 2001 Resolution Process.** (All Directors - One Vote)

*That the correspondence received from UBCM with respect to the 2001 resolution process, be received for information.*

**ADMINISTRATION**

**Regional Services Review.**

(All Directors - One Vote)

1. *That the comments from the Regional Services Review Open Houses be received for information.*

(All Directors - Weighted Vote)

2. *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.*
3. *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.*
4. *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.*

## RECREATION AND PARKS

### **Offer of Tenure for 442 Hectares of Proposed Regional Park Land – Area F.** (All Directors - One Vote)

*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.*

### **Lighthouse Community Centre Lease Agreement – Area H.** (All Directors - Weighted Vote)

*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.*

### **Canada/BC Infrastructure Program Application.** (All Directors - One Vote)

*That the Regional District apply for a Canada/BC Infrastructure Program grant for the trail system bridge over the Englishman River at Top Bridge.*

## REGIONAL GROWTH MANAGEMENT

### **Growth Management Plan Review 2001-2002 – Process for the Public to Suggest Changes.** (All Directors - One Vote)

*That the process for the public to suggest changes to the Growth Management Plan be incorporated into the Review project.*

## COMMISSION, ADVISORY & SELECT COMMITTEE

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

*That the minutes of the Gabriola Island Parks and Recreation Commission meeting held February 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 February 22, 2001 be received for information.*

## NEW BUSINESS

### **Applications for Grants Under the Canada/British Columbia Infrastructure Program.** (All Directors - One Vote)

*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.*

**7.(IV) EXECUTIVE STANDING COMMITTEE**

**7.(V) COMMISSION**

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

**Performance Review Committee. (All Directors - One Vote)**

- 50-52 Minutes of the Performance Review Committee meeting held February 21, 2001. (for information)

**Intergovernmental Advisory Committee. (All Directors - One Vote)**

- 53-54 Minutes of the Intergovernmental Advisory Committee meeting held February 22, 2001. (for information)

**8. ADMINISTRATOR'S REPORT**

- 55-58 Bylaw No. 1009.03 - Garbage Collection and Recycling User Fee Rate Amendments. (All Directors - Weighted Vote)
- 59-64 Bylaw No. 422.08 (French Creek) and Bylaw No. 765.07 (Fairwinds) - Sewer Regulation and Rates - Areas E & G. (All Directors - One Vote)

**9. ADDENDUM**

**10. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**11. NEW BUSINESS**

**Coombs Country Market - Director McLean (Verbal report)**

**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, FEBRUARY 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
Director D. Haime	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
Director T. Westbroek	Town of Qualicum Beach
Director D. Rispin	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director G. Korpan	City of Nanaimo
Alternate	
Director S. Lance	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

**DELEGATIONS**

**Len King, re Accreted Lands.**

Mr. King was not in attendance.

**Ingrid Gantner, re Rezoning Residential Lands In Cedar.**

Ms. Gantner voiced her concerns with respect to the proposed rezoning of residential lands for the North Cedar firehall.

**Ruth Rathy, re Zoning Amendment Application – Yellowpoint and Cedar Roads – Area A.**

Ms. Rathy spoke in opposition of the firehall site at the corner of Yellowpoint and Cedar Roads.

**Russell Dyson, Lantzville Improvement District, re Water Quality Standards.**

Mr. Dyson advised Board members that improvement districts were not eligible for capital infrastructure grants for waterworks projects and requested the Board to forward a resolution to AVICC and UBCM to request that improvements districts have access to infrastructure capital grants.

**LATE DELEGATIONS**

MOVED Director Stanhope, SECONDED Director Korpan, that seven late delegations be permitted to speak.

CARRIED

**Phil Carson, re Little Qualicum River Community Watershed.**

Mr. Carson stressed the need for an analysis report on the Little Qualicum River watershed.

**Annette Tanner, re Little Qualicum River Community Watershed.**

Ms. Tanner was not in attendance, however, Mr. Gary Murdoch spoke of the sitka spruce trees found in the Little Qualicum floodplain.

**Eileen Scott, re Development Permit Area – Area G.**

Ms. Scott was not in attendance.

**Rose Anne McQueen, re Accretion.**

Ms. McQueen was not in attendance.

**Donna Wilson, re Zoning Amendment Application – Yellowpoint and Cedar Roads – Area A.**

Ms. Wilson advised the Board of her opposition to the rezoning of residential lands for a new firehall.

**Dawn Burnett, re Zoning Amendment Application – Yellowpoint and Cedar Roads – Area A.**

Ms. Burnett urged the Board to turn down the rezoning application until a study is completed.

**Donna Goodall, re Application of Biosolids to Farmed and Forested Lands.**

Ms. Goodall voiced her concerns with respect to the use of biosolids on lands and the potential impact on watersheds.

MOVED Director Rispin, SECONDED Director Hamilton, that the delegations be received.

CARRIED

**BOARD MINUTES**

MOVED Director Sherry, SECONDED Director McNabb, that the minutes of the regular Board meeting held on Tuesday, January 9, 2001, be adopted.

Director Stanhope noted that the resolution in the minutes on page 16 of the agenda for Bylaw No. 500.268 was incorrect and that the resolution should have read “be held in abeyance indefinitely” not 90 days as indicated in the minutes.

The question was called on the adoption of the minutes, as amended.

The motion CARRIED.

#### COMMUNICATIONS/CORRESPONDENCE

##### **Dan Whiting, School District No. 69, re Appointment to District 69 Recreation Commission.**

MOVED Director Sherry, SECONDED Director McNabb, that the correspondence from School District No. 69 with respect to the School District's appointment to the District 69 Recreation Commission, be received.

CARRIED

##### **Shirley Hine, City of Parksville, re Twinning Arena Facilities.**

MOVED Director Sherry, SECONDED Director McNabb, that the correspondence from the City of Parksville with respect to the proposed twinning arena facilities, be received.

CARRIED

##### **Dwaine Barclay, re Home Based Business Bylaw.**

MOVED Director Sherry, SECONDED Director McNabb, that the correspondence from Mr. Barclay on the home based business bylaw be received.

CARRIED

##### **Bob & Madeleine Patteson, re San Pareil Coastal Properties Development Permit Area – Area G.**

MOVED Director Sherry, SECONDED Director McNabb, that the correspondence from Bob and Madeleine Patteson with respect to the San Pareil Coastal Properties Development Permit Area be received.

CARRIED

#### UNFINISHED BUSINESS

Director Sherry advised that the Regional District of Nanaimo was a grant recipient of the Green Municipal Enabling Fund and reported on his recent visit to Ottawa to receive the award.

#### DEVELOPMENT SERVICES STANDING COMMITTEE

MOVED Director Hamilton, SECONDED Director McNabb, that the minutes of the regular Development Services Committee meeting held January 16, 2001, be received for information.

CARRIED

#### CORRESPONDENCE/COMMUNICATION

##### **R.K. Phillips, re Nanaimo Area Land Trust Core Funding.**

MOVED Director Hamilton, SECONDED Director McNabb, that the correspondence received from R. Phillips with respect to support for the Nanaimo Area Land Trust Stewardship Centre's Core funding appeal, be received for information.

CARRIED

##### **Alain Magnan, Fisheries and Oceans, re Horne Lake.**

MOVED Director Hamilton, SECONDED Director Sherry, that the correspondence received from Fisheries and Oceans with respect to the Horne Lake Zoning Amendment Application No. 9630, be received for information.

CARRIED

**Neil Banera, Ministry of Environment and Lands, re Horne Lake.**

MOVED Director Hamilton, SECONDED Director Stanhope, that the correspondence received from the Ministry of Environment and Lands with respect to the proposed zoning amendment application of part of District Lot 251 and Block 40, Alberni District, be received for information.

CARRIED

**Glenn Gibson, Central Vancouver Island Health Region, re Horne Lake.**

MOVED Director Hamilton, SECONDED Director Sherry, that the correspondence received from the Central Vancouver Island Health Region with respect to Amendment Application No. 9630, be received for information.

CARRIED

**Dorthe Jakobsen, Ministry of Energy and Mines, re Horne Lake.**

MOVED Director Hamilton, SECONDED Director Stanhope, that the correspondence received from the Ministry of Energy and Mines with respect to the proposed zoning amendment application No. 9630, 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 Stanhope, 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, district Lot 110, Plan 46589, Nanoose Land District, 1390 Dorcas Point Road, Electoral Area 'E', owned by B. and F. Horner;
- (b) Lot A, Block 668, Plan VIS4814, Nanoose Land District, 2920 Matthew Road, Electoral Area 'E', owned by H. and B. Fredheim;
- (c) Lot 3, District Lot 102, Plan VIS3905, Nanoose Land District, 1900 Delanice Way, Electoral Area 'E', owned by T. Davidson.

CARRIED

**PLANNING**

**AMENDMENT APPLICATIONS**

**Zoning Amendment Application No. 9630 – Horne Lake License Holders Association on behalf of Texada Land Corporation – Area H.**

MOVED Director Hamilton, SECONDED Director McNabb, that Amendment Application No. 9630 submitted by the Horne Lake Association on behalf of Texada Land Corporation be approved, subject to completion of the agreements and undertakings as outlined in the staff report in a form satisfactory to the Board at the time of 1<sup>st</sup> reading of the proposed amendment bylaw.

MOVED Director Quittenton, SECONDED Director McLean, that item no. 8 from the staff report be removed.

A recorded vote was requested.

The motion was DEFEATED with Directors Quittenton and McLean voting in the affirmative and Directors Holme, Hamilton, Westbrook, Sherry, Haime, Macdonald, Holdom, McNabb, Elliott, Lance, Korpan, Rispin and Stanhope voting in the negative.

The question was called on the main motion.

The motion CARRIED.

***DEVELOPMENT PERMIT APPLICATIONS***

**Application No. 0022 – Lapi & Johnson/Fong – 3251 Island Highway – Area A.**

MOVED Director Hamilton, SECONDED Director Elliott, that Development Permit 0022 to renovate an existing commercial use on the property legally described as Lot 1, District Lot 2, Bright District, Plan 7407 be approved as outlined in Schedule 1 and subject to the notification requirements of the Local Government Act.

CARRIED

***DEVELOPMENT VARIANCE PERMIT***

**Application No. 0015 – School District 68/Vincent 1644 MacMillan Road – Area A.**

The Chairperson asked if there were any delegations wishing to speak to Application No. 0015.

Ms. Norma Czerny spoke in favour of this application.

MOVED Director Hamilton, SECONDED Director McNabb, that Development Variance Permit Application No. 0015, submitted by David Vincent, Agent, on behalf of School District #68 to legalize the siting of an existing structure and vary the minimum setback requirement from 8.0 metres to 2.2 metres for the property legally described as Lot A, Section 16, Range 8 and Section 16, Range 1, Plan 46768, be approved subject to the notification procedures pursuant to the Local Government Act.

