

REGIONAL DISTRICT OF NANAIMO

REGULAR BOARD MEETING

TUESDAY, OCTOBER 8, 2002

7:30 PM

(City of Nanaimo Council Chambers)

A G E N D A

PAGES

1. **CALL TO ORDER**
2. **DELEGATIONS**
 - 6 **Colin Catton, Andrew Speed, Gordon McCracken, Errington Volunteer Fire Department, re fire truck purchase.**
3. **BOARD MINUTES**
 - 7-15 Minutes from the Board meeting held on Tuesday, September 10, 2002.
4. **BUSINESS ARISING FROM THE MINUTES**
5. **COMMUNICATIONS/CORRESPONDENCE**
 - 16 **George Abbott, Minister of Community, Aboriginal and Women's Services, re Appointments to Boards of Variance.**
 - 17 **Vern Fraser, Parksville Golden Oldies Sports Association, re recreation fees for seniors.**
 - 18 **Hans Kratz, Qualicum Beach Residents Association, re recreation fees for seniors.**
 - 19-21 **Al Litynsky, Telus, re CRIC Local Calling Area Expansion.**
 - 22-23 **John Schmal, FCM, re Clean Air for Health Communities.**
6. **UNFINISHED BUSINESS**
 - Public Hearing.**
 - 24-119 Minutes of the Public Hearings held September 11 & 12, 2002, with respect to Regional Growth Strategy Bylaw No. 1309. (All Directors except EA 'B' – One Vote)

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

7.(I) ELECTORAL AREA PLANNING STANDING COMMITTEE

(Resolutions from the Electoral Area Planning Committee meeting held October 1, 2002 will be considered at a Special Board Meeting on October 22, 2002.)

7.(II) COMMITTEE OF THE WHOLE STANDING COMMITTEE

120-124 Minutes of the regular Committee of the Whole Committee meeting held October 1, 2002. (for information)

DEVELOPMENT SERVICES

BUILDING INSPECTION

Section 700 Filings. (All Directors – One Vote)

That a notice be filed against the title 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) Parcel E (DD 6975N) of Sections 9 and 10, Range 5, Cedar District, Except those parts in Plans 10233, 10772, 15372, 21911 and 27211, 2250 Kendall Road, Electoral Area 'A', owned by Boat Harbour Marine Ltd;*
- (b) Lot 30, Section 9, Plan 30347, Gabriola Island, Nanaimo Land District, 1595 Hess Road, Electoral Area 'B', owned by S. Shackelton and R. Markle;*
- (c) Lot 81, Section 6, Plan 31743, Gabriola Island, Nanaimo Land District, 1637 Peterson Road, Electoral Area 'B', owned by G. Koza;*
- (d) Lot 1, District Lot 29, Plan VIS4487, Nanoose District together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, 857 Wright Road, Electoral Area 'G', owned by R. and C. Ryvers.*

PLANNING

Agricultural Land Reserve Regulation Amendment – Implications for All Electoral Areas except Electoral Area 'B'. (All Directors except EA 'B' – One Vote)

That the staff report on 'Agricultural Land Reserve Regulation Amendment - Implications For the RDN' be received for information.

CORPORATE SERVICES

ADMINISTRATION

Police Financing Discussion Paper. (All Directors – One Vote)

That the report on Police Financing be received for information and following the local government elections, the Board establish a Select Committee to consider the proposals put forward by the Minister of Public Safety and Solicitor General and prepare a response for consideration by the Board.

Treaty Related Measures – Legislative Working Group. (All Directors – One Vote)

That the Legislative Working Group report be received for information.

ENVIRONMENTAL SERVICES

SOLID WASTE

Landfill Gas Collection System Expansion – FCM Conditional Grant. (All Directors – Weighted Vote)

That the Board accept a conditional grant of \$505,000 from the Federation of Canadian Municipalities (FCM) Green Municipal Funds to expand the gas collection system at the Regional Landfill and proceed with the project agreement with FCM.

Household Yard & Garden Waste Collection. (All Directors – Weighted Vote)

That the Board not implement a curbside yard and garden waste collection program in urban areas of the RDN at this time.

UTILITIES

French Creek Sewerage Facilities LSA Amendment Bylaw No. 813.27. (All Directors – One Vote)

That "French Creek Sewerage Facilities Local Service Area Amendment Bylaw No. 813.27, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

Pacific Shores Sewer LSA Amendment Bylaw No. 1021.03 and Northern Sewer LSA Amendment Bylaw No. 889.22. (All Directors – One Vote)

- 1. That "Regional District of Nanaimo Northern Community Sewer Local Service Area Amendment Bylaw No. 889.22, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*
- 2. That "Pacific Shores Sewer Local Service Area Amendment Bylaw No. 1021.03, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*

Rural Streetlighting LSA Boundary Amendment Bylaw No. 791.05. (All Directors – One Vote)

That "Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.05, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

COMMISSION, ADVISORY & SELECT COMMITTEE

District 69 Recreation Commission.

(All Directors – One Vote)

That the minutes of the District 69 Recreation Commission meeting held September 12, 2002, be received for information.

(Parksville, Qualicum Beach, EA 'E', 'F', 'G', 'H' – One Vote)

That the following recommendations stated in the Revised 2003 Recreation Fees and Charges report be accepted:

- 1. That the revised Recreation Fees and Charges Policy be approved.*
- 2. That the Fees and Charges Policy be applied with respect to the 2003 Provisional Budget process to include seniors' admission rate categories with a phased in increase and other adjustments as outlined in Schedule 1 of the report.*

Lantzville Parks and Open Space Advisory Committee. (All Directors – One Vote)

That the minutes from the Lantzville Parks and Open Space Advisory Committee meeting held June 3, 2002 be received for information.

Electoral Area 'G' Parks and Open Space Advisory Committee. (All Directors – One Vote)

That the minutes from the Electoral Area 'G' Parks and Open Space Advisory Committee meeting held July 17, 2002 be received for information.

Electoral Area 'A' Parks, Recreation and Greenspace Advisory Committee. (All Directors – One Vote)

That the minutes from the Electoral Area 'A' Parks, Recreation and Greenspace Advisory Committee meeting held September 19, 2002 be received for information.

7.(III) EXECUTIVE STANDING COMMITTEE

7.(IV) COMMISSION

7.(V) SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

District 69 Arena Committee. (All Directors – One Vote)

Report of the Joint Arena/District 69 Directors Committee meeting held September 17, 2002. (Verbal Report – G. Holme)

Intergovernmental Advisory Committee. (All Directors – One Vote)

125-126 Minutes from the meeting of the Intergovernmental Advisory Committee meeting held September 5, 2002. (for information)

Building Addition Committee. (All Directors – One Vote)

127-130 Minutes from the meeting of the Building Addition Committee held October 1, 2002. (for information)

8. ADMINISTRATOR'S REPORT

131-133 Contravention of Building Regulation and Fees Bylaw – Cahill – 1410 Hess Road – Area 'B'. (All Directors – One Vote)

134-137 Acquisition of Fire Truck Vehicle for Errington Fire Department. (All Directors – Weighted Vote)

PRESENTATION

2003 Provisional Budget – K. Daniels. (Report to be circulated)

9. ADDENDUM

10. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

11. NEW BUSINESS

12. BOARD INFORMATION (Separate enclosure on blue paper)

13. ADJOURNMENT

14. IN CAMERA

FAX COVER
**ERRINGTON VOLUNTEER
FIRE
DEPARTMENT**

250 248 5601
FAX 250 248 3691



TO: MAUREEN PEARSE FAX#: 390 4163

FROM: COLIN CATTON SUBJECT: OCT 8TH BOARD MEETING

COMMENTS: PROPOSED TRUCK DEAL.

Hi MAUREEN,

NANCY AVERY ASKED ME TO LET YOU
KNOW THAT WE WOULD LIKE TO MAKE A SHORT
PRESENTATION TO THE BOARD ON OCT 8TH AT
CITY HALL NANAIMO AT 7.30 pm.

MAKING THE PRESENTATION WILL BE :

FIRE CHIEF COLIN CATTON
DEPUTY CHIEF ANDREW SPEED
TREASURER GORDON McCracken.

PLEASE LET ME KNOW IF THIS IS A PROBLEM

Thankyou
COLIN.

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE REGULAR MEETING OF THE BOARD
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, SEPTEMBER 10, 2002, AT 7:30 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
Alternate	
Director J. Pipes	Electoral Area H
Director J. Macdonald	City of Parksville
Director T. Westbrook	Town of Qualicum Beach
Director D. Rispin	City of Nanaimo
Director G. Korpan	City of Nanaimo
Director L. McNabb	City of Nanaimo
Alternate	
Director S. Lance	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

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

SPECIAL RECOGNITION

A moment of silence was observed in memory of the tragic events that occurred on September 11, 2001.

DELEGATIONS

Helen Sims, re Regional Growth Management Plan.

Mr. Atwell, speaking in place of Ms. Sims, expressed his concerns with respect to his perceived lack of process within the Regional Growth Strategy for lands that are removed from the ALR.

LATE DELEGATIONS

Brian Senini, re Pump and Haul.

MOVED Director Stanhope, SECONDED Director McNabb, that Mr. Senini be permitted to address the Board as a late delegation.

CARRIED

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Mr. Senini requested the Board to change its decision and permit 5 lots in Electoral Area F into the pump and haul service since the lots meet the criteria for inclusion.

BOARD MINUTES

MOVED Director Sherry, SECONDED Director Hamilton, that the minutes of the regular Board meeting held on August 13, 2002 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Sandra Keddy, Town of Qualicum Beach, re Port Theatre.

MOVED Director Rispin, SECONDED Director Haime, that the correspondence from the Town of Qualicum Beach with respect to the Port Theatre's request for support, be received.

CARRIED

UNFINISHED BUSINESS

Bylaw No. 1303.

MOVED Director Sperling, SECONDED Director Macdonald, that "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1303, 2002" be adopted.

CARRIED

Bylaw No. 1304.

MOVED Director Sperling, SECONDED Director Haime, that "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1304, 2002" be adopted.

CARRIED

Bylaw No. 1305.

MOVED Director Sperling, SECONDED Director Sherry, that "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1305, 2002" be adopted.

CARRIED

Bylaw No. 1306.

MOVED Director Sperling, SECONDED Director McLean, that "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1306, 2002" be adopted.

CARRIED

Bylaw No. 1307.

MOVED Director Sperling, SECONDED Director Holdom, that "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1307, 2002" be adopted.

CARRIED

STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS

ELECTORAL AREA PLANNING STANDING COMMITTEE

MOVED Director McNabb, SECONDED Director Hamilton, that the minutes of the regular Electoral Area Planning Committee meeting held August 27, 2002, be received for information.

CARRIED

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

DP Application No. 0213 – Dennis/Neufeld – South Lake Road – Area H.

MOVED Director Hamilton, SECONDED Director Pipes, that Development Permit Application No. 0213, to vary the minimum setback requirements of the Comprehensive Development 9 (CD9) zone of 1.5 metres from the north and south side lot lines to 0.75 metres pursuant to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" to legalize the location of an existing recreational residence/deck and generator shed and to permit the construction of a permanent foundation within the Environmentally Sensitive Areas Development Permit Area for the property legally described as Strata Lot 388, District Lot 251, Alberni District, Plan VIS5160, be approved subject to the requirements outlined in Schedules Nos. 1, 2 and 3 and subject to notification provisions of the Local Government Act.

CARRIED

DP Application No. 0217 – Rajotte – 791 Miller Road – Area G.

MOVED Director Hamilton, SECONDED Director Stanhope, that Development Permit Application No. 0217 to construct a dwelling unit in a Sensitive Lands Development Permit Area pursuant to the "Regional District of Nanaimo French Creek Official Community Plan Bylaw No. 1115, 1998" on the property legally described as Strata Lot 2, District Lot 28, Nanoose District, Plan VIS4363 be approved, subject to the conditions outlined in Schedule Nos. 1 and 2 of the corresponding staff report.

CARRIED

DP Application No. 0239 – Thompson – 4619 Maple Guard Drive – Area H.

MOVED Director Hamilton, SECONDED Director Pipes, that Development Permit Application No. 0239 to vary the minimum setback requirements of 18.0 metres from the stream centerline to 6.1 metres pursuant to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" to facilitate the construction of a dwelling unit and carport; to recognize existing bank stabilization works and a septic system, and to convert an existing cabin into an accessory building within the Hazard Lands Development Permit Area on the property legally described as Lot 35, District Lot 40, Newcastle District, Plan 16121, be approved subject to the requirements outlined in Schedule Nos. 1, 2 and 3 and subject to notification requirements pursuant to the Local Government Act.

CARRIED

OTHER

Zoning Amendment Application No. 0207 – Northern Star – Anderson Avenue – Area H.

MOVED Director Hamilton, SECONDED Director Pipes, that Amendment Application No. 0207, submitted by Peter Mason and Ben Mellin, Agents, on behalf of Northern Star Developments Ltd., to rezone the subject property legally described as Lot 10, District Lot 109, Newcastle District, Plan 30254, from Rural 1 (RU1), Subdivision District 'A' to Rural 1 (RU1), Subdivision District 'D' be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Hamilton, SECONDED Director Pipes, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.288, 2002" be given 1st and 2nd reading and proceed to public hearing.

CARRIED

MOVED Director Hamilton, SECONDED Director Pipes, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.288, 2002" be delegated to Director Quittenton or his alternate.

CARRIED

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Request for Cash in Lieu of Parkland & Relaxation of 10% Frontage Requirement – Fern Road Consulting/James Deas – Leon Road – Area H.

MOVED Director Hamilton, SECONDED Director Pipes, that the requests, submitted by Fern Road Consulting Ltd., on behalf of James Deas, for cash-in-lieu of park land dedication be accepted and to relax the minimum 10% frontage requirement for proposed Lots 7 and 8, as shown on the plan of subdivision of Lot 2, District Lot 19, Newcastle District, Plan 32575, be approved.

CARRIED

COMMITTEE OF THE WHOLE STANDING COMMITTEE

MOVED Director Stanhope, SECONDED Director McLean, that the minutes of the Committee of the Whole meeting held August 27, 2002, be received for information.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Rob Roycroft, City of Parksville, re Port Theatre Funding.

MOVED Director Stanhope, SECONDED Director Macdonald, that the correspondence received from the City of Parksville with respect to the funding request for the Port Theatre, be received.

CARRIED

DEVELOPMENT SERVICES

BUILDING INSPECTION

Section 700 Filings.

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

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

The east part of Section 12, Range 2, Cranberry District, as shown on Plan 2030, except parts 13.3 acres and 29.89 acres coloured green on said plan, and except parts covered by Harewood and Overton Lakes, 2724 Extension Road, Electoral Area 'C', owned by Duart Rapton.

CARRIED

PLANNING

Agricultural Land Reserve Regulation Amendments.

MOVED Director Stanhope, SECONDED Director Hamilton, that the staff report on 'Agricultural Land Reserve Regulation Amendment – Implications for the RDN' be received for information and that the staff clarify the key issues arising from the earlier presentation by the Land Reserve Commission.

CARRIED

COMMUNITY SERVICES

OTHER

RDN Public Consultation Process.

MOVED Director Stanhope, SECONDED Director Holdom, that the submission from the Northwest Nanoose Residents Association be received and that provision be made for a review of the Public Consultation/Communication Framework Policy in 2003.

CARRIED

CORPORATE SERVICES

ADMINISTRATION

Revised Voting Structure.

MOVED Director Stanhope, SECONDED Director Macdonald, that the report on the revised voting structure based on the 2001 Census Figures, be received for information.

CARRIED

Vancouver Island Regional Library Weighted Vote Formula.

MOVED Director Stanhope, SECONDED Director Hamilton, that the Regional District of Nanaimo advise the VIRL that it supports the new Weighted Vote formula in which each member jurisdiction receives 1 weighted vote plus 1 additional vote for each ¼ percent of total VIRL tax contributions after the first ¼ percent. Where the formula results in a fraction of a vote, normal rounding will apply.

CARRIED

Port Theatre Funding Request Bylaws No. 1318, 1319, 1320, 1321 and 1322.

MOVED Director Stanhope, SECONDED Director Elliott, that the Regional District of Nanaimo proceed to referendum on November 16, 2002, to obtain the assent of electors in Electoral Areas A, B, C, D and E to establish individual Port Theatre Contribution Local Service Areas and that the referendum questions be as follows:

- i. Are you in favour of the "Electoral Area 'A' Port Theatre Contribution Local Service Area Bylaw No. 1318, 2002" which, if enacted, would establish an annual contribution of \$13,900 to contribute towards the operation of the Port Theatre?
- ii. Are you in favour of the "Electoral Area 'B' Port Theatre Contribution Local Service Area Bylaw No. 1319, 2002" which, if enacted, would establish an annual contribution of \$13,915 to contribute towards the operation of the Port Theatre?
- iii. Are you in favour of the "Electoral Area 'C' Port Theatre Contribution Local Service Area Bylaw No. 1320, 2002" which, if enacted, would establish an annual contribution of \$13,820 to contribute towards the operation of the Port Theatre?
- iv. Are you in favour of the "Electoral Area 'D' Port Theatre Contribution Local Service Area Bylaw No. 1321, 2002" which, if enacted, would establish an annual contribution of \$12,440 to contribute towards the operation of the Port Theatre?
- v. Are you in favour of the "Electoral Area 'E' Port Theatre Contribution Local Service Area Bylaw No. 1322, 2002" which, if enacted, would establish an annual contribution of \$19,950 to contribute towards the operation of the Port Theatre?

MOVED Director Stanhope, SECONDED Director Elliott, that the "Electoral Area A Port Theatre Contribution Local Service Area Bylaw No. 1318, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Stanhope, SECONDED Director Sperling, that the "Electoral Area B Port Theatre Contribution Local Service Area Bylaw No. 1319, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Stanhope, SECONDED Director Hamilton, that the "Electoral Area C Port Theatre Contribution Local Service Area Bylaw No. 1320, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Stanhope, SECONDED Director Haime, that the "Electoral Area D Port Theatre Contribution Local Service Area Bylaw No. 1321, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Stanhope, SECONDED Director Hamilton, that the "Electoral Area E Port Theatre Contribution Local Service Area Bylaw No. 1322, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

FINANCE

Audit Services Contract.

MOVED Director Stanhope, SECONDED Director Sherry,:

That the Board appoint the firm of Bestwick & Partners and authorize the Chairperson and General Manager of Corporate Services to enter into a five-year agreement for the provision of external financial audit services commencing with the year 2002 audit.

That a letter of appreciation be sent to the firm of McGorman MacLean for their past services.

CARRIED

Fees and Charges Amendment Bylaw No. 944.03.

MOVED Director Stanhope, SECONDED Director Holdom, that "Regional District of Nanaimo Fees and Charges Amendment Bylaw No. 944.03, 2002" be introduced for three readings.

CARRIED

MOVED Director Stanhope, SECONDED Director Rispin, that "Regional District of Nanaimo Fees and Charges Amendment Bylaw No. 944.03, 2002" having received three readings be adopted.

CARRIED

ENVIRONMENTAL SERVICES

LIQUID WASTE

GNPCC Biosolids Composting.

MOVED Director Stanhope, SECONDED Director Rispin, that the Board receive the report on the GNPCC biosolids composting contract and tendering process.

CARRIED

Driftwood Water System Contract Award.

MOVED Director Stanhope, SECONDED Director Westbroek, that the Regional District of Nanaimo award Driftwood Water System Phase I to Chet Construction for the tendered amount of \$171,469.25.

CARRIED

Pump and Haul Amendment Bylaw No. 975.25.

MOVED Director Stanhope, SECONDED Director McLean, that the application for Pump and Haul for the property legally described as Lot 58, DL 78, Plan 14275, Nanoose Land District, be approved.

CARRIED

MOVED Director Stanhope, SECONDED Director Rispin, that "Regional District of Nanaimo Pump & Haul Local Service Area Amendment Bylaw No. 975.25, 2002" as amended, be read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

SOLID WASTE

Landfill Refuse Compactor Tender Award.

MOVED Director Stanhope, SECONDED Director Sherry, that the RDN enter into a lease through the MFA Leasing program, to finance the acquisition of a CAT 826 landfill refuse compactor from Finning.

CARRIED

UTILITIES

Request to Impose a Development and Construction Moratorium in the Chartwell Subdivision.

MOVED Director Stanhope, SECONDED Director Westbrook,:

That the Board direct staff to include \$15,000 in the 2003 French Creek Bulk Water budget to participate in a hydrogeological study for the Englishman River and French Creek watersheds, subject to participation in the study by Qualicum Beach, Parksville and Breakwater Enterprises.

That the Board direct staff to include \$3,000 in the 2003 French Creek Bulk Water budget to establish a scope, project plan and cost for a drinking water protection plan for the Arrowsmith watersheds.

That the Board direct staff to investigate the opportunities and costs of acquiring supplemental water supply for the FCWLSA users and take the necessary funds from the reserve fund money set aside for water system improvements.

That the Board support watering restrictions, including restrictions on lawn sprinkling, as a means to conserve and protect the water supply source in order to meet priority in-home and fire protection requirements.

That the Board direct staff to include in the 2003 budget, provisions for increasing water conservation awareness and education and water use patrols for residential and commercial users throughout the RDN regional water systems, to bring forward recommendations regarding water conservation rate structures for the RDN water local service areas and to prepare for the Board's consideration a Water Use Restriction Bylaw that includes penalty mechanisms for non-compliance with RDN water-use restrictions.

That staff be requested to meet further with legal counsel and the Province to investigate means to implement a construction moratorium in the Chartwell/Sandpiper area.

That staff prepare a report on the possibility of improving water quality in the cul-de-sacs by looping the water lines.

That a newsletter be prepared (to include with Fall utility billings) to communicate to residents in Chartwell/Sandpiper the actions underway/contemplated to improve the water system (i.e. pressure improvements, long term capacity study, treatment options, reservoir study, well investigation, etc.)

That the Arrowsmith Water Service Management Committee be requested to hold a meeting in the next 2-3 weeks to discuss the capital development plan.

CARRIED

ADMINISTRATOR'S REPORT

Public Consultation Process.

MOVED Director Macdonald, SECONDED Director Sherry, that the August 23, 2002 letter from the Qualicum Beach Residents Association on the RDN public consultation process for the arena project be received.

CARRIED

RDN Administration Building Expansion Tender Award.

MOVED Director Westbrook, SECONDED Director McNabb, that the Chairperson and General Manager of Corporate Services be authorized to sign the agreement between the Regional District of Nanaimo and Windley Contracting Ltd. for the construction of an addition to the RDN Administration Building for a contract price of \$1,099,779.84 excluding GST.

A recorded vote was requested.

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

City of Parksville/RDN Water Supply Agreement.

MOVED Director Macdonald, SECONDED Director Rispin, that the Board direct staff to execute the City of Parksville/Regional District of Nanaimo Water Supply Agreement with the City of Parksville.

CARRIED

Community Bond Financing for D69 Multiplex.

MOVED Director Westbrook, SECONDED Director McLean, that a Steering Committee of District 69 Directors be established to investigate and report back to the Board on the implementation of Community Bonds as a means of financing the Arena Multiplex Facility within District 69.

CARRIED

Health Permit Appeal.

MOVED Director Stanhope, SECONDED Director Macdonald, that staff be directed to file a notice of appeal with the Environmental Appeal Board on the decision by the MoH to issue a permit to construct an on-site sewage disposal system on Lot 11, Plan 1964, DL 156, Nanoose District. The grounds of the appeal would be to support the decision that additional information was required on site stratigraphy and the ability of the soils to renovate the sewage prior to it reaching the groundwater wells in the water. The decision to issue this permit should be reversed until the required information is obtained and reviewed by the MoH.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Pump & Haul.

MOVED Director McNabb, SECONDED Director Westbrook, that the 5 lots referred to in Mr. Senini's delegation be included in the pump and haul function.

MOVED Director Stanhope, SECONDED Director Westbrook, that his item be referred back to Committee.

CARRIED

It was requested that the report include the timeframe for the change in the rules for pump and haul criteria, how pump and haul correlates to the Regional Growth Strategy and the current zoning on the 5 lots.

2003 Strategic Directions Review and Budget Direction – K. Daniels.

The Administrator outlined the upcoming dates for the Provisional Budget process.

IN CAMERA

MOVED Director Sherry, SECONDED Director Stanhope, that pursuant to Sections 242.2(1)(j) of the *Local Government Act* the Board proceed to an In Camera meeting to consider information which is prohibited from disclosure under Section 16(1)(c) of the *Freedom of Information and Protection of Privacy Act*.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 8:45 PM

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES



REGIONAL DISTRICT OF NANAIMO			
SEP 18 2002			
CHAIR	<input checked="" type="checkbox"/>	GMCrS	<input checked="" type="checkbox"/>
CAO	<input checked="" type="checkbox"/>	GMDS	<input type="checkbox"/>
CMrS	<input type="checkbox"/>	GMES	<input type="checkbox"/>
			Ref: 74108

September 16, 2002

George W. Holme, Chair, and Board
Regional District of Nanaimo
6300 Hamond Bay Rd
Nanaimo BC V9T 6N2

Dear Mr. Holme and Board:

The purpose of this letter is to advise you of a change to the way in which the Ministry manages provincial appointments to Boards of Variance.

A number of you have written expressing concern about the length of time it is taking to appoint provincial representatives to these Boards. From our perspective we are concerned that any appointments the Government makes reflect appropriate process and go to qualified individuals.

In order to achieve our mutual goal of timely appointments of appropriately qualified persons, I am asking that where local governments request the province to fill a position they also nominate two individuals for that position.

When you require the provincial government to make an appointment to a Board of Variance please advise us of the names of the two individuals you are nominating. This should be accompanied by a council resolution supporting the nominations, the process used by council to make its selection, and the resume of the individuals. This information should be sent directly to June Hicklin at the Ministry of Community, Aboriginal and Women's Services, Local Government Services and Infrastructure, PO Box 9490 Stn Prov Govt, Victoria BC V8W 9N7.

Sincerely,

George Abbott
Minister

RECEIVED

SEP 27 2002

REGIONAL DISTRICT
of NANAIMO

PARKSVILLE GOLDEN OLDIES SPORTS ASSOCIATION

P.O. BOX 957

PARKSVILLE, B.C.

V9P - 2S3

SEPT. 26, 2002

REGIONAL DISTRICT OF NANAIMO

6300 HAMMOND BAY RD.

NANAIMO, B.C.

V9T-6N2

Dear Sir or Madam:

ON BEHALF OF THE PARKSVILLE GOLDEN OLDIES SPORTS ASSOCIATION I WOULD LIKE TO EXPRESS OUR APPRECIATION FOR THE HEARING GRANTED TO OURSELVES AND THE PANTERS HOCKEY CLUB AT YOUR MEETING ON JULY 23RD.

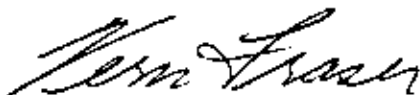
RECENTLY WE MET WITH THE STAFF OF THE ARENA AND RAVENSONG AQUATIC CENTRE AND AGREED WITH A FEE SCHEDULE PREPARED BY THEM. IT IS OUR UNDERSTANDING THAT THIS FEE SCHEDULE MEETS COST RECOVERY RATES AT BOTH RAVENSONG AND THE ARENA.

RATHER THAN TAKE UP THE COUNCIL'S TIME WITH A DELEGATION WE HAVE ELECTED TO PROVIDE THIS LETTER IN SUPPORT OF THE FEE SCHEDULE IN TABLE 1.

WE HOPE TO CONTINUE TO GROW THE PARTICIPATION OF SENIORS TO ENSURE REVENUE FROM SENIORS WILL CONTRIBUTE ADEQUATELY TO THE TARGETED RECOVERY RATES.

IN CLOSING, THANK YOU ONCE AGAIN FOR YOUR CONSIDERATION OF OUR PARTICIPATION IN THIS PROCESS.

YOURS TRULY



VERN FRASER

VICE PRES.

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QUALICUM BEACH RESIDENTS ASSOCIATION

Qualicum Beach, B.C.



REGIONAL DISTRICT OF NANAIMO		
OCT - 3 2002		
CHAIR	GMCrs	
CAO	GMDS	
GMCms	GMES	
Brd. Comm. ✓		

Oct 2/02

Regional District of Nanaimo Board
Regional District of Nanaimo
6300 Hammond Bay Rd.,
Nanaimo, BC
V9T 6N2

Members of the Board,

The Qualicum Beach Residents Association recently passed a resolution stating our support for reduced rates being offered to senior citizens over the age of 65 at all present and future sports and gymnastics venues and facilities.

Sincerely

Hans Kratz,
President

cc: Mayor Teunis Westbroek

hk/moh

RECEIVED
OCT 03 2002
REGIONAL DISTRICT
of NANAIMO

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18



REGIONAL DISTRICT OF NANAIMO			
SEP 30 2002			
CHAIR	<input checked="" type="checkbox"/>	GMCrs	<input checked="" type="checkbox"/>
CAO	<input checked="" type="checkbox"/>	GMDS	<input type="checkbox"/>
GMCrs	<input type="checkbox"/>	GMES	<input type="checkbox"/>
<i>Bed Comm.</i> <input checked="" type="checkbox"/>			

September 26, 2002

George Holme
Regional District of Nanaimo
6300 Hammond Bay Road,
Nanaimo, BC
V9T 6N2

Dear Chairperson:

Subject: CRTC Local Calling Area Expansion – Telecom Decision CRTC 2002-56

The purpose of this letter is to advise you that on September 12, 2002, the Canadian Radio-television and Telecommunications Commission (CRTC) issued a new framework for extending local calling areas (LCAs).

In this decision, the CRTC has established new guidelines that facilitate direct involvement by local and regional governments in deciding whether local calling areas can and should expand. The Commission has eliminated certain technical restrictions that previously limited the establishment of local calling areas.

Some of the highlights of the new criteria set out in the Decision are as follows:

- Elected local, municipal or regional government(s) can start the process of expanding the local calling area of their constituents by passing a motion to that effect and making a request to TELUS. The CRTC has recognized that local governments are well positioned to define the regions with which they have a community of interest.
- Distance between exchanges, which was previously limited to 65 kilometres (40 miles), is no longer a limiting factor.
- Opportunity for subscribers to vote - in exchanges where the proposed temporary surcharge for residential subscribers would be above one dollar per month, all residential telephone subscribers will be able to vote on any proposed local calling area expansion.

Key elements of the new framework that will affect the cost of expanded local calling areas are as follows:

- Local and regional government(s) requesting the expanded local calling area will be responsible for the cost of conducting subscriber votes/referendums.

- Local surcharges will be applied to customers in an amount that is equivalent to the forgone long distance revenues of all long distance service providers that operate in the region affected by the local calling expansion. The surcharges will be applied for a specific period. After that period, surcharges will be dropped from customer bills and the expanded local calling area will remain in place.
- The CRTC has asked interested parties to comment on the appropriate duration of the surcharge period. The CRTC's preliminary view is that a three-year period would be appropriate. This element of the decision is expected to be finalized by the CRTC in the near future after it considers the input from interested parties.

The process for creating an expanded LCA under the new framework is as follows:

- The process to expand a local calling area will be triggered by a request from a local, municipal or regional government to TELUS.
- TELUS will conduct an economic study to determine the estimated incremental operating costs of the LCA expansion, the amount of toll revenues that will be foregone by all service providers as a result of the LCA expansion, and the cost of any required subscriber plebiscite on the proposed expansion. It is important to note the CRTC concluded that the subscribers who stand to directly benefit from the LCA expansion should pay the surcharge associated with the recovery of foregone toll revenues.
- Based on the costs outlined in the economic study, the requesting government(s) would decide whether to proceed or not. If the local government(s) decide to go forward, TELUS would take the next step and file an application with the CRTC. Interested parties would then have an opportunity to comment.
- Any required subscriber referendum would be held following the CRTC's conditional approval of the proposal.
- The local calling area would be expanded if a simple majority of respondents in the subscriber referendum approve the plan.

TELUS has previously discussed and reviewed plans to expand local calling with local authorities in several regions within our operating territory in Alberta and British Columbia. Because the CRTC has specified new costs and pricing methodologies that must be considered, any pricing plan that TELUS may have previously quoted for local calling expansion plans is no longer valid.

TELUS expects that the local and regional government bodies involved in these earlier discussions will want revised quotations for the plans in their area. To be able to provide such updated quotes, TELUS will require input from other long distance suppliers regarding their current toll revenues so that these revenues may be included in the appropriate Local Calling Area surcharge. TELUS will be establishing new processes to address the gathering of this input and expects to be able to respond to requests for revised LCA quotations early in 2003.

In situations that would involve establishing a common local calling area among multiple local governments, TELUS respectfully requests that all local governments affected reach consensus among themselves prior to initiating the local calling expansion process established by the CRTC in this decision.

If you would like to review the CRTC Local Calling expansion decision in its entirety, please follow the following link to the CRTC's website.

<http://www.crtc.gc.ca/archive/ENG/Decisions/2002/dt2002-56.htm>

Should you require any clarification or need to discuss the new guidelines before proceeding, please feel free to contact myself at (604) 432-2730 al.litynsky@telus.com or Shari Hildebrandt at (604) 432-2993 shari.hildebrandt@telus.com.

Sincerely yours,



Al Litynsky
Senior Product Manager

TELUS Communications
11th floor, 3777 Kingsway,
Burnaby, B.C.
V5H 3Z7



REGIONAL DISTRICT OF NANAIMO			
SEP 30 2002			
CHAIR		GMCrs	
CAO		GMDS	
GMCrs		GMES	
Dad Comm.			✓

September 20, 2002

Please distribute to Heads and Members of Council, City/Town Managers, and Environmental Staff

Contribute to Clean Air for Healthy Communities

When we burn gasoline to drive our cars, natural gas to heat our homes, or coal to make electricity, we add pollutants to the air. Scientific studies have linked air pollutants with serious health effects. These can range from the exacerbation of asthma to chronic bronchitis to mortality from cardiovascular failure, particularly among the elderly, the young and those with related health conditions. In addition, the overall quality of life of all residents is severely affected during smog episodes.

There has been an increasing number of smog episodes contributing to the premature deaths of several thousand Canadians every year.

Actions need to be undertaken at all levels of government to contribute to cleaner air in our communities. Municipal governments have been active in reducing air pollution by increasing the energy efficiency of buildings and fleets and promoting public transit and alternative energy sources for power generation. However, more resources and leadership are needed.

The federal government has made commitments to reduce air pollution through a five-point program, which includes: reducing transboundary, transportation sector and major industrial emissions; advancing science; and engaging the public. Municipalities need to encourage the federal government to implement its commitment to clean air.

Strong leadership and appropriate resources are essential if we are to advance scientific knowledge of this important topic and if we are to engage the public. Commitments should include: more resources devoted to the science of how air pollution affects health; involvement of key stakeholders to help deliver and implement clean air strategies; and resources to develop municipal programming on clean air.

Municipalities should have a say in the federal government's clean air agenda. We therefore urge your council to pass the attached resolution and fax it back to FCM at: (613) 241-7440 before October 18, 2002.

For more information, please contact Paul Gregory, Project Officer, Partners for Climate Protection, 613-241-5221 ext. 291 or via e-mail at pgregory@fcm.ca

Yours sincerely,

Alderman John Schmal
President, Federation of Canadian Municipalities

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MODEL RESOLUTION

MUNICIPAL GOVERNMENTS URGE ACTION ON CLEAN AIR

WHEREAS a high quality of life depends on healthy and sustainable communities;

WHEREAS air pollution threatens quality of life;

WHEREAS exposure to today's concentrations of fine particulate matter, a major component of smog, increases the risk of premature death, asthma attacks, breathing difficulty, lung cancer and heart attacks;

WHEREAS thousands of Canadians die prematurely each year from air pollution;

WHEREAS health costs from air pollution reaches \$1 billion dollars annually in Ontario alone, according to the Ontario Medical Association;

WHEREAS Canadians need to be fully informed on the state of the air they breathe;

WHEREAS Canadians need to better understand options for cutting air pollution;

WHEREAS it is known that the pollution causing smog can contribute to climate change, and that taking action on clean air will also help protect the climate;

WHEREAS municipal governments must partner with federal and provincial/territorial governments to develop and implement programs and policies to improve air quality;

WHEREAS the 2001 Speech from Throne made clean air a priority for the Government of Canada;

WHEREAS more scientific research is needed to better understand the link between air pollution and health;

BE IT RESOLVED THAT _____ call on the Government of Canada to accelerate the delivery of its Clean Air Agenda and specifically focus on the need to: develop and implement a comprehensive Clean Air Action Plan that will:

- advance scientific understanding of the link between air pollution and health;
- provide financial resources to municipal governments for programs that cut smog and climate pollution;
- ensure Canadians have access to accurate information on the quality of their air and on action they can take to reduce their exposure and their emissions;
- ensure significant emission reductions from the transportation sector; and
- partner with provincial/territorial governments to encourage stronger pollution reduction standards for industry and the electric power generation sector; and

BE IT FURTHER RESOLVED THAT this resolution be communicated to our Member of Parliament, federal environment, health and finance ministers, provincial/territorial finance, health, environment and energy ministers, federal and provincial/territorial opposition leaders, community media and the Federation of Canadian Municipalities.

NAME ELECTED OFFICIAL

MUNICIPALITY

DATE

FAX BACK TO: (613) 241-7440 by October 18, 2002

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REGIONAL DISTRICT OF NANAIMO			
OCT - 1 2002			
CHAIR		GMCrs	
CAO		GMDS	
GMCms		GMES	
<i>Board</i> ✓			

MEMORANDUM

TO: Neil Connelly
General Manager, Community Services

DATE: October 1, 2002

FROM: Christina Thomas
Senior Planner, Community Services

FILE: 6780 30

SUBJECT: GROWTH MANAGEMENT PLAN REVIEW UPDATE
REGIONAL GROWTH STRATEGY BYLAW 1309
SUMMARY OF PROCEEDINGS OF PUBLIC HEARING

PURPOSE

To receive the Summary of Proceedings for the Public Hearing conducted about "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309" as the Report for the Public Hearing.

BACKGROUND

The RDN Board granted the Bylaw 1st and 2nd reading on August 13, 2002.

Notice of the public hearing for the Bylaw was published in local newspapers in accordance with the Local Government Act. In addition to the legal notification requirements, information about the Bylaw and the Notice of Public Hearing was mailed to members of the Project Mailing List on August 19th, and the Bylaw and Notice were made available on the RDN web site and at the RDN offices from August 14th onwards. Information sessions about the Bylaw were also conducted on September 11th and 12th from 3:00 PM to 7:30 PM to provide an additional opportunity for the public to obtain a copy of the Bylaw, and ask staff questions about the Bylaw.

Directors Holme, McNabb and Stanhope, as a delegation of the Board, conducted the first half of the public hearing for the Bylaw on Wednesday, September 11, 2002 at Qualicum Beach Civic Centre. Directors Holme and McNabb and Alternate Director Klee, as a delegation of the Board, conducted the second half of the public hearing for the Bylaw on Thursday, September 12, 2002 at Beban Park in Nanaimo. On September 11th there were approximately 25 people in attendance, and 8 people delivered verbal submissions. On September 12th there were 7 people in attendance, and 3 people delivered verbal submissions. Twenty-three written submissions to the public hearing about the Bylaw were received. A Summary of Proceedings of the public hearing, which includes a summary of the verbal submissions and complete copies of written submissions, is provided (see Attachment 1).

The Bylaw was formally referred by letter from RDN Chair, Director Holme, to the mayors of the RDN member municipalities and the chairs of the adjacent regional districts on September 13, 2002, for consideration of acceptance, in accordance with the Local Government Act. Each local government has a maximum of 120 days from receipt of the Bylaw to consider acceptance of the Bylaw and respond to the RDN. The RDN Board cannot adopt the Bylaw until each of the local governments has accepted the Bylaw by resolution. The jurisdictions were requested to provide a response to the referral by early October so that the RDN Board could consider adoption of the Bylaw in October. Copies of the Bylaw were informally referred to the staff at each jurisdiction on August 21st to help expedite the referral process. It is anticipated that all of the referral agencies will consider the Bylaw either during the last week of September or the first week of October, as outlined in the table below:

Local Government	Council or Board Meeting Bylaw 1309 Scheduled to be Considered
City of Nanaimo	Oct. 7
City of Parksville	Oct. 7
Town of Qualicum Beach	Oct. 7
Cowichan Valley RD	Oct. 9
Comox Strathcona RD	Sept. 30
Alberni Clayquot RD	Oct. 2

The Bylaw was also referred to Honourable George Abbott, the Minister of Community, Aboriginal and Women's Services, as required, on September 13, 2002. The Minister's acceptance of the Bylaw is not required.

ALTERNATIVES

1. To receive the Summary of Proceedings of the Public Hearing conducted for "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309".
2. To receive the Summary of Proceedings of the Public Hearing conducted for "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309" as the Report for the Public Hearing, and to provide direction to staff to bring forward changes to the Bylaw to address specific issues identified by the Board.

FINANCIAL IMPLICATIONS

The Community Services 2002 budget provides for the budgetary requirements to complete the project as outlined in the terms of reference for the project approved by the Board in January of 2001.

LEGAL IMPLICATIONS

All of the steps completed thus far in regard to "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309, 2002" are in compliance with the *Local Government Act* requirements for the consideration and adoption of a regional growth strategy bylaw. If the Board wished to make a change to the Bylaw at this point, it would need to repeal 1st and 2nd reading, make the change to the Bylaw, grant the changed Bylaw 1st and 2nd reading, advance it to public hearing, and refer it to the member municipalities and adjacent regional districts for acceptance. It would take a minimum of three or four months to complete this.

PUBLIC CONSULTATION IMPLICATIONS

The public hearing for the Bylaw was an opportunity for individuals to make their views known regarding the Bylaw prior to the RDN Board's consideration of the Bylaw for adoption. (It is one component of a comprehensive four-phase public consultation program conducted since January of 2001 that included newsletters, questionnaires, a public forum, and numerous public workshops). In staff's assessment, the results of the public hearing indicate that there is general support for the Bylaw. Some of the submissions to the public hearing indicate concern about the amendment of the Bylaw on August 13th regarding Block 564. It should be noted, however, that the August 13th amendment regarding Block 564 does not put the Board in a situation where it must approve a development application for the property, it only obligates the Board to consider an application to amend the Englishman River Official Community Plan and Zoning Bylaw No. 500 designations for the property in the form of an amendment application. If an amendment application is submitted to develop Block 564, the Board can require detailed information regarding the impact of the proposed development on ground and surface water quantity and quality.

drainage, adjacent Agriculture Land Reserve lands, access to surrounding lands, and any other applicable matter the Board is concerned about to use in its assessment of the application and application decision. The public would be provided an opportunity to review all of the development application materials and provide comments about the application for the Board to use in its decision about the application through public information meetings and a public hearing.

VOTING

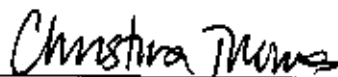
All Directors but Electoral Area B Director, one vote.

SUMMARY

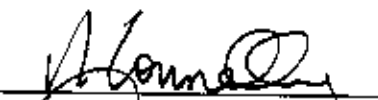
This report provides the Summary of Proceedings for the Public Hearing conducted about "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309" which form the Report of the Public Hearing. This report also describes the status of the fulfillment of the statutory requirements for the adoption of the Bylaw. The following statutory requirements to adopt the Bylaw have been completed: bylaw 1st and 2nd reading, public hearing, and referral of the Bylaw to the three adjacent regional districts and the three member municipalities. The final requirement, the consideration of Bylaw adoption, cannot be completed until the regional districts and member municipalities have formally accepted the Bylaw. It is anticipated that these local governments will accept the Bylaw during the last week of September or the first week of October, so the RDN Board may consider the adoption of the Bylaw in October. Staff recommend that the Board receive the Summary of Proceedings of the Public Hearing conducted for the Bylaw as the Report for the Public Hearing, and not direct staff to bring forward any further changes to the Bylaw.

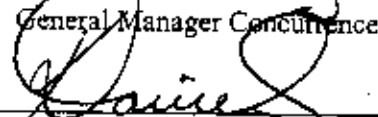
RECOMMENDATION

That the Summary of Proceedings of the Public Hearing conducted for "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309", as the Report for the Public Hearing, be received.



Report Writer


General Manager Concurrence


CAO Concurrence

ATTACHMENT 1

**SUMMARY OF PROCEEDINGS
FOR THE PUBLIC HEARING
HELD**

**WEDNESDAY, SEPTEMBER 11, 2002 AT 7:30 PM
IN THE QUALICUM BEACH CIVIC CENTRE
LOCATED AT QUALICUM BEACH, BC
AND
THURSDAY, SEPTEMBER 12, 2002, AT 7:30 PM
IN THE BEBAN PARK SOCIAL CENTRE
LOCATED AT NANAIMO, BC**

**TO CONSIDER
"REGIONAL DISTRICT OF NANAIMO
REGIONAL GROWTH STRATEGY BYLAW NO. 1309"**

September 11, 2002:

The Chair called the Hearing to order at 7:30 PM, welcomed those in attendance, introduced those present at the Head Table, and outlined the procedures for the Hearing.

The Public Hearing was co-chaired by Directors George Holme (Electoral Area E), Larry McNabb (City of Nanaimo), and Joe Stanhope (Electoral Area G), as a delegation of the RDN Board.

Other Board members in attendance at the Public Hearing were: Directors Jack McLean (Electoral Area F), Julia Macdonald (City of Parksville), Teunis Westbroek (Town of Qualicum Beach), and Loyd Sherry (City of Nanaimo).

RDN staff in attendance at the Public Hearing were: Neil Connelly (General Manager, Community Services), Christina Thomas (Senior Planner, Community Services) and Robert Lapham (General Manager, Development Services).

There were approximately 25 people in attendance in the audience.

The Senior Planner introduced Bylaw No. 1309.

The Chair called for submissions.

Adele McKillop, 368 McKinnon Street, Parksville stated that she is concerned about Policy 3A of the Bylaw as it relates to Block 564. Ms. McKillop stated that her family owns land adjacent to Block 564, that issues such as proximity to the Agriculture Land Reserve, Craig Creek, and drainage need to be addressed. Ms. McKillop stated that access to District Lot 45 should be improved in conjunction with

development of Block 564. Ms. McKillop requested the RDN Board and staff to consider the recommendations of other special studies that the RDN has completed, such as the Aggregates Study and the Large Land Holdings Study, in its assessment of development proposals.

Gordon Buckingham, 3370 Redden Road, Nanoose Bay stated that he is in favour of the Bylaw. Mr. Buckingham commended the RDN for its commitment to sustainable development and stated that the real test of commitment will be the implementation of the Bylaw. Mr. Buckingham indicated that he is concerned about fresh water supply and wastewater treatment, and that the costs of providing these services should not be passed onto future generations.

Helen Sims, 664 Johnstone Road, French Creek, stated that she represents the owners of three large parcels of land in Deep Bay. Ms. Sims stated that she had obtained a copy of a memorandum from Neil Connelly to Director Quittenton regarding the Regional Growth Strategy and the Deep Bay lands, and that the memorandum indicates a change to the Urban Containment Boundary could be considered in between reviews of the Regional Growth Strategy pursuant to specific criteria. Ms. Sims requested confirmation of the points in the memorandum, and suggested that the Bylaw include wording that confirms the statements in the memorandum. Ms. Sims stated that her client is proposing to develop half acre and 2 acre residential lots at Deep Bay, not a village centre.

William Cook, 865 Andreef Road, Qualicum Beach, stated that he is concerned that the Town of Qualicum Beach is going to incorporate his property and not include it inside the Urban Containment Boundary. Mr. Cook requested information regarding the criteria for moving the Urban Containment Boundary. Mr. Cook stated he is concerned about the impact of the construction of Rupert Road by the Town of Qualicum Beach on groundwater resource availability for his property.

Dennis Goldfuss, 875 Andreef Road, Qualicum Beach, stated that he is a neighbour of William Cook and concurs with William Cook's presentation. Mr. Goldfuss stated that he is concerned about the encroachment of urban development adjacent to his property, particularly as it relates to negative impacts on farm animals.

Reg Johanson, 1344 Madrona Drive, Nanoose Bay, stated that he is a director of the Northwest Nanoose Residents' Association. Mr. Johanson stated that the Association finds the Bylaw much improved, that the Bylaw includes a mixture of policy and implementation action, and that the shortening of the Bylaw and the improved clarity of the Bylaw should be applauded. Mr. Johanson requested clarification regarding the August decision to amend Policy 3A and the land use designation of Block 564 in the Bylaw.

Michael Rosen, 2429 Marine Drive, West Vancouver, stated that he represents Texada Land Corporation, the owners of Block 564, and that the owners fully support the Bylaw and appreciate the change the Board made to the Bylaw in August. Mr. Rosen stated that the change was necessary, otherwise Texada Land Corporation would not be able to submit an application to change the official community plan or zoning bylaw designation for Block 564. Mr. Rosen stated that the change to Bylaw 1309 only provides an opportunity for an application to be formally submitted to amend the official community plan and zoning bylaw designations for Block 564, and does not indicate that the RDN Board approves of the owner's preliminary proposal for the land. Mr. Rosen stated that the owners are aware that issues including water supply, groundwater, method of sewage disposal, and stormwater management need to be addressed in an a formal application to develop Block 564, and that the company fully intends to address these issues in its formal application. Mr. Rosen stated that the company looks forward to discussing with the public in more detail the proposal and how the issues will be addressed as a part of a formal application.

Wendy Maurer, 103-663 Beach Road, Qualicum Beach, stated that she was speaking as the Manager of the Qualicum Beach Chamber of Commerce and not on behalf of the Board for the Qualicum Beach Chamber of Commerce. Ms. Maurer stated that she did not receive notification about the public hearing or the Bylaw. Ms. Maurer stated that she supports Policies 6A and 6B of the Bylaw and that economic development should be done on a regional basis. Ms. Maurer requested clarification regarding why Policy 6A states that the RDN will engage in economic development programs "to the extent permitted in existing programs and budgets," and stated that the wording might inappropriately limit the RDN's role in economic development.

The Chair called for further submissions a first time.

The Chair called for submissions a second time.

The Chair called for submissions a third time.

There being no further submissions, at 8:05 PM the Chair adjourned the Hearing until 7:30 PM, September 12, 2002 at Beban Park in Nanaimo.

September 12, 2002

The Chair reconvened the Hearing at 7:30 PM, welcomed those in attendance, introduced those present at the Head Table, and outlined the procedures for the Hearing.

The Public Hearing was co-chaired by Directors George Holme (Electoral Area E), Larry McNabb (City of Nanaimo), and Alternate Director Mabel Klee (Electoral Area G), as a delegation of the RDN Board.

Other Board members in attendance at the Public Hearing were: Directors Jack McLean (Electoral Area F), Elaine Hamilton (Electoral Area C), and Loyd Sherry (City of Nanaimo).

RDN staff in attendance at the Public Hearing were: Neil Connelly (General Manager, Community Services) and Christina Thomas (Senior Planner, Community Services).

There were 7 people in attendance in the audience.

The Senior Planner introduced Bylaw No. 1309.

The Chair called for submissions.

Richard Stuckenberg, I-Land Professional Property Services Inc, 5191 Cathedral Crescent, Nanaimo, stated that he was speaking on behalf of property owners at 5701 and 5600 Vanderneuk Road in Nanaimo. Mr. Stuckenberg stated that the properties are located between Lost Lake Road and Sunshine Ridge, presently zoned RS1 and A3, and located outside the Urban Containment Boundary. Mr. Stuckenberg requested that the Urban Containment Boundary be moved to include the properties so that a mixed housing development of 6.9 units per hectare could be developed on the properties. Mr. Stuckenberg stated that parkland would be dedicated as a part of the development, and that the development would be in accordance with the City's new steep slope development guidelines.

Eric Smith, 2420 Nanoose Road, Nanoose Bay, stated that he was speaking on behalf of the Nanoose Property Owners and Residents Association. Mr. Smith stated that he is concerned that the RDN Board is not following the process required by the Local Government Act for the consideration of the Bylaw, given its decision on August 13th to repeal the first and second reading granted the Bylaw on July 9th.

amend the Bylaw, and to grant the amended Bylaw 1st and 2nd reading. Mr. Smith requested the Board to rescind the 1st and 2nd reading it granted the Bylaw on August 13th, and provide the public with an opportunity to comment on the Bylaw before these readings are granted.

Charles Brucker, 2780 Powderpoint Road, Nanoose Bay stated that he had requested that the regional growth strategy be changed to support the provision of community water and community sewer services to his property so that the property could be subdivided into four parcels. Mr. Brucker stated that he believes it is unfair to change the regional growth strategy to enable the consideration of an application to develop Block 564 given that other smaller properties in the region, such as his property, cannot be subdivided. Mr. Brucker stated that the subdivision of his property would be more appropriate than the development of Block 564. Mr. Brucker stated that he is concerned about the provision of affordable housing.

The Senior Planner stated that written comments about the Bylaw had been received from the following people or organizations (*listed in the order received*):

1. Northwest Nanoose Residents Association (Ross Peterson, President)
2. Charles and Virginia Brucker, 2780 Powder Point Road, Nanoose Bay
3. Deep Bay RV Park (Gordon Webb)
4. Gordon Buckingham, 3370 Redden Road, Nanoose Bay
5. Ridgeview Nu Homes Ltd. General Contractors (L.H. Roi)
6. Fern Road Consulting (Helen MacPhail Sims)
7. Oceanside Development and Construction Association (Rob Hill, President, Ken Kyler, RDN Committee, Helen Sims, RDN Committee, David Wallace, RDN Committee)
8. Texada Land Corporation (Jerry Bordian)
9. The Nature Trust of British Columbia (Tom Lester, Executive Director)
10. Land and Water British Columbia (Mark Hallam, Regional Manager, Vancouver Island Region, Development and Marketing Division)
11. Ann Jaeckel (Site 156, C6, Bowser)
12. Hans Heringa, P.Eng. (Hans Heringa)
13. Rascal Trucking Limited (Hans Heringa)
14. H & F Ventures Ltd. (Hans Heringa)
15. Timberwest (Steven Kosa, Manager, Operating Properties)
16. Deep Bay Planning and Environmental Association (Greta Taylor)
17. V.Chengrans (Site 160, C4, RR1, Bowser)
18. Hans Heringa, P.Eng (Hans Heringa)
19. Mapleguard Ratepayers' Association (Dianne Eddy)
20. George Tinga (RR1, S 160, C52, Bowser)
21. Hans Heringa, P.Eng (Hans Heringa)
22. I-Land Professional Property Services (Richard Stuckenberg)
23. Nanoose Property Owners and Residents Association (Eric Smith)

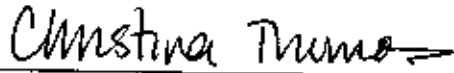
These written submissions are provided in Appendix A of the Summary of Proceedings of the Public Hearing.

The Chair called for further submissions for a first time.

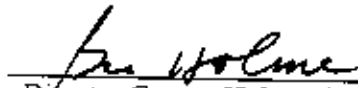
The Chair called for further submissions for second time.

The Chair called for further submissions for a third and final time.

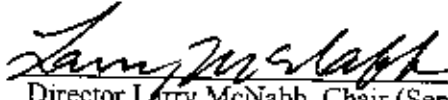
There being no further submissions, the Chair adjourned the Hearing at 8:00 PM.



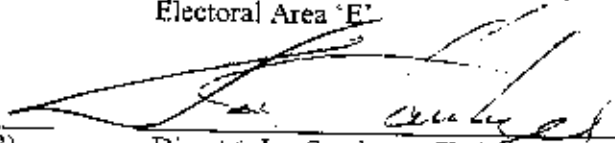
Christina Thomas, Senior Planner
Recording Secretary



Director George Holme, Chair (Sept. 11 & 12)
Electoral Area 'E'



Director Larry McNabb, Chair (Sept. 11 & 12)
City of Nanaimo



Director Joe Stanhope, Chair (Sept. 11)
Electoral Area G



Alternate Director Mable Klee, Chair (Sept. 12)
Electoral Area G

APPENDIX A
 WRITTEN SUBMISSIONS TO PUBLIC HEARING ON
 REGIONAL DISTRICT OF NANAIMO REGIONAL GROWTH STRATEGY BYLAW NO. 1309



REGIONAL DISTRICT OF NANAIMO	
SEP - 9 2002	
CHAIR	GMCS
CAO	GMDS
GMCS	GMES

Std

Northwest Nanoose Residents Association
 P.O. Box 216 . Nanoose Bay, B.C. V9P 9J9

9 September 2002

Regional District of Nanaimo Board
 Regional District of Nanaimo
 6300 Hammond Bay Road
 Nanaimo, BC V9T 6N2

Members of the Board;

RE: REGIONAL GROWTH STRATEGY BYLAW NO 1309

In reference to the call for written comments on Bylaw No 1309 in the Notice of Public Hearing of 19 August 2002, please find below a comment and related question from the Northwest Nanoose Residents Association. Please note that the Association finds the new Regional Growth Strategy a much improved policy document though it is still a mixture of policy statements and specific implementation statements. The shortening in length and the clarity of objectives are to be applauded. Nevertheless there is a serious issue of concern to which we would like a response from the Board.

The Board saw fit to amend the Bylaw on August 13th to make allowance for the Texada Land Corporation Block 564 Development Proposal. It is clear from the RDN staff report 6780 30 RGS that this proposal does not meet the policy requirements of the Regional Growth Strategy in several important instances and yet allowances were made to permit these exceptions, not only by amending Policy 3A but by already reclassifying Block 564 from Resource Lands and Open Spaces to Rural Residential¹. This approach seems premature given that the proposal has yet to proceed to official consideration or public consultation at either the Englishman River Official Community Plan or zoning regulation levels. While the amendment of Policy 3A is contingent on the amendment of the OCP to accommodate the specific proposal made, the reclassification would seem to hold whether or not the project proceeds and so has wider implications for the future of Block 564. Also while the Large Land Holding Study methodology has been followed for the review of the Texada proposal, this does not obviate the need for either insisting on

¹ It is noted that the amendment did not receive the support of 5 out of 13 Directors.

Preserve ... the quiet, clean and peaceful atmosphere of our neighbourhood

the meeting of agreed policies or the need for public consultation to consider making an exception to them.

Our question is thus: under what criteria did the RDN Board decide that this Texada proposal warranted a case-specific amendment to the RGS and, by so doing, contravened the policy provisions it had already adopted? What does this imply for further such proposals once the Bylaw is officially adopted? What is the use of having publicly accepted policy directions if the RDN can override them in such a manner?

Sincerely,



Ross Peterson
President

2780 Powder Point Road
Nanoose Bay, BC
V8P 9E9
September 11, 2002

Mr. K. Daniels and RDN Staff
The Regional District of Nanaimo
8300 Hammond Bay Rd.
Nanaimo, BC
V8T 6N2

Dear Mr. Daniels and RDN Staff,

We have submitted our suggestions to the process for suggesting changes to the growth Management Plan Review as well as our response to the longer document itself, the Growth Management Plan. We have attended several meetings and written many letters. Thank you for providing this opportunity to present our viewpoint yet again.

We would like to continue our earlier quest for answers to our exclusion from the proposed sewer plans in our area as well as our concerns for the future of our property located at 2780 Powder Point Road. We would like to re-iterate our position on including our property on both, and to express our hopes that when sewer reaches our area, that we be allowed to subdivide four smaller lots.

We have repeatedly been told that our property is to be excluded from future sewer plans because you do not wish us to subdivide. When we met with you and Mr. Lapham, you told us that it is the mandate of the RDN to "preserve green space." Yet last spring, the RDN supported a plan to exchange Crown Lands with Fairwinds and allow the subdivision of 170 acres of this Crown Land into small lots.