CARRIED

***FRONTAGE RELAXATION***

**Ken Kyler on behalf of Wayne Duncan – 1095 Spider Lake Road – Area H.**

MOVED Director Hamilton, SECONDED Director Quittenton, that the request from Ken Kyler, BCLS, on behalf of Wayne Duncan, to amend Covenant Document No. EL061937, to substitute a reconfigured plan of subdivision as shown on the plan prepared by Ken Kyler, BCLS and dated December 5, 2000, be approved subject to all costs associated with the registration of the amended covenant to be paid by the applicant and to the satisfaction of the Regional District.

CARRIED

MOVED Director Hamilton, SECONDED Director Quittenton, that the request from Ken Kyler, BCLS, on behalf of Wayne Duncan, to relax the minimum 10% frontage requirement for the proposed Lot A, shown on the plan of subdivision prepared by Ken Kyler and dated December 5, 2000, be approved.

CARRIED

***OTHER***

**Nanaimo Area Land Trust Request for Annual Core Funding.**

MOVED Director Hamilton, SECONDED Director Sherry, that NALT apply for project funding through the Grants-in-Aid program that is available on an annual basis and that staff continue to work with NALT on contract related services as well as other committees and projects.

CARRIED

**Home Based Business Review.**

MOVED Director Hamilton, SECONDED Director Quittenton, that the summaries of the Community Forums on the Home Based Business Draft Strategy and written submissions from the public, be received for information.

CARRIED

MOVED Director Hamilton, SECONDED Director Westbrook, that the public consultation process as outlined in Schedule 1, be endorsed.

CARRIED

MOVED Director Hamilton, SECONDED Director Haime, that the application to the provincial government for business licensing be formally rescinded.

CARRIED

**ENVIRONMENTAL SERVICES STANDING COMMITTEE**

MOVED Director Sherry, SECONDED Director Westbrook, that the minutes of the Environmental Services Committee meeting held January 23, 2001, be received for information.

CARRIED

**COMMUNICATIONS/CORRESPONDENCE**

**Derek Thompson, Ministry of Environment, Lands & Parks, re Safe Drinking Water Plan – Information Sessions.**

MOVED Director Sherry, SECONDED Director Korpan, that the correspondence received from the Ministry of Environment, Lands & Parks with respect to the Safe Drinking Water Plan information schedule, be received for information.

CARRIED

**LIQUID WASTE/UTILITIES**

**Biosolids.**

MOVED Director Sherry, SECONDED Director Haime, that the Regional District of Nanaimo dispose of biosolids in a landfill or composting facility.

MOVED Director Holdom, SECONDED Director Korpan, that the motion be amended to add the words “on a temporary basis”.

A recorded vote was requested.

The motion CARRIED with Directors Quittenton, Westbrook, Sherry, Holdom, McNabb, Elliott, Lance, Korpan and Stanhope voting in the affirmative and Directors Holme, Haime, Macdonald, McLean and Rispin voting in the negative.

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

The motion CARRIED with Directors Quittenton, Westbrook, Sherry, Haime, Macdonald, Holdom, McNabb, Elliott, Lance, McLean, Rispin and Stanhope voting in the negative and Directors Holme and Korpan voting in the negative.

MOVED Director Sherry, SECONDED Director Haime, that this matter be reviewed in twenty-four months, during which time staff will continue investigation of all options.

MOVED Director Stanhope, SECONDED Director Macdonald, that the timeframe be amended to "within 12 months".

CARRIED

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

The motion CARRIED.

MOVED Director Elliott, SECONDED Director Stanhope, that staff and selected Board members attend a conference in Washington in September on biosolids.

CARRIED

**Applications for Infrastructure Planning Grants.**

MOVED Director Sherry, SECONDED Director McNabb, that the Board of the Regional District of Nanaimo support the Nanoose Peninsula Infrastructure Planning Grant applications.

CARRIED

**Bylaws No. 889.16 and 813.25 – Application for Inclusion in French Creek LSA – Johnstone Road – Area G.**

MOVED Director Sherry, SECONDED Director Stanhope, that Lot 10, Plan 20609, DL 49, Nanoose Land District be included in the French Creek Sewer Local Service Area.

CARRIED

MOVED Director Sherry, SECONDED Director Stanhope, that "Northern Community Sewer Local Service Area Amendment Bylaw No. 889.16, 2001" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Sherry, SECONDED Director Stanhope, that "French Creek Sewer Local Service Area Bylaw No. 813.25, 2001" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

**Inclusion of Properties into French Creek LSA – Bennett Road – Area G.**

MOVED Director Sherry, SECONDED Director Stanhope, that the original Board motions be amended and that as a condition of inclusion into the FCWLSA, the developers of the two lots along Bennett Road, specifically REM A, Plan 17074, DL 88, Nanoose Land District and North ½ REM A, DD67388W & 17074, DL 88, Nanoose Land District be required to supply and install a 200 mm dia. Water line from Miraloma Drive along Bennett Road to the north property line of North ½ REM A, DD67388W & 17074, DL 88, Nanoose Land District.

CARRIED

**Rural On Site Sewage Disposal Area Rating System.**

MOVED Director Sherry, SECONDED Director Stanhope, that staff be directed to make application to the Ministry of Municipal Affairs for a planning grant of \$15,000.00 to determine the best options for addressing the on-site sewage disposal problems of Site #57 on Gabriola Island and that the feasibility fund be made available to pay for the \$5,000.00 Regional District portion of the study.

CARRIED



## **SOLID WASTE**

### **Solid Waste Customer Surveys.**

MOVED Director Sherry, SECONDED Director McNabb, that the staff report on the Solid Waste Customer Surveys and the two solid waste public opinion surveys, be received for information.

CARRIED

### **Non-Public Residential Water Works Systems Within the RDN.**

MOVED Director Sherry, SECONDED Director McNabb, that the staff report on non-public residential water works systems within the Regional District of Nanaimo, be received for information.

CARRIED

MOVED Director Sherry, SECONDED Director McNabb, that resolutions be forwarded to AVICC and UBCM requesting that the Province establish standards for the operation and maintenance of any public or non-public water utility in British Columbia and further that mandatory education requirements be established for operators of public and non-public water systems in BC.

CARRIED

## **CORPORATE & COMMUNITY SERVICES STANDING COMMITTEE**

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

CARRIED

## **COMMUNICATIONS/CORRESPONDENCE**

### **Brenda Jager, re Resignation from Gabriola Island Parks and Recreation Commission.**

MOVED Director Stanhope, SECONDED Director Macdonald, that the correspondence received from Brenda Jager with respect to her resignation from the Gabriola Island Parks and Recreation Commission, be received for information.

CARRIED

## **ADMINISTRATION**

### **Agenda Distribution Policy.**

MOVED Director Stanhope, SECONDED Director Macdonald, that amended Policy No. A1.2 be adopted.

CARRIED

MOVED Director Stanhope, SECONDED Director McNabb, that "Regional District of Nanaimo Fees and Charges Amendment Bylaw No. 944.02, 2001" be introduced and read three times.

CARRIED

MOVED Director Stanhope, SECONDED Director McNabb, that "Regional District of Nanaimo Fees and Charges Amendment Bylaw No. 944.02, 2001" be adopted.

CARRIED

### **Crime Prevention Function.**

MOVED Director Stanhope, SECONDED Director Macdonald, that the Board establish a regional community policing function to provide on going funding to community policing organizations in Electoral Areas A, B, C, D, E, F, G & H.

A recorded vote was requested.

The motion CARRIED with Directors Quittenton, Westbrook, Sherry, Macdonald, Holdom, McNabb, Lance, Korpan and Rispin voting in the affirmative and Directors Holme, Hamilton, Haime, Sperling, Elliott, McLean and Stanhope voting in the negative.

MOVED Director Stanhope, SECONDED Director Westbrook, that "Regional District of Nanaimo Crime Prevention Establishment Bylaw No. 1233, 2001" be introduced and read three times, be forwarded to the Inspector of Municipalities for approval, and proceed to counter petition to obtain elector consent.

CARRIED

MOVED Director Stanhope, SECONDED Director Westbrook, that an invitation be sent to the RCMP Parksville Qualicum and Nanaimo Detachments to appear before the Board and advise the RDN on the advantages and disadvantages of their crime prevention program.

CARRIED

MOVED Director McLean, SECONDED Director Haime, that only the areas that agree to participate through the counter petition process be included in the function.

DEFEATED

#### **Emergency Management Agreement.**

MOVED Director Stanhope, SECONDED Director McNabb, that the Board of the Regional District of Nanaimo and the Councils of the City of Nanaimo, the City of Parksville and the Town of Qualicum Beach enter into the Emergency Management Agreement.

CARRIED

#### **Gabriola Island Parks and Recreation Commission – Amendment Bylaw No. 1208.01.**

MOVED Director Stanhope, SECONDED Director Sperling, that the "Gabriola Island Parks and Recreation Commission Amendment Bylaw No. 1208.01, 2001" be introduced and given three readings.

CARRIED

MOVED Director Stanhope, SECONDED Director Sperling, that the "Gabriola Island Parks and Recreation Commission Amendment Bylaw No. 1208.01, 2001" having received three readings, be adopted.

CARRIED

#### **FINANCE**

##### **Year 2001 Parcel Tax Rolls.**

MOVED Director Stanhope, SECONDED Director McNabb, that "Regional District of Nanaimo Assessment Roll Preparation Bylaw No. 1232, 2001" be introduced for first three readings.

CARRIED

MOVED Director Stanhope, SECONDED Director Holdom, that "Regional District of Nanaimo Assessment Roll Preparation Bylaw No. 1232, 2001", having received three readings, be adopted and forwarded to the Surveyor of Taxes.

CARRIED

#### **RECREATION AND PARKS**

##### **Little Qualicum River Watershed Assessment.**

MOVED Director Stanhope, SECONDED Director Rispin, that the staff report on a watershed assessment for the Little Qualicum River be received for information.

CARRIED

**TRANSIT**

**Transit Business Plan Update – Terms of Reference.**

MOVED Director Stanhope, SECONDED Director McNabb, that the Transit Business Plan Update for the Regional District of Nanaimo Terms of Reference be approved.

CARRIED

**COMMISSION, ADVISORY & SELECT COMMITTEE**

**District 69 Recreation Commission.**

MOVED Director Stanhope, SECONDED Director McNabb, that the minutes of the District 69 Recreation Commission meeting held January 18, 2001, be received for information.

CARRIED

MOVED Director Stanhope, SECONDED Director McNabb, that the District 69 Recreation Commission's recommendation to the Board of the Regional District of Nanaimo that all recreation functions of the Regional District of Nanaimo that impinge on District 69 be included in the mandate of the District 69 Recreation Commission: Arena, Parks – Regional Parks in District 69 and Electoral Area Parks, Recreation and Greenspaces Advisory Committees, Pool, Recreation Programs and Trails in District 69, be received for information and that staff and the Board representative clarify these points with the Commission at their next meeting.

CARRIED

**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 January 22, 2001 be received for information.

CARRIED

**EXECUTIVE STANDING COMMITTEE**

**Board Remuneration Bylaw.**

MOVED Director Stanhope, SECONDED Director McNabb, that "Regional District of Nanaimo Board and Committee Member Remuneration, Expenses and Benefits Bylaw No. 1078, 1997" be amended as follows:

That the following definition for "Public Information Meeting" be added under Section 2:

**"Public Information Meeting"** means a meeting scheduled pursuant to the "Coordinated Public Consultation/Communication Framework 2000" Policy.

That the words "or other levels of government" be added to Section 5(b)(vii).

That the word "attended" be replaced by the word "chaired" under Section 3 of Schedule 'A' next to the heading "Committee Vice Chairperson".

That the following headings be added to Section 3 of Schedule 'A':

"Public Information Meeting	\$60 per meeting attended"
"Executive Committee Meeting	\$60 per meeting attended"

That the words "the current rate for 1999 is \$0.38 per kilometer" be deleted from Section 2 of Schedule 'B'.

MOVED Director Stanhope, SECONDED Director McNabb, that "Regional District of Nanaimo Board and Committee Member Remuneration, Expenses and Benefits Amendment Bylaw No. 1078.03, 2001" be introduced and read three times.

CARRIED

MOVED Director Stanhope, SECONDED Director McNabb, that "Regional District of Nanaimo Board and Committee Member Remuneration, Expenses and Benefits Amendment Bylaw No. 1078.03, 2001" be adopted.

CARRIED

### **SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE**

#### **Performance Review Committee.**

MOVED Director Stanhope, SECONDED Director McNabb, that the minutes of the Performance Review Committee meeting held January 24, 2001, be received for information.

CARRIED

#### **Intergovernmental Advisory Committee**

MOVED Director Stanhope, SECONDED Director McNabb, that the minutes of the Intergovernmental Advisory Committee meeting held January 25, 2001, be received for information.

CARRIED

### **ADMINISTRATOR'S REPORT**

#### **Englishman River OCP Text and Map Amendment Bylaw No. 814.06 – San Pareil Coastal Properties Development Permit Area – Area G.**

MOVED Director Stanhope, SECONDED Director Holdom, that "Regional District of Nanaimo Englishman River Official Community Plan Bylaw Amendment Bylaw No. 814.06, 2000" be abandoned.

CARRIED

MOVED Director Stanhope, SECONDED Director McNabb, that staff commence processing building permits that were subject to Board review as a result of the consideration of Bylaw No. 814.06, 2000.

CARRIED

#### **Land Use and Subdivision Amendment Bylaw No. 500.267 – Accreted Lands.**

MOVED Director Stanhope, SECONDED Director Quittenton, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.267, 2000" be abandoned.

CARRIED

MOVED Director Stanhope, SECONDED Director Quittenton, that the Board reconsider its resolution directing staff to bring any building permit, which may be in conflict with the proposed bylaw, forward to the Board to potentially be withheld pending consideration of this amendment bylaw.

CARRIED

MOVED Director Stanhope, SECONDED Director Quittenton, that staff be directed to process any building permits, which may have been in conflict with Amendment Bylaw No. 500.267, 2000.

CARRIED

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**Lantzville Improvement District – Infrastructure Grants.**

MOVED Director Haime, SECONDED Director McNabb, that the Regional District of Nanaimo support infrastructure capital grants being made available to improvement districts to address water quality issues and that resolutions be forwarded to AVICC and UBCM requesting that the Province authorize access of improvement districts to infrastructure capital grants.

CARRIED

MOVED Director McLean, SECONDED Director Westbroek, that a resolution be forwarded to AVICC and UBCM encouraging the Province to consider the formation of new water improvement districts.

CARRIED

**Nanaimo Airport Commission.**

MOVED Director Stanhope, SECONDED Director McNabb, that Brian Smith be appointed as the Board's representative to the Nanaimo Airport Commission for a three year term ending April 2004.

CARRIED

**District 69 Recreation Commission.**

MOVED Director Stanhope, SECONDED Director Quittenton, that Mr. Jack Pipes be appointed to the District 69 Recreation Commission for a period ending January 1, 2003.

CARRIED

**ADJOURNMENT**

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

CARRIED

TIME: 9:30 PM.

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CHAIRPERSON

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GENERAL MANAGER, CORPORATESERVICES

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**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE SPECIAL MEETING OF THE BOARD  
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON  
TUESDAY, FEBRUARY 27, 2001, AT 7:48 PM IN THE  
NANAIMO CITY COUNCIL CHAMBERS**

**Present:**

Director G. Holme	Chairperson
Alternate	
Director P. Grand	Electoral Area A
Director B. Sperling	Electoral Area B
Director E. Hamilton	Electoral Area C
Director D. Haime	Electoral Area D
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 L. McNabb	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

**ADMINISTRATION**

**Local Government Interjurisdictional Issues Study – Peter Adams.**

MOVED Director McNabb, SECONDED Director Hamilton, that the Final Draft study on Local Government Interjurisdictional Issues be received and the concerns and comments listed in the report be forwarded to the Provincial and Federal negotiators.

CARRIED

**LATE ITEM**

**DEVELOPMENT SERVICES**

**Appointment of Alternate Director – NCID Hearing.**

MOVED Director Stanhope, SECONDED Director Hamilton, that because of a potential perceived conflict of interest for the Alternate Director of Electoral Area 'A' to Chair the public hearing to be held on February 28, 2001, in the absence of the Electoral Area 'A' Director, Director Holme be appointed as the alternate for the Public Hearing on the NCID application.

CARRIED

**ADJOURNMENT**

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

CARRIED

**TIME:** 7:50 PM

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CHAIRPERSON

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GENERAL MANAGER, CORPORATE SERVICES



**BIOSPHERE  
RESERVE**

**Mount Arrowsmith Biosphere Foundation**

REGIONAL DISTRICT OF NANAIMO	
MAR 1 2001	
CHAIR	CMCrS
CAO	SMCS
COMMUNITY DEVELOPMENT	ARTS

*Bed Correspondence*

26 February, 2001

Chairman George Holme and Members of the Board  
Regional District of Nanaimo  
fax (250) 390-4163

Dear Chairman Holme,

re: **Request for Financial Assistance  
Dedication Ceremony – Mount Arrowsmith Biosphere Reserve  
Saturday April 7<sup>th</sup>, 11 am, Parksville Community Park**

Please accept this formal request for financial assistance, in the amount of \$1,200, to help the Mount Arrowsmith Biosphere Foundation in carrying out the dedication ceremony for Oceanside's new Biosphere Reserve. We are making the same request of the Town of Qualicum Beach and the City of Parksville. Until such time as we secure operational funding for the Biosphere – and we are busy chasing that – our resources are limited.

As you are aware, we have invited a range of dignitaries to the dedication ceremony, including the Prime Minister, and are quite hopeful that the Honourable David Anderson, Minister of Environment Canada, will be in attendance along with perhaps the Honourable Herb Dahliwal, Minister of Fisheries and Oceans Canada.

The dedication ceremony is being held as part of the Brant Wildlife Festival, a high quality venue. We are issuing approximately 75 direct invitations, and then aim to attract a good crowd of 300 or more members of the general public. Our dedication ceremony will involve a number of expenses as detailed below, with total event cost expected in the \$6,000 range, assuming attendance by one or more federal minister.

At the ceremony site:

- Tent (1,050 sq ft), display tables and chairs – approximately \$750.
- Media Co. for set-up, sound, lighting and media feeds, riser and podium – approximately \$4,000.
- Generator as required if power not available from Community Park hook-ups – approximately \$250.

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**Mount Arrowsmith Biosphere Foundation**

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- Frame and stand for the large biosphere map being prepared by RDN map makers – approximately \$250.
- Banner – approximately \$50.
- Cake and hot chocolate (napkins, cups, urns for hot chocolate) – approximately \$300.

Production of various paper material (approximately \$400):

- Ceremony fact sheet including map.
- Framed conservation award to be presented at ceremony.
- Framed United Nations' UNESCO certification (a half dozen).
- Posters and flyers.

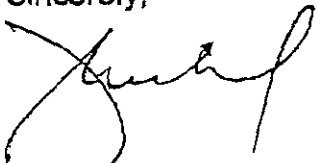
Video, film and processing costs – approximately \$150.

Lunch for VIPs (including yourself and the Board's appointed director on the Foundation Board, Mr. Joe Stanhope) at the Bayside's Herons Restaurant – approximately \$800.

The Mount Arrowsmith Biosphere Foundation has about \$7,500 in financial resources at hand, with no operating funding secured as yet for the year. We rely on volunteer time and effort to make headway. The April 7<sup>th</sup> dedication ceremony will be an important opportunity for us to broadcast to the greater Parksville-Qualicum population that we live in a special environment, scientifically-speaking, a place so special that the United Nation's UNESCO has accorded us a world biosphere designation. Our charity status is almost in hand, and we are thus well positioned to begin drawing in funds that will support Foundation operations on a regular basis. Most Canadian biospheres receive operational funding from federal departments – the Clayoquot Biosphere is associated with Parks Canada – and we hope to do likewise, e.g., from Environment Canada.

A contribution of \$1,200 from the Regional District of Nanaimo to assist us with our dedication ceremony would be most appreciated. Thank you for your consideration.

Sincerely,



Joan Michel  
Secretary  
752-7199 (jmicel@island.net)



REGIONAL DISTRICT OF NANAIMO			
MAR 7 2001			
CHAIR		GMCrs	
CAO		GMDS	
GMCrs		GMS	

MEMORANDUM

TO: Robert Lapham  
General Manager, Development Services

DATE: March 6, 2001

FROM: Pamela Shaw  
Manager, Community Planning

FILE: 3360 30 0012

SUBJECT: Bylaw No. 500.271- North Cedar Improvement District  
Portion of Lot 1, Section 12, Range 2, Cedar District, Plan VIP 53334  
Except Part in Plan VIP 64754  
Electoral Area 'A'- Yellow Point Road

PURPOSE

To consider the minutes of the Public Hearing held on February 28, 2001 with respect to Bylaw No. 500.271, and further, to consider Bylaw 500.271 for 3rd reading.

BACKGROUND

Bylaw No. 500.271 was considered by the Board and given 1st and 2nd reading on January 9, 2001.

Bylaw 500.271 is a result of an amendment application submitted by North Cedar Improvement District (NCID) to rezone the above noted property from Residential 2 (RS2) to Public 1 (PU1) to allow for a fire hall/administration facility (see Attachment 1).

The Public Hearing concerning the proposed amendment was held February 28, 2001. A summary of the proceedings is attached for the Board's consideration (see Attachment No. 2).