The news we have read about the proposed subdivision now being discussed for property along the Englishman River leads us to question the fairness of your decision. Why is it that you will consider a project like this while you prevent in-fill proposals such as ours? The use of land in that area is an ecologically-sensitive issue for many residents in this area. Our own modest subdivision proposal is far less likely to impact issues such as the watershed. We would like you to revisit your decision regarding our property as well as that of other residents in similar positions.

There are a few of us in Nanoose who own small pieces of acreage that should be included in future plans for subdividing. After an informal discussion with NPCRA, we estimate that there are perhaps 12 of us, who wish to subdivide perhaps 40 lots. Our proposals are far less likely to affect green space than the proposed changes in Fairwinds and the Englishman River area that you have been in favour of recently. The roads are in place, the services at hand or in the case of sewer, in the plans. This "in-fill" of existing property in Nanoose can hardly be considered "urban sprawl."

In an attempt to prevent possible subdivision of our property, the RDN has excluded us from the proposed sewer plans. When we bought our property, we were told that if we could prove perc, it would be subdividable. I visited the RDN office three years ago and was shown a plan and told that we were to be the last house included on our street. We didn't pursue subdividing at the time, or become involved in the OCP, because we believed that at a future date, we would be able to subdivide and enjoy the same standard of usage as our neighbours on Powder Point, Ashcroft and the rest of the Garry Oaks subdivision. It was not until we heard about the proposed by-law change and visited your offices that we realized your sewer plans and future development plans for our property had changed.

We cannot help but feel that there is one set of rules for large developers and another for those of us who have lived here for many years, contributing in many ways to our community. We cannot understand why you are willing to open up the OCP and Growth Management Plan at the request of large developers, but have failed to respond to our own modest requests. Once again, we would like to assert our belief that those of us who live either next to, or across the street from, existing subdivisions should be treated more fairly and be allowed to "fill in" those few areas with additional residential lots.

The addition of perhaps four more lots on our street is not "urban sprawl." We hope you have driven by our home. If so, you will have seen that we are in close proximity to the two Ozero farms, which are designated ALR, and offer lots of green space. Directly behind 2780 Powder Point, there is a very steep embankment, which makes it impossible to build on, and offers more green space. Jack Bagley Park and the many farms along Stewart and Northwest Bay Rd. provide even more green space. Our smallish property, located across the street from two properties with a combined total of over one hundred acres of ALR land, cannot in our view, be considered necessary to the RDN's plans for "green space" in Nanoose.

There is a larger, but very important, issue to be considered as well. If you limit future lots to the Fairwinds area only, you are preventing a balanced economic housing plan. You may respond that the Red Gap has inexpensive lots—as you know, there are very few left available in the Red Gap area. The lots in Fairwinds are some of the most expensive on all of Vancouver Island. Most of them are in the \$150-200,000 range and many require an additional \$50,000 in blasting costs. The homes themselves must be built to a very expensive standard to conform to Fairwinds' requirements.

Our proposed lots on the property located at 2780 Powder Point are flat, easy to build on, and in an area of far more modest homes, well within the reach of young families. Is it the RDN's intention to create a "gated type" of community in Nanoose that appeals only to the wealthy? In order to have a "vibrant mix" as suggested in your Growth Management Plan, it is important that young families also be able to purchase homes in the Nanoose area.

You have asserted that it is the RDN's intention to provide services in the most economical manner. By including us on the proposed sewer plan and allowing us to subdivide, we would, over a 20 year period, be contributing to the cost of the sewer line in a significant way. The additional taxes payable on four extra lots also add up to a significant amount over time.

As you know, municipalities, our province, and our country are facing increasing financial challenges. The additional lots we hope to develop would generate taxes which would benefit our community as a whole. A reasonable estimate based on current prices indicates our additional lots with average homes would generate approximate \$1500 each in property taxes. Over a period of ten years, that is \$90,000. It makes financial sense that our "blackberry patch" be put to better use, both in terms of providing homes for families, and in terms of contributing economically to our community and our province.

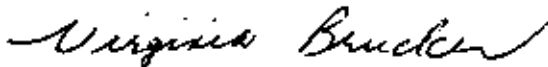
We are anxious to hear your response to the above concerns and look forward to your response.

Sincerely,

Charles Brucker



Virginia Brucker



Copies to:

Heien Sim & Associates
Nanoose Property Owners Association
Mr. G.W. Holme
All of the RDN Directors

DEEP BAY RV PARK
P.L. 1, 8-180, 0-20
DOWNS, B.C., CANADA V0S 1S0
(250) 267-4200

2002-09-11.

Dear Sir/Madam:

Re: By-law NO. 1309. Public Hearing - Qualicum Beach
Civic Centre.

My properties are located in the How Hill-Deep Bay Electoral Area H. I own the Deep Bay Auto Court and Fishing Camp Rtd. (Deep Bay RV Park) on lot 1, P. 45313, D.L. 27 and lots 2, 3, 4, P. 7560, D.L. 27.

I would like to see the Deep Bay Spit and adjacent lands placed in an Urban Area to facilitate future growth and to address the present concerns of sewage disposal. In my opinion, the area lots on Deep Bay Spit, the expanding moorage facilities in Deep Bay are on a collision course with the expanding shellfish industry. In a short, I feel that this area needs to be cleaned up and this clean up could be accomplished with a community driven system.

Yours truly,
Gordon Webb.
Gordon Webb.

**Submission to the RDN hearing on Bylaw 1309 --
Regional Growth Strategy**

Good Evening, Mister Chairman and Members of the RDN Board,
My name is Gordon Buckingham. I am a resident of Area 'E' and I would like to speak briefly in favour of Bylaw No 1309 on Regional Growth Strategy and raise a question on one issue.

I am a retired person, but I have returned to University and my course of studies has raised my awareness regarding 'Sustainable Development'. I wish to congratulate those who drafted and approved the text of this Bylaw for including a commitment to establish "a vision to preserve and enhance the quality of urban and rural life, protect the environment, encourage quality residential development, encourage a strong and sustainable economy, contain urban development, and provide for efficient, state-of-the-art servicing in the region."

These are most worthy and appropriate elements of the Regional Growth Strategy and they appear to be backed up by goals and guidelines. However, the real test will be how these are to be implemented.

I am concerned about the difference between the intent of these goals and guidelines and the actual implementation of development projects. Specifically, I question what assurances there are to guarantee sufficient capacity of the freshwater supply and waste-water treatment for future development, whether in the Church Road industrial area or in the proposed residential development of DL 546 on the Englishman River.

New development is required in order to ensure a sustainable economy; however, the cost of providing sufficient freshwater and adequate waste-water treatment plants should not be passed on to future generations. Furthermore, caution must be exercised to ensure that proposed servicing does not adversely affect existing supplies of surface and groundwater.

The appropriate words are all contained in the Bylaw; however, there must be some way of ensuring that the spirit of these words is actually carried out, when the Board decides to approve the servicing for new developments. Otherwise, these well-intentioned ideals will not be worth the paper they are written on.

Therefore, I ask the Board Members to ensure that every proposal for Growth really addresses the issue of Sustainability with a realistic and pragmatic plan of how to protect the supply of surface and groundwater for future generations.

11 September 2002

PAGE
14



RIDGEVIEW NU HOMES LTD. GENERAL CONTRACTORS

3103 A Van Horne Rd. Qualicum Beach, BC V9K 2E2

March 25, 2002

To The R.D.N. of Nanaimo
6300 Hammond Bay Rd.
Nanaimo, B.C. V9T 6N2

Dear:- Sir or Madam.

Upon reviewing the Electoral Area "F" Zoning & Subdivision Bylaw No. 1285, 2002
We are very **FRUSTRATED** that this thing is being going on for so long & wasting our time,
Why can't you listen to the people of the area & give them more of what they want!!!

Our problem is :- C-3- Commercial -3-Section 4.10

Permitted Principal uses

- f) Product Assembly (should also say) (inside & or outside of building)
- x) Manufacturing
- y) Warehousing / Wholesaleing

Also the Maximum Building & Structure Should be 15 metres not 10 metres

Thank You for your consideration.

Yours truly

COPY PAGE



Fern Road Consulting Ltd.

Our File: 99-28-S

2002-09-10

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

Attention: RDN Board, Chair and Members

Re: Regional Growth Strategy/Deep Bay Development Proposal

We have met with Director Quittenton to express our concerns regarding the perceived lack of opportunities within the Regional Growth Strategy (RGS) for the consideration of changes in use if land is released from the ALR. However, a memo from Neil Connelly to Director Quittenton, who was also concerned with the same, indicates that changes can take place, if the proposal meets certain criteria. These criteria are in keeping with what one would normally consider in requesting a change in use for a particular piece of property.

This is fair in that, if the Board through the RGS has taken the position of forwarding all ALR applications to the ALC, there should be a mechanism in place to consider a change in use, if the properties are excluded from the ALR.

Our fear was that with a newly adopted RGS, there would be a great reluctance on part of staff and the Board to consider amendments to it before its next review, notwithstanding the merits and support for a particular proposal.

We would take greater comfort with a statement in the RGS regarding such an opportunity and do not believe this would be a substantive change to the RGS, but more a recognition of an existing process as noted in Mr. Connelly's letter to Director Quittenton. However, we leave this to Board's discretion if such is necessary. We would however appreciate confirmation of the points contained in Mr. Connelly's letter from the Board.

As a point of clarification, with respect to our clients potential development proposal, we would like to clearly state that if and when we do come forward with a proposal, we would not be seeking the development of a Village Centre. A Village Centre entails a mix of residential, commercial, and retail uses. Our clients only wish to have a residential development with ½ acre lots on Lot A and 5 acre lots on Lot B as a minimum, along with the dedication of parks and protection of sensitive ecosystems and aquifer.

Thank you for your consideration.

Yours truly,


Helen MacPhail Sims
EMS/fb

c.c. Kelly Daniels, CAO, RDN



MEMORANDUM

TO: Director Dick Quittenton
Electoral Area H

DATE: September 3, 2002

FROM: Neil Connelly
General Manager, Community Services

FILE: 6780 30

SUBJECT: REGIONAL GROWTH STRATEGY / DEEP BAY DEVELOPMENT PROPOSAL

In response to your August 23, 2002 letter to Director Holme regarding whether the Urban Containment Boundary could be amended prior to the next scheduled review of the Regional Growth Strategy to enable the development of a Village Centre in Deep Bay if the Land Reserve Commission approves the exclusion of the land from the Agriculture Land Reserve, I can provide the following information:

- The Urban Containment and Fringe Area Management Implementation Agreement applies to both electoral areas and member municipalities.
- The Agreement provides the Board the ability to consider and approve changes to the Urban Containment Boundary in between reviews of the Regional Growth Strategy, and establishes the criteria for such decisions.
- The criteria established by the Agreement for changes to the Urban Containment Boundary are as follows:
 - is required to meet documented community needs which cannot be met on other lands inside the Urban Containment Boundary;
 - can be serviced in a cost effective manner with reference to plans and capital programs for municipal and regional district provided services;
 - is not in the ALR or FLR;
 - will not lead to adverse changes to the health and ongoing viability of sensitive ecosystems and will be subject to conditions to ensure this; and
 - will not lead to adverse changes to the resource productivity of adjacent lands and will be subject to conditions to ensure this.
- The lands subject to the Deep Bay development proposal are presently within the ALR. Should the Land Reserve Commission approve the exclusion of these lands from the ALR, the Deep Bay development proponents could submit a proposal to the RDN that demonstrates how it addresses the remaining criteria described above. The proposal, which would take the form of an amendment to the Deep Bay Official Community Plan, would be considered according to the process laid out in the Agreement. The review process would be designed to include the appropriate levels of public consultation. If the development proposal and OCP amendment are favourably received by all parties (Board and member municipalities) a concurrent amendment to the Regional Growth Strategy would be undertaken.

Please contact me at 954-3796 if you have any further questions about the Regional Growth Strategy.

cc. RDN Board, Chair and Members
Kelly Demick, CAO, RDN

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40



Oceanside Development & Construction Association
P.O. Box 616, Parksville, BC V9P 2G7
E-mail: odca@island.net

September 11, 2002

Board of Directors
Regional District of Nanaimo
P.O. Box 40
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

Dear Regional Board of Directors,

The Oceanside Development & Construction Association represents over 60 businesses working in the development and construction industry in the Oceanside area. Our RDN Liaison Committee has closely monitored the Growth Management Plan Review process, and we wish to make the following observations and recommendations.

1. The streamlining of the goals and objectives is a good first step, which our Association supports.
2. ODCA supports the decision to pass the responsibility of ALR exclusions to the Land Commission. However, if land is excluded, there should be a process in place to address possible development.

Recommendation: a process as outlined in Neil Connelly's memo dated September 3, 2002 to Director Quittance, be adopted for any land that is excluded from the ALR.

3. There are several areas in the Regional District which were developed into residential communities during the 1960's and 1970's into typically 1/4 to 1/3 acre lots. Although these areas are not intended to be within the Urban Containment Boundaries, they are existing historic nodes, which will be fully serviced in the future. The proposal to rezone these communities to one hectare when fully serviced is contrary to good planning principles. Minor infill of underdeveloped properties in a manner consistent with the character of the existing community should be encouraged to assist in the construction of sewage infrastructures. The ODCA has stated in several letters to the Board and at public hearings that we are strongly opposed to rezoning these communities to one hectare.

Recommendation: recognize historic communities and designate these areas as "Present Status Lands", to allow minor infill of underdeveloped parcels in accordance with the

existing zoning and in a manner consistent with the character of the existing communities.

4. ODCA is very concerned that the projections for housing types are weighted far too heavily in favour of condominiums and apartments. Respondents to a Chamber of Commerce poll of families moving to the Parksville - Qualicum area show approximately 76% desire single-family homes, 18% desire condominiums, and 6% desire apartments. Lands presently designated for single-family housing may be quickly consumed. The result will be an increased demand for single family housing in the rural areas (since it will not be available in the nodal areas) which is a contradiction to the goal of controlling urban sprawl. Otherwise, potential new residents will simply move to another area seriously impacting the economic base of our communities.

Recommendation: delete the hard and fast Urban Containment Boundaries from the GMP. Permit the OCP's to develop containment boundaries with the flexibility to adjust for the demand of the various housing types.

5. Staff has stated that one of the features of urban containment boundaries is to "guarantee the investment of landowners" within the boundaries. However those residents outside the boundaries have also, in all good faith, invested in their properties, and are now subjected to possible undermining of their investments. Investment capital is a very fluid commodity that will quickly move to other jurisdictions when investment opportunities are politically undermined. The credibility of local government is questioned, future investment is usually very slow to reappear, and the economy of the area suffers. Blanket down zoning undermines people's investments, goals, dreams and confidence, and is a major erosion of the credibility of the RDN planning process.

Recommendation: down zoning should be avoided unless a public interest, which clearly outweighs individual rights and investment, is identified.

6. The new economic reality in British Columbia and Canada is that governments must become more efficient and streamlined to make efficient use of available taxes. Provincial grant monies for this type of document and review may not be available in the future.

Recommendation: streamline the GMP into a concept document of principles, goals and objectives. Develop detailed planning and containment boundaries in the Official Community Plans.



7. The GMP designates several village nodes, such as Hilliers, Errington, Coombs, Bowser, Qualicum Bay and Dunsmuir. There appears to be little consideration of how these areas could possibly develop, since a node must be fully serviced before it can evolve with the housing types and densities envisioned. Without the provision for a major residential development in these

areas, the high costs of bringing sewer to these remote areas may preclude them from ever developing into functional nodes.

Recommendation: if it is the intention to develop these areas into functional nodes, consider the opportunity to have a major residential development as part of these areas to provide the required capital for services. Again, this can only happen if the GMP has flexible containment boundaries to permit the local OCP to consider such a development.

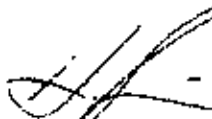
In summary, the members of the Oceanside Development & Construction Association are a key component to the economic prosperity of our area. We do not support the concepts of hard and fast containment boundaries in the GMP, nor the down zoning of lands, which undermines investments. We would encourage the Board to re-examine the GMP for a more flexible document of principles, goals and objectives which permits the flexibility to capitalize on opportunities while protecting the environment and the investment of our residents.

Yours truly,

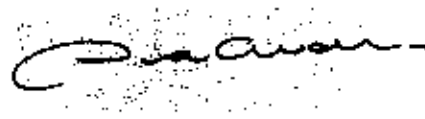


Rob Hill
President

Ken Kyler
RDN Committee



Helen Sims
RDN Committee



David Wallace
RDN Committee



TEXADA LAND CORPORATION

11th Floor, 938 Howe Street, Vancouver, B.C. V6Z 1N9
Telephone: (604) 331-6018 • Facsimile: (604) 331-6048

September 9, 2002

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

Attention: Members of the Regional Board

Dear Board Members:

Re: Regional Growth Strategy Bylaw No. 1309, 2002
Block 564 (Englishman River)

Texada Land Corporation is supportive of Bylaw No. 1309, 2002 and would like to extend its appreciation to the Board for incorporating a policy statement within the Regional Growth Strategy pertaining to Block 564 (Englishman River). Clearly the central focus of our proposal for Block 564 is to provide an opportunity for the Regional District or some other organization such as the Nature Trust to gain ownership and control over the Englishman River Valley. In exchange for offering this amenity, we are seeking the ability to develop the property for a rural recreational community. A copy of our submission that we presented to the Committee of the Whole on 23 July 2002 is attached.

We recognize that this is a complicated project involving a number of complex issues, including protection of water quality, disposal of sewage, supply of water, etc. While we would expect to address these issues as part of an OCP and Zoning Bylaw amendment process, we have had our engineers, EBA Engineering Consultants Ltd. prepare a preliminary report entitled *Hydrogeological Assessment for Proposed Subdivision* dated 23 July 2002. The report concluded that the development of septic systems for the proposed development is not anticipated to detrimentally effect water quality in the Englishman River.

Adoption of Bylaw 1309 is essential for our project to move forward. While it is recognized that in adopting Bylaw 1309, the Board is not approving our development proposal, it is critical that the Bylaw be adopted in order to create the opportunity for an Official Community Plan and Zoning Bylaw amendment application to be submitted. Once an application is submitted, we intend to engage in consultation with all the various stakeholders to address the variety of issues.

In reviewing the second bullet point in Policy 3A, we respectfully request that the following words in bold:

"that the lands comprising the Englishman River Valley and a greenway corridor or other areas are dedicated to the RDN"

be replaced with the following alternative wording in bold:

"that the lands comprising the Englishmen River Valley and a greenway corridor or other areas are dedicated as park land to be held in the public domain".

The purpose of this requested change is twofold, briefly described as follows:

- to make it clear that the lands in question will be held in the public domain as park land; and
- to enable conservation groups such as the Natures Trust to become involved in the land transfer.

We believe that this minor wording change does not alter the substance of the policy, but rather strengthens its intent.

Thank you for providing us the opportunity to speak on this matter. We look forward to submitting our application to the Regional District in the near future.

Yours truly,



Jerry Bordian
Terada Land Corporation

Cc: Kelly Daniels – Chief Administrative Officer
Bob Lapham – General Manager / Development Services
Michael Rosen – Planning Consultant

Attachments:

- 1) *Submission to Committee of the Whole – July 23, 2002*
- 2) *Hydrogeological Assessment for Proposed Subdivision – EBA Engineering Consultants Ltd. - July 23, 2002*



TEXADA LAND CORPORATION

11th Floor, 938 Howe Street, Vancouver, B.C. V6Z 1N9
Telephone: (604) 331-6018 • Facsimile: (604) 331-6048
July 15, 2002

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

Attention: Members of the Regional Board

Dear Board Members:

Re: Delegation – Committee of the Whole (July 23, 2002)
Summary of Preliminary Concept Plan – Block 564 (Englishman River)

Thank you for providing us with the opportunity to appear as a delegation at the Committee of the Whole meeting on 23 July 2002. We know that there is not much time for the presentation and follow up discussion, so we have prepared the attached material for Board members to review in advance of the meeting.

Board members may be aware that we met with Director Joe Stanhope, Mr. Kelly Daniels, and Mr. Bob Lapham on 4 July 2002. The meeting was very productive as it provided us with additional insight on the various issues related to our land holdings.

Clearly the central focus of our proposal is to provide an opportunity for the Regional District or some other organization such as the Nature Trust to gain ownership and control over the Englishman River Valley. In exchange for offering this amenity, we are seeking the ability to develop the property for a rural recreational community.

We recognize that this is a complicated project involving a number of complex issues, one of them being sewage disposal. At the meeting we intend to present a report from our soil engineer that will speak to this issue particularly in relation to the Englishman River.

To advance our proposal further, it is important that we gain an understanding that the Regional District is clearly interested in pursuing the process. On this basis, we respectfully request that the Regional Board instruct staff to work with us in an attempt to shape the project such that it satisfies the interests of both the Regional District and ourselves.

We look forward to meeting with Board members on July 23rd.

Yours truly,
TEXADA LAND CORPORATION


Jerry Bordian

cc: Kelly Daniels – Chief Administrative Officer
Bob Lapham – General Manager / Development Services
Michael Rosen – Planning Consultant

PRESENTATION

to

REGIONAL DISTRICT OF NANAIMO

Committee of the Whole

Block 564

Englishman River: A Rural Residential Community

Presented by:

Texada Land Corporation

July 23, 2002

ENGLISHMEN RIVER: A RURAL RECREATIONAL COMMUNITY

Vision: To create a rural community that has the open spaces of the Englishmen River Valley at its central unifying feature.

Principles:

- Preserve and protect the Englishmen River Valley
- Utilize the natural environment as the recreational focus of the community
- Provide greenway connections to the river valley
- Retain the rural character of the area
- Avoid low density urban development
- Create a unique recreational community through comprehensive planning
- Provide for a variety of lot sizes to meet market demand
- Minimize the need for local government services
- Utilize the existing road network where possible
- Provide buffers along the edges of the property that abut existing lots

Development Objectives:

- Seek to find a balance of community and developer interests
- Create a development plan that will be marketable, bankable, and approvable
- Be positioned in the marketplace so that all the lots can be sold in a short time frame, that being 6-12 months
- Avoid strata subdivision where possible

Highlights of the Concept Plan:

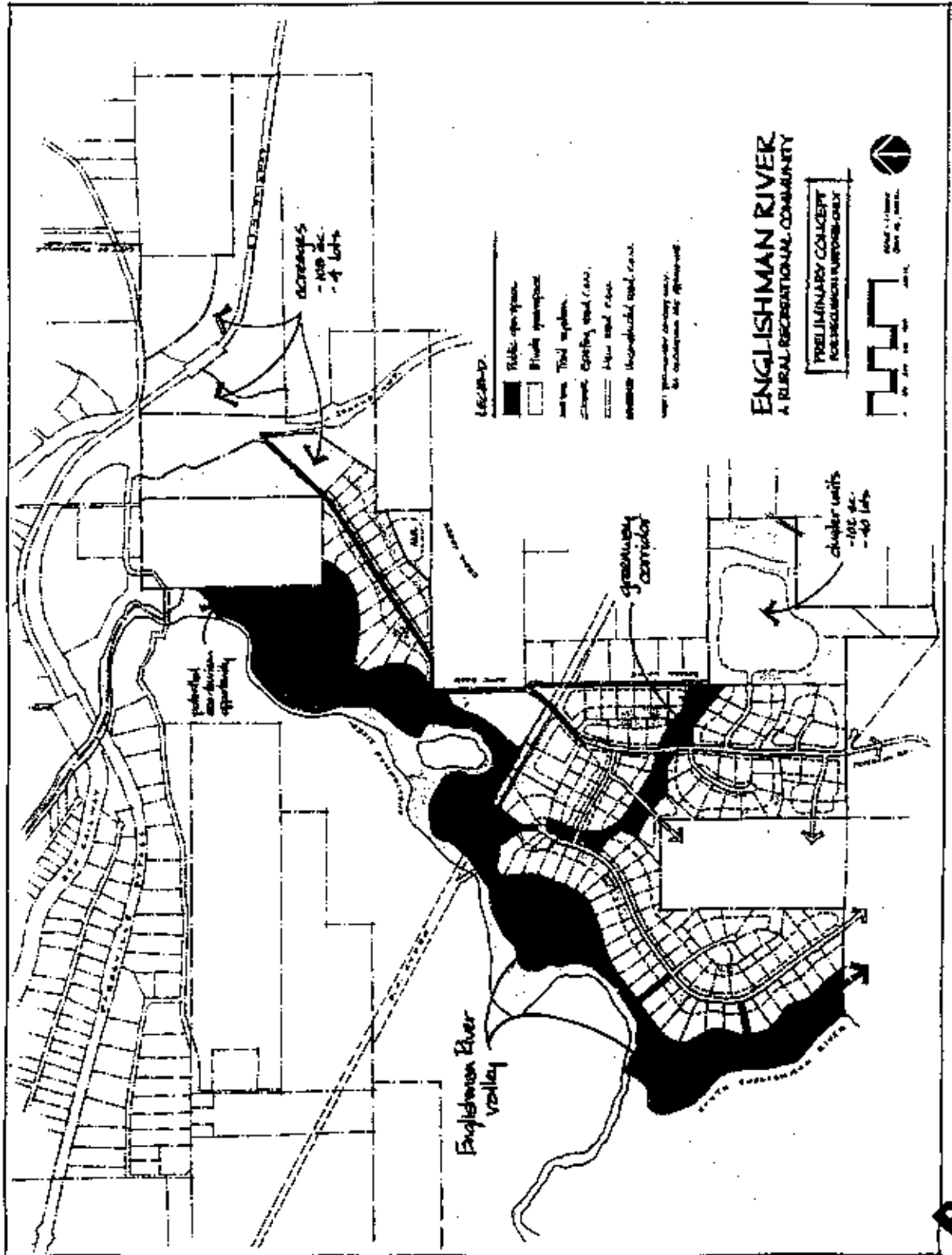
- Close to 30% (250 acres) of the entire holdings (895 acres) would be dedicated as public open space, that the river valley and the major greenway corridor
- Covenanted private green space would enhance the rural character
- A site along the river has been selected as a potential ecotourism opportunity
- Lands along the highway would be held as large acreages
- A total of 178 lots would be created which equates to an average lot size of 1 lot per 5 acres
- Green space has been used to define the sub areas within the area designated Enclaves, with a minimum lot size of 2.5 acres.
- The Cluster area would accommodate houses on 1 acre lots with the remaining lands be retained in a natural state to respect the creek corridor and wetland area

LAND USE SUMMARY (Strata Cluster Option)

	AREA (acres)	%AGE OF TOTAL AREA	NUMBER OF LOTS	AVERAGE LOT SIZE (acres)
PUBLIC OPEN SPACE				
ENGLISHMAN RIVER VALLEY	225.0			
GREENSPACE CORRIDOR	27.0			
TOTAL	252.0	28		
RURAL RECREATIONAL AREAS				
ENCLAVES	406.0		134	3.0
ACREAGES	108.0		4	27.0
CLUSTER *	102.0		40	2.5
TOTAL	616.0	69	178	3.5
ROADS				
NEW R.O.W.	25.5			
UNCONSTRUCTED R.O.W.	1.5			
TOTAL	27.0	3		
TOTAL	895.0	100	178	5.0

NOTE: ALL CALCULATIONS ARE APPROXIMATE ONLY BASED ON THE PRELIMINARY CONCEPT PLAN.

* BARE LAND STRATA WITH A MINIMUM LOT SIZE OF 1 ACRE.



EBA Engineering Consultants Ltd.

**HYDROGEOLOGICAL ASSESSMENT FOR
PROPOSED SUBDIVISION**

PARKSVILLE, B.C.

Project No. 0805-5887561

July 23, 2002

0805-5887561

July 23, 2002

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EBA Engineering Consultants Ltd.

Creating and Delivering Better Solutions

**HYDROGEOLOGICAL ASSESSMENT FOR PROPOSED SUBDIVISION
PARKSVILLE, B.C.**

Prepared for:

TEXADA LAND CORPORATION

Vancouver, B.C.

Prepared by:

EBA ENGINEERING CONSULTANTS LTD.

Vancouver, B.C.

Project No. 0805-5887561

July 23, 2002

Distribution: Texada Land Corp. 4 copies
EBA Engineering 1 copy

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1.0 INTRODUCTION

Texada Land Corp. (TLC) has recently purchased a property approximately 362 ha in size located near Parksville on Vancouver Island (See Figure 1) and is in the process of applying to the Region District of Nanaimo (RDN) to rezone the property. The goal of the rezoning application is to create a number of small acreage (2.5 acres and larger) residential building lots as well as some denser cluster-type dwellings.

It is proposed to develop on-site septic systems for disposal of domestic wastewater from the housing developments on the property. During an initial meeting to discuss the rezoning application, the RDN expressed a concern over the potential for septic systems to detrimentally effect water quality in the adjacent Englishman River. It is understood that an intake for river water may be established on the Englishman River in future to provide additional water supply to customers within the regional district.

TLC retained EBA Engineering Consultants Ltd. (EBA) to perform a preliminary hydrogeological assessment of the property and proposed development. The objective of this work is to provide an assessment of the suitability or limitations of the site for development of on-site septic systems and to provide comments and conclusions relating to the potential for septic systems to detrimentally alter river water quality.

The scope of EBA's assessment involved the following:

- review of topographic plans and conceptual layout drawings for the proposed subdivision;
- a reconnaissance of the property;
- interpretation of stereo-paired aerial photographs to identify the probable types and distribution of soils across the site, drainage features, unstable or potentially unstable slopes and related surficial geologic features that may influence septic systems or land development generally;
- excavation and logging of 13 test pits dug using a mechanical excavator;
- collection of flow and water quality data for the Englishman River from government sources; and,
- preparation of this report.

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2.0 SITE AND PROPOSED DEVELOPMENT

The property is irregular in shape and is bounded along the north by the Island Highway and along the west by the South Englishman River and Englishman River (see Figure 2). Present land use in the surrounding area is a mixture of undeveloped forest, residential, agricultural and industrial. Residential and agricultural properties bound the property to the east. New residential developments are under construction on the southern boundary of the property. A permitted woodwaste disposal site is under operation by Weyerhaeuser, the previous owners, at the northern limit of the property.