ALTERNATIVES

1. To give 3rd reading to Bylaw 500.271 and upon completion of the conditions as outlined in Schedule 1, consider Bylaw 500.271 for adoption.
2. To deny Bylaw 500.271.

LEGAL IMPLICATIONS

Should the Bylaw be granted 3rd reading, a covenant would be registered on the Certificate of Indefeasible Titles to the subject property to secure the conditions of approval previously considered by the RDN. These conditions are attached as 'Schedule 1'. Further, a reverter clause would be filed as part of the restrictive covenant on the property. The reverter clause would require that the zoning on the property revert back to Residential 2 (RS2) zoning should the NCID's referendum on a borrowing bylaw to fund the new facility fail.

## 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 drainage on the site, noise, traffic, crime prevention, the location of training areas and training practices, hours of training, negative impacts on surrounding property values, traffic safety and access, pedestrian safety (particularly the safety of children traveling to the two schools in the area), the design of the building, cost of the building, and issues around the NCID purchase of the site prior to the RDN Board's decision on the rezoning.

Public comment has also focused on the availability of other sites within the Cedar village urban containment boundary and that the proposal is contrary to the direction provided by the current Electoral Area 'A' Official Community Plan Bylaw No. 1116, 1998. Submissions opposed to the rezoning proposal support the OCP policy that public uses should be contained within the urban containment boundary unless no sites are available. Those making submissions opposed to the rezoning indicated that sites are available within the urban containment boundary.

Generally, it would appear that residents who provided written comments or attended the public events do not dispute the need for a new fire hall, and submissions have been highly complimentary of the volunteer fire service. However, those providing comments against the proposal dispute the suitability of the subject property as a location for this land use.

The NCID has countered these comments with written assertion that other sites have been investigated and ruled out as undesirable, and that no suitable sites are available within the urban containment boundary due to cost considerations, topography, and access issues. In addition, the NCID has indicated that public concerns around the uses on the site, such as access, training hours, noise and traffic can be addressed through modifications to current practices, the filing of a restrictive covenant, a rezoning reverter clause on the site, and additional public consultation on the building design and proposed uses.

Further, a spokesperson for the NCID indicated at the Public Hearing that a referendum would be held on the borrowing bylaw for the new building; therefore, the public will be entitled to vote on approval of the building, site and proposed uses. That is, should the rezoning be permitted and the referendum proceed, the NCID could construct the building on site, subject to the conditions outlined in Schedule '1' (*attached*). However, should the rezoning be permitted and the referendum fail, the zoning on the property would revert back to Residential 2 (RS2) zoning.

## VOTING

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

## SUMMARY/CONCLUSIONS

"Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.271, 2000" was given 1st and 2nd reading on January 9, 2001. A Public Hearing with respect to this Bylaw was conducted on February 28, 2001.

While the public has indicated a number of concerns with the proposed use, site selection process, and cost of the facility, the NCID Board has asserted that no other sites are available and that residents' concerns can be addressed through the filing of a reverter clause, a restrictive covenant, a referendum on

the borrowing bylaw, and additional public consultation on the building design and uses. Further, the NCID has asserted that the location of the proposed use outside the urban containment boundary can be considered for approval by the RDN Board under the current OCP and Regional Growth Management Plan.

While it is apparent that the proposed use is not in keeping with surrounding land uses and is generally not supported by residents in the area, the current Electoral Area 'A' Official Community Plan allows this proposal and other public uses to be considered for rezoning outside urban containment boundaries, provided that suitable sites are not available within the urban containment boundaries. This policy may be reconsidered as part of the official community plan and Growth Management Plan review processes.

Staff note that the NCID has committed to further public consultation and ultimately a referendum on the borrowing bylaw should this rezoning application proceed. Therefore, staff would recommend that Bylaw 500.271 be considered for 3<sup>rd</sup> reading and that the NCID be required to proceed with the filing of a restrictive covenant and reverter prior to the RDN Board's consideration of the rezoning for 4<sup>th</sup> reading and adoption.

**RECOMMENDATIONS**

1. 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.
2. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.271, 2000", be given 3rd reading.
3. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.271, 2000" be withheld from 4<sup>th</sup> reading pending the completion of the conditions as outlined in *Schedule 1*.

Report Writer

General Manager Concurrence

CAO Concurrence

**COMMENTS:**

*devsvs/reports/2001/za 3360 30 0012 mr brd NCID 3<sup>rd</sup>.doc*

**SCHEDULE NO. 1**

**Conditions for Approval  
Zoning Amendment Application No. 0012  
North Cedar Improvement District**

1. Applicant's Professional Engineer with expertise in hydrology, to prepare a report addressing drainage of the subject property and the proposed development's impact on drainage of the surrounding area.
2. Applicant to prepare a Reverter document, which can be registered on the title of the subject property, that will require the zoning to revert back to the current residential zone should the construction of the fire hall/administration building not proceed. Applicant to provide a solicitor's undertaking that this document will be registered at Land Title Office prior to 4<sup>th</sup> reading of the corresponding zoning amendment bylaw. The document is to be prepared and registered at Land Title Office at the applicant's expense.
3. Applicant to provide an access permit issued by MOTH for the proposed use.
4. Applicant to supply crime prevention measures for the building and site as recommended by the RCMP.
5. Applicant to supply measure for restricting sirens for the fire hall and site.
6. Applicant prepare and register a Section 219 covenant on title of the subject property to secure the following:
  - restricting the uses to a fire hall, administrative office, policing station, and emergency planning centre.
  - landscaping and buffering provisions for the site including fencing neighbouring residential properties, ground directed illumination for parking areas and building faces, and landscaping with trees and shrubs against two storey building facades.
  - no outdoor burning associated with training practices.
  - hours of training be limited to 8:00 am to 9:00 pm Monday through Saturday; 8:00 am to 4:00 pm on Sundays and no training on statutory holidays.



# Summary of Proceedings of a Public Hearing

Held at the Woodbank Elementary School Gymnasium

1894 Woodbank Road, Cedar, BC

February 28, 2001 at 7:00 pm

To Consider Bylaw No. 500.271, 2000

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*Note: these minutes are not a verbatim recording of the proceedings, but are intended to summarize the comments of those in attendance at the Public Hearing.*

Attached to and forming part of these minutes are Appendix A: Attendance List; Appendix B: Speakers List; and Appendix C: Written Submissions

**Present:**

Public in attendance: 170 persons (see attached sign-in list)

Chairperson George Holme, Director, Electoral Area 'E'

Joe Stanhope, Director, Electoral Area 'G'

Larry McNabb, Director, City of Nanaimo

Staff: Pamela Shaw, Manager of Community Planning

Director Holme called the Hearing to order at 7:00 pm, introduced those present at the head table, and offered Director Elliott's regrets for being unable to attend the meeting due to illness.

The Chairperson indicated that this public hearing on Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.271, 2000 is being held pursuant to sections 890, 891 and 892 of the *Local Government Act*. The purpose of this public hearing is to allow the public to make representation to the Regional Board respecting matters contained in proposed Bylaw 500.271. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaw.

Staff provided a description of Bylaw 500.271, 2000, as follows:

The intent and purpose of this bylaw amendment is to amend a portion of the property legally described as Lot 1, Section 12, Range 2, Cedar District, Plan VIP53334 Except Part in Plan VIP64754, located on Yellow Point Road, from Residential 2 (RS2) to Public 1 (PU1) to allow a fire hall/administration facility. As required, the North Cedar Improvement District has supplied the following documentation:

1. A report addressing drainage of the subject property and the proposed development's impact on drainage of the surrounding area;
2. A solicitor's undertaking that a Reverter document, will be registered on the title of the subject property that will require the zoning to revert back to the current residential zone, should construction of the fire hall/administration building not proceed;
3. An access permit issued by MOTH;
4. Information with respect to future crime prevention measures for the building and site to be taken as recommended by the RCMP;
5. Information for restricting sirens for the fire hall and site; and
6. A solicitor's undertaking that a Section 219 covenant restricting allowable uses, landscaping, buffering, fencing, and outdoor lighting provisions, no outdoor burning associated with training practices, and limiting hours of training from 8:00 am to 8:00 pm.

Further to this, the Improvement District has requested, in its letter dated February 15, 2001, that the hours of operation set out in the conditions be amended as follows:

1. Hours of training be limited to 8 am to 9 pm Monday through Saturday;
2. 8 am to 4 pm on Sundays; and
3. no training on Statutory Holidays.

This is proposed to be amended from the conditions requiring hours of training be limited to 8 am to 8 pm Monday to Saturday and no training on Sundays and Statutory Holidays.

With respect to sirens, the current practice is proposed to continue – no sirens between 11 pm and 6 am daily – during this time the fire fighters are alerted by pager system.

Staff indicated that a copy of this documentation along with proposed Bylaw No. 500.271, 2000 and all other correspondence received prior to the start of this public hearing were available at the public hearing.

Staff indicated that Bylaw No. 500.271, 2000 was given 1<sup>st</sup> and 2<sup>nd</sup> reading by the Regional Board of Directors on January 9, 2001. Notifications pursuant to the *Local Government Act* was by newspaper in two consecutive editions of the Harbour City Star on February 20 and 22, 2001 and notices were mailed to property owners and residents within 100 metres of the subject property.

The Chairperson then outlined the procedures for this public hearing, reminded the public that all comments and submissions must be received prior to the close of this public hearing as the Regional Board cannot consider any comments or submissions received after the close of this public hearing in its decision on Bylaw No. 500.271, 2000.

The Chairperson called for formal submissions with respect to Bylaw No. 500.271, 2000.

**Jim Launay, 2410 Morland Road** indicated that he supports the rezoning. Mr. Launay indicated that there has been a committee consisting of both the public and trustees investigating solutions for a new fire hall since 1998 and that several sites had been identified, but there had been no success in negotiations with property owners. Mr. Launay indicated that the site in question meets all the requirements of the NCID Board. Mr. Launay indicated that he was one of the 49 persons attending the public information meeting on October 19, 2000 and was amazed at some of the concerns addressed. Mr. Launay indicated that this site is the best location for an emergency building due to distance from the river, flood plain elevation, and access to all areas. Mr. Launay indicated that it would not matter where the fire hall is located, neighbours would always have concerns, and many of the concerns seem to be related to how the NCID has proposed to build the new fire hall, not to this site. Mr. Launay urged all community members to attend the NCID meetings and get involved in the community.