Based on topography, the site can be divided into three distinct areas: 1) the valleys of the South Englishman River and Englishman River and adjacent slopes; 2) the flat-lying central and northern portion of the property; and, 3) the gently to moderately sloping southern portion of the property.

A conceptual layout plan for the proposed development is presented in Appendix A. The primary features of the proposed development plan include:

- A park along the river valleys;
- 134 acreage (2.5 acres and larger) properties located in the north and southwestern area of the property;
- four larger acreage properties; and,
- a cluster development (40 dwellings) located in the southeast part of the property.

The acreage lots would be served by on-site septic systems and drilled water wells. The cluster development would be served by a community septic system and water system developed from on-site groundwater sources (i.e well or well field).

3.0 SOILS AND DRAINAGE

A recent aerial photograph of the property superimposed with interpretation of surficial soils and other terrain features is presented on Figure 3. The interpretation of soils and terrain features is based on the BC Terrain Classification System. A legend indicating the terms used for the terrain classification is presented on Table 1.

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As described above, 13 test pits, distributed across the property, were excavated to provide first hand observations of the soils and to supplement and confirm the aerial photograph interpretation. Records of the observations in the test pits are included in Appendix B. Test pit observations were also supplemented by observations of soil exposures on slopes in active and inactive gravel pits on the property and review of selected water well records (Appendix C).

3.1 Soils

Like the topography, soils on the property can be divided into three general regions. The central and northern flat-lying portion of the property is underlain by deposits of sand and gravel of glaciofluvial origin. It has been extracted for aggregate from pits during construction of the Island Highway and at other times. Although the full thickness of the sands and gravels was not determined during this study, they exceed the depth of the test pits (2.4 to 3.7 m deep) at test pit locations TP-6 through TP-13, inclusive (Figure 2). In the Ministry of Highways gravel pit located on the north side of the powerlines, sand and gravel is exposed in slopes estimated to be in excess of 5 m in height. The well log for well 50036, located near the north end of the property indicates 21 m (70 feet) of sand and gravel underlain by silty blue clay.

The river valleys are underlain by recent alluvial material. The eastern slopes of the river valley are likely composed of sands and gravels similar to those described above. Some minor evidence of instability was identified from the aerial photographs on the outside bends of the Englishman River where the river is undercutting the base of the slope (see Figure 3 and Table 1). Although the interpretation of the aerial photographs suggests that the slope instability is localized and would not pose a significant limitation to the proposed development, this should be examined by a qualified geotechnical engineer in order to provide recommendations for building development near the crest of the valley slopes.

The southeastern gently to moderately sloping portion of the property is underlain by a mantle of granular soils (sand, gravel, sand and gravel). The granular soils ranged from about 0.9 m to 1.6 m thick at the test pit locations (TP-1 through TP-5, inclusive) excavated in this area of the site. The granular soils are underlain by silt with variable amounts of sand and gravel.

3.2 Drainage

There are two primary drainage features associated with the site: 1) the South Englishman River and Englishman River described above; and, 2) Craig Creek that flows across the southeast corner of the site (Figure 2).

A number of drainage ditches have been developed adjacent to roads and trails located on the property. With the exception of ditches located in the extreme

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southeast corner of the property, these ditches were dry at the time of EBA's site reconnaissance on July 9, 2000.

Standing water was observed at a depth of several metres below grade in the Ministry of Transportation and Highways gravel pit located adjacent to the powerlines. Standing water was also observed at somewhat shallower depth in an inactive gravel pit located about 150 m northwest from location TP-6.

Based on the granular nature of the soils and moderate precipitation in the Parksville area, the majority of precipitation is expected to infiltrate. Consequently, drainage ditches are only expected to contain flow intermittently.

4.0 HYDROGEOLOGICAL ASSESSMENT

The goal of the hydrogeological assessment is to provide comments and conclusions regarding the potential of septic systems constructed for the proposed development to detrimentally alter water quality in the Englishman River. This is evaluated in the context of use of the river water as a future drinking water source. The assessment consists of three parts that are described in more detail below.

4.1 General Principles of Septic Systems

Household septic systems are in widespread use in British Columbia for disposal of domestic wastewater. The basic components of the system are a septic tank and drainfield. The septic tank is used to separate solids from the wastewater and to provide anaerobic (oxygen deficient) treatment of the wastes. The drainfield is used to distribute the liquid into the soils where further treatment occurs as the wastewater infiltrates through the soils eventually reaching the watertable.

There are a variety of treatment processes that occur in the soil. Examples of treatment processes that occur in the soil beneath the drainfield include:

- filtering (removal) of suspended solids in the wastewater in the pores of soil;
- conversion of ammonia to nitrate under the presence of aerobic (oxygen rich) conditions above the watertable;
- removal of pathogens (i.e. harmful bacteria and viruses) by filtering as the wastewater flows through porespaces in the soil.

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In cases where the water table is close to surface, or pervious soils are thin, adequate treatment may not occur and wastewater may emerge on the ground surface prior to treatment. For the subject property, soils are granular in nature and well drained. Therefore, "shortcircuiting" of wastewater to the ground surface is considered highly unlikely.

4.2 Setback Distances From Surface Water

The BC Health Act Sewage Disposal Regulation (SDR) for small systems and the Municipal Sewage Regulation for large systems govern the siting and design of septic systems in British Columbia. The SDR and MSR specify a minimum setback (MSR) distance between a drainfield and surface water of 30 m. This is intended to be protective of water quality in the surface water system. In general, the greater the travel distance between a drainfield and the receiving water that the groundwater discharges to, the higher the level of treatment that occurs.

In certain areas of the province, for example, the lakes in the Okanagan, surface water has been identified as very susceptible to nutrients (e.g. phosphorous) found in septic system wastewater. In these areas, designated as "Environmental Control Zones", the SDR was modified to include increased setbacks of up to 150 m from surface water.

Therefore, in certain instances where surface water is identified as particularly vulnerable, there may be a required setback of up to 150 m. Three topographic profiles have been prepared and are shown on Figure 4. The locations of the sections are presented on the site plan, Figure 2. Setback distances of 30 m (minimum required under the Health Act) and 150 m (maximum required under the Health Act within an Environmental Control Zone) are indicated on the profiles (Figure 4). Considering the conceptual layout plan (Appendix A), the nearest septic systems to the South Englishman River or Englishman River will be located near the crest of the valley slopes as indicated conceptually on the profiles (Figure 4). As shown, the setback distances from the rivers are considerably larger than the most stringent regulatory requirements (i.e. within an Environmental Control Zone).

Based on the above, it is concluded that setback distance are protective of water quality for parameters such as pathogens in the river water. It is also noted that river water naturally will contain pathogens such as coliform bacteria and that treatment (e.g. chlorination) is a normal requirement for any surface water system used in BC for municipal water supply.

Although it was not specifically part of EBA's terms of reference, it is noted that there are also setback requirements from a septic field and a water well used as a drinking water source. These setback requirements are addressed in the Health Act and also through guidelines used by local health offices. These requirements can be

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met by proper siting of drilled wells on the proposed building lots and must normally be demonstrated as part of the subdivision approval process.

4.3 Nitrate Loading To Englishman River

Nitrate is a chemical parameter associated with domestic wastewater that is also regulated in drinking water for health reasons. An estimate of the loading of nitrate to the Englishman River was prepared, using a set of highly conservative assumptions, as part of this assessment. This assessment consisted of the following steps:

1. the loading of nitrate was determined for a single septic system;
2. the total nitrate loading was determined by multiplying the loading from a single septic system by the proposed total number of dwellings in the development (178 dwellings – see layout plan, Appendix A);
3. the concentration of nitrate in Englishman River was calculated based upon both mean monthly low flows and mean monthly discharge rates measured at gauging stations in the river;
4. the resulting concentration was then compared with both ambient nitrate concentrations measured in the river and the drinking water limit for nitrate (10 mg/L expressed as N).

Supporting calculations complete with references for sources of information and assumptions showing the predicted nitrate loading to the Englishman River are presented in Appendix D. These calculations are considered to be conservative for the following reasons:

- the calculations assume that all groundwater drainage from the proposed development will discharge into Englishman River. In fact, some groundwater drainage may flow towards Craig Creek or towards the Strait of Georgia;
- the assumed nitrate strength of 40 mg/L is considered to be conservative (i.e. relatively high) based on our experience with numerous similar projects throughout BC;

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- the assumed discharge rate to the septic field is 1364 L/day/dwelling (design value for three bedroom house from Health Act). Our experience indicates that actual flow rates tend to be smaller. For example, in a recent study completed by EBA for the nearby community of Lantzville, actual water consumption (excluding summer irrigation demand) ranges from approximately 430 to 860 L/day per dwelling.

Based on the above conservative assumptions, the nitrate loading from the proposed development could result in an increase in the nitrate concentration in the Englishman River of up to 0.09 mg/L during the low flow period in the Englishman River. This would correspond to the month of August when mean monthly discharge rates decline to 1.26 m³/s (Table 2). For comparison, this estimated maximum concentration is more than 100 times lower than the drinking water limit for nitrate (10 mg/L as N).

As shown in Appendix D, the average predicted nitrate concentration in the river (corresponding to average monthly flows) is 0.01 mg/L. This compares with typical ambient levels of nitrate in the river as measured by BC Ministry of Water, Land and Air Protection (see Table 2).

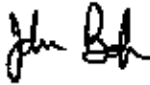
5.0 SUMMARY AND CONCLUSIONS

Based on the investigations and analysis described in this report, development of septic systems for the proposed development are not anticipated to detrimentally effect water quality in the Englishman River. As is the case for any proposed subdivision, further work will be necessary at the subdivision approval stage to establish that suitable soils conditions exist on each proposed lot and that water wells are sited appropriately with respect to proposed septic fields.

Respectfully submitted,

EBA ENGINEERING CONSULTANTS LTD.

Prepared by


John Balfour, P.Eng.
Senior Hydrogeologist



Reviewed by


Gilles Wendling, Ph.D., P.Eng.
Senior Hydrogeologist

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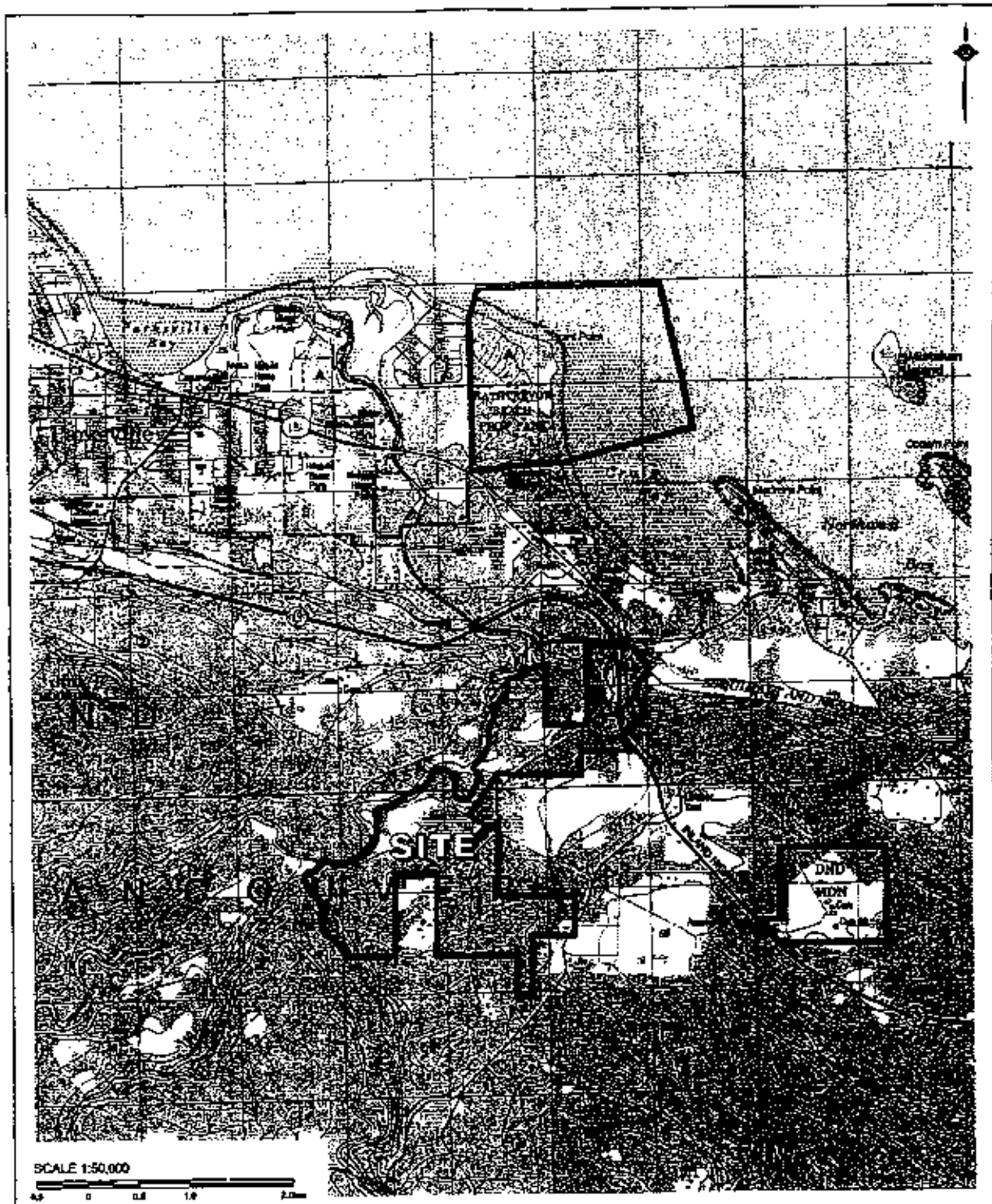
July 23, 2002


6.0 REFERENCES

L.W. Canter and R.C. Knox, "Septic Tank System Effects on Ground Water Quality" 1986. Lewis Publishers

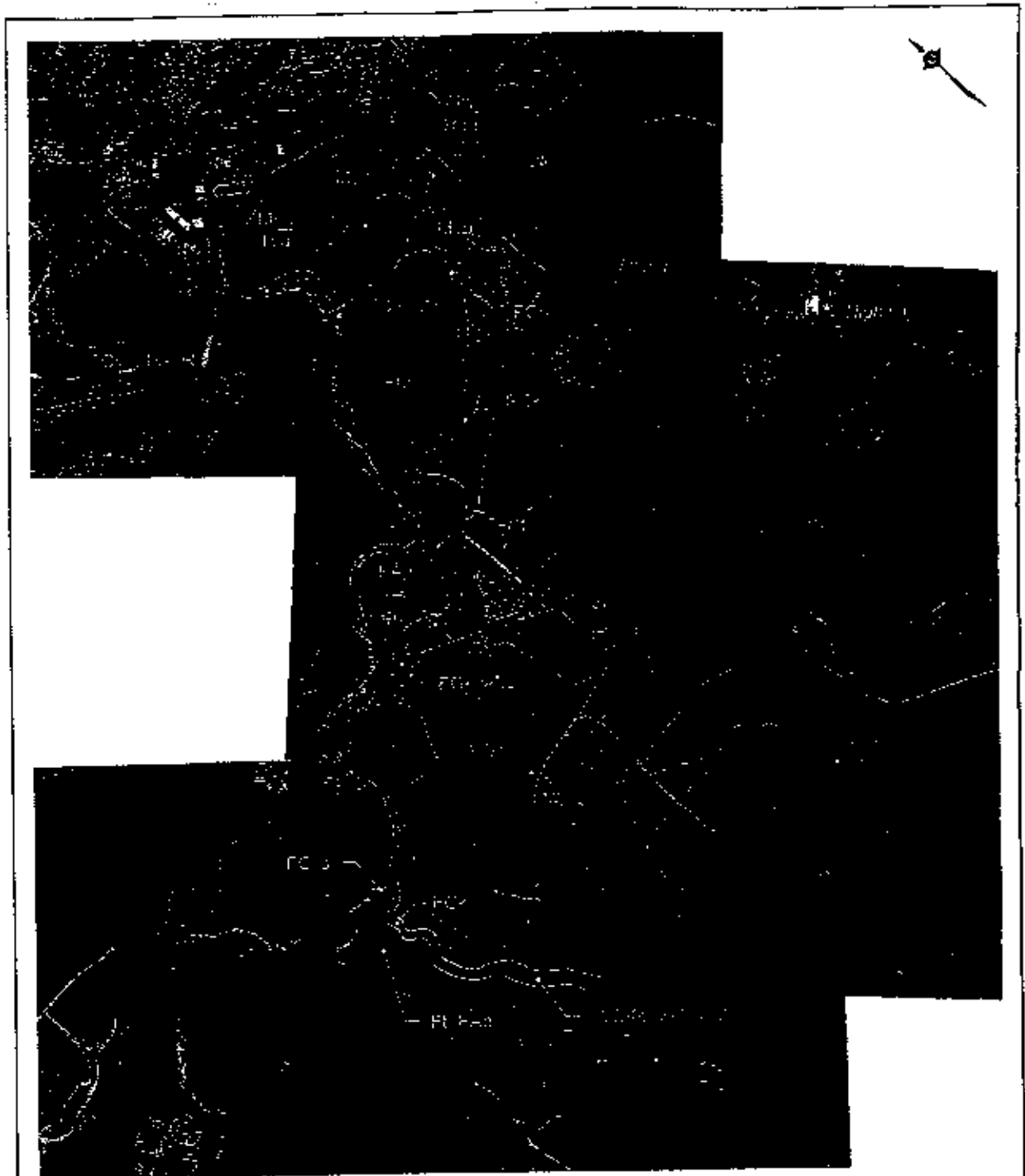
Terrain Classification System for British Columbia (Revised Edition) 1988. B.C. Ministry of Environment and Ministry of Crown Lands.

EBA Engineering Consultants, "Harby Road Well Field Management Phase 1 - Final Report, Lantzville, BC", February 11, 2002. Report prepared for Lantzville Improvement District, Lantzville, BC.




EBA Engineering Consultants Ltd. 		PROJECT PROPOSED PARKSVILLE SUBDIVISION	
CLIENT TEXADA LAND CORPORATION		TITLE SITE LOCATION PLAN	
DATE 2002/17/20	DWN. JAB	CHD. JB	FILE NO. 0905-5887561
			FIGURE 1

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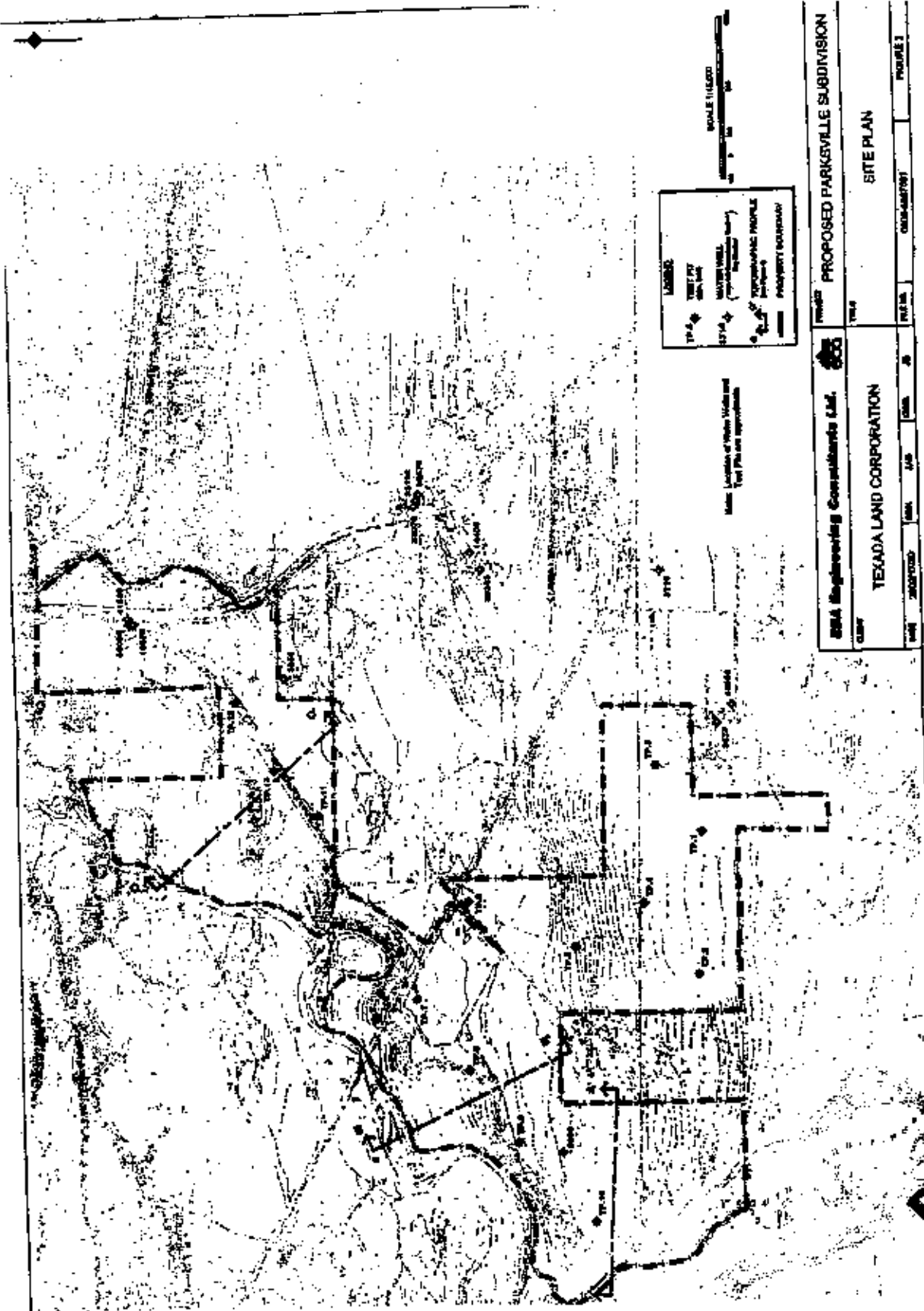


SCALE 1:25,000 (Approximate)
 0 200 400 600 800 METERS

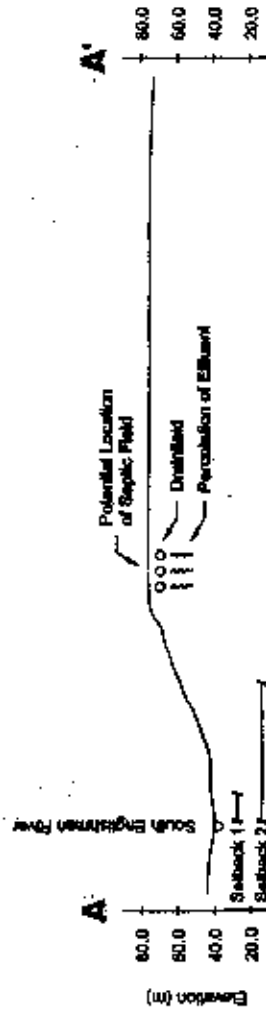
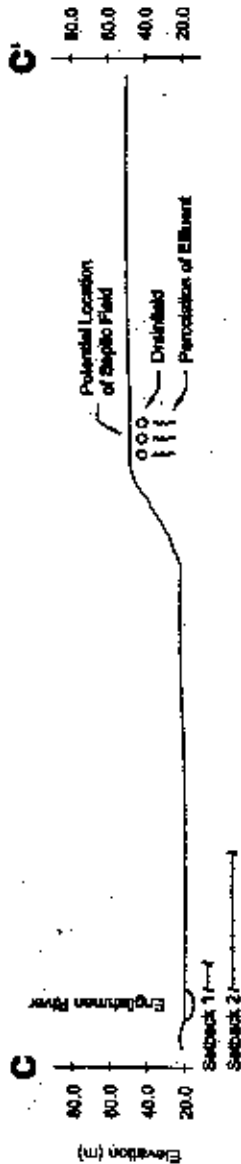
Note: Refer to Table 1 for
 Terrain Classification Legend

EBA Engineering Consultants Ltd. 		PROJECT	PROPOSED PARKSVILLE SUBDIVISION
CLIENT TEXADA LAND CORPORATION		TITLE	AERIAL PHOTOGRAPHS WITH TERRAIN CLASSIFICATION
DATE	2002/17/20	DWN.	JAB
CHNO.	JEB	FILE NO.	0805-5887061
			FIGURE 3

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SMA Engineering Consultants Ltd. 2244 Engineering Consultants Ltd. 2244		PROPOSED PARKVILLE SUBDIVISION 2244	
TEXADA LAND CORPORATION 2244		SITE PLAN 2244	
2244	2244	2244	2244



LEGEND

Setback 1 ———> Required Setback from Surface Water = 30m (BC Health Act)

Setback 2 ———> Maximum Setback for a Septic System in an Environmental Control Zone = 150m (BC Health Act)

Note: Location of Profiles shown on Figure 2

ZEMA Engineering Consultants Ltd.		PROPOSED PARKSVILLE SUBDIVISION	
DATE: 2002/10/08		DATE: 2002-08-28	
DRAWN BY: J. B. B.		SCALE: 1:100	
PROJECT: TEXADA LAND CORPORATION		TOPOGRAPHIC PROFILES	
JOB NO: 2002-10-08		JOB NO: 2002-08-28	
JOB NO: 2002-10-08		JOB NO: 2002-08-28	
JOB NO: 2002-10-08		JOB NO: 2002-08-28	
JOB NO: 2002-10-08		JOB NO: 2002-08-28	

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TABLE 1
Legend For Terrain Classification System

Simple Terrain Unit

surficial material → Ft ← surface expression

Complex Terrain Unit

unit consists of 60% WGju 6WGju4FGj unit consists of 40% FGj

Stratigraphic Terrain Unit

till mantle is overlying Mw
 undulating, hummocky bedrock Ruh

* potentially unstable terrain unit

SURFICIAL MATERIALS

Symbol	Name	Description
C	colluvium	Products of mass wastage
F	fluvial	River deposits
FA	fluvial "active"	Active river channel
FG	glaciofluvial	Fluvial materials deposited by meltwater streams
M	morainal (till)	Material deposited directly by glaciers
R	bedrock	Bedrock covered by less than 10cm
WG	glaciomarine	sediments of glacial origin deposited in a marine environment

SURFACE EXPRESSION

Symbol	Name	Description
b	blanket	A mantle of unconsolidated materials; >1m thick
h	hummocky	Hillocks and hollows; irregular plan; 27-70%
J	gentle slope	Unidirectional surface; 6-26%
k	moderately steep	Unidirectional surface; 50-70%
p	plain	Unidirectional surface; 0-5%
s	steep	Steep slopes; >70%
t	terraced	Stepped topography and benchlands
u	undulating	Hillocks and hollows; irregular in plan; 0-26%
v	veneer	Mantle of unconsolidated material; 10 cm to 1 m thick
w	mantle of variable thickness	Surficial material of variable thickness; 0 to about 3 m

TABLE 2
Monthly Discharge and Selected Water
Quality Data for the Englishman River

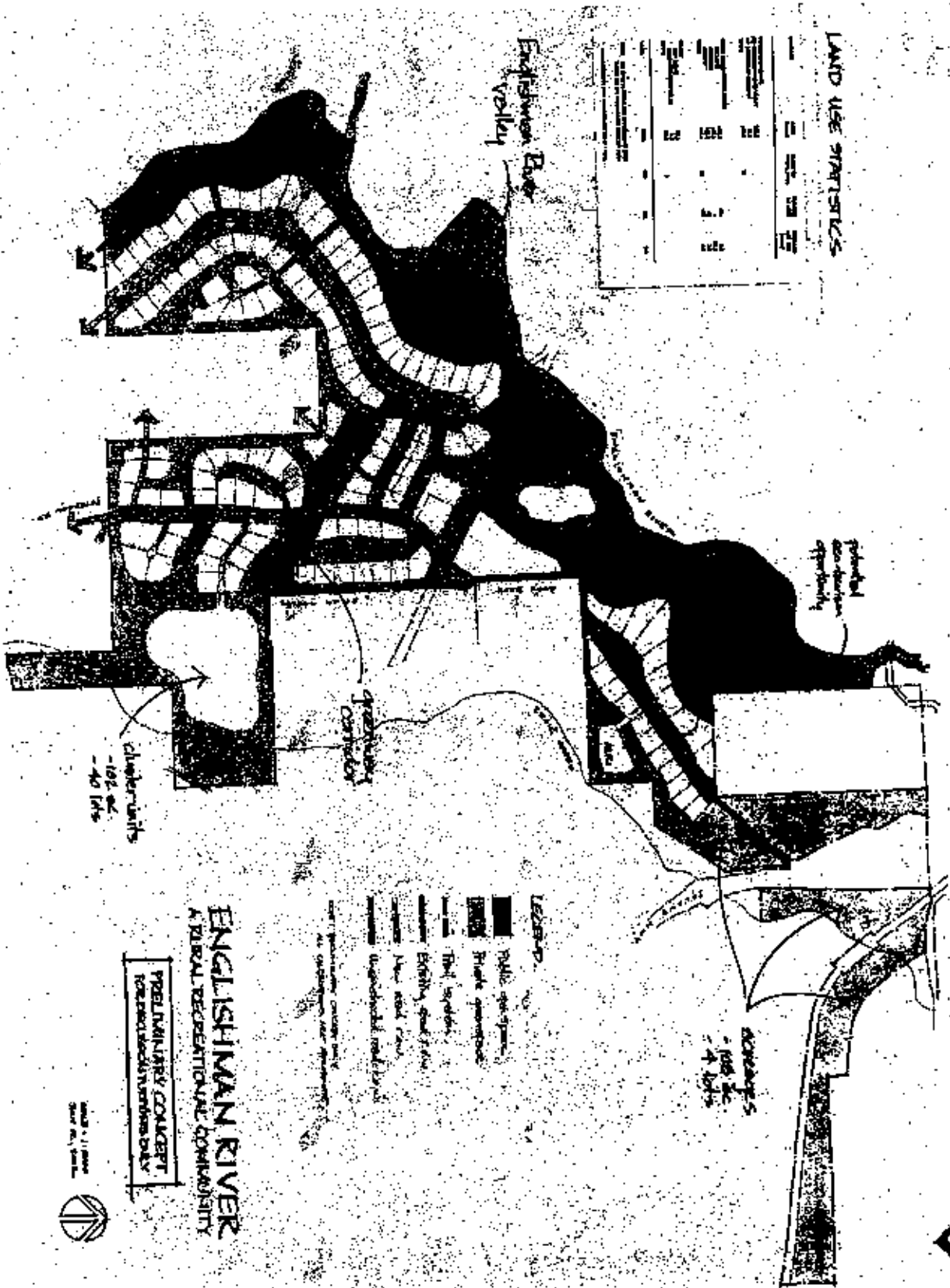
FLOW DATA	
Month	Mean Monthly Discharge (m ³ /s) ⁽¹⁾
Jan	20.80
Feb	25.41
Mar	15.83
Apr	13.89
May	11.40
Jun	7.24
Jul	3.11
Aug	1.26
Sep	1.44
Oct	9.85
Nov	26.11
Dec	29.25
Annual	13.70

WATER QUALITY DATA	
Sampling Date	Nitrate (NO ₃) Dissolved (mg/L) ⁽²⁾
12/05/98	0.007
19/05/99	0.004
14/12/99	0.095
15/11/00	0.032
08/11/01	0.034
Average	0.034

Sources:

- (1) Englishman River Water Allocation Plan, Nov. 1994, BC MELP Water Mgmt Branch, Vancouver Island Region, Nanaimo, BC.
- (2) Email from Ministry of Water, Land and Air Protection, dated July 18, 2002.

APPENDIX A
CONCEPTUAL LAYOUT PLAN



APPENDIX B
TEST PIT LOGS

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Test Pit Logs
BLK. 564 Nansose LD

Test Pit 1

- 0.00 - 0.30m SAND, fine to medium-grained, some gravel, medium to coarse, subrounded, brown, loose, dry.
- 0.30 - 0.53m ORGANICS, wood, roots, some silt, some sand, fine-grained, loose, black, damp to moist.
- 0.53 - 0.86m SAND, fine to medium-grained, trace to some gravel, medium, loose, reddish brown, damp.
@ 0.71m light brown colour.
- 0.86 - 3.20m SILT, trace of sand, fine to coarse-grained, trace to some organics, soft, light grey, orange streaks, moist.
* Grab sample collected @ 0.90m
@ 1.22m consistency is stiff.
@ 1.57m boulder encountered, 0.6m diameter. Occasional cobbles with depth.
@ 2.44m trace of clay, moist.
- 3.20 - 3.40m SAND, medium to coarse-grained, trace to some gravel, trace to some cobbles, trace of silt, dense, brown, wet.

Test Pit 2

- 0.00 - 0.43m SAND, GRAVEL & COBBLES, fine to coarse-grained, trace of organics (rootlets), subrounded, loose, brown, dry.
- 0.43 - 0.61m ORGANICS, wood, some sand, fine-grained, some silt, loose, black, moist.
- 0.61 - 0.76m SAND, fine-grained, trace of gravel, small, loose, brown, damp.
- 0.76 - 1.58m SAND, fine-grained, silty, soft, light brown, damp.
- 1.58 - 2.44m SILT, sandy, fine to medium-grained, trace of gravel, small, trace of cobbles, soft, damp to moist.
@ 2.35m moist to wet.
- 2.44 - 2.69m SILT, trace to some sand, medium to coarse-grained, trace of gravel, small to medium, some cobbles, occasional boulders, very stiff, grey, moist (TILL).

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Test Pit 3

0.00 - 0.30m SAND, GRAVEL & COBBLES, fine to coarse-grained, trace of organics (rootlets), subrounded, loose, brown, dry.

0.30 - 1.52m GRAVEL & COBBLES, coarse, subrounded, some sand, fine to coarse-grained, occasional boulder, loose, brown, damp.

1.52 - 2.29m SILT, trace of sand, fine to coarse-grained, trace of gravel, small, stiff, grey and light brown, moist.

2.29 - 2.59m SAND & SILT, fine to coarse-grained, trace of gravel, medium, hard, moist to wet.

* Grab sample collected @ 2.30m

2.59 - 2.90m SILT, sandy, fine to coarse-grained, gravelly, medium to coarse, some cobbles, stiff, brown, moist.

Test Pit 4

0.00 - 0.30m SAND & GRAVEL, fine to coarse-grained, some cobbles, subrounded, loose, brown, dry.

0.30 - 0.61m ORGANICS, wood and roots, some sand, fine-grained, some silt, loose, black, moist.

0.61 - 0.89m SAND, fine to medium-grained, some gravel, medium to coarse, trace of cobbles, occasional boulder, loose, reddish brown, damp.

0.89 - 1.52m SILT, sandy, fine to coarse-grained, trace to some gravel, trace of organics (black colour), soft, light grey and light brown, moist.
@1.22m consistency is firm.

1.52 - 2.90m SILT, trace of sand, fine to coarse-grained, trace of gravel, small, trace of cobbles, occasional boulder, hard, grey and black, damp (TILL).

* Grab sample collected @ 1.55m

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Test Pit 5

- 0.00 - 0.36m SAND & GRAVEL, fine to coarse-grained, trace of organics (rootlets), trace of cobbles, subrounded, loose, brown, dry.
- 0.36 - 0.74m GRAVEL, medium to coarse, sandy, fine to coarse-grained, occasional cobble, subrounded, loose, brown, dry.
- 0.74 - 0.86m SAND, medium to coarse-grained, trace of gravel, small to medium, occasional cobble, loose, brown, moist.
- 0.86 - 1.27m ORGANICS, wood and roots, some sand, fine to coarse-grained, some silt, loose, black, moist.
- 1.27 - 2.90m SILT, trace of sand, fine to coarse-grained, trace of gravel, soft, light brown, moist (TLL).
@ 1.47m consistency is firm, trace of organics.
@ 1.52m large granite boulder encountered.
- 2.90 - 3.05m SILT, trace to some sand, coarse-grained, trace to some gravel and cobbles, stiff, brown, damp.

Test Pit 6

- 0.00 - 0.38m SAND, fine to coarse-grained, some gravel, medium, subrounded, some organics (rootlets), loose, brown, dry.
- 0.38 - 1.60m GRAVEL, SAND & COBBLES, medium to coarse, subrounded, trace of organics (rootlets), loose, brown, dry.
@ 1.12m no organics, occasional boulder encountered.
*Grab sample collected @ 1.52m
- 1.60 - 3.20m SAND, coarse-grained, some gravel, small, trace of cobbles, subrounded, loose, brown, moist to wet.
- 3.20 - 3.51m SAND & GRAVEL, coarse-grained, loose, brown, moist.

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Test Pit 7

- 0.00 - 0.41m SAND, very fine-grained, trace of gravel, small, trace of silt, loose, light brown, dry.
- 0.41 - 1.42m SAND, medium-grained, trace of gravel, small, homogeneous, loose, yellowy brown, damp to moist.
- 1.42 - 2.59m SAND & GRAVEL, coarse-grained, loose, brown and grey, moist to wet.
@ 1.98m trace of cobbles, small
@ 2.24m aquifer encountered, heavy groundwater seepage.

Test Pit 8

- 0.00 - 0.41m SAND, GRAVEL & ORGANICS (roots), fine-grained, trace of silt, loose, black, damp.
- 0.41 - 1.98m SAND, GRAVEL & COBBLES, medium to coarse-grained, subrounded, loose, brown, damp.
- 1.98 - 3.35m SAND, coarse-grained, some gravel, small to coarse, some cobbles, loose, brown, damp.
@ 2.21m medium to coarse-grained, trace of gravel, medium, occasional cobble, loose, yellowy brown, moist.
@ 2.90m some gravel, medium.

Test Pit 9

- 0.00 - 0.91m SAND, GRAVEL, COBBLES, BOULDERS & ORGANICS (roots), medium to coarse-grained, subrounded, loose, dark brown, dry.
- 0.91 - 2.36m SAND, medium-grained, occasional small gravel, homogeneous, loose, yellowy brown, damp.
@ 2.01m trace to some gravel, small to medium, trace to some cobbles, small.
- 2.36 - 3.28m SAND & GRAVEL, medium to coarse-grained, medium, some cobbles, small, some boulders, loose, damp.

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Test Pit 10

- 0.00 - 0.91m SAND, fine-grained, trace of silt, trace of organics (rootlets), trace of gravel, small, loose, brown, damp.
@ 0.13m medium-grained, homogeneous occasional cobbles.
- 0.91 - 1.28m SAND, fine-grained, silty, trace of gravel, trace to some cobbles, soft, grey with orange streaks, moist.
- 1.28 - 2.38m SAND, GRAVEL & COBBLES, medium to coarse-grained, small to coarse, subrounded, brown, loose, dry.
@ 2.01m moist to wet.
@ 2.13m large boulder encountered.
@ 2.38m too many boulders to continue with a backhoe.

Test Pit 11

- 0.00 - 0.43m SAND & ORGANICS (rootlets), fine to medium-grained, trace to some silt, trace to some gravel, medium, subrounded, loose, brown, dry.
- 0.43 - 2.44m SAND & GRAVEL, fine to medium-grained, medium, cobbly, subrounded, loose, brown, dry.
@ 0.89m coarse-grained, trace to some small cobbles, orange-brown and grey, damp.
- 2.44 - 3.35m SAND, coarse-grained, trace to some gravel, medium, loose, grey with a trace of brown colour.

Test Pit 12

- 0.00 - 0.30m SAND, GRAVEL & ORGANICS (rootlets), very fine-grained, medium, trace of silt, loose, brown, dry.
- 0.30 - 1.47m SAND, GRAVEL & COBBLES, coarse-grained, medium, subrounded, loose, brown and grey, damp.
- 1.47 - 2.44 SAND, coarse-grained, gravelly, medium, occasional cobbles, loose, brown, dry.
- 2.44 - 3.40m GRAVEL, medium, sandy, medium to coarse-grained, trace of cobbles, subrounded, loose, brown, damp.

0805-5887561

-6-

July 10, 2002

Test Pit 13 (Completed by Others)

- 0.00 – 0.46m SAND & ORGANICS (roots), fine-grained, some gravel, small, trace of silt, occasional cobble, subrounded, loose, brown, dry.
- 0.46 – 1.83m GRAVEL & SAND, medium to coarse-grained, some cobbles to cobbly, subrounded, loose, brown, dry.

APPENDIX C
WELL RECORDS

Form output from WELL database

Page 1 of 1



Well Tag Number 000000003673	Construction Date 19500101
Owner: G DAVIS	Driller Unknown
Address:	License Number
Area:	
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
WAMOOSE Land District	Well Yield 0
District Lot 172 Plan Lot	Artesian Flow
Township Section Range	Static Level UNK feet
Indian Reserve Meridian Block	
Quarter	
Island	
BCGS Number (NAD 27) 092F029414 Well 1	Water Utility
Well Use Domestic	Lithology Info Flag
Construction Method Dug	Pump Test Info Flag
Diameter 0.0 inches	File Info Flag
Well Depth 17.0 feet	Sieve Info Flag
Elevation 0	Screen Info Flag
Bedrock Depth UNK feet	Water Chemistry Info Flag
Screen from 0 to 0 feet	Field Chemistry Info Flag
Slot Size 1 Slot Size 2	Site Info (SEAM)
Slot Size 3 Slot Size 4	Other Info Flag
GENERAL REMARKS:	
JOIT.	
From 0 To 0 Ft. Gravel and hardpan w/clay at the bottom	

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Date entered to WELL

Form output from WELL database

Page 1 of 1



Well Tag Number 00000003710		Construction Date 19500101	
Owner: G DAVIS		Driller Unknown	
Address:		License Number	
Area:			
WELL LOCATION:			
NANOOSE Land District			
District Lot 158			
Township	Section	Plan	Lot
Indian Reserve	Meridian	Range	
Quarter		Block	
Island			
BCGS Number (NAD 27) 092F029414 Well 2			
Well Use Domestic		PRODUCTION DATA AT TIME OF DRILLING:	
Construction Method Dug		Well Yield 0	
Diameter 0.0	inches	Artesian Flow	
Well Depth 17.0	feet	Static Level 8 feet	
Elevation 0		Water Utility	
Bedrock Depth DNK	feet	Lithology Info Flag	
Screen from 0 to 0	feet	Pump Test Info Flag	
Slot Size 1	Slot Size 2	File Info Flag	
Slot Size 3	Slot Size 4	Sieve Info Flag	
		Screen Info Flag	
		Water Chemistry Info Flag	
		Field Chemistry Info Flag	
		Site Info (SEAM)	
		Other Info Flag	
GENERAL REMARKS:			
SOFT. VERY LOW IN SUMMER.			
From 0 To 0 Ft. Gravel, hardpan, clay at the bottom			

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Date entered to WELL

-form output from WELL database

Page 1 of 1



Well Tag Number 000000046550		Construction Date 19801104	
Owner: BRIAN WHITTA		Driller Kalichs Drilling License Number	
Address:			
Area:			
WELL LOCATION:			
NANOOSE Land District			
District Lot 170	Plan	Range	Lot
Township	Section	Range	Block
Indian Reserve	Meridian	Block	
Quarter			
Island			
BCGS Number (NAD 27) 092F029414		Well	3
Well Use Domestic			
Construction Method Unknown Constru			
Diameter 6.0	inches		
Well Depth	46.0	feet	
Elevation	0		
Bedrock Depth	UNK	feet	
Screen from	0	to	0 feet
Slot Size 1		Slot Size 2	
Slot Size 3		Slot Size 4	
PRODUCTION DATA AT TIME OF DRILLING:			
Well Yield		5	USGM
Artesian Flow			
Static Level 34 feet			
Water Utility			
Lithology Info Flag Y			
Pump Test Info Flag			
File Info Flag			
Sieve Info Flag			
Screen Info Flag			
Water Chemistry Info Flag			
Field Chemistry Info Flag			
Site Info (SEAM)			
Other Info Flag			
GENERAL REMARKS:			
From	0	To	6 Ft. Till
From	6	To	30 Ft. Clay
From	30	To	46 Ft. Sand and gravel
From	46	To	48 Ft. Clay

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Date entered to WELL

Form output from WELL database

Page 1 of 1



Well Tag Number 000000003989	Construction Date 19500101
Owner: GILBERT	Driller Unknown
Address:	License Number
Area:	
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
NANOOSE Land District	Well Yield 0
District Lot Plan Lot	Artesian Flow
Township Section Range	Static Level UNK feet
Indian Reserve Meridian Block 564	
Quarter	
Island	
BCGS Number (NAD 27) 092F029431 Well 1	Water Utility
Well Use Domestic	Lithology Info Flag
Construction Method Dug	Pump Test Info Flag
Diameter 3.0 inches	File Info Flag
Well Depth 0.0 feet	Sieve Info Flag
Elevation 0	Screen Info Flag
Bedrock Depth UNK feet	Water Chemistry Info Flag
Screen from 0 to 0 feet	Field Chemistry Info Flag
Slot Size 1 Slot Size 2	Site Info (SEAM)
Slot Size 3 Slot Size 4	Other Info Flag
GENERAL REMARKS:	
HARD	
From 0 To 0 Ft. No log given.	

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Date entered to WELL

Form output from WELL database

Page 1 of 2



Well Tag Number 000000014406		Construction Date 19550101	
Owner: McMILLAN BLODELL		Driller PACIFIC WATER WELLS	
Address:		License Number	
Area:			
WELL LOCATION:			
NANOOSE Land District			
District Lot 169			
Township	Section	Plan	Range
Indian Reserve	Meridian	Block	
Quarter			
Island			
BCGS Number (NAD 27) 092FQ29432	Well	1	
Well Use Commercial and Industrial		PRODUCTION DATA AT TIME OF DRILLING:	
Construction Method Drilled		Well Yield 0	
Diameter 8.0	inches	Artesian Flow	
Well Depth 246.0	feet	Static Level 138 feet	
Elevation 0			
Bedrock Depth DNK	feet	Water Utility	
Screen from 0 to 0	feet	Lithology Info Flag Y	
Slot Size 1	Slot Size 2	Pump Test Info Flag	
Slot Size 3	Slot Size 4	File Info Flag	
		Sieve Info Flag	
		Screen Info Flag	
		Water Chemistry Info Flag	
		Field Chemistry Info Flag	
		Site Info (SEAM)	
		Other Info flag	
GENERAL REMARKS:			
HARD - HIGH SULPHUR.			
YIELD 75 GPM (NOTE: MEASURED AGAIN AND SHOWED 50 GPM)			
From	To		
0	2 Ft.	Gravel and sand	
2	18 Ft.	Clay	
18	75 Ft.	Very tight gravel - with clay sand and	
0	0 Ft.	silt binder	
0	0 Ft.	Some water	50'-55'
75	108 Ft.	Silty brown clay, some gravel	
0	0 Ft.	Boulders at 84'	
108	116 Ft.	More binding clay	
116	187 Ft.	Silty brown clay, some gravel - into	
0	0 Ft.	water at 187'	
187	192 Ft.	Very dirty silty sand	
192	223 Ft.	Layers of clean blue and brown sand	
223	224 Ft.	Clay	
224	243 Ft.	Clean coarse sand, odd fine lense of	
0	0 Ft.	clay	
243	246 Ft.	Hard blue clay	

16 rows selected.

Form output from WELL database

Page 1 of 1



Well Tag Number 000000039363	Construction Date 19780308
Owner: MACMILLAN BLOEDEL	Driller Drillwell Enterprises License Number
Address: NORTHWEST BAY CAMP	
Area: PARKSVILLE	
WELL LOCATION:	
NANOOSE Land District	
District Lot 159	Plan Range Lot
Township Section	Range Block
Indian Reserve Meridian	
Quarter	
Island	
BCGS Number (NAD 27) 092F029432 Well 2	PRODUCTION DATA AT TIME OF DRILLING:
Well Use Unknown Well Use	Well Yield 35 GPM
Construction Method Drilled	Artesian Flow
Diameter 6.0 inches	Static Level 148 feet
Well Depth 242.0 feet	
Elevation 0	Water Utility
Bedrock Depth UNK feet	Lithology Info Flag Y
Screen from 224 to 242 feet	Pump Test Info Flag
Slot Size 1 Slot Size 2	File Info Flag
Slot Size 3 Slot Size 4	Sieve Info Flag
	Screen Info Flag
	Water Chemistry Info Flag
	Field Chemistry Info Flag
	Site Info (SEAM)
	Other Info Flag
GENERAL REMARKS:	
WATER A BIT SULPHURY, 35 GPM.	
<p>From 0 To 18 Ft. Clay</p> <p>From 18 To 187 Ft. Till, silty gravel</p> <p>From 0 To 0 Ft. Some layer of clay</p> <p>From 0 To 0 Ft. Boulder at 162'</p> <p>From 187 To 223 Ft. Silty fine sand gray (silty brown)</p> <p>From 223 To 224 Ft. Clay</p> <p>From 224 To 242 Ft. Sand med. gray</p> <p>From 0 To 0 Ft. Some gravel at 236-237'</p>	
3 rows selected.	

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Date entered to WELL

Form output from WELL database

Page 1 of 1



Well Tag Number 00000050036	Construction Date 19820318								
Owner: NORM MCCURRIE CONST	Driller FYFE'S WELL DRILLING License Number								
Address: WEIGE SCALES									
Area: SOUTH PARKSVILLE									
WELL LOCATION:									
NANOOSE Land District									
District Lot	Plan Lot								
Township	Section Range								
Indian Reserve	Meridian Block 564								
Quarter									
Island									
BCGS Number (NAD 27) 092F029434 Well 1									
Well Use Domestic	PRODUCTION DATA AT TIME OF DRILLING:								
Construction Method Drilled	Well Yield 20 GPM								
Diameter 6.0 inches	Artesian Flow								
Well Depth 178.0 feet	Static Level 100 feet								
Elevation 0	Water Utility								
Bedrock Depth UNK feet	Lithology Info Flag Y								
Screen from 174 to 178 feet	Pump Test Info Flag								
Slot Size 1 Slot Size 2	File Info Flag								
Slot Size 3 Slot Size 4	Sieve Info Flag								
	Screen Info Flag								
	Water Chemistry Info Flag								
	Field Chemistry Info Flag								
	Site Info (SEAM)								
	Other Info Flag								
GENERAL REMARKS:									
SPOKE WITH PEOPLE IN WEIGE SCALE BDG. THERE APPEARS TO BE A WATER WELL STICKING TOP FROM GROUND, BUT THEY SEEM TO THINK THEY'RE GETTING THEIR WATER FR. FRENCH CR									
<table border="0"> <tr> <td>From 0 To 70 Ft.</td> <td>Brown sand and gravel</td> </tr> <tr> <td>From 70 To 120 Ft.</td> <td>Silty blue clay and water</td> </tr> <tr> <td>From 120 To 170 Ft.</td> <td>Brown sand and gravel</td> </tr> <tr> <td>From 170 To 180 Ft.</td> <td>Coarse sand, gravel and water</td> </tr> </table>		From 0 To 70 Ft.	Brown sand and gravel	From 70 To 120 Ft.	Silty blue clay and water	From 120 To 170 Ft.	Brown sand and gravel	From 170 To 180 Ft.	Coarse sand, gravel and water
From 0 To 70 Ft.	Brown sand and gravel								
From 70 To 120 Ft.	Silty blue clay and water								
From 120 To 170 Ft.	Brown sand and gravel								
From 170 To 180 Ft.	Coarse sand, gravel and water								

Warning the Decision:
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Date entered to WELL

Form output from WELL database

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Well Tag Number 00000019878	Construction Data 19660301																														
Owner: PARKSVILLE WEIGH SCA	Driller PACIFIC WATER WELLS																														
Address:	License Number																														
Area:																															
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:																														
NANOOSE Land District	Well Yield 4 GPM																														
District Lot Plan Lot	Artesian Flow																														
Township Section Range	Static Level 55 feet																														
Indian Reserve Meridian Block																															
Quarter																															
Island																															
BCGS Number (NAD 27) 092F039212 Well 10	Water Utility																														
Well Use Unknown Well Use	Lithology Info Flag Y																														
Construction Method Drilled	Pump Test Info Flag																														
Diameter 6.0 inches	File Info Flag																														
Well Depth 91.0 feet	Sieve Info Flag																														
Elevation 0	Screen Info Flag																														
Bedrock Depth UNK feet	Water Chemistry Info Flag																														
Screen from 84 to 89 feet	Field Chemistry Info Flag																														
Slot Size 1 Slot Size 2	Site Info (SEAM)																														
Slot Size 3 Slot Size 4	Other Info Flag																														
GENERAL REMARKS:																															
1 GPM. PUMPING AT 90 FT. FROM SURFACE.																															
<table border="0"> <tr> <td>From</td> <td>0</td> <td>To</td> <td>8</td> <td>Ft.</td> <td>Gravel hardpan</td> </tr> <tr> <td>From</td> <td>8</td> <td>To</td> <td>55</td> <td>Ft.</td> <td>Dry coarse gravel</td> </tr> <tr> <td>From</td> <td>55</td> <td>To</td> <td>75</td> <td>Ft.</td> <td>Silty sand and gravel</td> </tr> <tr> <td>From</td> <td>75</td> <td>To</td> <td>89</td> <td>Ft.</td> <td>Brown sand and gravel</td> </tr> <tr> <td>From</td> <td>89</td> <td>To</td> <td>91</td> <td>Ft.</td> <td>Fine blue sand</td> </tr> </table>		From	0	To	8	Ft.	Gravel hardpan	From	8	To	55	Ft.	Dry coarse gravel	From	55	To	75	Ft.	Silty sand and gravel	From	75	To	89	Ft.	Brown sand and gravel	From	89	To	91	Ft.	Fine blue sand
From	0	To	8	Ft.	Gravel hardpan																										
From	8	To	55	Ft.	Dry coarse gravel																										
From	55	To	75	Ft.	Silty sand and gravel																										
From	75	To	89	Ft.	Brown sand and gravel																										
From	89	To	91	Ft.	Fine blue sand																										

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Date entered to WELL

Form output from WELL database

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Well Tag Number 000000041520	Construction Date 19790101																																																							
Owner: VILLAGE OF PARKSVILL	Drillar DOGWOOD DRILLING																																																							
Address: WEIGH SCALES	License Number																																																							
Area: PARKSVILLE																																																								
WELL LOCATION: NANOOSE Land District District Lot 564 Plan 33339 Lot 9 Township Section Range Indian Reserve Meridian Block Quarter Island	PRODUCTION DATA AT TIME OF DRILLING: Well Yield 25 GPM Artesian Flow Static Level 59 feet																																																							
BOGS Number (MAD 27) 092F039212 Well 15	Water Utility Lithology Info Flag Y Pump Test Info Flag File Info Flag Sieve Info Flag Screen Info Flag Water Chemistry Info Flag Field Chemistry Info Flag Site Info (SEAN) Other Info Flag																																																							
Well Use Unknown Well Use Construction Method Drilled Diameter 6.0 inches Wall Depth 95.0 feet Elevation 0 Bedrock Depth UNK feet Screen from 81 to 90 feet Slot Size 1 Slot Size 2 Slot Size 3 Slot Size 4																																																								
GENERAL REMARKS:																																																								
<table border="0"> <tr> <td>From</td> <td>0</td> <td>To</td> <td>6 Ft.</td> <td>Sand, gravel and boulders</td> </tr> <tr> <td>From</td> <td>6</td> <td>To</td> <td>64 Ft.</td> <td>Dry sand and gravel</td> </tr> <tr> <td>From</td> <td>64</td> <td>To</td> <td>76 Ft.</td> <td>Damp sand and gravel</td> </tr> <tr> <td>From</td> <td>76</td> <td>To</td> <td>83 Ft.</td> <td>Coarse water-bearing sand and ground</td> </tr> <tr> <td>From</td> <td>0</td> <td>To</td> <td>0 Ft.</td> <td>(brown)</td> </tr> <tr> <td>From</td> <td>83</td> <td>To</td> <td>90 Ft.</td> <td>Blue w.b. sand and gravel (quite loose</td> </tr> <tr> <td>From</td> <td>0</td> <td>To</td> <td>0 Ft.</td> <td>& clean)</td> </tr> <tr> <td>From</td> <td>90</td> <td>To</td> <td>95 Ft.</td> <td>Fine silty brown sand with clay lenses</td> </tr> <tr> <td>From</td> <td>0</td> <td>To</td> <td>0 Ft.</td> <td></td> </tr> <tr> <td>From</td> <td>0</td> <td>To</td> <td>0 Ft.</td> <td>Pulled pipe back to 90', set screen and</td> </tr> <tr> <td>From</td> <td>0</td> <td>To</td> <td>0 Ft.</td> <td>started developing</td> </tr> </table>		From	0	To	6 Ft.	Sand, gravel and boulders	From	6	To	64 Ft.	Dry sand and gravel	From	64	To	76 Ft.	Damp sand and gravel	From	76	To	83 Ft.	Coarse water-bearing sand and ground	From	0	To	0 Ft.	(brown)	From	83	To	90 Ft.	Blue w.b. sand and gravel (quite loose	From	0	To	0 Ft.	& clean)	From	90	To	95 Ft.	Fine silty brown sand with clay lenses	From	0	To	0 Ft.		From	0	To	0 Ft.	Pulled pipe back to 90', set screen and	From	0	To	0 Ft.	started developing
From	0	To	6 Ft.	Sand, gravel and boulders																																																				
From	6	To	64 Ft.	Dry sand and gravel																																																				
From	64	To	76 Ft.	Damp sand and gravel																																																				
From	76	To	83 Ft.	Coarse water-bearing sand and ground																																																				
From	0	To	0 Ft.	(brown)																																																				
From	83	To	90 Ft.	Blue w.b. sand and gravel (quite loose																																																				
From	0	To	0 Ft.	& clean)																																																				
From	90	To	95 Ft.	Fine silty brown sand with clay lenses																																																				
From	0	To	0 Ft.																																																					
From	0	To	0 Ft.	Pulled pipe back to 90', set screen and																																																				
From	0	To	0 Ft.	started developing																																																				
11 rows selected.																																																								

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Date entered to WELL

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Form output from WELL database

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Well Tag Number 000000003855		Construction Date 19500101	
Owner: M TURNER		Driller Unknown	
Address:		License Number	
Area:			
WELL LOCATION:			
ANMOOSE Land District			
District Lot 171			
Township	Section	Plan	Range
Indian Reserve	Meridian	Block	Lot
Quarter			
Island			
CGS Number (NAD 27)	092F029434	Well	2
Well Use Domestic		PRODUCTION DATA AT TIME OF DRILLING:	
Construction Method Other		Well Yield 0	
Drill Stem	8.0 inches	Artesian Flow	
Well Depth	6.0 feet	Static Level UNK feet	
Elevation	0	Water Utility	
Bedrock Depth UNK	feet	Lithology Info Flag	
Screen from	0 to 0 feet	Pump Test Info Flag	
Slot Size 1	Slot Size 2	File Info Flag	
Slot Size 3	Slot Size 4	Sieve Info Flag	
GENERAL REMARKS:		Screen Info Flag	
0 FT.		Water Chemistry Info Flag	
From 0 to 0 Ft. Gravelly		Field Chemistry Info Flag	
		Site Info (SEAM)	
		Other Info Flag	

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Site entered to WELL

form output from WELLS database

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Well Tag Number 000000036470	Construction Date 19770101
Owner: FARRELLS BOAT CO LTD	Driller DOGWOOD DRILLING
Address:	License Number
Area:	
WELL LOCATION: JAWOISE Land District District Lot 56 Plan 11289 Lot 2 Township Section Range Indian Reserve Meridian Block Quarter SE Island	PRODUCTION DATA AT TIME OF DRILLING: Well Yield 5 GPM Artesian Flow Static Level 98 feet
BCGS Number (NAD 27) 092F029441 Well 6	Water Utility
Well Use Unknown Well Use	Lithology Info Flag Y
Construction Method Drilled	Pump Test Info Flag
Diameter 6.0 inches	File Info Flag
Well Depth 165.0 feet	Sieve Info Flag
Elevation 0	Screen Info Flag
Bedrock Depth UNK feet	Water Chemistry Info Flag
Screen from 0 to 0 feet	Field Chemistry Info Flag
Slot Size 1 Slot Size 2	Site Info (SEAM)
Slot Size 3 Slot Size 4	Other Info Flag
GENERAL REMARKS:	
From 0 To 0 Ft. Well # 3 From 0 To 17 Ft. Brown dirt and some pebbles From 17 To 20 Ft. Clay From 20 To 62 Ft. Hardpan with some layers of dry gravel From 62 To 64 Ft. Fine sand From 64 To 75 Ft. Clay From 75 To 93 Ft. Fine sand with small pebbles From 93 To 119 Ft. Moist clay and pebbles From 119 To 121 Ft. Fine sand and gravel with large clay From 0 To 0 Ft. lenses (1.5 GPM) From 121 To 140 Ft. Dirty silty clay with small sand lenses From 140 To 155 Ft. Hard blue clay From 155 To 158 Ft. Sand and gravel with clay lenses From 158 To 165 Ft. Coarse clean sandy gravel (very small From 0 To 0 Ft. clay lenses) From 0 To 0 Ft. 4.5 GPM From 0 To 0 Ft. 4.5 GPM From 0 To 0 Ft. Yield 4.5 GPM	
18 rows selected.	