**Henrik Kreiberg, 2127 Furn Road** indicated that he is opposed to the rezoning. Mr. Kreiberg indicated that both the RGMP and the OCP have as a core principle the objective of preventing encroachment of further settlement on outlying lands and that by permitting focal point development such as the fire hall on the extreme fringe of an Urban Containment Boundary, the objective of directing future settlement and development activity into the nodes would be defeated. Mr. Kriebert indicated that many people like to be located proximate to fire protection for safety and insurance reasons, and if the fire hall were located at one extreme of the Cedar Urban Containment Boundary, the other two extremes would be less favoured, resulting in increased pressure to expand the Urban Containment Boundary at the fire hall end, which is contrary to the objectives in the current OCP with respect to protection of the rural atmosphere and lifestyle. Mr. Kriebert indicated that road safety with respect to the travel routes of emergency vehicles is a second reason the rezoning cannot be allowed. Mr. Kreiberg indicated that the proximity of the proposed fire hall to two schools, related road congestion, and bus traffic ensures accidents and loss of life will occur. Mr. Kreiberg indicated that the fact that NCID purchased the property in question cannot be considered a factor in the decision about the Bylaw amendment and it is the responsibility of the RDN to make zoning decisions in keeping with an Area's OCP and RGMP, and further that growth can be accommodated within the Urban Containment Boundary.

**Steve Dives, 2043 Brix Road** indicated he supports the rezoning. Mr. Dives urged the Regional District of Nanaimo Directors to pass the rezoning of this land for the location of a new fire hall. Mr. Dives indicated that a committee of the Improvement District has looked at properties in the village node and the surrounding area and this location fits the criteria that was outlined by the committee.



**V. Cooper, 2386 Morland Road** indicated his concern is with the financial impact of the decision to build a new fire hall. Mr. Cooper indicated that the numbers seem to be sketchy in terms of what the project will ultimately cost and that the loan figures for the project seem to be changing- all financial aspects need to be considered.

**Janelle Park, 1821 Cedar Road** indicated support for the rezoning. Ms. Park indicated that she lives two doors and one church from the current fire hall, but she does not hear the noise from the hall. Ms. Park indicated that she frequently walk by the fire hall, and safety is not a concern or issue. Ms. Park indicated that growth and change happen, and she supports the rezoning.

**George Hermans, 2220 Yellow Point Road** indicated his concern is with taxes. Mr. Hermans indicated he is opposed to any increase in taxes and if taxes go higher, there will be more pensioners leaving Cedar.

**Ingrid Gantner, 2048 Storey Road** indicated that she is opposed to the rezoning. Ms. Gantner indicated that she moved to a residential area with surrounding residential zoning. Ms. Gantner indicated her concerns focus on decreased property values, children at the elementary and middle schools, traffic, and the use of Woobank Road for emergency vehicle access. Ms. Gantner presented a package to the Chair with written submissions and a 124-name petition opposing the rezoning.

**Bev Bates, 2056 Storey Road** indicated that she is opposed to the rezoning. Ms. Bates indicated that the RGMP says the use should stay in the urban core, and if it were downsized to what it should be, it could be located in the core on available sites. Ms. Bates indicated that at the first meeting, the NCID indicated that the existing hall could be renovated and a fire truck could be fit in for about \$500,000, which is a far cry from the \$1.5 million for the new hall. Ms. Bates indicated that any changes should be put on hold pending the completion of the ongoing NCID study.

**Donna Wilson, 2064 Storey Road** indicated that she is opposed to the rezoning. Ms. Wilson indicated that the community has an OCP for a reason- so that they will know how the community will develop. Ms. Wilson indicated that the area surrounding the subject property is residential and rural, not urban. Ms. Wilson indicated that she has purchased two lots in the area. Ms. Wilson indicated that the OCP states that a public use building would only contain uses such as fire hall and administration for water- there is nothing else included, be it a police station or a radio room. Ms. Wilson indicated that the NCID have stated that the site is central to all areas, however, her clocking of the area found that it is not- the subject property is just over 1.2 km from the south side to the North Oyster Fire Protection site and just over 4 km down Yellow Point Road, leaving all other areas in this community stretched to the 8 km point or over. Ms. Wilson indicated that the property is located at an already busy intersection between two major schools and she believes there is room in the urban core for an updated fire hall. Ms. Wilson indicated that if the NCID wants the community to be covered equally for fire protection, then they should update what we have and put a substation over by Cedar by the Sea. Ms. Wilson indicated that the province has issued \$15,000 towards a study, and any major decisions in the community should be put on hold pending the outcome of this study. Ms. Wilson questioned how the property could have been purchased without any opportunity for counter petition. Ms. Wilson indicated that ratepayers need more information about other alternatives for a new building, which should be located within the Cedar Core.

**Armin Gantner, 2048 Storey Road** indicated that he is opposed to the rezoning. Mr. Gantner indicated that the RDN recommended that the application go forward to public hearing subject to a number of conditions. These conditions include times for practices which now seems to have changed. Mr. Gantner indicated that the files for the rezoning contained a hydrology study which indicated that water would be discharged to a ditch. Mr. Gantner stated that the Ministry of Transportation and Highways will not allow this. Mr. Gantner indicated that the report also stated that parking lot storm water will be stored in a tank, and the parking lot will be used for water storage. Mr. Gantner stated that the rezoning should be stopped.

**Dawn Burnett, 2520 Pylades Drive** indicated that she is opposed to the rezoning. Ms. Burnett indicated that while there is a necessity for a fire hall, and that she is grateful to the volunteer firefighters for the work that they do.

RDN Board must not approve the rezoning until it has been satisfied that the taxpayers in the area are in complete support of the land purchase, the structure, and any requests for rezoning of the property. Ms. Burnett indicated that, should the Board turn down this application, the application would be returned to the NCID Board, which is where it belongs. Ms. Burnett indicated that she has spent considerable time pursuing information to evaluate this application, and the more research that is done, the more red flags are thrown up. Ms. Burnett indicated that on page 3 of the NCID Information Bulletin, the bulletin refers to fire protections, yet Ms. Burnett has spoken to persons with the Fire Commission Office and a representative of the Insurance Advisory, both of whom indicated that the information supplied to date was incomplete. Ms. Burnett indicated that it does not appear that the hydrology report and plan for drainage complies with the requirements of the Ministry of Transportation and Highways. Ms. Burnett indicated that any considerations for the rezoning contained in Schedule 1 have not been met. Ms. Burnett requested that a cost analysis be completed- that ratepayers are entitled to it. Ms. Burnett indicated that the OCP and RGMP support the location of public uses in nodal areas, and the only exception is where no other sites are available and that the NCID has not proven this. Ms. Burnett indicated that the existing hall could be updated, and the safety of children in the area has not been properly considered. Ms. Burnett presented an 8-name petition to the Chair of the hearing.

**Ruth Rathy, 2099 Cedar Road** indicated she is opposed to the rezoning. Ms. Rathy indicated that her main concern is children walking to and from school, and the danger to children from fire trucks. Ms. Rathy indicated she is also concerned with noise levels and higher taxes, and that house values will decline. Ms. Rathy indicated that the area should be kept as a quiet residential neighbourhood.

**Gary McIntyre, 2066 Storey Road** indicated that he is opposed to the rezoning. Mr. McIntyre indicated that he is concerned with financial issues, increased traffic, and with the addition of a commercial use in an area that is residential. Mr. McIntyre indicated that the area should remain as residential.

**Brian Morgan, 2213 Morland Road** indicated that he is in support of the rezoning. Mr. Morgan indicated that a fire hall would not only benefit his family, but neighbours in all directions as well. Mr. Morgan indicated that the property in question is centrally located within 8 km of the furthest response points of Cedar by the Sea and Pylades Drive areas by major routes of Cedar, Yellow Point and Woobank Roads. Mr. Morgan indicated that the high point of land for the subject property should improve radio communications and a seismic resistant building in an area near schools could become a meeting place for students if the school buildings pose a danger. Mr. Morgan indicated that Yellow Point Road is adjacent to the community's main artery, and having the fire hall in that location would slow traffic. Mr. Morgan indicated that the property in question is ideal and free of debris as well as level, and no one was expropriated to obtain the property.

**Barney Pratt, 2740 Barnes Road** indicated that he is in support of the rezoning. Mr. Pratt indicated he was speaking on behalf of the North Cedar Board of Trustees. Mr. Pratt indicated that, while no specific design can be developed without the formal input of the community, the building could include the administrative offices of the NCID, a community policing centre, and a disaster response center and that the NCID has supplied a solicitor's undertaking to register a restrictive covenant restricting these uses. Mr. Pratt indicated that the public consultation and approval processes would determine which of these allowable uses would be included in the building. Mr. Pratt indicated that the covenant would also state that there be no outdoor burning associated with training practices, that training hours be restricted, and that landscaping and buffering be provided. Mr. Pratt indicated that should the fire hall not proceed, the document would contain a reverter clause to ensure the zoning of the land goes back to residential. Mr. Pratt indicated that the NCID is requesting this zoning amendment because the current fire hall does not meet WCB and seismic guidelines, or the needs of a growing community. Mr. Pratt indicated that the NCID purchased the site after an extensive search- this was a prudent course of action, as the NCID did not want to lose the site and that the site is centrally located, on a major road network, accessible, affordable, has flat topography, is of sufficient size, is nearby to sewer and water, and has good site lines. Mr. Pratt indicated that the Board has decided there will be a referendum on the borrowing bylaw. Mr. Pratt indicated that approval is also needed from Highways, Health, the provincial government on financing, and other provincial agencies. Mr. Pratt indicated that the NCID is committed to a complete public consultation process on a design that best meets the needs of the community. Mr. Pratt indicated that the

step in the process has been the information at the meetings and the recent newsletter. Mr. Pratt indicated that his written submission includes the terms of reference and membership of the building committee, a Fire Commission report, a WCB report, insurance rates, site selection statistics, and a copy of the public information bulletin.

**Lidia Morgard, 3070 Gaylord Place**, indicated that she supports the rezoning. Ms. Morgard indicated that every location has pluses and minuses, and this site has more pluses. Ms. Morgard indicated that the safety of all would be improved.

**Dave Williamson, 2198 Cedar Road**, indicated that he is neither for nor against the rezoning. Mr. Williamson indicated that the location is particularly bad and it is near a dangerous intersection. Mr. Williamson indicated that volunteer firefighters already speed and the horn system is not needed (pager systems should be used). Mr. Williamson indicated that the hall must be equidistant for everyone in area, and people in Cedar by the Sea will suffer with this proposed location. Mr. Williamson indicated that the site encroaches on surrounding rural properties and there are many concerns that need to be addressed.

**Linda Kozlow, 2251 Morland Road** indicated that she has read over the materials and is unclear on where NCID got the idea to do this. Ms. Kozlow indicated that taxpayers are entitled to a democratic vote, and that the survey done by NCID brought in 74 responses out of a possible total greater than 600. Ms. Kozlow indicated she is concerned with costs to taxpayers and pensioners, the safety of children, and the likelihood that high school students won't get out of the way of fire trucks. Ms. Kozlow indicated that she applauds firefighters for their work and is not saying there is not a need for a new fire hall, but the NCID needs to take a long look at what they do need.

The Chairperson then read the names of individuals providing written submissions.

The Chairperson then asked for further submissions.

**Bill Chinnick, 2179 Yellow Point Road** indicated that he had been approached to sign a petition on the rezoning, and would like his name taken off the petition. Mr. Chinnick indicated that the RDN Board should look at plans for sewage hook ups at Duke Point, as the land is far from the treatment plant. Mr. Chinnick indicated that it would make sense to put the fire hall closer to Duke Point.

**Ray Digby, 2609 Tiseu Road** indicated that he is in favour of the rezoning. Mr. Digby indicated that the NCID Building Committee researched suitable properties, and as this property was the one that met the requirements; the Committee urged the NCID Board to purchase the property. Mr. Digby indicated that there is a lack of land in the area and that there is no risk for the RDN- with the restrictions and covenants to be placed on the site, and the fact that a referendum will be held, makes this a no risk acquisition for the NCID and a no risk rezoning for the RDN. Mr. Digby indicated that the community would have a full voice in the decision through the referendum. Mr. Digby reiterated that there are no other suitable sites in the area.

**Jan Morgard, 3070 Gaylord Place** indicated that he supports the rezoning. Mr. Morgard indicated that access to the property and the facility should be looked at as an opportunity to solve an unsafe intersection issue. Mr. Morgard indicated that there are two schools in the area, and a fire hall would benefit the two schools.

**Larry Morris, 2154 Christine Circle** indicated that he supports the rezoning and the process should move to the next step.

**Jock Gourlay, 2800 Twin Oaks** indicated that he has taken a map and looked at the number of houses served by the fire hall, and this location is not central to the housing. Mr. Gourlay indicated that a light would be required at the intersection. Mr. Gourlay also indicated that there apparently were two other properties that met the site criteria, yet they are not being considered. Mr. Gourlay indicated that he would like to commend the fire fighters for the work they

do, but that people need answers before any decisions should be made. Mr. Gourlay indicated that there is nowhere in the community where a fire hall could be located that would not go past a school.

**Leanne Sharpe, 2317 Holden Corso Road** indicated that she wished to commend the firefighters. Ms. Sharpe indicated her concerns are with cost, the need to go to a larger fire hall instead of building a second hall, and the need to do more research on the issue.

**Bart LaJeunesse, 1740 Woobank Road** indicated that he supports the rezoning as there are no other lands available.

**Larry Renaud, 2161 Walsh Road** indicated that he is a member of the NCID Board of Directors and is hearing concerns about a lack of information. Mr. Renaud indicated that information is available and invited residents to come to the NCID meetings.

**Keith Wyndlow, 13110 Yellow Point Road** indicated that he is not in the fire protection area and a hall is needed down in the Yellow Point area. Mr. Wyndlow indicated that a new hall will need a Class A fire truck and a second hall would require costs for a truck and the building.

**Kevin Joubert, 1492 Fiddick Crescent** indicated that he is horrified to hear that Cedar by the Sea will be the furthest area away from fire protection. Mr. Joubert indicated that one minute is the difference between life and death. Mr. Joubert indicated that he is very impressed with the firefighters, and they had saved his mother-in-law, however, to get to Cedar by the Sea from that site will be on a road that is terrible and dangerous.

**Chad Willick, 2179 Fisher Drive** indicated that the new fire hall is more central and there will be a quicker response time. Mr. Willick indicated that children would be safer.

At this point, volunteer firefighters in attendance received a call from the fire department and left the meeting.

**Leanne Sharpe, 2317 Holden Corso Road** indicated that children can and should be taught to stay away from fire trucks.

The Chairperson called for further submissions a first time.

The Chairperson called for further submissions a second time.

The Chairperson called for further submissions a third time.

There being no further submissions, the Chairperson adjourned the Hearing at 8:25 p.m.

Certified true and correct this first day of March, 2001.

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Director George Holme  
Electoral Area 'E'

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Pamela Shaw  
Recording Secretary

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE  
MEETING HELD ON TUESDAY, FEBRUARY 27, 2001, AT 8:57 PM  
IN THE CITY OF NANAIMO COUNCIL CHAMBERS,  
455 WALLACE STREET, NANAIMO, BC

**Present:**

Director E. Hamilton	Chairperson
Alternate	
Director P. Grand	Electoral Area A
Director B. Sperling	Electoral Area B
Director D. Haime	Electoral Area D
Director G. Holme	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
D. Jensen	Planner
N. Tonn	Recording Secretary

**DELEGATIONS**

**Brian Henning, re Munro – 2955 Dufferin Road – Area E.**

Mr. Henning was not in attendance.

**Helen Sims, re Perry – 890 Epron Road – Area F.**

Ms. Sims raised her concerns with respect to the moratorium on 10% frontage relaxation in Electoral Area 'F' and urged the Board to approve alternative no. 1 in the staff report which would allow consideration of all frontage relaxations on an application-by-application basis.

**Wayne Hamilton, re FLR 0101 Exclusion – Extension Road – Area C.**

Mr. Chuck Addison, the owner of the property requesting FLR exclusion, spoke briefly on his application and made himself available for any questions.

**LATE DELEGATIONS – AMENDMENT APPLICATION NO. ZA0101**

Director Hamilton noted that Amendment Application No. ZA0101 will be postponed to allow for a Public Information meeting. This will allow members of this evening's audience including the late delegations listed on the DSC Addendum as well as additional residents in the area the opportunity to voice their concerns with the Director and the applicant.

MOVED Director Holme, SECONDED Director Stanhope, that Amendment Application No. ZA0101 be referred back to staff and brought forward after consultation through the public information process.

CARRIED

**MINUTES**

MOVED Director Sherry, SECONDED Director Krall, that the minutes of the regular Development Services Committee meeting held on January 16, 2001, be adopted.

CARRIED

**CORRESPONDENCE/COMMUNICATION**

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

MOVED Director Rispin, SECONDED Director Stanhope, 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 Rispin, SECONDED Director Stanhope, 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 Rispin, SECONDED Director Stanhope, 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 Rispin, SECONDED Director Stanhope, 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 Rispin, SECONDED Director Stanhope, 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 Rispin, SECONDED Director Stanhope, 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.

CARRIED

**BUILDING INSPECTION**

**Section 700 Filings.**

The Chairperson noted that the following filing has been deferred for one month:

Lot 32, Nanoose Land District, 2955 Dufferin Road, Electoral Area 'E', owned by C. Munro.

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. Wilkie presented a short history behind the building of his log home and noted that he is in agreement with the RDN relinquishing all liability.

MOVED Director Haime, SECONDED Director Stanhope, that the following Section 700 filing be deferred for thirty days to allow for further discussion:

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

CARRIED

MOVED Director Sherry, SECONDED Director Rispin, 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) Lt 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 McNabb, SECONDED Director Holme,:

1. That "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be introduced and given three (3) readings.
2. That "Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001" be advertised in accordance with the *Local Government Act*.

MOVED Director Sperling, SECONDED Director Haime, that this item be deferred until the next Development Services Committee meeting.

DEFEATED

The question was called on the main motion.

The motion CARRIED.

**BYLAW ENFORCEMENT**

**Animal Control Contracts.**

MOVED Director McNabb, SECONDED Director Krall, 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 Holme, SECONDED Director Kruyt,:

1. 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.
2. 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.
3. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.273, 2001" be given 1<sup>st</sup> and 2<sup>nd</sup> reading and proceed to Public Hearing.



4. 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 Kimberly – 3512 Bluebill Place – Area E.**

MOVED Director Holme, 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 McLean, SECONDED Director McNabb, 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 Stanhope, SECONDED Director Grand, 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.

CARRIED

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

MOVED Director Sherry, SECONDED Director McNabb, 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

**IN CAMERA**

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

CARRIED

TIME: 8:44 PM

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CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ENVIRONMENTAL SERVICES COMMITTEE MEETING  
HELD ON TUESDAY, FEBRUARY 27, 2001, AT 7:51 P.M. IN THE  
COUNCIL CHAMBERS OF THE CITY OF NANAIMO  
455 WALLACE STREET, NANAIMO, B.C.

Present:

Director L. Sherry Alternate	Chairperson
Director P. Grand	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 J. Stanhope	Electoral Area G
Director R. Quittenton	Electoral Area H
Director J. Macdonald Alternate	City of Parksville
Director A. Kruyt	Town of Qualicum Beach
Director G. Korpan	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director T. Krall	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

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

MINUTES

MOVED Director McNabb, SECONDED Director Krall, that the minutes of the November 28, 2000 Environmental Services Committee meeting be amended as follows:

Delete recommendation #2 related to the tipping fee structure and replace with: "That the fee structure be amended to \$4.00 flat rate for loads of 0-100 kg, and for loads of 101 kg or greater, the rate will be \$4.00 for the first 100 kg and \$90 per tonne for the remainder of the load, effective February 1, 2001."

CARRIED

MOVED Director McNabb, SECONDED Director Krall, that the minutes of the regular Environmental Services Committee meeting held on Tuesday, November 28, 2000, be adopted as amended.

CARRIED

MOVED Director McNabb, SECONDED Director Krall, that the minutes of the regular Environmental Services Committee meeting held on Tuesday, January 23, 2001, be adopted.

CARRIED

**COMMUNICATIONS/CORRESPONDENCE**

**Richard Taylor, UBCM, re 2001 Resolution Process.**

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

CARRIED

MOVED Director Stanhope, 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 LSA – Water Regulation and Rates Bylaws.**

MOVED Director McNabb, SECONDED Director Holme,:

1. 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.
2. 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.
3. 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.
4. 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.
5. That “Regional District of Nanaimo Surfside Properties Specified Area Water Regulations and Rates Amendment Bylaw No. 700.07, 2001” be introduced for three readings.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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

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

CARRIED

**ADJOURNMENT**

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

CARRIED

**TIME: 8:56 PM**

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CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE CORPORATE & COMMUNITY SERVICES  
COMMITTEE MEETING HELD ON TUESDAY, MARCH 6, 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	City of Parksville
Alternate	
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	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
N. Connelly	General Manager, Community Services
C. Mason	General Manager, Corporate Services
J. Finnie	General Manager, Environmental Services
N. Avery	Manager of Financial Services
N. Tonn	Recording Secretary

MINUTES

MOVED Director Holme, SECONDED Director Macdonald, that the minutes of the regular Corporate & Community Services Committee meeting held on Tuesday, February 6, 2001 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Richard Taylor, UBCM, re 2001 Resolution Process.

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

CARRIED

## ADMINISTRATION

### Regional Services Review.

MOVED Director Macdonald, SECONDED Director Krall,:

1. That the comments from the Regional Services Review Open Houses be received for information.
2. 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.
3. 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.
4. 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.

A recorded vote was requested.

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

## HOSPITAL

### 2001 Annual Budget.

MOVED Director Hamilton, SECONDED Director Sherry,:

1. That the 2001 Annual Hospital District budget be approved with property taxes of \$4,516,840 and equipment grants for items costing less than \$100,000 of \$1,380,000.
2. That "Nanaimo Regional Hospital District 2001 Annual Budget Bylaw No. 123, 2001" be introduced for three readings.
3. That "Nanaimo Regional Hospital District 2001 Annual Budget Bylaw No. 123, 2001" having received three readings be adopted.

CARRIED

## RECREATION AND PARKS

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

MOVED Director McLean, SECONDED Director Holme, 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.

MOVED Director Krall, SECONDED Director Holdom, that the motion be amended to add the words "and assistance with park management issues" after the word "tenure".

CARRIED

The question was called on the main motion as amended.

The motion CARRIED.

**Lighthouse Community Centre Lease Agreement – Area H.**

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

A recorded vote was requested.

The motion CARRIED UNANIMOUSLY.

**REGIONAL GROWTH MANAGEMENT**

**Growth Management Plan Review 2001-2002 – Process for the Public to Suggest Changes.**

MOVED Director McNabb, SECONDED Director Sherry, 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 Sperling, SECONDED Director McNabb, 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 Quittenton, SECONDED Director McLean, 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 McNabb, 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

**ADJOURNMENT**

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

CARRIED

**TIME:** 8:03 P. M.

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CHAIRPERSON



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Minutes for the meeting held:  
Wednesday, February 21, 2001, 7:00 PM  
Ramada Inn at Long Lake  
Nanaimo, BC

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**Present:** Charles Gahr  
Allan Armstrong  
Kathleen Lewis  
George Legge  
Terrence Knight  
Suzanne Andre  
Carmi Simpson  
Frank Van Eynde  
Angus Weller  
Director Larry McNabb  
Christina Thomas, RDN

**Regrets:** Robert Jepson  
Dennis Gell  
Ruth Matson  
Jane Armstrong  
Felicity Adams  
Brian Anderson  
Graham Shuttleworth  
George Holme

# **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 January 24, 2001 Meeting**

The minutes were approved as presented.

3. **2000 Annual Report**

- a. The Committee reviewed and discussed the data and interpretations for Indicator 8.1 (Narrative description of senior government decisions contrary to official community plans). The Committee concurred with the interpretation provided for the indicator, and suggested that the fact that cooperation is not always evident be highlighted. Director McNabb cited his concerns regarding the current First Nations treaty negotiations and the impact of a treaty on the Growth Management Plan.
- b. The Committee reviewed and discussed the data and interpretations for Indicator 8.2 (Narrative description of annual initiatives involving the RDN). With regard to the data the following suggestions were made:
  - Try to illustrate the outcomes of the various initiatives where possible,
  - Try to determine how many backyard waste composters the RDN has sold to date
  - Consider discussing similar initiatives together

The Committee concurred with the interpretation provided for the indicator, and noted that there was evidence of a high amount of cooperation in the implementation of the Plan.

- c. Staff noted that additional Committee meetings have been scheduled for March 8<sup>th</sup> and 15<sup>th</sup>, in addition to the regular meeting on March 21<sup>st</sup>, in order to try to meet the March 30<sup>th</sup> deadline of completing the annual report to submit to the Board in April.
- d. The Committee reviewed examples of other monitoring reports to determine other desirable design elements to incorporate into the GMP 2000 Annual Report. The Committee indicated that it is pleased with the overall design and appearance of the GMP 1999 Annual Report and that a continuation of that design and appearance would be desirable. The Committee suggested that staff investigate differences in color tone (i.e. reduce amount of stark black areas) and content spacing to make the Annual Report more aesthetically pleasing. The Committee indicated that pie charts are preferable to bar charts, and that it wishes to see pie charts incorporated into the Report to illustrate indicator data. Staff requested Committee members to submit photographs related to the context of the Annual Report to be considered for inclusion in the Report. Staff noted that pictures would be taken of the Committee at the next meeting.

**4. Growth Management Plan Monitoring Project Update**

- a. The Committee reviewed the status of data collection and analysis for the remaining indicators chosen to monitor progress towards the Growth Management Plan vision and goals. It was noted that data were unavailable for a few indicators and that data had been provided for alternative indicators where appropriate.

**5. Other Items**

- a. Staff requested the Committee to identify planning concepts and terminology that it would like information about in order to be able to better fulfill its duties. The Committee requested information about the concepts of 'best management practices' and 'stakeholders' Staff noted that a work is being undertaken to develop an information package (i.e. glossary) be provided, it should be noted that different local and provincial governments, organizations and companies use some of the same terminology but apply different definitions to the terms.
- b. Other business items discussed were as follows:
  - The Committee suggested that when new members are appointed to the Committee they be given a more comprehensive orientation session than previously provided. The orientation session should include a briefing on the history of the Committee, Committee work undertaken to date, plan monitoring concepts, planning concepts, etc.
  - The Committee requested staff to urge applicable provincial agencies, such as Environment Canada's Georgia Basin Ecosystem Initiative, to assist the Regional District with the monitoring of shoreline length having intact vegetation. It was noted that the 2000 Annual Report would be able to report on the percentage of watercourses designated as a development permits areas for the purpose of protecting the environment, but that this indicator does not give a very good indication of the actual condition of the sensitive watercourse areas.
  - The Committee requested that the Board be asked to provide an adequate budget for the Growth Management Plan Monitoring Program to allow for the acquisition of indicator data that the Committee has found too expensive to accommodate within the current Project budget (e.g. custom tables of Statistics Canada statistics for percentage of households that spend more than 40% and 50% of their income on housing, custom tables of Statistics Canada statistics for migration, age, and education, data to support shoreline and watercourse protection, etc.) as well as the data purchases required to support the collection of data and monitoring of the other indicators.

6. **Adjournment**

Director McNabb adjourned the meeting at 9:00 PM.

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Chair, Director McNabb

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**Minutes for the Meeting held:  
Thursday, February 22, 2001  
Regional District of Nanaimo Administration Office (Conference Room)  
6300 Hammond Bay Road, Nanaimo, BC**

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**Present:** Cynthia Hawskworth, MMA  
Sharon Erickson, MELP  
Bob Lapham, RDN  
Neil Connelly, RDN  
Christina Thomas, RDN

**Regrets:** Roger Cheetham, LRC  
Wayne Haddow, MA  
Ted Hall, MEM  
Rhonda Morris, MF  
Dave Coombe, CVI  
Bill Huot, MMA  
Brian Mehaffey, City of Nanaimo  
Sharon Fletcher, City of Nanaimo  
Gayle Jackson, City of Parksville  
Paul Butler, Town of Qualicum Beach

# Item

1. **Call to order.**

N. Connelly called the meeting to order at 1:30 PM.

2. **Minutes from the Meeting of January 25, 2000.**

The minutes of the meeting were approved.

3. **Growth Management Plan Review 2001-2002**

C. Thomas provided an update on project work undertaken to date.

Westland Resource Group has been contracted to update information about the region's population and demographics and land inventory. It was noted that determining the implications of the region's population and demographics for the Growth Management Plan will be limited due to the fact the most comprehensive accurate statistics available about the region's population and demographics is the 1996 Census, and the Plan was adopted in 1997. Consequently, additional data sources will be sought regarding the region's population and demographics (such as Health Region statistics), as well as information about trends that have been affecting the region's population and demographics. IAC members suggested that the Regional District meet with BC Statistics staff to determine what type of data and projections it can provide regarding the region's population and demographics. IAC members noted that the projected capacity for development will be substantially lower than originally found in the first land inventory prepared prior to the adoption of the Growth Management Plan.

A newsletter about the Growth Management Plan and the Review Project is being prepared and will be delivered to all households in the region in late March. The newsletter will be in the form of

### Regional Perspectives Special Report.

A consultation database has been developed. The consultation database includes lists of individuals and organizations that will be informed about the Project via direct mail. IAC members suggested that applicable federal government agencies, Crown Corporations, and adjacent local governments be added to the database.

A process for responding to resident, member municipality, electoral area, and provincial government suggested changes to the Growth Management Plan was outlined. The process involves the submission of suggested changes to the Plan to the Regional District, along with the rationale for the suggestion, by October 26, 2001. The suggested changes would be considered by the IAC, and the IAC would make recommendations to the Regional Board regarding whether the suggested changes merit further examination in the Review Project. The Province indicated its support for the proposed method, and noted that the IAC should work on a consensus based decision-making model whereby the IAC would seek consensus regarding the merit of suggested changes. Where 100% consensus is not reached the IAC should try to work out an agreement with respect to how it will resolve differences in perspectives. Where different perspectives cannot be resolved the perspectives regarding a suggested change should be recorded along with the rationale for each perspective. This information should be forwarded to the Regional Board. It was noted that the City of Parksville staff had submitted correspondence that indicates opposition to the proposed process. RDN staff indicated that it would discuss the process further with municipal staff with the intent of creating a process that is supported by all affected parties.

IAC members discussed the potential benefits of involving the Department of Fisheries and Oceans, Environment Canada and First Nations in the IAC. It was noted that Rhonda Morris would no longer be representing the MF as she is relocating to a new position within the Ministry. Emma Neil of the MF will represent the Ministry on the IAC instead.

#### 4. Other Current Project Work

C. Thomas reviewed current project work. Current project work includes work with Westland Resource group on the Growth Management Plan Monitoring Program to develop and collect data for indicators of Plan goal attainment, work with the Performance Review Committee to develop the 2000 Annual Report on the Growth Management Plan (the Committee recently reviewed data and interpretations for indicators of cooperation and communication amongst jurisdictions to implement the Plan), and work with ND Lea to complete a Transportation Study. It was noted that the IAC Transportation Study Sub-Committee is expected to review a draft Study report at the end of March.

#### 5. Next Meeting

The next meeting is **March 29, 2001 @ 1:30 PM @ RDN**

#### 6. Adjournment.

The meeting was adjourned at 3:30 PM.

  
\_\_\_\_\_  
Neil Connelly, Chair



MEMORANDUM

REGIONAL DISTRICT OF NANAIMO	
MAR 7 2001	
CHAIR	GMCrs
CAO	GMDS
GMCrs	GMES
	<i>Bid</i> ✓

TO: John Finnie  
General Manager, Environmental Services

DATE: March 6, 2001

FROM: N. Avery  
Manager, Financial Services

FILE:

SUBJECT: Garbage Collection and Recycling User Fee Rate Amendments

PURPOSE:

To introduce "Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.03, 2001" for three readings and adoption.

BACKGROUND:

Pursuant to the direction proposed in the Provisional budget, all user fee rate bylaws are being amended to provide for a 2% increase. In context garbage & recycling user fees have not changed since 1997.

Bylaw 1009.03 proposes the following changes:

Frequency	Current rate	Proposed rate
Weekly	84.45	86.15
Bi-weekly	71.15	72.60
Recycling only	24.50	25.00

The rates above have been rounded to the nearest .05 cents for simplicity. The rates are reduced by 10% if a customer pays their bill on or before the due date.

ALTERNATIVES:

1. Approve the rate increases and adopt Bylaw 1009.03
2. Amend the rate increases and adopt an amended bylaw.
3. Do not make any changes.

**FINANCIAL IMPLICATIONS:**

Alternative 1

The proposed increase is modest and as noted earlier is the first change in rates since 1997. The operating budget for this function is in a positive position. The additional revenue will maintain that position and anticipate further program changes for 2002.

Alternative 2

The proposed rate change is consistent with the recommendation to amend all user fees in 2001. The operating budget for this function would not however be seriously impacted should a lower rate amendment be recommended by the Board.

Alternative 3

The proposed rate change is consistent with the recommendation to amend all user fees in 2001. The operating budget for this function would not be seriously impacted should the Board recommend no rate amendment.

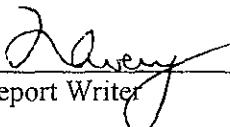
**SUMMARY/CONCLUSIONS:**


Pursuant to the direction proposed in the Provisional budget, all user fee rate bylaws are being amended to provide for a 2% increase. In context garbage & recycling user fees have not changed since 1997. The operating budget for this function is in a positive position and would not be seriously impacted should the Board recommend a lower or no rate amendment. Staff recommends the rate changes are consistent with the recommendation to amend all user fees in 2001.

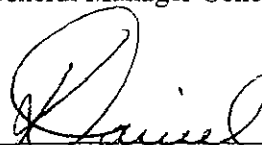
**RECOMMENDATION:**

That "Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.03, 2001" be introduced for three readings.

That "Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.03, 2001" having received three readings, be adopted.

  
\_\_\_\_\_  
Report Writer

  
\_\_\_\_\_  
General Manager Concurrence

  
\_\_\_\_\_  
C.A.O. Concurrence

**COMMENTS:**



REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1009.03

A BYLAW TO AMEND REGIONAL DISTRICT  
OF NANAIMO GARBAGE AND RECYCLABLE  
MATERIALS COLLECTION BYLAW NO. 1009

WHEREAS the "Regional District of Nanaimo Garbage and Recyclable Materials Collection Bylaw No. 1009, 1996", provided for the collection of garbage and recyclable materials within the Regional District of Nanaimo;

AND WHEREAS the Board wishes to amend the rates established by Bylaw No. 1009;

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

1. Schedule 'A' of Bylaw No. 1009 is hereby repealed and replaced with Schedule 'A' attached to this bylaw.
2. This bylaw may be cited as "Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.03, 2001".

Introduced and read three times this 20th day of March, 2001.

Adopted this 20th day of March, 2001.

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CHAIRPERSON

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GENERAL MANAGER, CORPORATE SERVICES

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Chairperson

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General Manager, Corporate Services

### RECYCLING AND GARBAGE COLLECTION RATES

	<b>Regional Property Owners (Basic Rates)</b>	<b>City of Parksville, Town of Qualicum Beach, Lantzville Improvement Dist.</b>
1. Weekly garbage and bi-weekly recycling collection: allows for setting out one garbage container on any collection day	\$86.15 per annum per dwelling unit	\$77.55 per annum per dwelling unit
2. Bi-weekly garbage and recycling collection: allows for setting out two garbage containers on any collection day	\$72.60 per annum per dwelling unit	\$65.30 per annum per dwelling unit
3. Bi-weekly recycling collection	\$25.00 per annum per dwelling unit	\$22.45 per annum per dwelling unit
4. Tags for disposal of extra garbage: allows for setting out additional garbage containers over and above those permitted under items 1 and 2.	\$2.00 per garbage container	\$2.00 per garbage container
5. Recycling containers	\$6.05 each, or such lesser amount which may result from successful provincial grant application.	\$6.05 each, or such lesser amount which may result from successful provincial Grant application.



REGIONAL DISTRICT OF NANAIMO			
MAR 7 2001			
CHAIR		GMCFS	
CAO		GMDS	
GMCMS		GMES	
<i>Btd</i>			<input checked="" type="checkbox"/>
		DATE:	

MEMORANDUM

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

FROM: Wayne Moorman, PEng  
Manager of Engineering and Utilities

SUBJECT: Utilities  
Sewer Local Service Areas  
Sewer Regulation and Rates Bylaws No. 422 and 765

DATE: March 5, 2001

FILE: 5500-20-01

PURPOSE

To amend the sewer regulation and rates bylaws for French Creek (Bylaw No. 422) and Fairwinds (Bylaw No. 765).

BACKGROUND

Sewer rates within the French Creek and Fairwinds sewer systems have not increased since the mid to late 1990's. Increased operating and maintenance costs over the last few years have forced the RDN to review its sewer user rates.

In the 2001 Provisional Budget staff projected a rate increase in these sewer user fees of 2%. The purpose of this report is to present the amended bylaws with the 2% rate increase.

ALTERNATIVES

1. Not approve the 2% sewer use rate increase in the regulation and rates bylaws for French Creek and Fairwinds sewer service areas.
2. Approve the 2% sewer use rate increase as approved in the 2001 Provisional Budget in the French Creek and Fairwinds sewer service areas.

FINANCIAL IMPLICATIONS

The 2001 Provisional Budget was approved with a 2% rate increase in the French Creek and Fairwinds sewer user rates. The 2001 budget is dependent on these rate increases as a revenue generating source to meet rising operating and maintenance costs.

CITIZENS/PUBLIC RELATIONS IMPLICATIONS

Sewer rate increases of 2% were made public at Provisional Budget time. These increases are the first since the mid to late 1990's and are due to rising operating and maintenance costs.

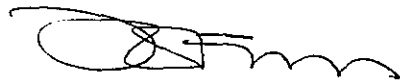
## SUMMARY/CONCLUSIONS

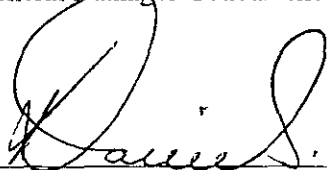
An increase in O & M costs since the mid to late 1990's has prompted the RDN to review its sewer user rates. In the 2001 Provisional Budget, revenue for sewer user rates in French Creek and Fairwinds was increased by 2%.

## RECOMMENDATION

1. That Regional District of Nanaimo, "French Creek Sewer Specified Area Regulation and Rates Amendment Bylaw No. 422.08, 2001" be introduced for three readings.
2. 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.
3. That Regional District of Nanaimo, "Fairwinds Sewerage Facilities Specified Area Regulation and Rates Amendment Bylaw No. 765.07, 2001" be introduced for three readings.
4. That Regional District of Nanaimo, "Fairwinds Sewerage Facilities Specified Area Regulation and Rates Amendment Bylaw No. 765.07, 2001", having received three readings be adopted.

  
Report Writer

  
General Manager Concurrence

  
CAO Concurrence

COMMENTS:

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REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 422.08

A BYLAW TO AMEND THE REGIONAL  
DISTRICT OF NANAIMO FRENCH CREEK  
SEWER SPECIFIED AREA BYLAW NO. 422, 1979

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. The "Regional District of Nanaimo French Creek Sewer Specified Area Rates Bylaw No. 422, 1979" is hereby amended as follows:
  - (a) Schedule 'A' to the "French Creek Sewer Specified Area Rates Bylaw No. 422, 1979" is hereby repealed and Schedule 'A' attached hereto and forming part of this bylaw is substituted therefore.
2. Deleting Section 4(b) and replacing it with the following:

"4(b) The user rates payable under Schedule 'A' of this bylaw shall be billed annually, in advance on or before July 1<sup>st</sup> of each year."
3. This bylaw may be cited for all purposes as "Regional District of Nanaimo French Creek Sewer Specified Area Regulation and Rates Amendment Bylaw No. 422.08, 2001".

Introduced and read three times this 20th day of March, 2001.

Adopted this 20th day of March, 2001.

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CHAIRPERSON

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GENERAL MANAGER, CORPORATE SERVICES

**PAGE**  
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Chairperson

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General Manager, Corporate Services

### FRENCH CREEK SEWER USER RATES

Classification	Annual Rate
Single Family Residence	\$ 131.20
Apartments, Suites or Duplex – Each Unit	\$ 131.20
Cafes and Restaurants – for each group of plumbing fixtures	\$ 131.20
Garage or Service Station	\$ 131.20
Store or Business Premises – for each group of plumbing fixtures	\$ 131.20
Mobile Homes (whether situated in a mobile Home park or not) – per unit	\$ 131.20
Office Buildings – for each group of plumbing fixtures	\$ 131.20
Churches and Halls – for each group of plumbing fixtures	\$ 131.20
Licenses Premises – for each group of plumbing fixtures	\$ 131.20
Motels – per unit – including residential managers or owner's unit	\$ 131.20
Hotels – per room	\$ 131.20
Camping – for each group of plumbing fixtures	\$ 131.20
- for each space with a sewer connection	\$ 36.75
Marinas – for each group of plumbing fixtures	\$ 131.20
Laundry, Laundromat or Dry Cleaners – per washer	\$ 74.80

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 765.07**

**A BYLAW TO AMEND THE FAIRWINDS SEWERAGE  
FACILITIES SPECIFIED AREA RATES BYLAW NO. 765, 1989**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. The "Fairwinds Sewerage Facilities Specified Area Rates Bylaw No. 976, 1989" is hereby amended as follows:
  - (a) Schedule 'B' of Bylaw No. 765 is hereby repealed and Schedule 'B' attached hereto and forming part of this bylaw is substituted therefore.
2. Deleting Section 5(b) and replacing it with the following:

"5(b) The sewer user rates payable under Schedule 'B' of this bylaw shall be levied annually, in advance on or before July 1<sup>st</sup> of each year."
3. This bylaw may be cited for all purposes as "Regional District of Nanaimo Fairwinds Sewerage Facilities Specified Area Rates Amendment Bylaw No. 765.07, 2001".

Introduced and read three time this 13th day of March, 2001.

Adopted this 13th day of March, 2001.

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CHAIRPERSON

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GENERAL MANAGER, CORPORATE SERVICES

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Chairperson

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General Manager, Corporate Services

### FAIRWINDS SEWERAGE FACILITIES USER RATES

Classification	Annual Rate
(a) Private Residential – Single Family Dwelling	\$ 68.05
(b) Apartments, Condominiums, Duplexes, Hotels, Suites or Strata Title Units – per unit	\$ 68.05
(c) Campground (see item (d) for restrooms or laundry facilities) – per space with sewer connection	\$ 68.05
(d) Commercial	
(i) General, per group of fixtures	\$ 81.60
(ii) Laundry, Laundromat or Dry Cleaners – per washer	\$ 40.80
(e) Sani-dump – per vehicle connection	\$ 408.00
(f) <b>Department of National Defense</b>  By Agreement.	