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Form output from WELL database

Page 1 of 1



Well Tag Number 00000033192	Construction Date 19750811
Owner: FARRELLS BOAT CO LTD	Driller DOGWOOD DRILLING
Address:	License Number
Area:	
WELL LOCATION: NANOOSE Land District District Lot 56 Plan 11289 Lot 2 Township Section Range Indian Reserve - Meridian Block Quarter Island	PRODUCTION DATA AT TIME OF DRILLING: Well Yield 0 Artesian Flow Static Level UNK feet
BCGS Number (NAD 27) 092F029441 Well 7	Water Utility
Well Use Unknown Well Use	Lithology Info Flag Y
Construction Method Drilled	Pump Test Info Flag
Diameter 0.0 inches	File Info Flag
Well Depth 280.0 feet	Sieve Info Flag
Elevation 0	Screen Info Flag
Bedrock Depth UNK feet	Water Chemistry Info Flag
Screen from 0 to 0 feet	Field Chemistry Info Flag
Slot Size 1 Slot Size 2	Site Info (SEAM)
Slot Size 3 Slot Size 4	Other Info Flag
GENERAL REMARKS: ALL CASING WAS RECOVERED AND HOLE ABANDONED (DRY HOLE).	
From 0 To 0 Ft. Well # 2 From 0 To 4 Ft. Back fill to level site From 4 To 67 Ft. Light brown hardpan From 67 To 135 Ft. Blue hardpan with small sand lenses From 135 To 173 Ft. Combinations of clay, sand and silt From 0 To 0 Ft. lenses in layers of 1" to 4" thickness From 0 To 0 Ft. (material has small quantity of water) From 173 To 188 Ft. Tight cemented gravel with small silt From 0 To 0 Ft. lenses From 188 To 234 Ft. Silty blue clay From 234 To 280 Ft. Blue clay	
11 rows selected.	

Form output from WELL database

Page 1 of 2



Well Tag Number 000000033079	Construction Date 19750731
Owner: FARRELLS BOAT CO LTD	Driller DOGWOOD DRILLING
Address:	License Number
Area:	
WELL LOCATION:	
NANOOSE Land District	
District Lot 56	Plan 11289 Lot 2
Township	Section Range
Indian Reserve	Meridian Block
Quarter	
Island	
BCGS Number (NAD 27) 092F029441	Well 8
Well Use Unknown Well Use	
Construction Method Drilled	
Diameter 6.0 inches	
Well Depth 600.0 feet	
Elevation 0	
Bedrock Depth 357 feet	
Screen from 0 to 0 feet	
Slot Size 1 Slot Size 2	
Slot Size 3 Slot Size 4	
PRODUCTION DATA AT TIME OF DRILLING:	
Well Yield 0	
Artesian Flow	
Static Level UNK feet	
Water Utility	
Lithology Info Flag Y	
Pump Test Info Flag	
File Info Flag	
Sieve Info Flag	
Screen Info Flag	
Water Chemistry Info Flag	
Field Chemistry Info Flag	
Site Info (SEAM)	
Other Info Flag	

GENERAL REMARKS:

From 0 To 3 Ft.	Topsoil and gravel
From 3 To 5 Ft.	Fine brown gravel
From 5 To 9 Ft.	Brown clay with some pebbles
From 9 To 87 Ft.	Blue hardpan with some large boulders
From 87 To 94 Ft.	Coarse dry brown sand and gravel
From 94 To 163 Ft.	Tight blue hardpan with small boulders
From 163 To 185 Ft.	Very fine brown soupy sand with clay
From 0 To 0 Ft.	lenses (material is W.B. but cannot be
From 0 To 0 Ft.	be screened because of clay content)
From 185 To 381 Ft.	Light blue clay
From 381 To 387 Ft.	Small gravel and silt lenses in fine
From 0 To 0 Ft.	"clay"
From 387 To 426 Ft.	Broken shale with small quartz
From 426 To 460 Ft.	Brown shale with small quartz lenses
From 460 To 600 Ft.	Brown shale (saline -salt- water encoun-
From 0 To 0 Ft.	tered in shale
From 0 To 0 Ft.	
From 0 To 0 Ft.	Hole was backfilled with Ready Mix
From 0 To 0 Ft.	cement to 400'
From 0 To 0 Ft.	330' casing was recovered from hole
From 0 To 0 Ft.	(hole abandoned)
From 0 To 0 Ft.	170' casing and shoe left in hole)

122 rows selected.

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APPENDIX D
BASIS FOR ESTIMATING NITRATE LOADING TO
ENGLISHMAN RIVER

Appendix D - Calculation of Nitrate Loading to Englishman River

Typical characteristics of Domestic Sewage¹

Parameter	mg/L
Total nitrogen	40
Organic nitrogen	14.5
Ammonia nitrogen	25
Nitrate nitrogen	0.5

Assuming all nitrogen in sewage is converted to nitrate in the ground, the maximum nitrate concentration in groundwater = 40 mg/L as N.

Sewage volume produced

	L/day	m ³ /day
Per three-bedroom household ²	1384	1.4
By development	2.4E+05	242.8

Calculation assumes the development has a maximum 178 households.

Nitrate nitrogen mass produced per day

= Concentration x Volume

	mg/day	kg/day
Per household	5.5E+04	0.056
By development	9.7E+06	9.710

Mean monthly discharge from the Englishman River

Flow	m ³ /sec	L/day
Annual mean	13.8	1.2E+09
Minimum	1.3	1.1E+08

Predicted Nitrate Concentrations in Englishman River due to Loading from Septic Systems

= Mass / Volume

Flow	mg/L
Annual mean	0.01
Minimum	0.09

Nitrate Nitrogen drinking water standard²

Parameter	mg/L
Nitrate nitrogen	10

Notes:

1. L. Canter & R. Knox (1986) - Septic tank system effects on ground water quality - Lewis Publishers, Inc. (Page 47)
2. RC Sewage Disposal Regulation

03/12/2002 12:55

6849249772

NATURE TRUST OF BC

PAGE 02/02



September 12, 2002

Mr. Joe Stanhope
Member, Board of Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2



Dear Mr. Stanhope,

Re: Conservation of Englishman River Riparian Area of Block 564

Over the past twenty years, The Nature Trust of British Columbia has worked closely with the Nanaimo Regional District, the City of Parksville, various provincial and federal government agencies and other conservation organizations to conserve the Englishman River corridor. With the help of our partners, The Nature Trust has successfully conserved hundreds of acres of critical habitat in the Englishman River estuary and elsewhere along the river.

We have been approached by Macdonald Development Corporation to assist them in facilitating the conservation of the riparian portion of Block 564, which they recently acquired from Weyerhaeuser. This conservation initiative is being undertaken as part of MacDonal Development's application for rezoning Block 564, which is now before the Nanaimo Regional District board.

In our view, the riparian portion of Block 564 is a vital part of the Englishman River corridor. It is critical to the conservation and enhancement of the corridor and to the management of the river's fisheries resources and water quality.

The Nature Trust supports the proposal by Macdonald Development to conserve the riparian portion of Block 564 and we would be happy to work with companies as well as local and regional governments to ensure this vital portion of the Englishman River corridor are conserved in perpetuity.

If you require further information from The Nature Trust, please do not hesitate to contact me at 604.924.9771, extension 230.

Sincerely,

Tom Lester
Executive Director

cc: Neil Connelly, Regional District of Nanaimo
Jerry Bordin, Macdonald Development Corporation

The Nature Trust
of British Columbia
240 - 1000 Roosevelt Crescent
North Vancouver, B.C. V7P 1L3
Phone: (604) 924-9771 or
1-866-286-7979
Fax: (604) 524-9772
E-Mail: info@naturetrust.bc.ca
www.naturetrust.bc.ca

inspiring BC's Natural Legacy

SEP 12 2002 14:31 FR BC ASSETS & LAND CORP258 952 6237 TO 812583967511 P.02/03



September 12, 2002

Christina Thomas
Senior Planner, Community Services
Regional District of Nanaimo
6300 Hammond Bay Rd.
Nanaimo BC V9T 6N2

Dear Ms. Thomas:

Re: Growth Management Plan Review - Update

I am writing in response to your memo of August 19, 2002, which indicated that September 12, 2002, was the last opportunity to propose revisions to the regional growth strategy.

Land and Water British Columbia Inc. (LWBC) is currently considering settlement options for Crown land in the Qualicum Bay area (District Lots 32, 84, 85 and 88), as set out on the attached map, and requests that the regional growth strategy be amended accordingly.

I appreciate that this proposal represents a significant change in the growth strategy. However, your memo indicates that the alternative to raising the issue now, is to delay consideration of the use of the Crown land for settlement purposes for five years.

Please call me at (250) 952-8557 if you have any questions.

Yours truly

Mark Hallam
Regional Manager, Vancouver Island Region
Development & Marketing Division

Attachment

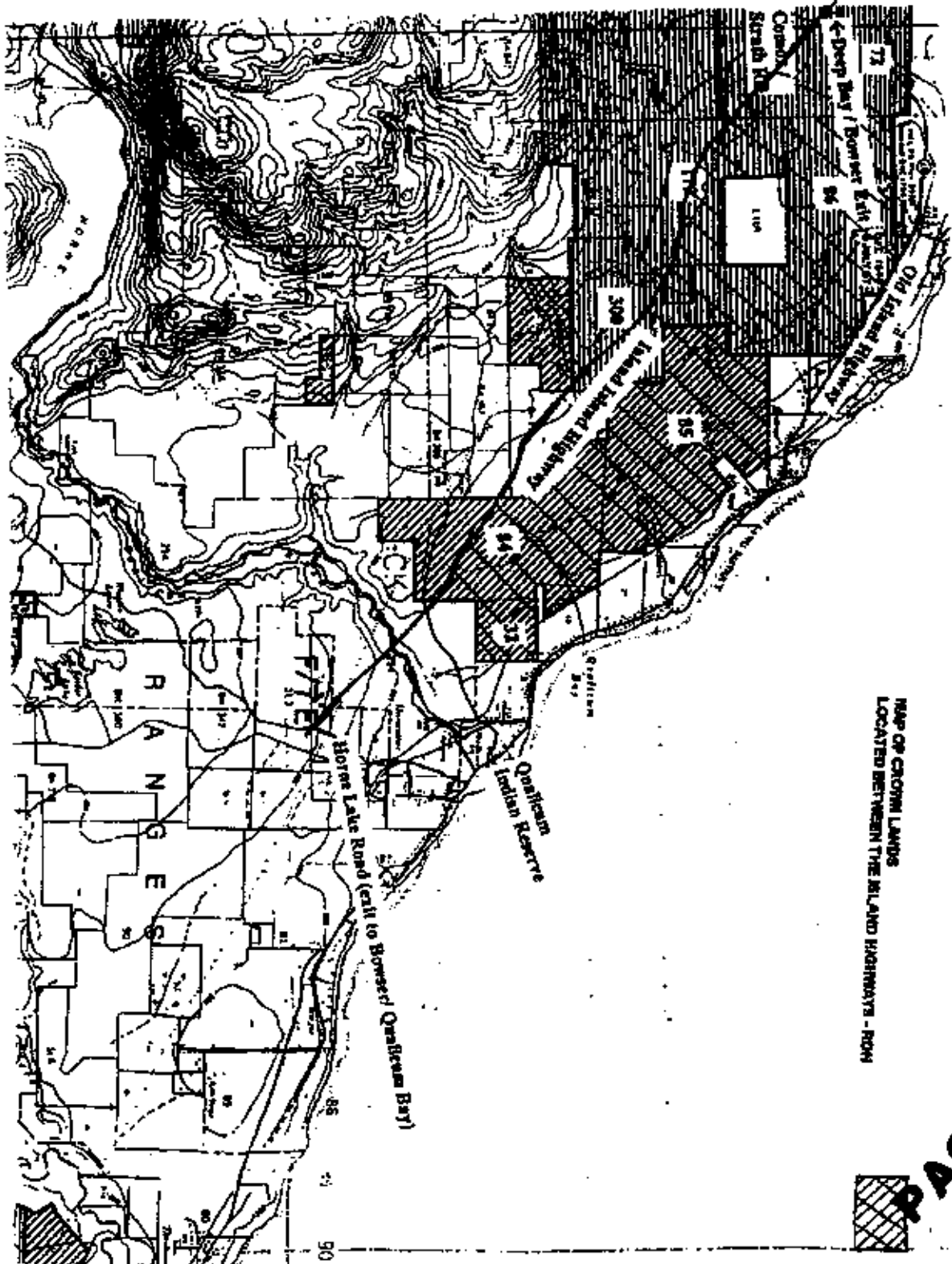
pc: Cynthia Hawksworth, Regional Director, Intergovernmental Relations and
Planning Division, Ministry of Community, Aboriginal and Women's Services

SEP 12 2002 14:32 FR BC ASSETS & LAND CORP258 952 6237 TO 812583967511 P.03/03



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SEP 12 2002 14:32 FR BC ASSETS & LAND CORP 250 952 6237 TO B12583987511 P. 03/03



1951

September 12, 2002

Mr. [Name],
Director
[Address]
Nanaimo
[Address]

Bylaw 1309, Policy 1C - Removal of Land from
Agriculture Land Reserve

I hereby express my total opposition to land being removed from the
Agriculture Land Reserve for the purpose of development especially in the

[Signature]

BC

October 1, 2002

Page 74

09/12/2002 15:31

250-248-4894

HANCON HOLDING GROUP

PAGE 01/01

Hans Heringa, P.Eng.
c/o 1080-B Industrial Way
Parksville, B.C. V9P 2W8
Phone 250-248-8155 Fax 250-248-4894

September 12, 2002

Attention: Planning Department
RDN
Fax 390-7511

Re: Regional Growth Strategy Bylaw 1309

Dear Sir:

As an owner of 1610 Northwest Bay Road, Nanoose, (Legal Description: Plan 445R, DL 22, Nanoose LD) wish to object to the Bylaw 1309 in its present form. We have 2 complaints:

1. Fairwinds Development Corp. is being given a virtual monopoly for the creation of future residential lands in the Nanoose Area E. These are also expensive lots. This is fundamentally wrong. This eliminates proper competition, and frustrates other taxpayers from developing lands as was previously indicated to be possible by the existing zoning. Not everyone can afford to live in Fairwinds. New development should be dispersed throughout Area E, to keep all of our community alive and well.
2. The RDN has failed to include our specific Lands into the Madrona Specified Area for Water. The RDN is fully aware of this. The RDN is now compounding the error by instituting a Regional Growth Strategy Bylaw which totally removes our existing development rights, and totally defeats our ability to develop and to subdivide these Lands as residential lots. This is an improper action. This compounds the present problems. This is the makings of an expropriation, or else a possible deliberate abuse of power, if it is not an oversight. We urge the RDN to amend the Growth Strategy Plan to honestly reflect the RDN's own past, prior commitments. We must insist that the RDN amend the Regional Growth Strategy Bylaw 1309 to at least give our property the development potential that it has always had, were it not for the fact that the RDN has failed to include our specific Lands into the Madrona Specified Area for Water some time ago as was promised by the RDN, and agreed to in writing.

Please consider these two complaints. Please try to address these very valid complaints, by further amending this Bylaw.

Regards,


Hans Heringa, P.Eng.

HHT/vRDN

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09/12/2002 15:39 250-248-4894

HANCON HOLDING GROUP

PAGE 05/07

RASCAL TRUCKING LTD.

1080-A Industrial Way
Parksville, B.C. V9P 2V8

Telephone: (250) 248-6155
Fax: (250) 248-2300

Attention: Planning Department
RDN
Fax 390-7511

September 12, 2002

3 PAGES

Re: Regional Growth Strategy Bylaw 1309

Dear Sir:

We still own Lots A & B, (VIP52459, DL 123, Nanoose LD) Rascal Lane, and created a 7 lot subdivision of 5+ acres about 10 years ago. Five of the lots have been built on.

We wish to object to the inclusion of the Englishman River Community into the OCP.

- a) We were only allowed 5 acre lots, in the past.
- b) We believe the proposed density, is too dense and inconsistent with the density that we were allowed, so why should these Owners be granted more favourable treatment? The maximum density should be the 610 acres of developable area + 10 acres = 61 units, and not the 178 units proposed.
- c) We presently still have two 5 acre parcels that are rendered unbuildable, due to winter flooding from flood waters from Block 564 and elsewhere. This drainage problem has to be resolved first. There is litigation and pending litigation here.
- d) There is an extensive flat floodplain area between Rascal Lane, and Kaye Road, and which is bisected by Peterson Road, which hasn't been considered in the development proposal. 1/3 of the Lands proposed for subdivision lie in flood plain or are perhaps environmentally sensitive.
- e) A proper and complete resolution of the existing major winter flooding problems must be a priority, and should be to everyone's satisfaction, well before any more development of any kind is allowed to occur here. The rezoning is premature. Input from the Ministry of Environment and the Ministry of Transportation, and the adjoining Land Owners ought to be sought first, before any rezoning is done or the Growth Strategy Plan is implemented. We are putting the cart before the horse.
- f) There is really no urgency to rezone these Lands now. It's just not in the public interest. This can wait at least five years.
- g) What is wrong with the present zoning and the status quo? Probably nothing. If it isn't broke, don't fix it. The environmental legislation for Setbacks and Development

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28

09/12/2002 15:39 258-248-4894

HANCIN HOLDING GROUP

PAGE 06/07

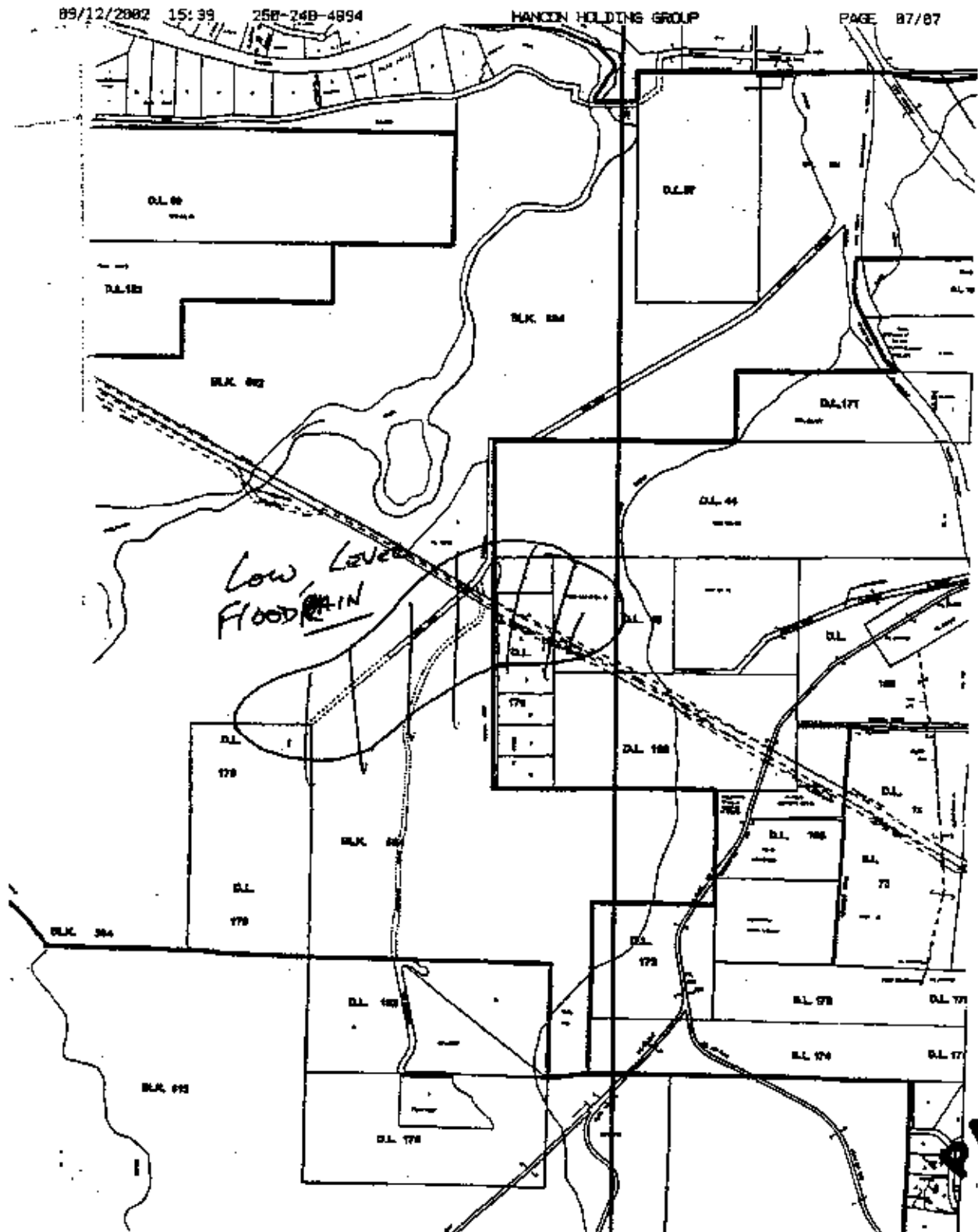
Permits and the existing ALR and FLR controls, and subdivision requirements presently give enough protection to protect the public interest in these Lands forever.

Regards,



Hans Feringa, P.Eng.

cc: Seven Springs Ranch
cc: S. McKillop Logging Ltd.
cc: Sheila Berry
cc: Bill Hollingshead, Ministry of Environment, 751-3100
cc: Nick Vandermolen, Ministry of Transportation
cc: Wayne Moorman, P.Eng. RDN
HW/mt/RDN



09/12/2002 15:39 250-248-4894

HANCON HOLDINGS GROUP

PAGE 01/07

H&F Ventures Ltd.
1080-B Industrial Way
Parksville, B.C. V9P 2W8
Phone 250-248-8155 Fax 250-248-4894

4 PAGES.

September 12, 2002

Attention: Planning Department
RDN
Fax 390-7511

Re: Regional Growth Strategy Bylaw 1309

Dear Sir:

We own Lots A and B, DL 182, Nanoose LD, consisting of about 78 acres at the end of Peterson Road in Area "F" Errington.

We wish to object to certain aspects of this Bylaw, which we believe are fundamentally flawed, and in need of further consideration and possible correction.

1. Granting a virtual exclusive development monopoly to the Fairwinds Development Project in Nanoose, and excluding nearly all of the other Nanoose Lands from further subdivision into affordable lots by the various other Taxpayers and Property Owners is too extreme and unfair.
 - a) This may come back and "bite" the RDN, as there simply won't be any new affordable lots available for the ordinary Taxpayers and the "starters" in our community.
 - b) Aren't all of the Taxpayers funding and paying a contribution to the Englishman Dam Waterline Project, which recently constructed a watermain out to Fairwinds? How does the Public, other than Fairwinds, benefit here? It seems somewhat unfair and unjust.
2. It's completely inappropriate to suddenly amend, and to include the Block 564 Lands or the Englishman Rural Community, at the eleventh hour into Bylaw 1309.
 - a) Why is this particular Developer being given this privilege by Staff, and allowed to "parachute in" and to "butt into the front of the development line up", when all kinds of Developers are still waiting for approvals, and our market conditions to improve? Where is the connection? This is grossly unfair and frankly doesn't smell right.
 - b) We were recently only allowed a 10 acre or 4 hectare parcel subdivision of our adjoining ALR Lands in Area F, at the end of Peterson Road, as per the ALR and

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the RDN due to the new Regional Growth Strategy Plan, instead of the 5 acre parcels that were requested. Our specific Lot A property is about 53 acres in size, so 5 parcels were permitted for us. At 1 home/10 acres, like we were allowed, the maximum density that should be allowed here is 61 parcels, based on 610 developable acres + 10 acres, to be fair. Why a density of 178 units, which is 3 times our density?

- c) No equivalent consideration is being given to DL 178, the Berry/Nuttall property (at the end of Kaye Road), or the McKillop property DL 44 and 45, or the 7 Springs property DL 171, which are being left as islands, completely unaddressed.
- d) Horrendous drainage problems and pending litigation exists right now, at Rascal Lane and Peterson Road and Kaye Road, involving these Block 564 Lands and also involving the McKillop Lands, and four 5 acre parcels of the Rascal Subdivision on Rascal Lane. This drainage problem has existed for ten years now. This problem exists largely due to horrendous runoff from the recently logged Block 564 Lands and by certain actions taken by Land Owners to protect their properties from flooding from Block 564 and from our Lands. This extensive drainage problem is well known to the Ministry of Transportation, the Ministry of Environment, and to the RDN, and to the various affected Parties. The proposed layout does not include, or allow for, a proper detention pond; does not consider all of the present ditches, and the Kaye Creek flood lands, and is simply not buildable as proposed. One third of the proposed layout lies on flood lands. Septic fields cannot be installed in the flat lowlands at Kaye and Peterson Road unless the drainage is all first properly addressed. The proposed concept certainly needs further work and is premature. Solve the drainage problems first.
- e) We have concerns that the size of this development and the small lots and that the high density residential nature will affect the operation of our existing stump dump at Peterson Road. It will bring in more residents who may complain about the container trucks passing through (safety/dust), and about the noise of the stump grinder on occasions. We could end up being shut down. We were here first, on open zoned Lands. This would be very unfair. Again, 10 acre lots designed for future further five acre subdivision, would be a more suitable place to start with, at least five years from now, and certainly not now.
- f) Drilled wells, and septic fields, and existing drainage and flooding problems, and Kaye Creek, and Craig Creek, and Englishman River, and Steep Slopes seems to be a very unusual mix. A waterline probably makes more sense. However, all of the existing properties along Northwest Bay Road, particularly in the Madrona area, should certainly have priority to connect to the existing Taxpayer funded Englishman River watermains, before the newest Developer is provided with such an opportunity.
- g) This Developer and these Lands appear to be getting special favourable treatment with their Lands being given favourable priority attention. Why is this being

09/12/2002 15:39 250-248-4894

HANCON HOLDING GROUP

PAGE 03/87

done? Is this being driven by Staff? Where is the fairness? There has obviously been no proper opportunity for any public input here. This Project and the Block 564 Lands should certainly wait for at least five (5) years, and the next Regional Growth Plan review, to be fair to everyone else.

Please delete this latest addition to Bylaw 1309.

Regards,



Hans Heringa, P.Eng.

cc: Seven Springs Ranch
cc: S. McKillop Logging Ltd.
cc: Sheila Berry
cc: Bill Hollingshead, Ministry of Environment, 751-3103
cc: Nick Vandermolen, Ministry of Transportation
cc: Wayne Moorman, P.Eng. RDN
HM/mw/RDN

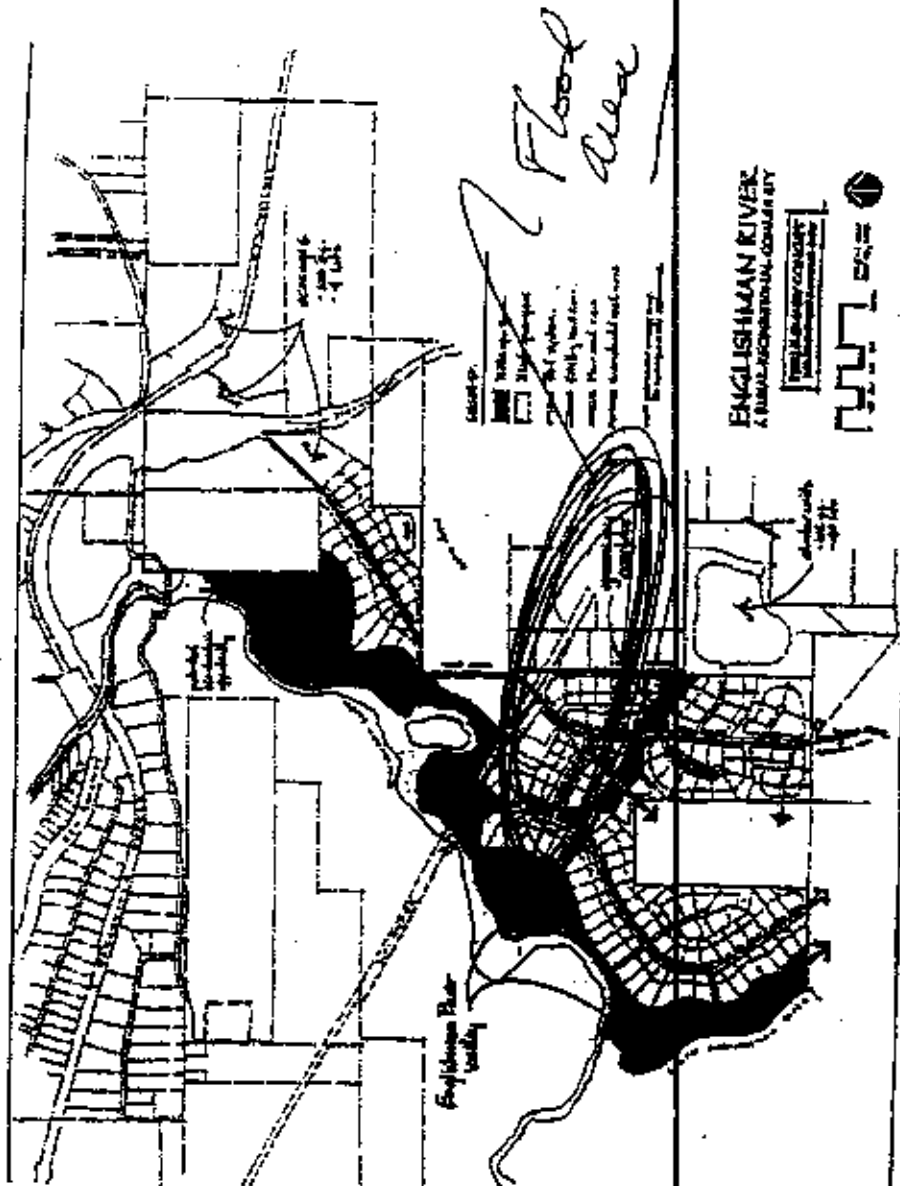
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250-240-4894

HANCOIN HOLDING GROUP

PAGE 84/87

Regional Growth Strategy Bylaw No. 1309 & Temsa Land Corporation Block 564 Development Proposal
August 7, 2002
Page 14



PAGE
104

09/12/2002 15:47 FAX 250 729 3763

TIMBERWEST

001



Direct dial: (250)729-3709
Fax No.: (250)729-3763
E-mail: kosas@timberwest.com

20-4800 Rutherford Road
Nanaimo, British Columbia
Canada V8T 4Z4

Tel: 250.729.3709
Fax: 250.729.3763

12 September 2002

TW File Ref: RDN

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

Dear Sirs:

**Re: Regional Growth Strategy
Bylaw No. 1309**

After review of the above-noted Bylaw, TimberWest would have an objection to this documents if, as a result of this Bylaw:

- I) there were further or additional restrictions implemented with regard to our timber harvesting or resource extraction;
- II) there was a devaluation, downzoning, or sterilization of any of TimberWest lands, and;
- III) taxes were increased beyond levels currently assessed.

If you have any questions or wish to discuss this in further detail, please contact me at (250)729-3709.

Yours truly,
TIMBERWEST FOREST COMPANY
by its Managing Partner,
TimberWest Forest Corp.



Per: Steven Kosa
Manager, Operating Properties

cc: TimberWest, Attn: Gordon Littlejohn

Sk/led



PAGE
105

FROM : GRETA

FAX NO. : 1 250 757 8909

Sep. 12 2002 03:51PM P1

Deep Bay Planning and Environmental Association
RR1-S156-C8, Bowser, BC. V8R 1G0
Tel: 250-757-8909

September 12th 2002

Mr. George Holme,
Chairman of the Board,
Rural District of Nanaimo

Sir,

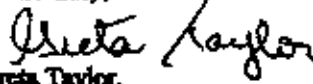
Bylaw No.1309 - A Bylaw to adopt a Regional Strategy for the RDN.

The members of this Association would like to applaud the Board members and members of the Planning department of the RDN for the fact that Bylaw 1309 **DOES NOT DESIGNATE** the ALR lands in Deep Bay for development.

We trust that this decision will not be reversed under any circumstances as not only is this land valuable for agriculture, it is also a designated environmentally sensitive area, located in the centre of the most biologically diverse ecosystem IN CANADA, and is the most threatened in North America. This priceless ALR land is on the ENDANGERED LIST and is considered RARE AND FRAGILE by the Canadian Wildlife Service and other agencies. (from results of the study "Sensitive Ecosystems Inventory Project" supported by many agencies including the RDN, 1998). Deep Bay is also part of the Baynes Sound -- Comox Harbour area, a wetland of INTERNATIONAL SIGNIFICANCE which has recently been declared *Baynes Sound Important Bird Area (IBA)*. This precious land must be saved at all costs from developers and speculators bent on turning a profit for themselves without a thought for what the need of the future may be.

The members of this Association thank you for your foresight and understanding of this unique area.

Yours truly,



Greta Taylor,

For and on behalf of:

Deep Bay Planning and Environmental Association.

FROM : GRETA

FAX NO. 11 250 757 8889

Sep. 12 2002 03:53PM P1

Fax # 250 390 ~~4163~~ ⁷⁵¹¹

Site 160 on RR1
Bourneville - VOR 160
Sept. 11, 2002.

George Holme
Chairman
RD N

Dear Sir: Re: Helen Davis proposal to
remove land from the ALR
at Deep Bay.

I am opposed to the removal of the
land from Davis refer to from the ALR.

Yours truly
Tami V. Thompson

89/12/2002 16:03 250-248-4894

HANCON HOLDING GROUP

PAGE 01/01

Hans Heringa, P.Eng.
1080-B Industrial Way
Parksville, B.C. V9P 2W8
Phone 250-248-8155 Fax 250-248-4894

September 12, 2002

Attention: Planning Department
RDN
Fax 390-7511

Re: Regional Growth Strategy Bylaw 1309

Dear Sir:

We wish to object to the "last minute" inclusion of a revision to this Bylaw, which allows for the development of Block 564 without having any proper prior Public Hearings on this matter and for not allowing any reasonable time for meaningful public input.

- What's the rush here?
- Why is this being done?
- What's really going on?

The procedure being used here offends proper protocol, and makes the Regional Growth Strategy Bylaw look like it's the product of a Kangaroo Court, all decided by others in advance without Public input.

This is likely what Texada Land Corp. is trying to do here:

\$2.58 Million + 43 Units = \$60,000/parcel (as presently permitted).

\$2.58 Million + 178 Units & amend Regional Growth Strategy Plan = \$14,500/parcel.

Developer's financial gain = \$45,500/parcel x 43 parcels = \$2.0 Million.

The only alternative concept that really makes sense is concept 4, or the "status quo". The RDN really should not allow for further consideration of the Texada Land Corporation proposal at this time. It's too little, too late.

Regards,


Hans Heringa, P.Eng.

HR/hw/RDN

Thursday, September 12, 2002 4:18 PM

Mapleguard Ratepayers' 250-757-2036

p.01



Mapleguard Ratepayers' Association

RR1, S152, C100
Bowser, BC, V0R 1G0
www.members.shaw.ca/mapleguard
email: mapleguard@shaw.ca
phone/fax: (250) 757-2036

To: The Board of Directors for the RDN
Electoral Area 'A' Lorraine Elliott
Electoral Area 'B' Bernie Spelling
Electoral Area 'C' Elaine Hamilton
Electoral Area 'D' Denise Haines
Town of Qualicum Beach Terrie Westbrook
City of Nanaimo Gary Korpen
City of Nanaimo Tom Kraft
City of Nanaimo Loyd Sherry
Planning Department for the RDN

Electoral Area 'E' George Holmes
Electoral Area 'F' Jack McLann
Electoral Area 'G' Joseph Shookops
Electoral Area 'H' Richard Gattinson
City of Parksville Julia Macdonald
City of Nanaimo Hill Holden
City of Nanaimo Larry McHabb
City of Nanaimo Doug Ripple

It is very disappointing to review a "growth management plan" lacking the fundamental design criteria for managing growth based on functional needs required for any community. The limits of growth are not based on water resources, needs for local services, requirements for green space for residents (not just ravines and swamp land), requirements for local community meeting halls (Qualicum Bay is a 20 minute drive and is hardly local), and mass transit in the form of commuter train service between Nanaimo and Courtenay and of course police and fire protection. Rather, it is a shortsighted review of item-by-item, plot by plot: a decision making process that is ripe for favouritism rather than good community design.

Nowhere are these fundamental design criteria defined in the "growth management plan". Analysis of the limits of these services must be provided by the Regional District before ad-hoc development occurs. Where are the studies to support the design and development of communities? Certainly rural areas cannot be expected to make a case for or against every speculator or developer that comes along.

Population projections, based on the RDN's numbers expect an increase in population in the RDN and Nanaimo by about 12,000 during the next 5 years. Averaged over the 8 regional areas and three towns, equal distribution would result in approximate population increases of about 1100 people during the next 5 years for each area. Broken down in annual increases would require accommodation for about 220 people for each district. Based on 2.3 people/residence, this represents about 96 new residences built per year per town or regional area based on equal distribution of the 11 areas.

The population dynamics indicate an aging population. Is this taken into consideration with the population projections? It is unclear in this report.

A good example of what is wrong with the system is the many current developments in the Deep Bay area. The current number of lots in Deep Bay, ready to be developed and available under current zoning bylaws are sufficient to satisfy the total projected growth requirement for ALL of Area H for more than the next 5 years. Any change in zoning would only add to the surplus of lots in the area, contradict "strong urban containment" and weaken "rural integrity" in the area.

This means, we must trust the RDN Planning Department and in particular the Board of Directors, to stand behind this Growth Management Plan and not allow land to be rezoned into smaller parcels in rural areas such as Deep Bay.

Regards,


Dianne Eddy

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FROM : GRETA

FRX NO. : 1 250 757 8909

Sep. 12 2002 04:22PM P1

Planning Department RDN.

This letter is in reference to Regional Growth Strategy Bylaw # 1309 and its effect on:
 Deep Bay Lot A plan 48840, DL 1 and 86
 Lot B plan 38643, DL 86

I suggest to the Board of Directors not to change the zoning and land use regulations for above mentioned land for the following reasons:

- 1 Development will be detrimental to the intensive agriculture industry due to sewage and run off.
- 2 Locating any needed development closer to Dummer-Quallcum Bay will be more economical to serve with a future sewage plant.
- 3 From a viewpoint of long range planning, it is important to keep development within boundaries, to curtail the clutter of roads, pipelines and powerlines.
- 4 To open this large tract of land when it is not urgently needed, for possible subdivision is from a planning perspective next to criminal.

In 75 to 100 years can be as important to the community as Beaconhill Park is today for Victoria and people then will thank the planners of today for their foresight.

"NOTE" - In the 1980th these same lots were refused exclusion from the ALR by the Land Commission. I wonder how many hours since then have been spent with hearings and letter writing by the public and civil servants for the only purpose to satisfy the financial aspirations of 15 people.

George Tunge
 RRI - 5160 - 052
 Bower - BE.

09/12/2002 16:38 250-248-4894

HANCON HOLDING GROUP

PAGE 01/01

Hans Heringa, P.Eng.
1080 Industrial Way
Parksville, B.C. V9P 1R2
Phone 250-248-8155 Fax 250-248-4894

September 12, 2002

Attention: Planning Department
Regional District of Nanaimo

Via Fax 390-7511

Re: Regional Growth Strategy Bylaw 1309,
and 1610 Northwest Bay Road (Our Property)

1) I note with interest on Page 105 of the Staff Report for Block 564:

* The proposal as submitted by the applicant is to provide individual wells for the proposed parcels however as the property is currently located within a fire protection area and individual wells have not been proven, a community water system may be explored to allow the RDN to better manage any potential impact on ground water supply.

2) We are also located within the same fire protection area at 1610 Northwest Bay Road, and our wells are proven, and the RDN has committed itself to include our lands in the Madrona Specified Area for water, yet we can't subdivide our 10 acres, even into 1 acre lots, but Block 564 can subdivide 20 acre lots down to 1 acre lots? Where is the fairness? The RDN will even explore a community water system for Block 564? And not for 1610 Northwest Bay Road? 1610 Northwest Bay Road has proven water wells and a watermain out in front (for Fairwinds), but 1610 Northwest Bay Road can't be developed, but Block 564 can? Something is rotten in Denmark.

3) Please amend the RGMS to not allow further development of Block 564, and to allow development of 1610 Northwest Bay Road.

We wait for 10 years to be told still "No" to a subdivision. Block 564 doesn't even wait a year and is given great opportunity to subdivide down to 1 acre lots?
Thank you,


Hans Heringa, P.Eng.

RESUBMITTED

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111

PLANNING & DEVELOPMENT FOR
5701 & 5600 VANDERNEUK ROAD

PROPOSAL FOR UCB AMENDMENT
SEPTEMBER 12 2002

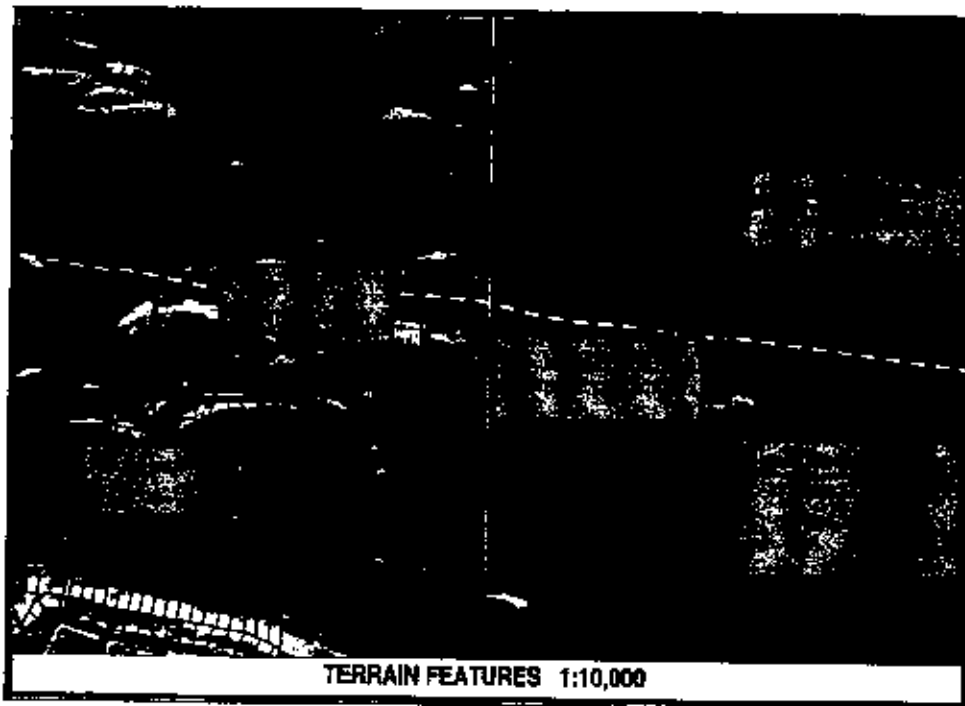
PROPONENT

The property owners are Mr. Gerry Warwick and Mr. Jurgen Blattgerste who are owner / developers of Sunshine Ridge.

PROPERTY

My clients have recently purchased the 140-acres of vacant land situated between Sunshine Ridge and Lost Lake Road.

These parcels are zoned RS-1 and A-3, with 5600 Vanderneuk Road presently outside the Urban Containment Boundary.



PROJECT APPRECIATION

The design concept is to create a mixed-use, suburban neighborhood. When completed, it will integrate the 140-acres of vacant land between Sunshine Ridge and Lost Lake Road.

Given the terrain of these parcels, the City's Steep Slope policy provides a unique opportunity to rationalize the Land Use and Density while increasing the amount of Park and Open Space.

In consideration of this, my clients wish to harmonize the Urban Containment Boundary for 5600 Vanderneuk Road following the terrain rather than the existing legal lot lines.

PLANNING & DEVELOPMENT FOR
5701 & 5600 VANDERNEUK ROAD

PROPOSAL FOR UCB AMENDMENT
SEPTEMBER 12 2002

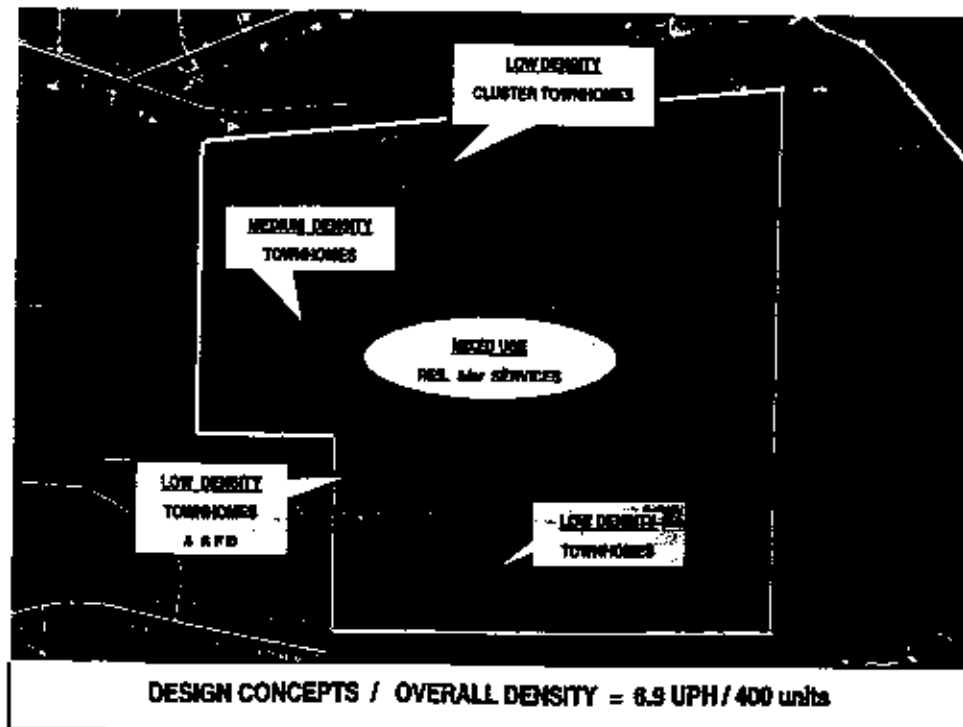
Rationale for Changing the UCB

The terrain is steep overall. There are, however, some lower sloped lands contiguous to Sunshine Ridge and located within 5600 Vanderneuk Road that are suitable for residential development.

The intent of the City's new Steep Slope Policy is to shift the available density onto the lower sloped lands where individual development sites will be identified. It is anticipated that each development site will have different housing density, form, and character based on the natural features, location, access, servicing, and market demand.

We propose a development with mixed-use housing, at suburban densities, providing both ground oriented and multi-story townhomes to conserve the natural hillsides. The housing mix and range of densities includes:

- low density, cluster townhomes) **Concept Plan**
- ground oriented, medium density townhomes) **shown**
- medium density, multi-story townhomes) **below**
- medium-high density apartment condominiums)



PLANNING & DEVELOPMENT FOR
5701 & 5600 VANDERNEUK ROAD

PROPOSAL FOR UCB AMENDMENT
SEPTEMBER 12 2002

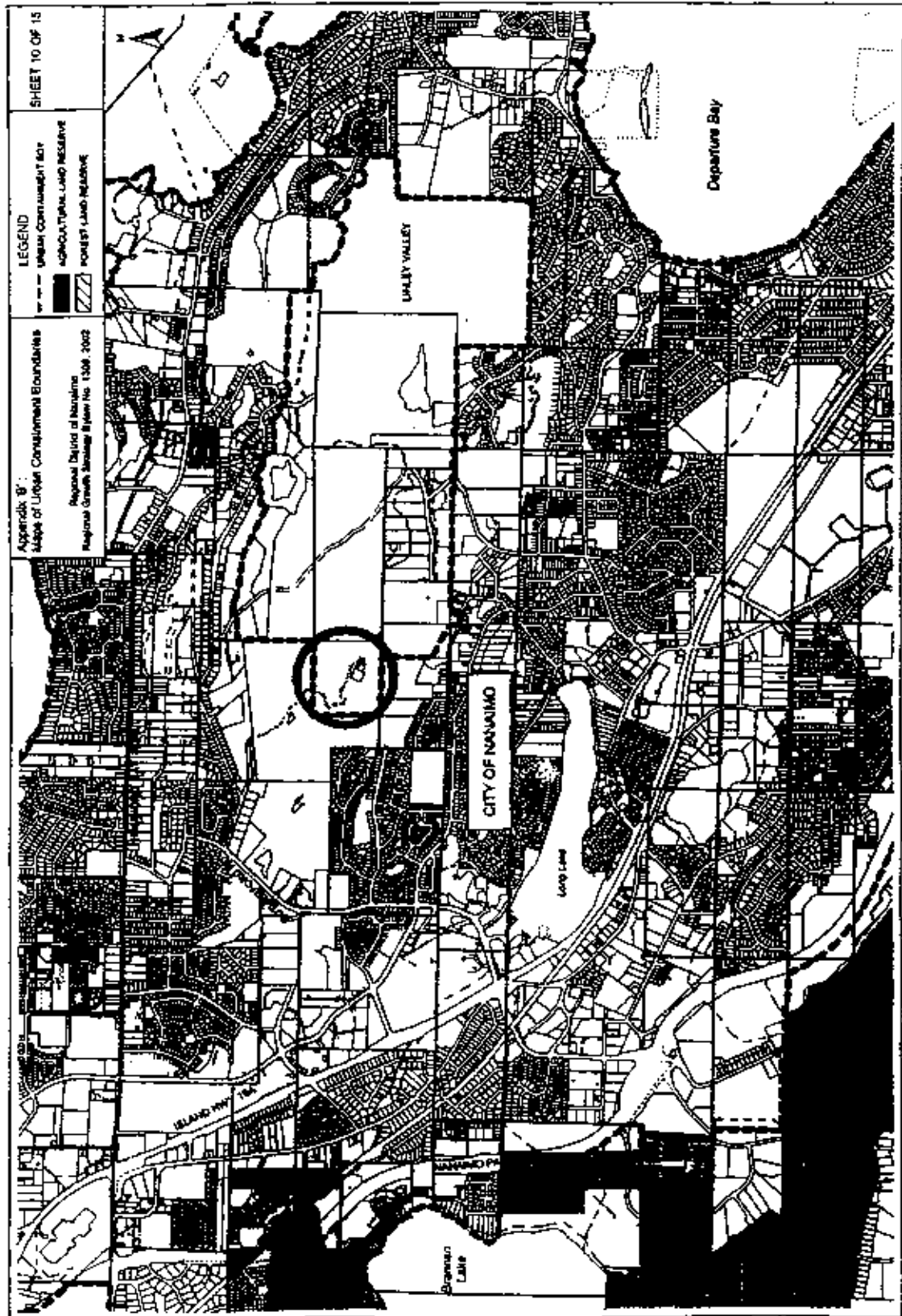
The target density in the City's Official Community Plan for the residential Neighborhoods is 15 UPH.

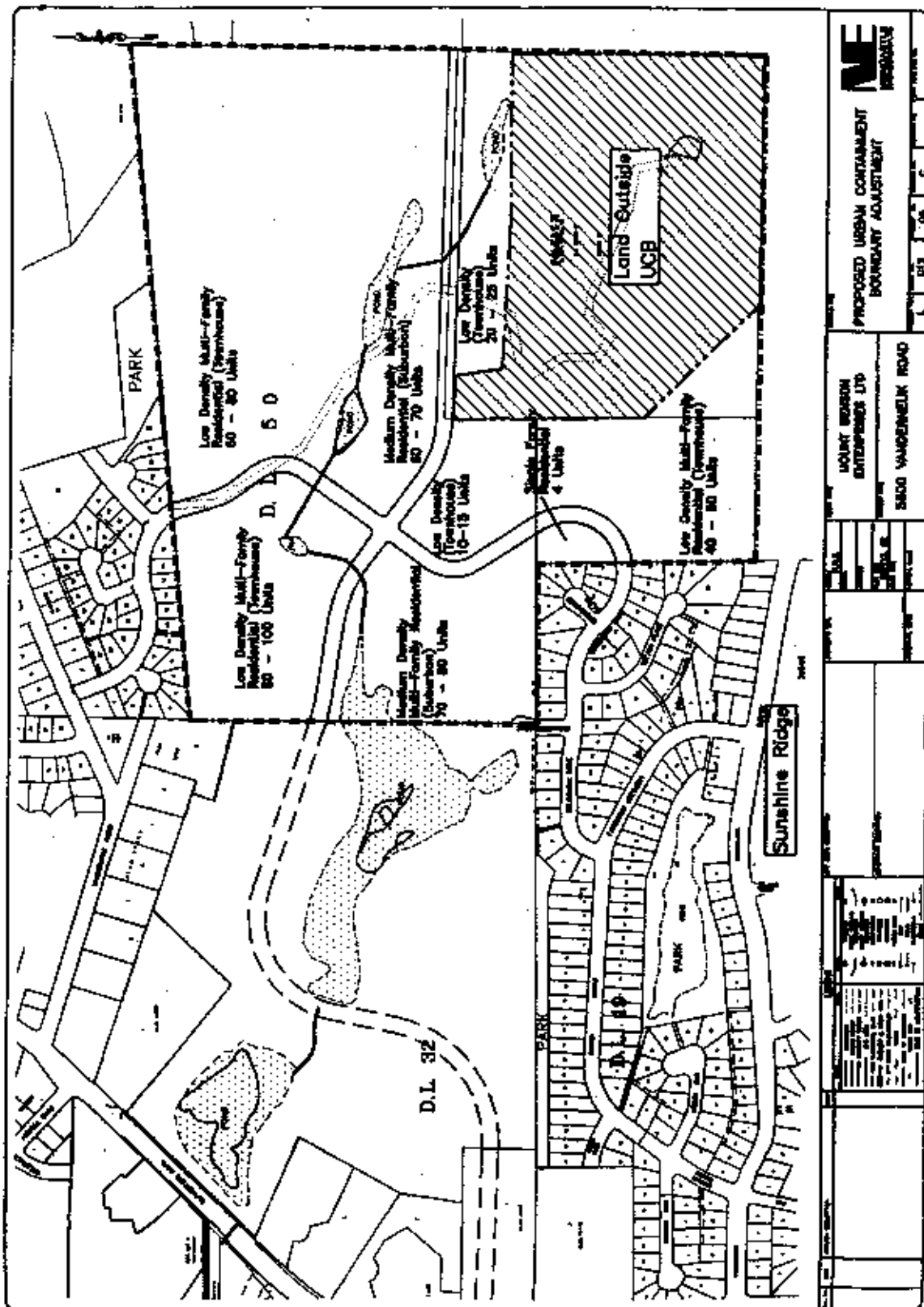
We need an overall density of 400 units / 6.9 UPH to create a sustainable neighborhood.

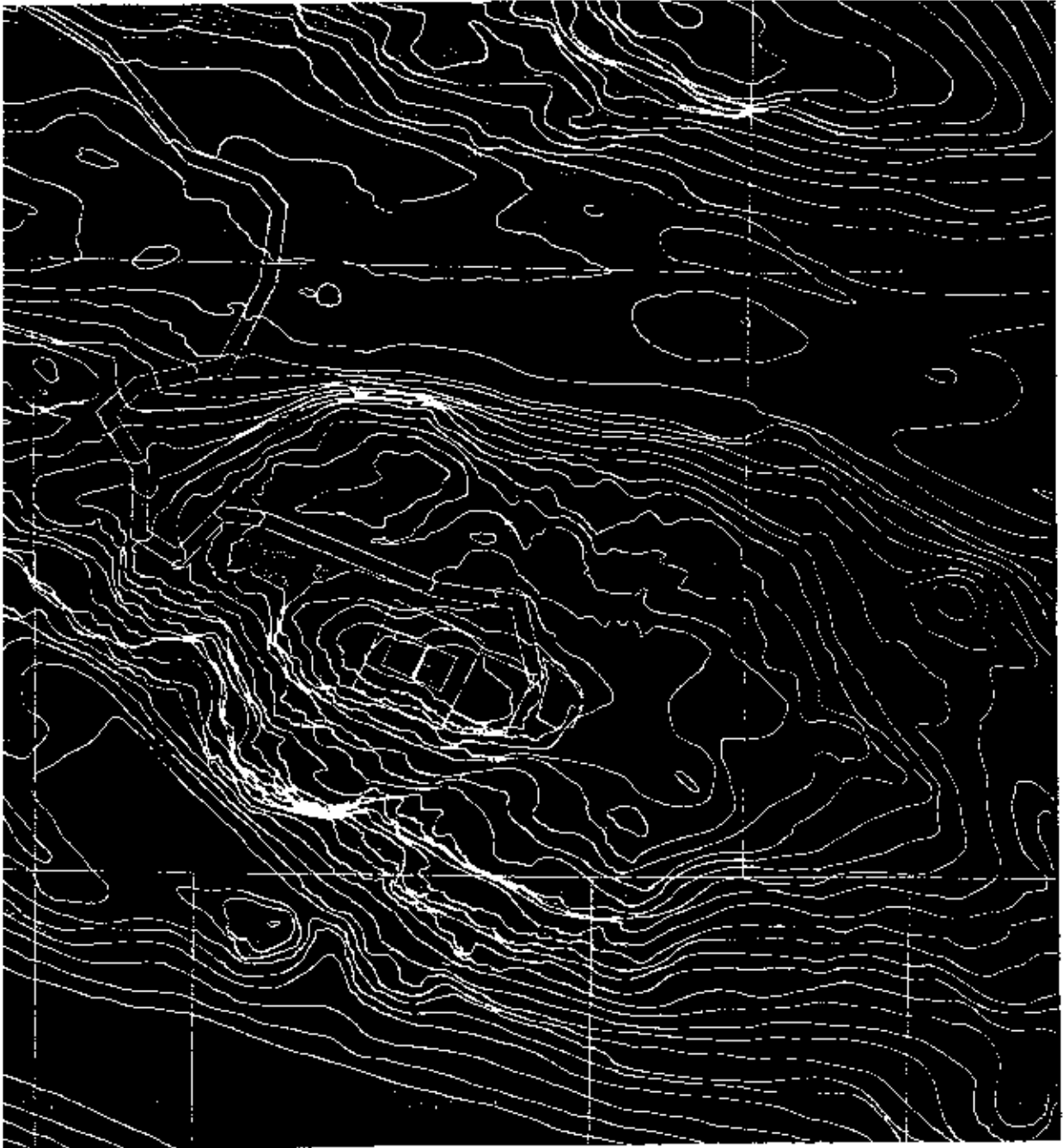
In keeping with the commitments made to the City of Nanaimo, my clients will dedicate an equal or greater area of park in exchange for the UCB amendment as proposed.

Stated differently, we are asking the Board of the Regional District to fine tune the Urban Containment Boundary following the terrain as anticipated by the Steep Slope Policy and the new RS-7 zone proposed by the City of Nanaimo.

We ask for your support for this adjustment in the UCB and would welcome any questions.









Nanoose Property Owners and Residents Association
Box 76, Nanoose Bay, B.C., V9P 9J9

Submission to the Public Hearing held at Beban Place, Nanaimo on September 12th 2002

Our Association is concerned about the actions of the RDN Board on August 13th with respect to considering whether a review of the Regional Growth Strategy by-law was necessary for a possible amendment, apparently submitted by RDN staff, of concern to Texada Land Corporation.

Section 869 of the Local Government Act appears to require that before reaching a decision on whether possible amendment is necessary, a Regional District must provide opportunity for input from citizens, first nations, school boards and others:

The Board's actions on August 13th clearly indicate that the Board made that decision without first providing opportunity for input, and it is our opinion there is no authority for the Board to have done this.

We consider the avoidance of public input to be extremely serious. Just imagine the consequences if the Fairwinds Urban Containment Boundary amendment proposal had not been made during the review process, but left until July 2002 - just in time to be brought before the Board on August 13th instead and entered into the by-law without public input!

We are aware that Texada Land Corporation would not, by this amendment alone, achieve permission to develop. Our concern is not the amendment itself, nor do we question the right of the RDN itself to propose amendments. Our concern is that on August 13th the RDN was statutorily prohibited from even considering the need for this amendment, by virtue of having failed to provide opportunity for public input.

We ask that the Board rescind the August 13th passing of the 1st and 2nd readings of the bylaw. We think that before a legitimate 1st reading can be voted on, either a public input opportunity must be provided on the proposed amendment, or the proposed amendment submitted by staff must be withdrawn.

A handwritten signature in black ink, appearing to read 'Eric Smith', is written over the typed name.

Eric Smith
President, NPORA

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON TUESDAY, OCTOBER 1, 2002, AT 7:30 PM
IN THE CITY OF NANAIMO COUNCIL CHAMBERS,
455 WALLACE STREET, NANAIMO, BC

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
Alternate	
Director J. Pullen	Electoral Area F
Director R. Quittenton	Electoral Area H
Director J. Macdonald	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Alternate	
Director T. Beech	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director T. Krall	City of Nanaimo
Director L. McNabb	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
C. Mason	General Manager of Corporate Services
J. Finnie	General Manager of Environmental Services
N. Connelly	General Manager of Community Services
B. Lapham	General Manager of Development Services
P. Shaw	Manager of Community Planning
S. Schopp	Manager of Inspection & Enforcement
N. Tonn	Recording Secretary

DELEGATIONS

Marilyn Bridges, Office & Professional Employees International Union, re the Future of Public Insurance.

Ms. Bridges noted the advantages of public insurance and the benefits ICBC provides to its customers as well as the community. The Board was urged to forward a resolution to the Minister responsible for ICBC and the Premier to preserve universal public auto insurance.

MINUTES

MOVED Director Krall, SECONDED Director Westbroek, that the minutes of the Committee of the Whole meeting held on Tuesday, August 27, 2002 be adopted.

CARRIED

PAGE
120

DEVELOPMENT SERVICES

BUILDING INSPECTION

Section 700 Filings.

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.

MOVED Director Holme, SECONDED Director Macdonald, that a notice be filed against the title 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) Parcel E (DD 6975N) of Sections 9 and 10, Range 5, Cedar District, Except those parts in Plans 10233, 10772, 15372, 21911 and 27211, 2250 Kendail Road, Electoral Area 'A', owned by Boat Harbour Marine Ltd;
- (b) Lot 30, Section 9, Plan 30347, Gabriola Island, Nanaimo Land District, 1595 Hess Road, Electoral Area 'B', owned by S. Shackelton and R. Markle;
- (c) Lot 81, Section 6, Plan 31743, Gabriola Island, Nanaimo Land District, 1637 Peterson Road, Electoral Area 'B', owned by G. Koza;
- (d) Lot 1, District Lot 29, Plan VIS4487, Nanoose District together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, 857 Wright Road, Electoral Area 'G', owned by R. and C. Ryvers.

CARRIED

PLANNING

Agricultural Land Reserve Regulation Amendment - Implications for All Electoral Areas except Electoral Area 'B'.

MOVED Director Holme, SECONDED Director Krall, that the staff report on 'Agricultural Land Reserve Regulation Amendment - Implications For the RDN' be received for information.

CARRIED

CORPORATE SERVICES

ADMINISTRATION

Police Financing Discussion Paper.

MOVED Director Westbrook, SECONDED Director Holme, that the report on Police Financing be received for information and following the local government elections, the Board establish a Select Committee to consider the proposals put forward by the Minister of Public Safety and Solicitor General and prepare a response for consideration by the Board.

CARRIED

Treaty Related Measures - Legislative Working Group.

MOVED Director Hamilton, SECONDED Director Westbrook, that the Legislative Working Group report be received for information.

CARRIED

FIRE PROTECTION

Errington Fire Protection Function Reserve Fund Expenditure Bylaw No. 1324.

This item has been deferred to the next Board meeting.

ENVIRONMENTAL SERVICES

SOLID WASTE

Landfill Gas Collection System Expansion – FCM Conditional Grant.

MOVED Director Westbrook, SECONDED Director Elliott, that the Board accept a conditional grant of \$505,000 from the Federation of Canadian Municipalities (FCM) Green Municipal Funds to expand the gas collection system at the Regional Landfill and proceed with the project agreement with FCM.

CARRIED

Household Yard & Garden Waste Collection.

MOVED Director Westbrook, SECONDED Director Hamilton, that the Board not implement a curbside yard and garden waste collection program in urban areas of the RDN at this time.

CARRIED

UTILITIES

French Creek Sewerage Facilities LSA Amendment Bylaw No. 813.27.

MOVED Director Westbrook, SECONDED Director Macdonald, that "French Creek Sewerage Facilities Local Service Area Amendment Bylaw No. 813.27, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

Pacific Shores Sewer LSA Amendment Bylaw No. 1021.03 and Northern Sewer LSA Amendment Bylaw No. 889.22.

MOVED Director Holme, SECONDED Director Krall,:

1. That "Regional District of Nanaimo Northern Community Sewer Local Service Area Amendment Bylaw No. 889.22, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.
2. That "Pacific Shores Sewer Local Service Area Amendment Bylaw No. 1021.03, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

Rural Streetlighting LSA Boundary Amendment Bylaw No. 791.05.

MOVED Director Westbrook, SECONDED Director Holme, that "Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.05, 2002" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

District 69 Arena Committee.

Director Holme provided highlights of the District 69 Arena Committee meeting held September 17, 2002.

MOVED Director Rispin, SECONDED Director Westbrook, that the verbal report with respect to the District 69 Arena Committee meeting held September 17, 2002, be received for information.

CARRIED

District 69 Recreation Commission.

MOVED Director Quittenton, SECONDED Director McNabb, that the minutes of the District 69 Recreation Commission meeting held September 12, 2002, be received for information.

CARRIED

MOVED Director Quittenton, SECONDED Director Holme, that the following recommendations stated in the Revised 2003 Recreation Fees and Charges report be accepted:

1. That the revised Recreation Fees and Charges Policy be approved.
2. That the Fees and Charges Policy be applied with respect to the 2003 Provisional Budget process to include seniors' admission rate categories with a phased in increase and other adjustments as outlined in Schedule 1 of the report.

CARRIED

District 69 Recreation Commission.

From the meeting of the District 69 Recreation Commission held July 11, 2002.

MOVED Director Quittenton, SECONDED Director Westbrook,:

1. That the non-resident pool surcharge be removed from the Ravensong Aquatic Centre.
2. That Electoral Area 'E' be approached to contribute a fair and reasonable amount to the Ravensong Aquatic Centre.

MOVED Director Macdonald, SECONDED Director Haime, that this item be referred to staff for further information.

CARRIED

Lantzville Parks and Open Space Advisory Committee.

MOVED Director Macdonald, SECONDED Director Krall, that the minutes from the Lantzville Parks and Open Space Advisory Committee meeting held June 3, 2002 be received for information.

CARRIED

Electoral Area 'G' Parks and Open Space Advisory Committee.

MOVED Director Macdonald, SECONDED Director Holme, that the minutes from the Electoral Area 'G' Parks and Open Space Advisory Committee meeting held July 17, 2002 be received for information.

CARRIED

Electoral Area 'A' Parks, Recreation and Greenspace Advisory Committee.

MOVED Director Elliott, SECONDED Director Krall, that the minutes from the Electoral Area 'A' Parks, Recreation and Greenspace Advisory Committee meeting held September 19, 2002 be received for information.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 8:04 PM

CHAIRPERSON

**Minutes for the Meeting held:
Thursday, September 5, 2002, 1:30 PM -3:00 PM
Ministry of Water, Land and Air Protection office, Arrowsmith Room
2080 Labieux Road, Nanaimo, BC**

Present:

Bob Lapham, RDN
Christina Thomas, RDN
Neil Connelly, RDN
John Finnie, RDN
Sharon Fletcher, Nanaimo
Mark Brown, Qualicum Beach
Dan Biggs, MF

Ted Hall, MEM
Dave Edgar, MT

Absent:

Roger Cheetham, LRC
Wayne Haddow, MA
Gayle Jackson, Parksville
David Coombe, VIHA
Sharon Erickson, MWLAP
Cynthia Hawksworth, MCWAS

Item

1. Call to Order

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

2. Minutes from Previous Meetings (June 27, 2002)

The minutes were approved as presented.

3. Growth Management Plan Review 2001-2002

C. Thomas provided an update regarding the status of the project. It was noted that the RDN is in the final phase of the project, and that the focus of this phase is the formal consideration of the regional growth strategy as a bylaw. Key components of the phase include the Board's consideration of the bylaw for 1st, 2nd, 3rd reading and adoption, public hearing, referral of the bylaw to the member municipalities and adjacent regional districts for consideration of acceptance, and referral of the bylaw to the Minister of Community, Aboriginal and Women's Services. The Bylaw was granted 1st and 2nd reading on Aug. 13th, the Public Hearing on the Bylaw is scheduled for Sept. 11th and 12th, and the Bylaw will be referred to the member municipalities and adjacent regional districts on Sept. 13th for consideration of acceptance. It is anticipated that the referral agencies will consider acceptance of the Bylaw as follows:

<u>Jurisdiction</u>	<u>Anticipated Date Bylaw Acceptance to be Considered</u>
City of Nanaimo	Oct. 7 th
City of Parksville	Oct. 7 th
Town of Qualicum Beach	Oct. 7 th
Cowichan Valley RD	Oct. 9 th
Alberni Clayquot RD	Oct. 2 nd
Comox Strathcona RD	To be determined

R. Lapham provided an overview of the conceptual development proposal for Block 564 and the rationale for the amendment of the regional growth strategy to allow for further consideration of the proposal.

C. Thomas distributed a seven page overview of the key changes to the regional growth strategy.

4 **Regional Growth Strategy Monitoring Program**

C. Thomas provided an overview of a draft proposal to enhance the RDN's regional growth strategy monitoring program, and invited comments about the draft proposal. Key components of the program include: [1] annual public events to discuss what sustainability means in the context of the Nanaimo region, and to discuss the results of reports about the region's sustainability; [2] the refinement of the existing set of indicators of sustainability; [3] the development, publication and dissemination of reports about the region's sustainability; [4] an awards program to recognize projects/organizations/individuals that have made significant contributions to the region's sustainability; and [5] a citizen committee. It was noted that the RDN Board would likely consider a report on the topic at a meeting in October.

5. **Regional Growth Strategy 2003 Business Plan**

C. Thomas provided an overview of the Business Plan proposed for Regional Development Services for 2003. Key components include: [1] the establishment of a new citizen committee to provide input to regional growth strategy monitoring matters and a public event to involve residents in a discussion about the region's sustainability; [2] the publication of the revised regional growth strategy; [3] the review and revision of regional context statements for municipal and electoral area official community plans; [4] Intergovernmental Advisory Committee work; [5] the development of reports about the sustainability of the region and regional growth strategy implementation; and [6] the development of information sheets about topics related to managing growth and development in the region based on current statistical information.

IAC members noted the need to revisit the terms of reference for the IAC (as included in the 2003 work program) with the view to clarifying the role of IAC members. It was noted that the IAC is a good forum to discuss issues related to managing growth and development in the region (e.g. transportation, nodal development) and for discussing the experiences of each jurisdiction in the implementation of the regional growth strategy. It was suggested that future IAC meetings provide for more opportunity to discuss these issues.

6. **Adjournment.**

N. Connelly adjourned the meeting at 3:00 PM



Chair, Neil Connelly

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE MEETING OF THE
BUILDING ADDITION COMMITTEE HELD ON
TUESDAY, OCTOBER 1, 2002, AT 6:00 PM IN THE
NANAIMO CITY BOARD ROOM**

Present:

Director G. Holme	Chairperson
Director L. Elliott	Electoral Area A
Director E. Hamilton	Electoral Area C
Alternate	
Director J. Pullen	Electoral Area F
Director J. Stanhope	Electoral Area G
Director J. Macdonald	City of Parksville
Director T. Westbrook	Town of Qualicum Beach
Alternate	
Director T. Beech	City of Nanaimo
Director L. McNabb	City of Nanaimo

Also in Attendance:

K. Daniels	Chief Administrative Officer
C. Mason	Gen. Mgr. of Corporate Services
B. Lapham	Gen. Mgr. of Development Services
N. Avery	Manager of Financial Services

PRESENTATION

Building Addition – Project Update.

MOVED Director McNabb, SECONDED Director Westbrook, that the Board approve the budget to proceed with the installation of the sprinkler system, HVAC balancing and controls, removal of the existing stairs, new carpeting, office modifications, exterior improvements and meeting room projector for 2003.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:40 PM

CHAIRPERSON



REGIONAL DISTRICT OF NANAIMO			
OCT - 1 2002			
CHAIR		GMCrs	
CAO		GMDS	
GMCS		GMES	
<i>D. G. Mason</i>			
			DATE:

MEMORANDUM

TO: K. Daniels
Chief Administrative Officer

FROM: C. Mason
General Manager, Corporate Services

SUBJECT: Building Expansion Update

DATE:

October 1, 2002

FILE:

PURPOSE:

To update the Board on the progress of the building expansion project and present options for upgrades to the existing administration building for 2003.

BACKGROUND:

The construction of the addition to the RDN Administration Building is now proceeding with an anticipated completion timeframe of 22 weeks. It is expected that the project will be substantially complete by mid-March 2003. Funds for the expansion come from the building reserve, and includes all construction costs, site development work, and a small amount allocated to connect the addition to the existing building. The Board has also authorized computer reserve funds for telephone, computer and audio/visual equipment associated with the building expansion. The audio/visual allowance includes \$30,000 to install a microphone and speaker system for the meeting room. The budget does not include funds to undertake any renovations to the existing building or include funds for a new meeting room projector.

Once the addition has been completed, the existing building will require some upgrading to address the impact of the new construction. In particular, as referenced in earlier reports, the existing building will require the installation of a sprinkler system to meet fire code regulations. The sprinkler project has been deferred over the last two years to await the completion of the building addition. Other work that is proposed to be undertaken is the removal of the stairs located at the Hammond Bay Road entrance (which will no longer be required), balancing of the existing heating and ventilation system (HVAC) controls, reconfiguration of counters for public access and the replacement of existing carpets. Optional projects which are also recommended to be undertaken include improvements to the exterior of the existing building to match the exterior of the new addition, minor office modifications and the acquisition of a meeting room projector. Sufficient funds are available in the 2003 general administration budget to undertake these works without impacting the tax requisition.

ALTERNATIVES:

1. Proceed with installation of the sprinkler system, HVAC balancing and controls, removal of the existing stairs, new carpeting, office modifications, exterior improvements and meeting room projector in 2003.

2. Proceed with the installation of the sprinkler system, HVAC balancing and controls, removal of the existing stairs, counters/electrical room and new carpeting for the existing building in 2003 and defer the remaining projects to 2004.

FINANCIAL IMPLICATIONS:

Shown below are the financial impacts of each alternative.

Alternative 1:

Sprinkler System	\$40,000
HVAC Controls & Balancing	\$30,000
Removal of Stairs	\$40,000
New Counters/Electrical Room	\$30,000
Carpet & Flooring	\$20,000
Meeting Room Projector	\$15,000
Office Modifications	\$30,000
Exterior Improvements	\$25,000
Design/Engineering Fees, Building Permit, etc.	\$30,000
Subtotal	\$260,000
Taxes (3% GST)	\$7,800
Total	\$267,800

Alternative 2:

Sprinkler System	\$40,000
HVAC Controls & Balancing	\$30,000
Removal of Stairs	\$40,000
New Counters/Electrical Room	\$30,000
Carpet & Flooring	\$10,000
Design/Engineering Fees, Building Permit, etc.	\$20,000
Subtotal	\$170,000
Taxes (3% GST)	\$5,100
Total	\$175,100

The RDN Administration Building is approximately 30 years old and requires ongoing maintenance to keep up with current demands. As a result, a maintenance budget has been allocated annually to perform general repairs to the interior and exterior of the building. Sufficient funds are available in the General Administration budget to accommodate the alternatives shown above without an impact to the tax requisition.


CONCLUSIONS:

The RDN Administration Building Expansion Project will be completed in March 2003. Once completed, a sprinkler system will need to be installed and the stairs will no longer be required in the existing building. Staff have prepared a budget to address some upgrades to the existing building and to take advantage of the space that can be gained by removing the old staircase. The proposed modifications to the existing building will also enhance the ability of the public to access RDN departments from a new

central location. Two options have been presented for the Board's consideration to address current deficiencies. Staff are recommending that the Board support alternative one and proceed with upgrades to the existing building in 2003.

RECOMMENDATION:

That the Board approve the budget to proceed with the installation of the sprinkler system, HVAC balancing and controls, removal of the existing stairs, new carpeting, office modifications, exterior improvements and meeting room projector for 2003.



Report Writer


C.A.O. Concurrence

COMMENTS:

Rpt re Building Expansion Update (October 2002).doc



REGIONAL DISTRICT OF NANAIMO			
SEP 30 2002			
CHAIR		GMCrs	
CAG		GMDS	
GMCms		GMES	
<i>Ed</i>			

MEMORANDUM

TO: Stan Schopp
Manager, Building Inspection Services

DATE: September 27, 2002

FROM: Maude Mackey
Bylaw Enforcement Officer

FILE: 4020 20 95B229

SUBJECT: Contravention of "Regional District of Nanaimo Building Regulation and Fees Bylaw 800, 1989" - Cahill
Electoral Area 'B' - 1410 Hess Road, Gabriola Island

PURPOSE

To obtain Board direction regarding repealing "Regional District of Nanaimo Removal of Construction Bylaw No. 1027, 1996".

BACKGROUND

Property: 1410 Hess Road

Legal Description: Lot 18, Plan 30347, Section 9, Nanaimo District, Gabriola Island

Property Owner: Michael Joseph Cahill
1410 Hess Road
Gabriola Island, B.C.
V0R 1X6

On June 11, 1996, the Board of the Regional District of Nanaimo considered the history on this property and directed "Regional District of Nanaimo Removal of Construction Bylaw No. 1027, 1996" be adopted. The Bylaw required the property owner to remove all construction placed without a Building Permit, leaving the site clean and tidy, or to have the structure reviewed and certified by a Structural Engineer and to make applications for the appropriate Building Permits. Staff continued to try and work with Mr. Cahill to achieve Bylaw compliance; however, his continued refusal to cooperate left staff no choice but to seek further Board direction regarding a legal remedy. On November 12, 1997, the Board directed staff to proceed with the legal action necessary to ensure bylaw compliance. The Injunctive process that followed resulted in the court ordering Mr. Cahill to be in compliance by October 15, 1998. He failed to do so and on August 13, 2001, the RDN solicitor returned to Supreme Court with a contempt application. The court subsequently adjourned the contempt application until March 18, 2002 to give Mr. Cahill further time to comply. The RDN was also awarded the costs of the application. Mr. Cahill made substantial progress with legalizing his construction, but was unable to comply with the March 18th date. An informal drafted agreement by the RDN solicitor was then reached with Mr. Cahill requiring his compliance by August 23, 2002. On that same date, Mr. Cahill was finally issued an occupancy permit.

Since its adoption, the requirements of Bylaw No. 1027 have now been satisfied. A subsequent Bylaw to repeal Bylaw No. 1027 is now required.

ALTERNATIVES

1. To adopt "Regional District of Nanaimo Removal of Construction Repeal Bylaw No. 1325, 2002".
2. To not adopt "Regional District of Nanaimo Removal of Construction Repeal Bylaw No. 1325, 2002".

FINANCIAL IMPLICATIONS

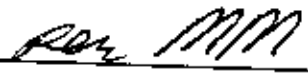
There are no financial implications. The RDN solicitor has since initiated collection of the court award costs.

SUMMARY/CONCLUSIONS

This construction was initiated without the required building permit. The adoption of Bylaw No. 1027 started the enforcement process ultimately resulting in Bylaw compliance. The requirements of Bylaw No. 1027 have since been satisfied and staff recommends that the Bylaw be repealed.

RECOMMENDATIONS

1. That "Regional District of Nanaimo Construction Repeal Bylaw No. 1325, 2002" be introduced and read three times.
2. That "Regional District of Nanaimo Construction Repeal Bylaw No. 1325, 2002" be adopted.




Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1325

A Bylaw to Repeal Removal of Construction Bylaw No. 1027, 1996

WHEREAS the Board has enacted "Regional District of Nanaimo Removal of Construction Bylaw No. 1027, 1996";

AND WHEREAS the Board wishes to repeal "Regional District of Nanaimo Removal of Construction Bylaw No. 1027, 1996";

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

1. That "Regional District of Nanaimo Removal of Construction Bylaw No. 1027, 1996" be repealed.
2. This Bylaw may be cited as "Regional District of Nanaimo Removal of Construction Repeal Bylaw No.1325, 2002".

Introduced and read three times this 8th day of October, 2002.

Adopted this 8th day of October, 2002.

Chairperson

General Manager of Corporate Services



REGIONAL DISTRICT
OF NANAIMO

OCT - 3 2002

MEMORANDUM

CHAIR		GMCS	
CAO		GMDS	
CMCS		GMES	

TO: C. Mason
General Manager, Corporate Services

FROM: N. Avery
Manager, Financial Services

SUBJECT: Request to approve acquisition of fire truck vehicle for the Errington Fire Department

Board DATE: September 24, 2002

FILE:

PURPOSE:

To seek Board approval for the Errington Fire Department to obtain a fire truck vehicle from the Coastal Fire Center.

BACKGROUND:

The Board of the Errington Fire Department has been developing its fire fighting vehicle inventory and water supplies with a long term goal of obtaining a "Superior Tanker Shuttle Credit" from the Fire Underwriters Survey group. The Fire Underwriters Survey group has advised the department that upon reaching their full inventory of tanker equipment and successfully completing a simulated live tanker shuttle test that Errington should be given an insurance grading equivalent to full hydrant protected status. This rating would achieve significant fire insurance premium savings for taxpayers in the fire protection area - estimated at \$100 - \$150 per property annually (a minimum of \$30,000 annually to the entire protection area). To this end the department purchased its first roll on/roll off cab and chassis with tanker unit in 1999 and has since equipped a second container unit with a generator and compressor to provide pumping capacity on site. Additionally the department has secured and installed two water tanks on private sites in the area. In 2001 the department replaced a 1986 pumper vehicle with a foam equipped vehicle through a trade with the Province of BC Coastal Fire Center. These pieces of equipment are located at firehall #1.

Attention is now focused on replacing two vehicles located at firehall #2, with the same type of equipment as that stationed at firehall #1. Having two halls equipped with the same type of vehicles makes it easier to train volunteers in the operation and maintenance of the equipment.

The Province of BC Coastal Fire Center has available a second foam equipped unit, the same as that acquired in 2001 and the department wishes to enter into an agreement to acquire this equipment. This acquisition is the first step of a two step replacement plan to be completed by mid-2004. Firstly, the forestry vehicle with its larger tanker capacity would replace a smaller vehicle at hall #2 in 2003 (Unit 210 - planned for replacement between 2010 and 2015). The transaction has an estimated cost of \$138,640. The forestry vehicle is larger with a more robust foam system and thus provides a higher level of service to the department.

Over the course of 2003/2004 a second roll on/roll off vehicle with portable tanker unit would be purchased to replace a 1993 fire engine at hall #2 (Unit 207 - planned for replacement in 2008 at a cost of \$350,000 - \$400,000) The estimated cost for the second vehicle is \$194,000. The final roll on/roll off vehicle would be financed by a combination of sale proceeds from equipment salvaged from Unit 210, the sale of the 1993 vehicle, gaming funds and a demand bank loan.

ALTERNATIVES:

1. Support the Errington Fire Department's proposal to amend their capital replacement plan for Unit 210(foam equipped vehicle- replacement date 2010) and Unit 207 (a 1993 fire engine-replacement date 2008) to pursue the acquisition of a foam equipped firefighting vehicle owned by the Province of BC Coastal Fire Center and acquisition of a second roll on/roll off vehicle in 2003/2004 to achieve a full hydrant equivalent fire insurance rating.
2. Do not support the vehicle acquisitions as proposed.

FINANCIAL IMPLICATIONS:

Alternative 1

The transactions would be financed as follows:

Phase I	2002	2003
Coastal Fire Center transaction		
Purchase 2003 F550 for Fire Center use	\$ 52,140	
Trade Unit 210 cab & chassis	58,000	
Conversion costs for both vehicles to Fire Center standard	18,500	
Upgrade Fire Center vehicle to fire department standard - after sale of Unit 207		\$10,000
Total transaction value	\$128,640	\$10,000
Funds provided by:		
Trade Unit 210 cab & chassis	(58,000)	
Defer 2002 construction of container unit storage (Hall#1)	(36,500)	
Apply 2002 operating budget unexpended funds	(17,550)	
Apply reserve funds	(16,590)	
Upgrade Fire Center vehicle to fire department standard		10,000 (regular operating budget)
	\$128,640	\$10,000

Phase II	2003	2004
Purchase Roll on/Roll off cab & chassis	\$ 75,000	\$75,000
Construct portable tanker unit	44,000	Nil
Total transaction cost	\$119,000	\$75,000
Funds provided by:		
Sell Unit 210 equipment	(15,000)	Demand loan - \$29,000 (2004) \$29,000(2005) \$29,000(2006)
Sell Unit 207 vehicle	(60,000)	
Gaming funds	(44,000)	
	\$119,000	\$75,000

Phase I, which would be completed by the end of 2002 is fully funded as shown above. Phase II rests in part on obtaining Provincial gaming funds, which have been applied for. If the gaming funds are not secured, the department would propose financing up to \$119,000 through a demand bank loan over a period of five years. There is capacity in the current operating budget to cover the associated loan costs.

To complete the acquisition plan in 2003/2004 the department proposes to increase the tax requisition by 5% for each of 2003 and 2004, returning to a cost of living increase thereafter if required. This will raise the annual requisition by \$18,775 over the next two years at an approximate cost of \$9.60 per \$100,000. This compares favourably with the estimated insurance premium savings of \$100-\$150 annually, calculated by staff to generate about \$30,000 in savings annually throughout the fire protection district.

Alternative 2

Property owners in Errington would not have the opportunity to obtain fire insurance premium savings of between \$100-\$150 annually and the security of the equivalent of full hydrant service. Instead of replacing equipment in 2003/2004 the department would follow its original capital replacement plan and continue budgeting for cash outlays of \$350,000 - \$400,000 in 2008, by building up reserves from the current operating budget.

SUMMARY/CONCLUSIONS:

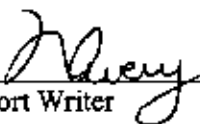
The Errington Fire Department has been working towards a lower fire insurance rating for the Errington Fire Protection District. It has improved the number of water sources available in the service area and upgraded some of its equipment to provide more capacity to bring firefighting supplies (water) on site. The Fire Underwriters Survey Group has responded positively to these initiatives and feels that once all the planned equipment and water supplies are in place (and subject to a live test scenario) the department should be able to achieve a full hydrant service rating. This would reduce property owner insurance premiums by \$100-\$150 annually. Staff calculates a minimum savings of \$30,000 throughout the fire protection area.

In keeping with this long term objective the department wishes to enter into an arrangement with the Province of BC Coastal Fire Center to obtain a second larger foam equipped firefighting vehicle. The fire department would offer an existing, smaller truck and a new truck to be purchased, in trade. The transaction has a value of \$138,640, of which is to be financed from a combination of operating funds, deferral of a 2002 capital construction project and reserve funds.


The department proposes in the second phase (2003/2004) to acquire a final roll on/roll off unit with portable tank. The purchase would be funded by a combination of increased property taxes (5% in each of 2003 and 2004), equipment sale proceeds, provincial gaming funds and a short term demand bank loan. Staff have reviewed the department's financial plan and can confirm that the resources are available.

RECOMMENDATION:

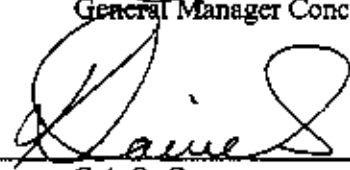
That the Errington Fire Department be authorized to amend their capital replacement plan for Unit 210 (foam equipped vehicle- replacement date 2010) to pursue the acquisition in 2002, of a foam equipped firefighting vehicle owned by the Province of BC Coastal Fire Center , with a total transaction value of \$138,640.



Report Writer



General Manager Concurrence



C.A.O. Concurrence

COMMENTS: