

REGIONAL DISTRICT OF NANAIMO

COMMITTEE OF THE WHOLE

TUESDAY, JUNE 25, 2002

7:30 PM

(Nanaimo City Council Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

3-4 **Tanya Laing**, re the Canadian Community Monitoring Network.

MINUTES

5-14 Minutes from the Committee of the Whole meeting held on Tuesday, May 28, 2002.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

15-16 **Don Sutherland**, Ministry of Community, Aboriginal & Women's Services - re Order in Council to Acquire Access to Regional Parks & Trails.

DEVELOPMENT SERVICES

BUILDING INSPECTION

Section 700 Filings.

PLANNING

17-43 ALR Exclusion Application No. 0206 - Dorman - Pirart Road - Area D.

44-48 Request for Acceptance of Cash in Lieu of Park Land - Kenyon & Wilson on behalf of Arturo Mendenhall - Smithers & Bellevue Roads - Area F.

49-52 Request for Acceptance of Cash in lieu of Park Land - JF. Anderson on behalf of Combined Forest Products Ltd. - Church & Valley Roads - Area F.

COMMUNITY SERVICES

REGIONAL DEVELOPMENT

53-57 Regional Growth Management Plan Review - Present Status Lands Designation - Bylaw No. 1309.

58-61 Regional Growth Management Review - Watersheds - Bylaw No. 1309.

TRANSIT

62-71 Transit Service and Feasibility Reviews - Cedar & Gabriola Island.

72-75 Regional Transit/handyDART - 2001 BC Transit Performance Summary.

76-87 BC Transit - Funding & Service Strategy Review.

CORPORATE SERVICES

ENVIRONMENTAL SERVICES

SOLID WASTE

88-90 Contract for Bird Control at Regional Landfill.

UTILITIES

91-93 Rural Streetlighting LSA Boundary Amendment Bylaw No. 791.04 - Area G.

94-96 Driftwood Water Supply Service Area Bylaw No. 1255.01 - Area E.

COMMISSION, ADVISORY & SELECT COMMITTEE

Lantzville Parks & Open Space Advisory Committee.

97-98 Minutes from the meeting of the Lantzville Parks & Open Space Advisory Committee held May 6, 2002. (for information)

Electoral Area 'A' Parks, Recreation & Greenspaces Advisory Committee.

99-100 Minutes from the meeting of the Electoral Area 'A' Parks, Recreation & Greenspaces Advisory Committee held May 16, 2002. (for information)

District 69 Recreation Commission.

101-103 Minutes from the meeting of the District 69 Recreation Commission held June 11, 2002. (for information)

Nanoose Bay Parks & Open Space Advisory Committee.

104-105 Minutes from the meeting of the Nanoose Bay Parks & Open Space Advisory Committee held June 10, 2002. (for information)

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

BOARD INFORMATION (Separate enclosure on blue paper)

ADJOURNMENT

IN CAMERA

Burgoyne, Linda

From: Tanya Laing [tanyalaing@shaw.ca]
Sent: Thursday, July 18, 2002 3:37 PM
To: Burgoyne, Linda
Subject: Presentation to the Board - CCMN

Hi Linda,

Thanks for speaking to me about the Canadian Community Monitoring Network. As we discussed, I am interested in introducing my project to the RDN's Board members on Tuesday, May 25 at 7:30pm, City Hall. Here is a one-page backgrounder for you to pass on to the Board. I forgot to ask you if there is access to a power point projector (and possibly laptop - I have my own, but there is always the risk of compatibility). If not, how about an overhead projector? It would be much appreciated. Please give me a call.

Thanks

Tanya

Tanya Laing - Regional Coordinator
Canadian Community Monitoring Network
551 Kennedy Street Nanaimo, BC V9R 2J6
Tel: (250) 716-8922
Email: tanyalaing@shaw.ca

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6/19/2002



May 2002

The Canadian Community Monitoring Network

*An initiative of the Canadian Nature Federation and Environment Canada's
Ecological Monitoring and Assessment Network Coordinating Office.*

The communities of Nanaimo, Parksville-Qualicum, and Port Alberni have been selected to participate in the Canadian Community Monitoring Network (CCMN), a growing network of communities and individuals interested in monitoring changes in their local environment. CCMN assists communities in strengthening links between community-based environmental monitoring and local policy and decision-making.

As participating communities in the CCMN project, the communities of Nanaimo, Parksville-Qualicum, and Port Alberni will have access to:

- a dedicated Regional Coordinator to assist with local ecosystem monitoring and linkages to sustainability and decision-making initiatives
- ecosystem monitoring protocols
- a standardized approach to monitoring ecosystem change
- an interactive web-based database for inputting/accessing data
- a nationally consistent approach to presenting results and disseminating information
- the opportunity to generate information on ecosystem status/trends, local sustainable behaviours, and models for establishing a sustainable community approach
- the opportunity to serve as an outdoor laboratory where ecosystem attributes can be monitored through the involvement of local community groups and educators

Ecological change in our natural environment is an important indicator of environmental health. Monitoring environmental changes can provide scientific data to help policy-makers make more informed decisions. By becoming involved in the CCMN project, you are taking a great step towards addressing the environmental issues of your community.

For more information, contact:

Tanya Laing, CCMN Regional Coordinator
Tel: (250) 716-8922
tanyalaing@shaw.ca

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REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON TUESDAY, MAY 28, 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
Director J. McLean	Electoral Area F
Director R. Quittenton	Electoral Area H
Alternate	
Director F. Demmon	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director G. Korpan	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director D. Rispin	City of Nanaimo
Director T. Krall	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director L. McNabb	City of Nanaimo

Also in Attendance:

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

DELEGATIONS

Ted Olynyk & Paula Barrett, BC Hydro, re Proposed Vancouver Island Generation Project at Duke Point.

Mr. Olynyk made a verbal presentation to the Committee with respect to the proposed Vancouver Island Generation Project at Duke Point and distributed written information to Committee members.

MOVED Director McLean, SECONDED Director Haime, that the following late delegation be permitted to address the Committee.

CARRIED

Art Cowie, re ALR Exclusion - Wosk - 365 Meadow View Place - Area G.

Mr. Cowie updated the Committee on an ALR exclusion application which was previously put forward to the Board and requested that the Board approve its referral to the ALC.

MINUTES

MOVED Director Hamilton, SECONDED Director Krall, that the minutes from the Committee of the Whole meeting held on Tuesday, April 23, 2002 be adopted.

CARRIED

DEVELOPMENT SERVICES

BUILDING INSPECTION

Expired Building Permit – Salapura – 2079 Walsh Road – Area A.

MOVED Director Elliott, SECONDED Director McNabb, that the permit for the construction of an agricultural building and attached dwelling at 2079 Walsh Road be renewed for an additional two years at the minimum permit fee of \$45.00 and renewal of the temporary living facility permit for \$125.00.

CARRIED

PLANNING

Request for Acceptance of Park Land – Keith Brown Associates Ltd. on behalf of 559500 BC Ltd. – Rowland Road – Area E.

MOVED Director Holme, SECONDED Director Krall,:

1. That the resolution adopted by the Regional Board of Directors, at its Regular Meeting held on October 11, 1994, with respect to the dedication of park land for Lot B, District Lot 67, Nanoose District, Plan 13476, be rescinded.
2. That the request, submitted by Keith Brown and Associates Ltd., on behalf of 559500 BC Ltd., for park land dedication in the location and amount as shown on the proposed plan of subdivision of Lot B, District Lot 67, Nanoose District, Plan 13476, be accepted subject to the applicant registering section 219 covenants protecting the seasonal stream, the pond, the swamp areas outside the park land, and the waterfront portions of the parcel as outlined in Schedule No. 1 of staff report.

CARRIED

Request for 10% Frontage Relaxation & Request for Provision of a Combination of Park Land and Cash in Lieu of Park Land – JE Anderson & Associates on Behalf of Terry Peterson & Sandra Strote – Woobank Road – Area A.

MOVED Director Elliott, SECONDED Director Hamilton,:

1. That the request, submitted by JE Anderson & Associates, on behalf of Terrance Peterson and Sandra Strote to provide a combination of park land with the balance to be provided as cash in lieu of park land, be denied and the applicant be required to provide 5% cash in lieu of park dedication.
2. That the request for a relaxation of the minimum 10% perimeter frontage requirement for proposed Lots 2 & 3, as shown on the proposed plan of subdivision, be approved.

CARRIED

COMMUNITY SERVICES

RECREATION & PARKS

Electoral Area B Parkland Acquisition Security Issuing Bylaws No. 1299, 1303, 1304, 1305, 1306 & 1307 and Electoral Area B Parkland Acquisition Temporary Borrowing Bylaws No. 1300 & 1302.

MOVED Director Sperling, SECONDED Director Sherry,:

1. That "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1299, 2002" be introduced for three readings and be forwarded for approval to the Inspector of Municipalities.
2. That "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1303, 2002" be introduced for three readings and be forwarded for approval to the Inspector of Municipalities.
3. That "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1304, 2002" be introduced for three readings and be forwarded for approval to the Inspector of Municipalities.
4. That "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1305, 2002" be introduced for three readings and be forwarded for approval to the Inspector of Municipalities.
5. That "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1306, 2002" be introduced for three readings and be forwarded for approval to the Inspector of Municipalities.
6. That "Regional District of Nanaimo Electoral Area B Parkland Acquisition Security Issuing Bylaw No. 1307, 2002" be introduced for three readings and be forwarded for approval to the Inspector of Municipalities.
7. That "Electoral Area B Parkland Acquisition Temporary Borrowing Bylaw No. 1300, 2002" be introduced for three readings.
8. That "Electoral Area B Parkland Acquisition Temporary Borrowing Bylaw No. 1300, 2002" having received three readings be adopted.
9. That "Driftwood Water Service Area Temporary Borrowing Bylaw No. 1302, 2002" be introduced for three readings.
10. That "Driftwood Water Service Area Temporary Borrowing Bylaw No. 1302, 2002" having received three readings be adopted.

CARRIED

Extension School Field and Playground Rental Agreement.

MOVED Director Hamilton, SECONDED Director Krall, that the Regional District enter into the Rental Agreement for the Extension School property with School District 68.

CARRIED

Cedar Heritage Centre – Funding Request.

MOVED Director Elliott, SECONDED Director Hamilton, that the Regional District enter into an Agreement with the Cedar School and Community Enhancement Society to provide for \$38,000 in funding as a grant to allow the Society to retire the debts and allow them to finish the project.

CARRIED

REGIONAL DEVELOPMENT

Regional Growth Management Plan Review.

The General Manager of Community Services and the General Manager of Environmental Services presented an overview of the creation of the existing nodes in rural areas under the Growth Management Plan and future plans for servicing these nodes.

TRANSIT

Nanaimo City Centre Transit Exchange – Site Review.

MOVED Director Rispin, SECONDED Director Holme, that the information report on the Nanaimo City Centre Transit Exchange Site Review be accepted.

CARRIED

CORPORATE SERVICES

ADMINISTRATION

Administration Computer Equipment Reserve Fund Expenditure Bylaw No. 1308.

MOVED Director Holdom, SECONDED Director McNabb,

1. That "Administration Computer Equipment Reserve Fund Expenditure Bylaw No. 1308, 2002" be introduced for three readings.
2. That "Administration Computer Equipment Reserve Fund Expenditure Bylaw No. 1308, 2002" having received three readings be adopted.

CARRIED

Port Theatre Funding Request.

MOVED Director McLean, SECONDED Director Westbrook, that the Board maintain the current agreement to proceed to referendum in November in Electoral Areas A – E to obtain elector assent and deny the Port Theatre's request to undertake referendums in the non-participating areas.

DEFEATED

MOVED Director Holme, SECONDED Director Hamilton, that staff be directed to prepare individual "Port Theatre Local Service Area" establishing bylaws for Electoral Areas A – E based upon a requisition rate of \$2.90 per \$100,000 of assessment for consideration at the September Board meeting and referendum in November 2002.

CARRIED

MOVED Director Quittenton, SECONDED Director Holdom, that staff be directed to prepare individual "Port Theatre Local Service Areas" establishing bylaws for Electoral Areas F – H based upon usage for consideration at the September Board meeting and referendum in November 2002.

MOVED Director McLean, SECONDED Director Quittenton, that the motion be amended to exclude Electoral Area 'F'.

DEFEATED

The question was called on the main motion.

The motion CARRIED

MOVED Director Holme, SECONDED Director Demmon, that the Board correspond with the City of Parksville and Town of Qualicum Beach and encourage them to support proceeding to referendum in November 2002 to put forward the Port Theatre's request for funding either on a requisition rate of \$2.90 per \$100,000 of assessment or on the basis of usage.

CARRIED

FINANCE

Operating Results to March 31, 2002.

MOVED Director Krall, SECONDED Director McNabb, that the summary report of financial results from operations to March 31, 2002 be received for information.

CARRIED

FIRE PROTECTION

Firefighting Coverage by City of Nanaimo for Certain Properties Outside Municipal Boundaries.

MOVED Director Hamilton, SECONDED Director Holme, that the Board correspond with the City of Nanaimo seeking support for the provision of fire protection services to the seven properties outside municipal boundaries identified as:

1675 Kelsie Road
1670/1690 Kelsie Road
1760 Kelsie Road
1840 Kelsie Road
1860 Kelsie Road
1890 Kelsie Road
2105/2115 Richardson Road

CARRIED

Nanoose Fire Protection Service Area (Buildings) Reserve Fund Bylaw No. 1312.

MOVED Director Holme, SECONDED Director Rispin,:

1. That "Nanoose Fire Protection Service Area Reserve Fund Bylaw No. 1312, 2002" be introduced for first three readings.
2. That "Nanoose Fire Protection Service Area Reserve Fund Bylaw No. 1312, 2002" having received three readings be adopted.

CARRIED

ENVIRONMENTAL SERVICES

LIQUID WASTE MANAGEMENT

Northern Community Sewer LSA Boundary Amendment Bylaw No. 889.21.

MOVED Director Holme, SECONDED Director Sherry, that "Regional District of Nanaimo Northern Community Sewer Local Service Area Boundary Amendment Bylaw No. 889.21, 2002" be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

Trucked Liquid Waste Disposal Amendment Bylaw No. 988.04.

MOVED Director Sherry, SECONDED Director Krall,:

1. That "Regional District of Nanaimo Trucked Liquid Waste Disposal Amendment Bylaw No. 988.04, 2002" be introduced for three readings.
2. That "Regional District of Nanaimo Trucked Liquid Waste Disposal Amendment Bylaw No. 988.04, 2002" having received three readings be adopted.

CARRIED

Sewer User Rates & Regulations Amendment Bylaws – Fairwinds Sewerage Facilities Amendment Bylaw No. 765.09, French Creek Sewer Service Area Amendment Bylaw No. 422.10 and Surfside Sewer Amendment Bylaw No. 1241.01.

MOVED Director Holme, SECONDED Director Sherry,:

1. That "Fairwinds Sewerage Facilities Specified Area Rates Amendment Bylaw No. 765.09, 2002" be introduced for first three readings.
2. That "Fairwinds Sewerage Facilities Specified Area Rates Amendment Bylaw No. 765.09, 2002" having received first three readings be adopted.
3. That "French Creek Sewer Service Area Rates Amendment Bylaw No. 422.10, 2002" be introduced for first three readings.
4. That "French Creek Sewer Service Area Rates Amendment Bylaw No. 422.10, 2002" having received first three readings be adopted.
5. That "Surfside Sewer Rates and Regulations Amendment Bylaw No. 1241.01, 2002" be introduced for first three readings.
6. That "Surfside Sewer Rates and Regulations Amendment Bylaw No. 1241, 2002" having received first three readings be adopted.

CARRIED

Fairwinds Sewerage Facilities Reserve Fund Establishment Bylaws No. 1310 and No. 1311.

MOVED Director Holme, SECONDED Director Sherry,:

1. That "Fairwinds Sewerage (Treatment) Facilities Service Area Reserve Fund Bylaw No. 1310, 2002" be introduced for first three readings.
2. That "Fairwinds Sewerage (Treatment) Facilities Service Area Reserve Fund Bylaw No. 1310, 2002" having received three readings be adopted.
3. That "Fairwinds Sewerage (Collector System) Facilities Service Area Reserve Fund Bylaw No. 1311, 2002" be introduced for first three readings.
4. That "Fairwinds Sewerage (Collector System) Facilities Service Area Reserve Fund Bylaw No. 1311, 2002" having received three readings be adopted.

CARRIED

Transfer of Land – Departure Bay Pump Station.

MOVED Director McNabb, SECONDED Director Krall, that the Board approve the transfer of a portion of Lot 1, Section 2, Wellington District, Plan 14047 to the City of Nanaimo for highway improvements.

CARRIED

GNPCC Biogas System Upgrade – Consulting Services.

MOVED Director McNabb, SECONDED Director Holdom, that the Board direct staff to award the consulting project for the GNPCC Sludge Heating and Boiler Building upgrade to Associated Engineering Ltd.

CARRIED

SOLID WASTE

Regional Landfill – Leachate Pre-Treatment System.

MOVED Director Sherry, SECONDED Director Holdom, that the Board approve the installation of a leachate pre-treatment system at the Regional Landfill to reduce odours and corrosion at the Cedar Road pumping station.

CARRIED

Electronic Waste Industry Produce Stewardship Resolution.

MOVED Director Sherry, SECONDED Director Holdom, that the RDN Board adopt the Local Government Resolution on E-Waste and forward it, with a covering letter to the Minister of Water, Land and Air Protection requesting implementation of an industry operated E-Waste Produce Stewardship program, and further, the correspondence be copied to UBCM and AVICC for information and support.

CARRIED

UTILITIES

French Creek Bulk Water & Northern Community Sewer Boundary Amendment Bylaws No. 1050.02, 1089.02 and 934.02.

MOVED Director Holme, SECONDED Director Rispin,:

1. That "French Creek Bulk Water Supply Local Service Area Boundary Amendment Bylaw No. 1050.02, 2002" be granted first three readings and forwarded to the Inspector of Municipalities.
2. That "Regional District of Nanaimo French Creek Bulk Water Local Service Area Development Cost Charge Boundary Amendment Bylaw No. 1089.02, 2002" be granted first three readings and forwarded to the Inspector of Municipalities.
3. That "Regional District of Nanaimo Northern Community Sewer Local Service Area Development Cost Charge Boundary Amendment Bylaw No. 934.02, 2002" be granted first three readings and forwarded to the Inspector of Municipalities.

CARRIED

Fairwinds Water Supply LSA Regulations & Rates Amendment Bylaw No. 764.11.

MOVED Director Holme, SECONDED Director Sherry,:

1. That "Regional District of Nanaimo Fairwinds Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 764.11, 2002" be introduced for three readings.
2. That "Regional District of Nanaimo Fairwinds Water Supply Local Service Area Regulations and Rates Amendment Bylaw No. 764.11, 2002" having received three readings be adopted.

CARRIED

French Creek Sewer LSA Regulations & Rates Amendment Bylaw No. 422.11.

MOVED Director Holme, SECONDED Director Sherry,:

1. That "Regional District of Nanaimo French Creek Sewer Specified Area Regulation and Rates Amendment Bylaw No. 422.11, 2002" be introduced for three readings.
2. That "Regional District of Nanaimo French Creek Sewer Specified Area Regulation and Rates Amendment Bylaw No. 422.11, 2002" having received three readings be adopted.

CARRIED

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COMMISSION, ADVISORY & SELECT COMMITTEE**Area A Parks, Recreation and Greenspaces Advisory Committee.**

MOVED Director Elliott, SECONDED Director Haima, that the minutes of the Area A Parks, Recreation and Greenspaces Advisory Committee meeting held March 21, 2002, be received for information.

CARRIED

Lantzville Parks & Open Space Advisory Committee.

MOVED Director Haima, SECONDED Director Sherry, that the minutes of the Lantzville Parks & Open Space Advisory Committee meeting held April 1, 2002, be received for information.

CARRIED

Nanoose Bay Parks & Open Space Advisory Committee.

MOVED Director Holme, SECONDED Director Holdom, that the minutes of the Nanoose Bay Parks & Open Space Advisory Committee meeting held April 22, 2002, be received for information.

CARRIED

District 69 Recreation Commission.

MOVED Director Quittenton, SECONDED Director Demmon, that the minutes of the District 69 Recreation Commission meeting held May 7, 2002, be received for information.

CARRIED

MOVED Director Quittenton, SECONDED Director Westbrook, that the following Community Grants be approved:

Errington War Memorial Hall Association – washroom addition	\$ 4,100
Lighthouse Recreation Commission – program expenses	\$ 1,250
Arrowview Elementary PAC – playground	\$ 2,000
Participaddle Society – paddles	\$ 1,710
Mid-Island Wheelchair Sports Club – backboard extensions	\$ 682
Mid-Island Wheelchair Sports Club – wheelchairs	\$ 3,715
Parksville Seniors Slo-Pitch – dugouts	\$ 3,700
Arrowsmith Cricket & Sports Association – tournament equipment	\$ 690
Arrowsmith Mountain Bike Society – timing equipment	\$ 3,310
Nanoose Bay Recreation and Activities Society – stage	\$ 3,000

CARRIED

MOVED Director Quittenton, SECONDED Director Westbrook, that the following Youth Grants be approved:

Nanoose Bay Recreation and Activities Society – youth dance	\$ 600
Parksville Royals Baseball Club – pitching bullpen	\$ 1,000
Parksville Royals Baseball Club – infield screen	\$ 1,200
Parksville Royals Baseball Club – 2ball program	\$ 350
Qualicum Beach Skateboard Park Committee – expansion	\$ 5,400
Vancouver Island Adrenalin Games – event costs	\$ 1,500
Ballenas Dry Grad – entertainment costs (Velcro Wall/Improv)	\$ 1,250
Ballenas Tennis Club – court improvements	\$ 2,000

CARRIED

Gabriola Island Parks and Recreation Commission.

MOVED Director Sperling, SECONDED Director Krall, that the minutes of the Gabriola Island Parks and Recreation Commission meeting held May 13, 2002, be received for information.

CARRIED

MOVED Director Sperling, SECONDED Director Haime, that the staff report and recommendation regarding the Gabriola Island Parks & Open Space Advisory Committee Proposal be tabled until the next Commission meeting to be held November 4, 2002.

CARRIED

Grants-in-Aid Committee.

MOVED Director Quittenton, SECONDED Director Westbroek, that the minutes of the Grants-in-Aid Committee meeting held May 16, 2002, be received for information.

CARRIED

MOVED Director Quittenton, SECONDED Director Westbroek, that the following grants be approved:

School District 68:

Cedar Community Association	\$ 3,000
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School District 69:

Arrowsmith Community Justice Society	\$ 500
Arrowsmith Search & Rescue	\$ 240
Mid Vancouver Island Habitat Enhancement Society	\$ 415
Navy League of Canada - Parksville Branch	\$ 1,000
North Island Wildlife Recovery Association	\$ 1,000
Oceanside Community Arts Council	\$ 500
Oceanside Radio Communications Association	\$ 950
Parksville & District Association for Community Living	\$ 1,000
Parksville Meeting Place Society	\$ 250
Parksville-Qualicum Beach & District SPCA	\$ 500

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**ALR Exclusion - Wosk - 365 Meadow View Place - Area G.**

MOVED Director Demmon, SECONDED Director Krall, that the Wosk ALR Exclusion application be forwarded directly to the Agricultural Land Commission without a recommendation from the Board.

CARRIED

NEW BUSINESS**Verbal Reports.**

MOVED Director Haime, SECONDED Director Holdom, that when verbal reports are included on agendas, attachments containing background information be circulated to Board members in advance to allow preparation by Directors.

CARRIED

BOARD INFORMATION

MOVED Director McNabb, SECONDED Director Sherry, that the Board Information be received for information.

CARRIED

ADJOURNMENT

MOVED Director McNabb, SECONDED Director Holme, that the meeting be adjourned to allow for an In Camera meeting.

CARRIED

TIME: 8:54 PM

CHAIRPERSON



**Ministry of Community,
Aboriginal and
Women's Services**

Facsimile Cover Sheet

To: Jeff Ainge
Branch/Company: Regional District of Nanaimo
Phone:
Fax: 248-3159

From: Don Sutherland
Manager
Local Government Advisory Services
Phone: 250 387-4025
Fax: 250 356-1873

Date: June 11, 2002
Total pages: 2 (including Cover Page)

Subject:

Further to my e-mail message, attached is a copy of the regulation that was approved for the Regional District of Nanaimo in regard to the Park (Regional) Act.

THIS TRANSMISSION IS INTENDED SOLELY FOR THE USE OF THE INDIVIDUAL OR INSTITUTION TO WHOM IT IS ADDRESSED AND MAY NOT BE DISTRIBUTED, COPIED OR DISCLOSED TO OTHER UNAUTHORIZED PERSONS. THIS MATERIAL MAY CONTAIN CONFIDENTIAL OR PERSONAL INFORMATION WHICH MAY BE SUBJECT TO THE PROVISIONS OF FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT. ANY OTHER DISTRIBUTION, COPYING OR DISCLOSURE IS STRICTLY PROHIBITED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY TELEPHONE AND RETURN THE ENTIRE TRANSMISSION BY MAIL WITHOUT MAKING A COPY. THANK YOU.

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PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. **454**, Approved and Ordered **JUN - 5-2002**

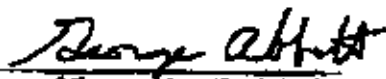

Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Nanaimo Regional District Regulation, B.C. Reg. 194/91, is amended by adding the following section:

Acquiring access to regional parks and trails

- 9 For the purpose of establishing and maintaining a regional park and a regional trail, the Nanaimo Regional District is granted the additional power to acquire, by lease, licence or permit, for any term access to or over land within an area designated as set out in section 4 (1) (a) of the *Park (Regional) Act*.



Minister of Community, Aboriginal
and Women's Services



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and sections: *Local Government Act, R.S.B.C. 1996, c. 323, section 799*

Other (specify):

May 16, 2002

493/2002/16



REGIONAL DISTRICT OF NANAIMO		
JUN 17 2002		
CHAIR		GMCrS
CAO		GMDS
GMCmS		GMES
		Call ✓
DATE: June 14, 2002		

MEMORANDUM

TO: Pamela Shaw
Manager, Community Planning

FROM: Deborah Jensen
Planner

SUBJECT: ALR Exclusion Application No. 0206 - Dorman
Lot D, Sections 16 and 17, Range 5, Mountain District, Plan 2964, Except Those
Parts Thereof Included Within the Boundaries of Plans 17458 and 20359
Electoral Area 'D' - Pirart Road

PURPOSE

To consider an application for exclusion of land from the Agricultural Land Reserve.

BACKGROUND

The Regional District of Nanaimo has received an application to exclude an approximately 0.8 hectare portion of a 7.9-hectare property from the Agricultural Land Reserve (see Schedules No. 1 and 2). The subject parcel is located adjacent to Pirart Road in the East Wellington - Pleasant Valley area (see Attachment No. 1). With the exception of lands to the southwest, all lands within the surrounding area are situated within the ALR. The applicant's stated intention is to exclude a portion of the subject property to allow an established industrial operation to continue operating on the site, although approval for non-farm use is also acceptable to the applicant.

The Regional District of Nanaimo Growth Management Plan Bylaw No. 985, 1997 designates the subject property as "Resource Lands and Open Spaces" land (see Schedule No. 3).

The East Wellington - Pleasant Valley Official Community Plan, Bylaw No. 1055, 1998 designates the subject property as "Rural" land (see Schedule No. 4).

The Land Use and Subdivision Bylaw No. 500, 1987 zones the subject property as Rural 1 (RU1), Subdivision District 'D'.

Previous applications have been made for use of the subject property in the ALR. The Commission, by Resolution #2208/75 in 1975, allowed an application to construct a second dwelling unit on the property for family use so long as construction occurred on an area not considered agriculturally viable. In 1977, by Resolution #6946/77, the Commission refused subdivision of the subject property into three parcels as the Class 1 land was considered to have excellent agricultural capability.

Industrial operations occurring on the property are not permitted on ALR land without prior permission of the Land Reserve Commission and, to date, no application has been made to the Land Reserve Commission for this use. These operations are also in contravention of the OCP policy and zoning regulations, and legal proceedings initiated by the Regional District are currently underway to halt the existing industrial operation.

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Director Haime has indicated she does not support this application. Director Haime's comments are attached (*see Schedule No. 6*).

Applications for exclusion are considered by the Board due to Regional Growth Management Plan issues and to highlight potential OCP amendment or rezoning implications. The Board has three options in reviewing these applications: to forward an application to the LRC with comments or a recommendation; to forward an application to the LRC without comments or a recommendation; or to refuse an application and not allow the application to proceed to the Commission. It should be noted that if the Regional Board decides to deny an application, the *Land Reserve Act* does not require the Land Reserve Commission (LRC) to hear the application. Therefore, the Regional Board may in effect, deny the application.

ALTERNATIVES

1. To deny the application for exclusion of land from the ALR and advise the Land Reserve Commission that the application is not proceeding.
2. To provide a Board Resolution recommending the ALR exclusion be forwarded to the Land Reserve Commission with no comment from the Board.
3. To provide a Board Resolution recommending the ALR exclusion be forwarded to the Land Reserve Commission with comments from the Board.

GROWTH MANAGEMENT PLAN IMPLICATIONS

The Regional District of Nanaimo Growth Management Plan contains policies that do not support the subject application. In the interest of containing urban sprawl, Policies 1C and 2A require that future urban development be directed to community nodes, including Urban Containment Boundaries, Village Centres or Present Status Lands, with commercial/industrial developments discouraged elsewhere. The subject property is not located within the Urban Containment Boundary or any of the other categories. Furthermore, Policy 3D requires that the RDN support the retention of land in the Agricultural Land Reserve.

With review of the Growth Management Plan currently underway, one recommendation has been to revise Goal 3 (Rural Integrity) to fully allocating decision-making for inclusion or exclusion of land to the Land Reserve Commission. Should the Province choose to exclude land from the ALR, then the RDN could subsequently determine appropriate use of the land through its official community plan guidelines and zoning requirements.

OFFICIAL COMMUNITY PLAN IMPLICATIONS

OCP policy states that the Regional District supports the Land Reserve Commission (LRC) in their mandate to preserve agricultural land, particularly as large land holdings. The Board may support the use of agricultural land for non-farm purposes provided that the Land Reserve Commission grants permission for the proposed use, the proposed use will not reduce the future agricultural potential of the land, and the use is compatible with surrounding land use patterns.

LAND USE PLAN IMPLICATIONS

Pursuant to Bylaw No. 500, lands in the area are zoned Rural 1 (RU1). The area consists of primarily large lot residential properties, hobby farms, and larger farm operations. Property lying to the east of the subject property is currently home to Fournier Excavating, which has legal non-conforming status for its operation for both the Agricultural Land Reserve and RDN Bylaw No. 500. The subject property itself is currently being used as the headquarters of Dorman Timber Ltd., and includes the office building, repair shop for logging trucks and equipment, a storage area for this equipment, and has a company sign posted at the entrance to the property.

The applicant has indicated that the rationale for exclusion of the subject property from the ALR is that the site is occupied by an industrial use. Staff notes that if the exclusion were approved, then both an amendment to the Bylaw No. 500 zoning and to the official community plan would be required, as the use is currently operating in contravention of the zoning and official community plan.

PUBLIC CONSULTATION IMPLICATIONS

To date, numerous inquiries have been received as a result of this application. These inquiries have expressed concern with respect to removal of land from the ALR and to continued operation of a "disruptive" industrial activity within a rural residential area. Written submissions are attached in *Schedule No. 5*.

LEGAL IMPLICATIONS

The Regional District is currently proceeding with legal action to bring the uses on the property into compliance with the zoning regulations. If this application is forwarded to the Land Reserve Commission for consideration, the applicant will likely assert that any legal proceedings to bring the property into compliance with the zoning regulations be deferred and that any applications for an injunction be suspended until the application is decided.

VOTING

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

SUMMARY/CONCLUSIONS

The Regional Board is requested to provide a resolution to be forwarded to the Land Reserve Commission with respect to an application to exclude an approximate 0.8-hectare site from a 7.9-hectare parcel of land situated in the Agricultural Land Reserve for the purpose of allowing the continuation of an existing industrial development. If approved for exclusion, it is the intent of the applicant to proceed with an application for rezoning.


The application was referred to the Electoral Area 'D' Director Denise Haime for comment. Director Haime indicated she does not support this application for exclusion.

Policies in the Regional Growth Management Plan and the East Wellington - Pleasant Valley Official Community Plan do not support the applicant's proposal. Therefore, staff would recommend this application for exclusion be refused, and the Land Reserve Commission be advised that this application is not proceeding.

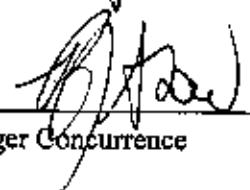
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19

RECOMMENDATION

That application for exclusion from the Agricultural Land Reserve for a portion of Lot D, Sections 16 and 17, Range 5, Mountain District, Plan 2964, except those parts thereof included within the boundaries of Plans 17458 and 20359, be refused, and that the Land Reserve Commission be advised that this application is not proceeding.



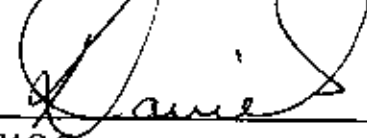
Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

COMMENTS:

Schedule No. 1 (Page 1 of 2)
Application for Exclusion from ALR



APPLICATION BY LAND OWNER
under Section 13 (6), 15 (1) or 22 (1) of the Agricultural Land Reserve Act
OR
under Section 34 or 36 of the Agricultural Land Reserve Procedure Regulation

NOTE: The information on this form is collected to process your application under the Agricultural Land Reserve Act. All applications are available for review by the public. If you have any questions about the collection and use of this information, contact the Land Reserve Commission and ask for the staff member who will be handling your application.

Registered Owner: BRIAN GEORGE DORMAN		Agent: ROBERT G. GARRETT	
Address: 2496 AIRART ROAD		Address: 4-4180 ISLAND HIGHWAY N.	
NANAIMO		NANAIMO	
BC	Postal Code V8R 6V5	BC	Postal Code V8T 1W8
Tel. (home) 741-1993	(work) E-mail	Tel. 736-9930	Fax. 736-9931 E-mail garrett@huntergarrettiboy.com

<input type="checkbox"/> INCLUSION under Sec. 13 (6) of the Act	<input type="checkbox"/> SPECIAL CASE SUBDIVISION in the ALR under Sec. 36 of the Regulation (subdivision along the ALR boundary)
<input checked="" type="checkbox"/> EXCLUSION under Sec. 15 (1) of the Act	<input type="checkbox"/> SPECIAL CASE USE in the ALR under Sec. 34 of the Regulation
<input checked="" type="checkbox"/> SUBDIVISION or USE in the ALR under Sec. 22 (1) of the Act	State which paragraph of Sec. 34 (2) describes the proposed use

15(1)
22(1)

REGIONAL DIST of NANAIMO

PARTICULARS OF EACH PARCEL UNDER APPLICATION

Legal Description:	Size of Each Parcel (Ha.)	Date Acquired (Mo.) (Yr.)
LOT D, SECTIONS 16 and 17, RANGE		1978
5, MOUNTAIN DISTRICT, PLAN 2964, except those parts thereof included within the boundaries of plans 17488 and 20359	ONSIA PARCEL 20 acres parcel subject to this application	
Total Hectares:	2 acres	

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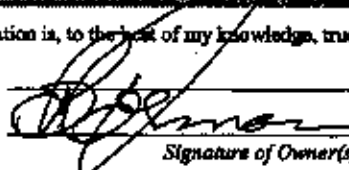
Schedule No. 1 (Page 2 of 2)
Application for Exclusion from ALR

Legal description:	Present use:

List all existing uses of the entire parcel: orchard, hayfield, pasture, wooded, etc.
North of McGinnis Creek is overgrown weedy grass land
Subject part of the property is used as an office and shop for
 Describe all buildings: lumber business - Office was originally built as a residence
later converted to office - there is a repair shop on the
subject property approx 20x50
 Describe the main physical characteristics: flat, hilly, rocky, clay or sandy soil, watercourses, roads, etc.
See report

Describe all uses: pasture, hay, vegetables, poultry, dairy, trailer park, community hall, etc.
 Describe all buildings: house, barn, school, etc.
See report
 North
 East Excavation for a shop underneath street and
 South Storage for material and equip to the plant
 West

The subject property is not being used in
conformance with ALR

I declare that the information contained in the application is, to the best of my knowledge, true and correct.
Feb 14 '02
 Date

 Signature of Owner(s)

- The following must be enclosed:
- Application fee
 - Certificate of Title or Title Search Print
 - Assessment/Tax Notice
 - Agent authorization (if using agent)
 - Map or sketch showing details requested
 - Proof of Notice of Application *(See instructions)
 - Photographs (optional)

INCOMPLETE OR MISSING INFORMATION WILL DELAY YOUR APPLICATION
 Should this application be successful, it in no way implies that other necessary approvals or permits will be granted. Zoning, subdivisions, building, sewage disposal, access and availability of services, including water, should be checked by all applicants.

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Schedule No. 2 (Page 1 of 11)
Information to Accompany
Application for Exclusion from the ALR



HUNTER GARRETT LOBAY
BARRISTERS & SOLICITORS

a partnership of law corporations

#4 – 4180 Island Highway North
Nanaimo, British Columbia V9T 1W6
tel: (250) 756-9930
fax: (250) 756-9951

reply to: ROBERT G. GARRETT
direct e-mail: rgarrett@huntergarrettlobay.com

File No.

13 May 2002

REGIONAL DISTRICT OF NANAIMO
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6M2

VIA DELIVERY

Attention: Deborah Jensen, Planner

Dear Madam:

Re: Lot D, Plan 2964: 2496 Pirart Road, Electoral Area "D"

I have in hand your letter dated May 3, 2002 and my responses are in the same order as the topics in your letter.

We confirm the applicant wishes to obtain approval for existing uses only.

Our application is to pull the land out of the A.L.R. or to allow the existing non-farm use within the A.L.R. Approval for either application would be satisfactory, but we would prefer to have the land removed from the A.L.R. We understand from the A.L.R. that the criteria are basically the same for either application.

The accompanying document no. 1 indicates in green the property which is the subject to the application and the property outlined in red is the whole of Mr. Dorman's property. Document no. 2 indicates the detail of the existing buildings and use of the property. Document no. 3 is another sketch of the entire property.

In 1978 our client, Mr. Dorman, purchased the 20-acre parcel located at Newfield Road (off Maxey Road). The legal description for this property is: Lot D, Sections 16 and 17, Range 5, Mountain District, Plan 2964, except thereof those parts included within the boundaries of plans 17458 and 20359. Mr. Dorman resided on this property, which is a long rectangle, the back of the property borders on Pirart Road.

Page 1 of 2

Schedule No. 2 (Page 2 of 11)
Information to Accompany
Application for Exclusion from the ALR

Page 2
13 May 2002

Since 1971, Mr. Dorman has owned and operated Dorman Timber Ltd. and his sister Darlene Dorman has from the beginning managed the office and administrative work for the company. In the early years, she did this work from her kitchen at her residence in the Cathers Lake subdivision. As the company grew in size, it became impractical to run it out of the kitchen of her small residence in Cathers Lake. Therefore, Mr. Dorman built a second residence on his property with the entrance off Pirart Road with the intention of his sister Darlene residing in that home and operating logging company's office from her residence there. Particularly so, since at this time Darlene had a couple of small children that she looked after at the same time as performing her administrative duties.

The company continued to grow and the second residence was eventually taken over, if you will, by the administrative requirements of the larger company and Darlene purchased her own residence out in Cedar.

A tin building on the land is currently being used as a repair shop and the house, although it still has a kitchen, living room and bedrooms, etc., is being used principally as the administrative office for Dorman Timber Ltd.

Immediately adjacent to the subject property to the east is a property being used in a similar manner by Fournier Excavating. It is used as a marshalling yard, equipment and material storage and the like for a construction company. We understand that Fournier's use of the adjacent property is legal non-conforming as they have been there several years longer than Dorman, however, the two properties are being used in a very similar fashion.

Adjacent to the west boundary of the Dorman property is a large forested property and the owner is currently applying for a woodlot licence.

There are no adjacent residential properties although there are, I believe, three residential properties further down Pirart Road.

Our client has instructed us to make an application to the A.L.R. to either have the land withdraw from the ALR or to have the current activities permitted upon the A.L.R. property. We have also been instructed to apply to the Regional District to apply for either a comprehensive zone or a rural industrial zone specific to this property, which would permit the ongoing operation.

Please find enclosed a copy of the 2001 Property Assessment.

I hope you consider this application complete. If you have any further requirements, please do not hesitate to call.

Yours truly,

HUNTER GARRETT LOBAY

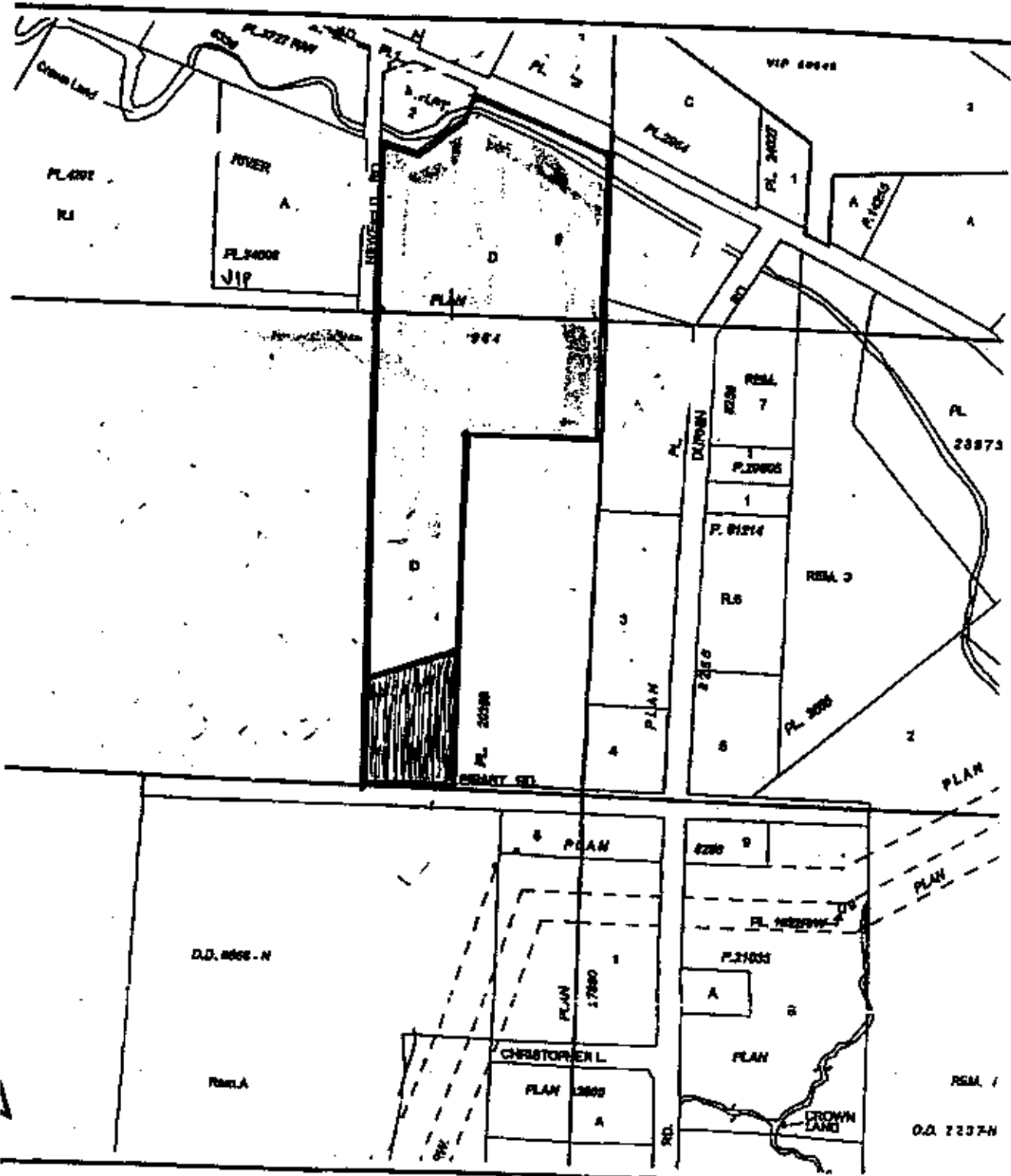

Robert G. Garrett

RGG:kd

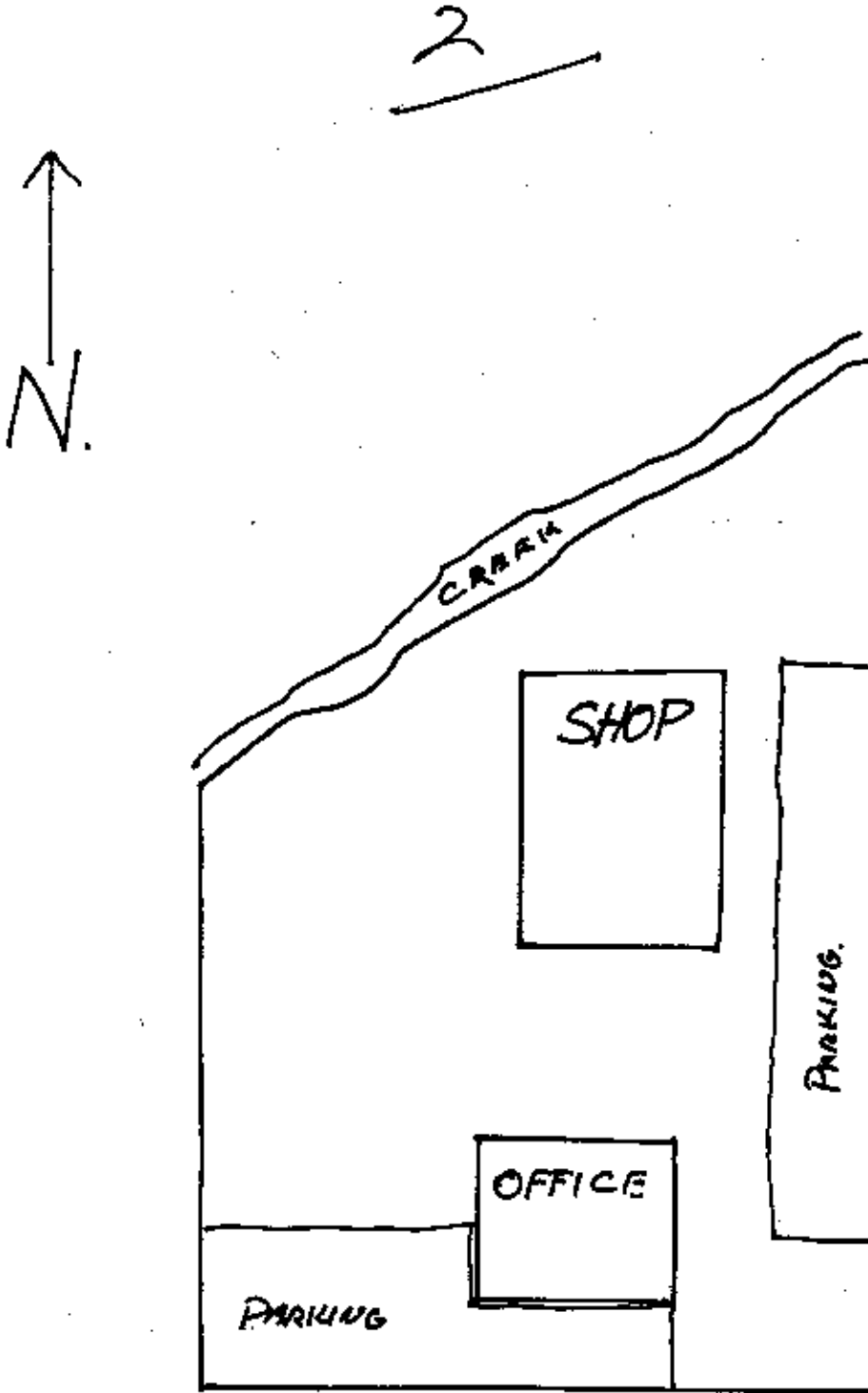
Enclosures

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Schedule No. 2 (Page 3 of 11)
Information to Accompany
Application for Exclusion from the ALR



Schedule No. 2 (Page 4 of 11)
Information to Accompany
Application for Exclusion from the ALR



Schedule No. 2 (Page 6 of 11)
Information to Accompany
Application for Exclusion from the ALR

Dorman Timber Ltd.

Agricultural Capability Report - Lot D

Prepared for: Dorman Timber Ltd.
2400 Pirart Road
Nanaimo, BC
V8R 6V3

Prepared by: Gary Rolston PAg
From The Ground Up
Box 1211
Comox, BC V9N 7Z8

Phone 250 338 0955
Fax 250-338-7170
email: grolston@shaw.ca

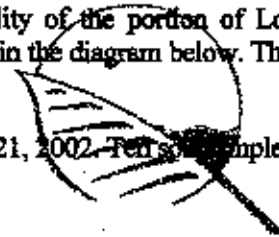


Schedule No. 2 (Page 7 of 11)
Information to Accompany
Application for Exclusion from the ALR

Purpose of Report

The purpose of this report is to describe the agricultural capability of the portion of Lot D....Plan 2964 lying south and east of McGarrigle Creek as shown in the diagram below. The subject property is approximately .9 hectares (2 acres).

The report is based on a site visit by Gary Rolston PAg on January 21, 2002. ~~Five~~ soil samples were taken to depths of 60 to 80 cms to determine soil texture.



Property Description

The subject property is a .9 hectare portion of Lot D that is severed from the remainder of Lot D by McGarrigle Creek – as shown in the diagram below. About half the property is used as a building site for a home/office building and machine shop. The remaining area is bush – mostly within a riparian area along the creek. The land slopes towards the north. The subject property is accessed from Pirart Road and is at the end of the currently constructed portion of Pirart Road.

The property is in the Agricultural Land Reserve (ALR), however, there are 2 small blocks of land along the south side that are outside of the ALR. Surrounding land uses are:

- Wooded to the west, and
- Industrial – partially cleared to the east, and
- Hobby farm to the north
- Combination of wooded and acreages to the south.



Soils

It is difficult to determine the exact soil textures on the southern portion (about .5 hectares) of the subject property because the soils were disturbed during construction of the existing buildings. However, soil samples taken around the perimeter of the building site indicate that the native soils under the building site are gravelly sandy loams. The Canada Land Inventory (CLI)¹ Class of these soils would be Class 5AP improvable to 50% 4AP and 50% 5P with aridity and stones being the main limitations. A 15 to 20 meter strip along the creek would be classified as 7T because of topography. The steep banks along the creek at the south end indicate that any additional clearing could lead to severe erosion. With the current buffer strip along the top of the bank, there should be minimal risk of erosion.

The soils on the northern part of the subject property (roughly .40 hectares) are deep silt loams. These soils could be capable of producing a wider range of agricultural crops,

¹ Definitions of CLI Classifications are included in the appendices.

Schedule No. 2 (Page 8 of 11)
Information to Accompany
Application for Exclusion from the ALR

however, they are subject to regular winter flooding. Culverts have been installed across an old roadbed through the middle of this part of the property and there is evidence of recent water flowing through most of the lower area. These lands would be classified as Class 5I and would be improvable to 60% Class 4W 40% 3WA. However, to improve these soils to that extent would require that the stream be channelized and contained within its main channel. These types of 'improvements', within the Riparian area, are contrary to current policies in most jurisdictions.

Agricultural Capability

Assuming that there were no buildings on this site, the agricultural capability of the subject property would be limited by a number of factors:

Soils – the soils are marginal in the southern half of the property and most of the northern (untouched) portion of the subject property is within the Riparian area along McGarrigle Creek, and

Slopes – the property is on a north facing slope which results in a slight limitation to agricultural productivity. Some parts around the perimeter of the property would be subject to severe erosion if further land was cleared, and

Severance – the parcel is severed from the remainder of Lot D by McGarrigle Creek. Building a crossing over the creek would be excessively expensive. In the north part, the land flattens out and the creek spreads over a wide area during the high winter flow periods. The crossing would have to be very wide. In the southern part, a creek crossing would require cutting a grade through the steep banks – greatly increasing the risk of erosion.

Size – the parcel is only .9 hectares. Even if there was access to the balance of Lot D, this is a logical place to locate the buildings for a farm unit – on high well drained marginal soils.

Conclusions and Recommendations

The agricultural capability of the subject property, prior to the construction of the existing buildings is marginal. Overall, the .9 hectares would be classified as 40% Class 5AP, 40% Class 5I and 20% Class 7T. The improved ratings on these soils would be approximately 20% 4AP, 20% 5P, 20% 4W, 20% 3WA and 20% 7T. Realistically, most farmers would choose this portion of Lot D as a building site and the buildings on the average farm would likely cover the same area as the existing buildings, if not more.

Furthermore, assuming that lands in the general area were developed to their full agricultural and forestry potential, the combination of buildings found on this property have the potential to enhance the productivity of both sectors. Farmers and foresters inevitably use heavy machinery which requires considerable servicing. Hauling the machinery is expensive. Driving it to 'the shop' can be dangerous if the equipment is mobile.

Schedule No. 2 (Page 9 of 11)
Information to Accompany
Application for Exclusion from the ALR

Appendices

Canada Land Inventory (CLI) Capability Class:

The capability class, the broadest category in the classification, is a grouping of lands that have the same relative degree of limitation or hazard for agricultural use. The intensity of the limitation or hazard becomes progressively greater from Class 1 to Class 7. The class indicates the general suitability of the land for agricultural use.

Two sets of classes exist, one for mineral soils and one for organic soils. The seven land capability classes for mineral soils are defined and described as follows:

Class 1 Land in this class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

Class 2 Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

Class 3 Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Class 4 Land in this class has limitations that require special management practices r severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Class 5 Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

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Information to Accompany
Application for Exclusion from the ALR

Class 6 Land in this class is non-arable but is capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.

Class 7 Land in this class has no capability for arable culture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuited natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on the maps. Draining, diking and/or irrigation can improve some unimproved Class 7 land.

Organic (peat) soils are also grouped into seven classes, designated as 01 to 07. Descriptions of these classifications are not included here because there are no organic soils on the subject property.

Capability Subclasses

The subclass indicates lands with similar kinds but varying intensities of limitations and hazards. It provides information on the kind of management problem or use limitations. Except for Class 1 and 01 lands, which have no significant limitations, the capability classes are divided by subclasses on the basis of type of limitation to agricultural use. Each class can include many different kinds of soil, similar with respect to degree of limitation, but soils in any class may require unlike management and treatment as indicated by the subclasses shown.

Land Capability Subclasses For Mineral Soils

A Soil Moisture Deficiency

Crops are adversely affected by droughtiness caused by low soil water holding capacity or insufficient precipitation.

***C Adverse Climate**

Thermal limitations to plant growth such as minimum temperatures near freezing and/or insufficient heat units adversely affect crops during the growing season, and/or extreme minimum temperatures during the winter season.

D Undesirable Soil Structure And/Or Low Perviousness

Soils are difficult to till, require special management for seedbed preparation, pose trafficability problems, have insufficient aeration, absorb and distribute water slowly, and/or have rooting zone depth restricted by conditions other than high water table, bedrock or permafrost.

E Erosion

Past damage from erosion limits agricultural use due to productivity loss and/or hampers cultivation (e.g. gullies)

Schedule No. 2 (Page 11 of 11)
Information to Accompany
Application for Exclusion from the ALR

***F Fertility**

Soils are limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high acidity or alkalinity, high levels of carbonates, presence of toxic elements or compounds, or high fixation of plant nutrients.

***I Inundation**

Soils are limited by overflow from streams, lakes or marine tides which causes crop damage or restricts agricultural use.

***N Salinity**

Soluble salts which reduce crop growth or restrict the range of crops adversely affect soils.

P Stoniness

Soils are limited by the presence of coarse fragments that significantly hinder tillage, planting and/or harvesting.

R Depth To Solid Bedrock And/Or Rockiness

Soils are limited by bedrock near the surface and/or rock outcrops that restrict rooting depth and cultivation.

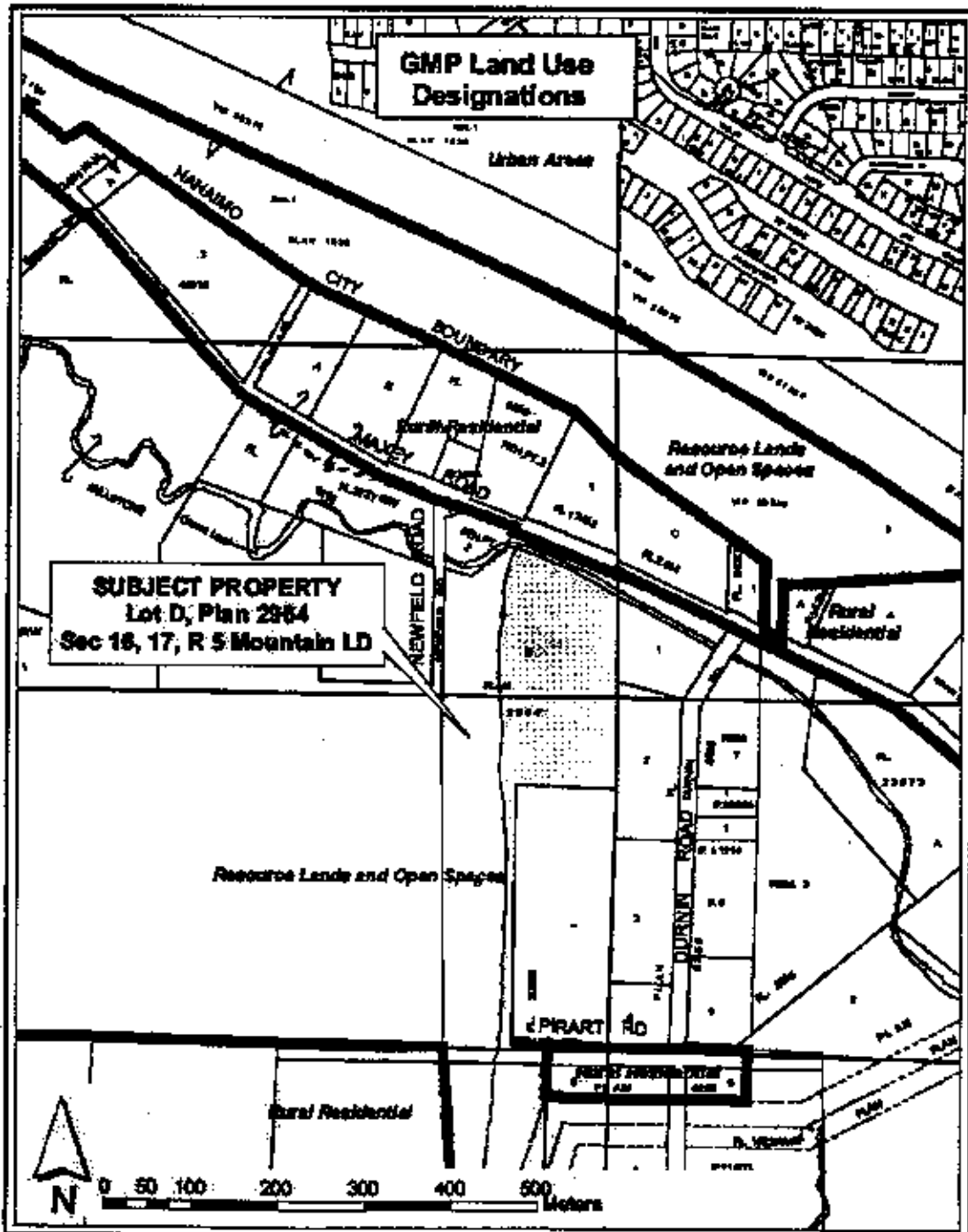
T Topography

Steepness or pattern of slopes limits soils which hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops. And/r increases the potential for water erosion.

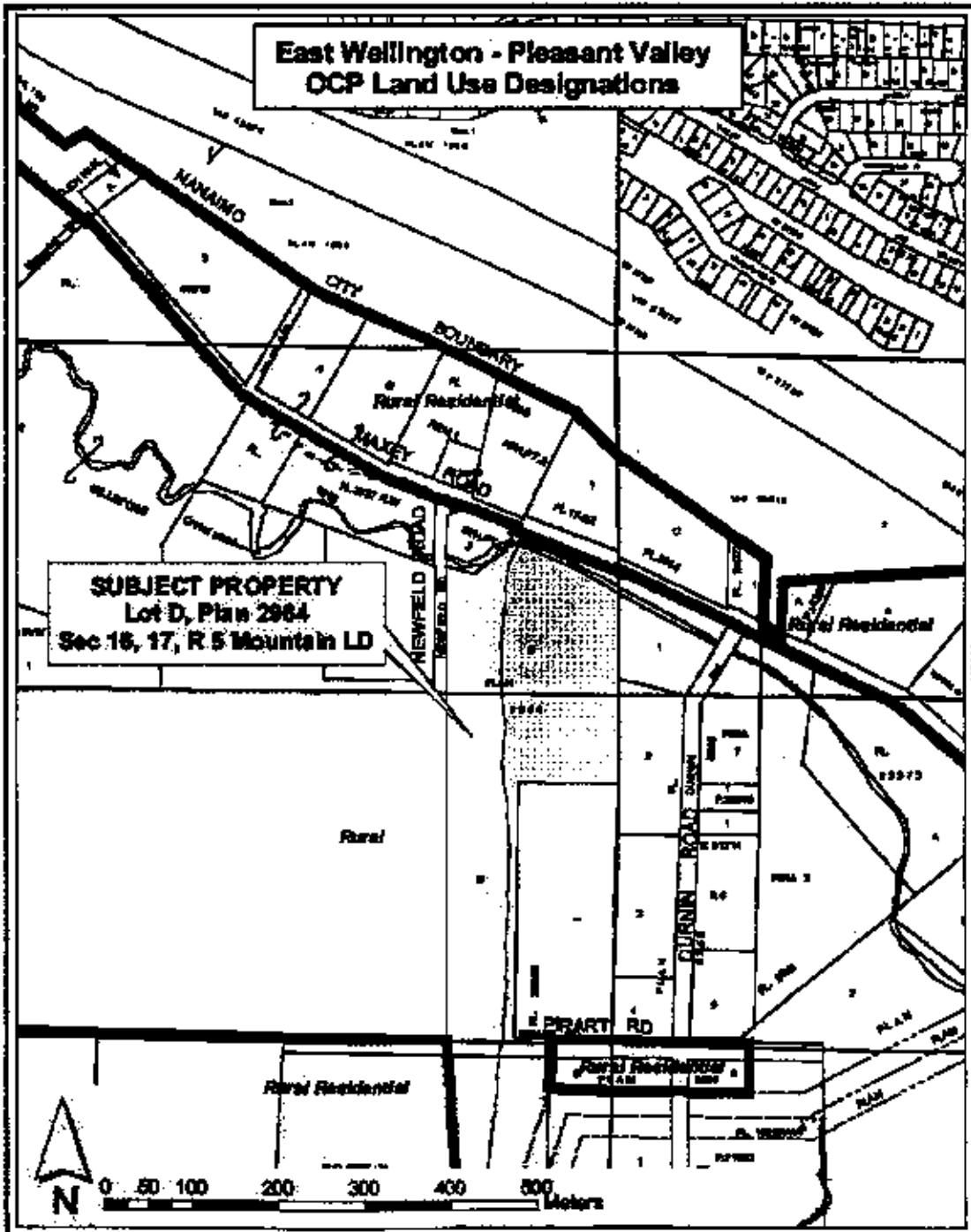
***W Excess Water**

Soils are limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.

Schedule No. 3
Growth Management Plan
Land Use Designation



Schedule No. 4
Official Community Plan
Land Use Designation



ECOS Map Sheet No. 52F 824 4

Schedule No. 5 (Page 1 of 6)
Submissions

2469 Pirart Road
Nanaimo BC.
V9R6V5
March 9/2002

PLANNING D
-03-11-2002
RECEIVED

Regional District Of Nanaimo.

In reference to the application of Brian George Dorman to have his land removed from the Agricultural Land Reserve Act.

Legal description: Lot D, Sections 16 and 17, Range 5, Mountain District, Plan 2964.

I am opposed to the application to have this land removed from the agricultural land reserve. Most of this land was previously farmland of cattle pasture and hay land. It has a small creek running through it, which dumps into the Milstone River. This property poses many environmental concerns with regard to fisheries and possible effluent contamination of the Milstone River.

In previous developments by the Dorman's and his associated companies in this district. The Dorman's bent the rules of the regional district land development. To this day you people have failed to address this issue in a satisfactory manner with respect to the Dorman land at 2496 Pirart Rd. This neighborhood was very peaceful till these people circumnavigated the rules of development and placed their logging company's office's and repair depot at 2496 Pirart road. No one lives in this so-called residence. All of this was done without the blessing of the residents nor sanctioned with the Regional District.

I believe at the time the Dorman's took out a permit for a single family dwelling and a workshop. Then after the fact turned it into a repair depot along with company administration offices. There now is a constant procession of machinery and employee's associated with running this enterprise.

You people have failed miserably in addressing this infraction. I believe this will be the nature of any further developments associated with these people and their lands within the district.

If the regional district is about to entertain this application in favor of the Dorman lands, we feel that you should release all the lands in the district from the agricultural land reserve so that we may all have a similar privilege in the development and division of our lands.

I feel that any development entertained by Mr. Dorman or his company will not have the district or its resident's quality of life in mind. It would just be a continuation similar to the development events at 2496 Pirart Rd listed above which you have continually failed to address to the dismay in many of the local residents.

Yours truly
Mr. David Pirart

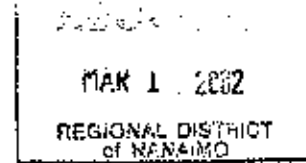


Phone # 754-1748

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Schedule No. 5 (Page 2 of 6)
Submissions

3509 Durbin Road
Nanaimo BC.
V9S5V6
March 9/2002



Regional District Of Nanaimo.

In reference to the application of Brian George Dorman to have his land bordering my property removed from the Agricultural Land Reserve Act.

Legal description: Lot D. Sections 16 and 17, Range 5, Mountain District, Plan 2964.

I am opposed to the application to have this land removed from the agricultural land reserve. Most of this land was previously farmland and is now held by Mr. Dorman. Mr. Dorman's activities in the neighborhood have not been in respect of the people living in the area. Previous developments by this person and his associated companies in this district has bent the rules of the regional district land development. To this day you people have failed to address this issue in a satisfactory manner.

If the regional district is about to entertain this application in favor of the Dorman lands, we feel that you should release all the lands in the district so that we may all do as we would like with our lands. This neighborhood was very peaceful till these people circumnavigated the rules of development and placed their logging company's office and repair depot at 2496 Pirart road. This was not done without the blessing of the residents nor sanctioned with the Regional District.

Previously they had taken my fences down and proceeded to haul hay through my property without my approval. In that incident the RCMP was called.

I feel that any development entertained by Mr. Dorman or his company will not have the district nor its residents quality of life in mind. It would just be a continuation of the same past events, which you failed to address resulting in many unhappy residents.

Yours truly
Mrs. Lillian H. Pirart

A handwritten signature in cursive script that reads "Lillian H. Pirart".

Phone # 753-1980

Schedule No. 5 (Page 3 of 6)
Submissions

MAR-28-2002 08:38

ABBA CARPETS

250 758 5587 P.01/03

Att. Debra Jensen and RDN directors

In response to Mr. B. Dormans application for exclusion of Lot D sections 16 & 17, range 5, Mountain District Plan 2964, 2496 Pirart Road.

We oppose this application completely. Mr. B. Dorman and Dorman Timber Ltd. since developing their own "industrial zone" in a residential neighborhood at 2964 Pirart Road has consistently and blatantly ignored all bylaws, zoning and our O.C.P.

Dorman Timber Ltd. has created unsafe roads, due to the size of their business vehicles (logging trucks) and excessive speed on Pirart and Durin Roads.

Dorman Timber Ltd. causes excessive noise pollution between 3am and 6am on a regular basis.

The disgusting smell of diesel through the operation of logging trucks.

The above mentioned property has McNeil creek running through it to the Millstone River on Maxey Road. Mr. B. Dorman has repeatedly proven through his actions his disregard for the RDN bylaws and our local O.C.P. We have to wonder if he has as little respect for our waterways as he does for the neighborhood he choose to set up an "industrial zone" in.

The property referred to above, should it be excluded from the ALR, will create an industrial zone from Pirart Road to Maxey. Hardly a positive move as our farmlands disappear more and more frequently.

In the past, the Millstone valley has supported many farms successfully. To allow exclusion of such a central piece of land could allow for further exclusion requests, leading to subdivision, more industrial development and risk to our waterways, if not the destruction of our streams and our quality of life.

Mr. B. Dorman has made no effort what so ever to treat his neighbors with respect and a sense of fair play.

I find it interesting the address given above is listed in our local phone directory as the address for Dorman Timber Ltd.. Mr. B. Dormans address is listed as 3658 Norwell Drive, a nice quiet spot on Long lake, well removed from the industrial atmosphere he has created at 2496 Pirart Road.

This property is now being used to manage a logging business complete with a shop, logging trucks and numerous other business vehicles. If nothing else Mr. B. Dorman has proven the bylaws in our own area have little or no effect on him. Has this piece of property been rezoned without the community's involvement, at some time in the past? It would seem the only thing between our neighborhood and many more years of noise, dangerous roads and air and water pollution is the fact Dorman Timber Ltd. is included in the A.L.R. I don't believe a logging operation conforms to the uses of agricultural land.

I would hope our regional directors realize they may be setting a dangerous precedent throughout the RDN by ruling in favor of this application.

Not only do I feel our directors should be rejecting this application, I think the time has come for our existing bylaws be enforced and Mr. B. Dorman and Dorman Timber Ltd. should be removing his logging business to a more appropriate location, such as an industrial park. He has devalued our properties in so many ways, enough is enough.

J & D Avender
2481 Christopher Lane
Nanaimo, B.C.
V9R 6V6

PAGE
38

Schedule No. 5 (Page 4 of 6)
Submissions

MAR-29-2002 09:39

ABBA CARPETS

250 758 5587 P.02/03

Regional District of Nanaimo

Attention Debra Jensen:

Having learned of Brian George Dorman's application for exclusion from the A.L.R. Lot D. sections 16&17, Range 5 Mountain District Plan 2964. I feel it is important any decision made is done so with equal representation from both sides of this issue. My side being the unfortunate neighbour of Dorman Timbers Ltd., and the "industrial zone" he very conveniently located at the front of my property.

My first question is who is the registered owner of the above mentioned property, Brian George Dorman or Dorman Timber Ltd.?

The negative changes Dorman timber has created in a once quiet rural and residential community are long in number, please bear with me.

I understand the above mentioned property is not zoned for industrial use. This is a prime example of Mr. B. Dorman's ability to ignore the rules. He has chosen to manage his logging business (including vehicles and maintenance of said vehicles) from 2496 Pirart Rd., with complete disregard for the neighbours, the surrounding properties, the life style, and environment, as well as numerous R.D.N. bylaws he ignores on a daily basis.

The Nanaimo phone book lists Mr. B. Dorman's residence as 3658 Norwell Dr., Dorman Timber Ltd. is listed at 2496 Pirart Rd.

The street and stop signs at the corner of Pirart Rd. & Durnin, as well as East Wellington Rd. & Durnin. are knocked down on a regular basis by the large logging trucks; the roads are not wide enough to accommodate such large vehicles making a turn.

Logging trucks have blocked neighbours driveways on many occasions. Other company vehicles travel far to fast on Pirart Rd., making exiting from our driveways very risky.

The logging trucks are often started up anywhere from 3am to 6am through out the year, a mere 150 yards from my bedroom window, followed by the choking acrid smell of diesel drifting through my windows. As well I have been awakened in the early morning hours by loud yelling, profane language and vehicles revving engines, and spinning tire up and down the drive directly below my home.

I suspect that if Mr. B. Dorman and his family lived at 2496 Pirart Rd. this behavior would not occur at such unreasonably early hours. I suspect that is the reason Mr. B. Dorman resides on the quiet shores of Long Lake on Norwell Drive.

Not only has Mr. B. Dorman and Dorman Timber Ltd. made a complete mockery of R.D.N. bylaws, as well he has devalued my property, by creating unsafe roads, profuse noise and air pollution, and an "industrial zone" at the bottom of my front yard.

Should Mr. B. Dorman be permitted exclusion of his property from the A.L.R. does he intend to expand his industrial use of his property? Mc Neil creek runs the length of the Dorman Timbers Ltd. property to the Millstone at Maxcy Road. Is an environmental impact study not in order? How does Mr. B. Dorman dispose of the industrial waste created through upkeep and maintenance of logging trucks and other company vehicles, which are a large factor in his everyday business? Is he contaminating

Schedule No. 5 (Page 5 of 6)
Submissions

MAR-28-2002 08:40

ABBA CARPETS

250 758 5507 P.03/03

the air, the soil, and the creek (which is a designated salmon route)? Should the appropriate government officials not look into this?

Since Dorman Timbers Ltd. set up shop on Pirart Rd. the R.D.N. has received numerous complaints repeatedly from local residents on Pirart Rd. and Durnin Rd. pertaining to Dorman Timbers Ltd., such as bylaw infractions made by Mr. B. Dorman and his numerous employees. We have yet to see any resolution to the disgraceful way that Mr. B. Dorman and Dorman Timbers Ltd. have blatantly abused the residents in our neighbourhood. As well as his complete disregard for the R.D.N. bylaws and our O.C.P. The same bylaws and community plan all our residents must adhere to. Bylaws we have all found frustrating at times, but by and large have allowed us to maintain a unique lifestyle we all cherish. In closing I sincerely hope our Regional Directors many who have chosen to live in a rural community, not unlike East Wellington them selves take the time to investigate the full impact of this particular situation thoroughly prior to ruling on this application. Please remember your ruling on this particular application, could set a precedent for other business and land owners through out the Regional District.

Thank You.

Sincerely,

Mary Geisler
2483 Pirart Rd.
Nanaimo, B.C.
V9R-6V5

PAGE
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Schedule No. 5 (Page 6 of 6)
Submissions

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

March 8, 2002

To Whom It May Concern:

It has been brought to our attention that the property owner at 2496 Pirart Road (Dorman Timber) is seeking to have his land taken out of the agricultural land freeze. Please let this letter serve as our strong opposition to this action.

Sincerely yours,

Frank and Karen Anker
2456 Pirart Road

Karen Anker
F Anker

Schedule No. 6
Director Comments



REGIONAL
DISTRICT
OF NANAIMO

File: ALR 0206

May 28, 2002

Director D. Haimc
7952 Lantzville Road
Lantzville, BC
V0R 2H0

Dear Director Haimc:

RE: *ALR Application 0206*
Lot 13, District Lot 76, Newcastle District, Plan 2619, Except Part in Parcel A
(DD 56451-N)
2496 Pirart Road Electoral Area: 'D'
RDN Map Reference No: 92F.020.4.4

Enclosed is a copy of an application for exclusion from the Agricultural Land Reserve for the above-mentioned property located in Electoral Area D. This is an application to remove approximately 2 acres of the subject property from the ALR for the purpose of continuing the industrial activity currently operating on site. As present, bylaw enforcement action is underway with respect to this industrial operation.

Your comments with respect to this application would be appreciated by June 10, 2002. These comments will be forwarded, along with the application prepared by staff, to the LRC for their decision.

Yours truly,

Deborah Jensen
Planner

Enclosures
1. ALR Application

DIRECTOR'S COMMENTS:

I do not support removal of this property from the ALR for the purpose of a commercial or industrial activity. As this activity is in contradiction with the OCP, RGMP and a number of other bylaws, the land should remain within the ALR.

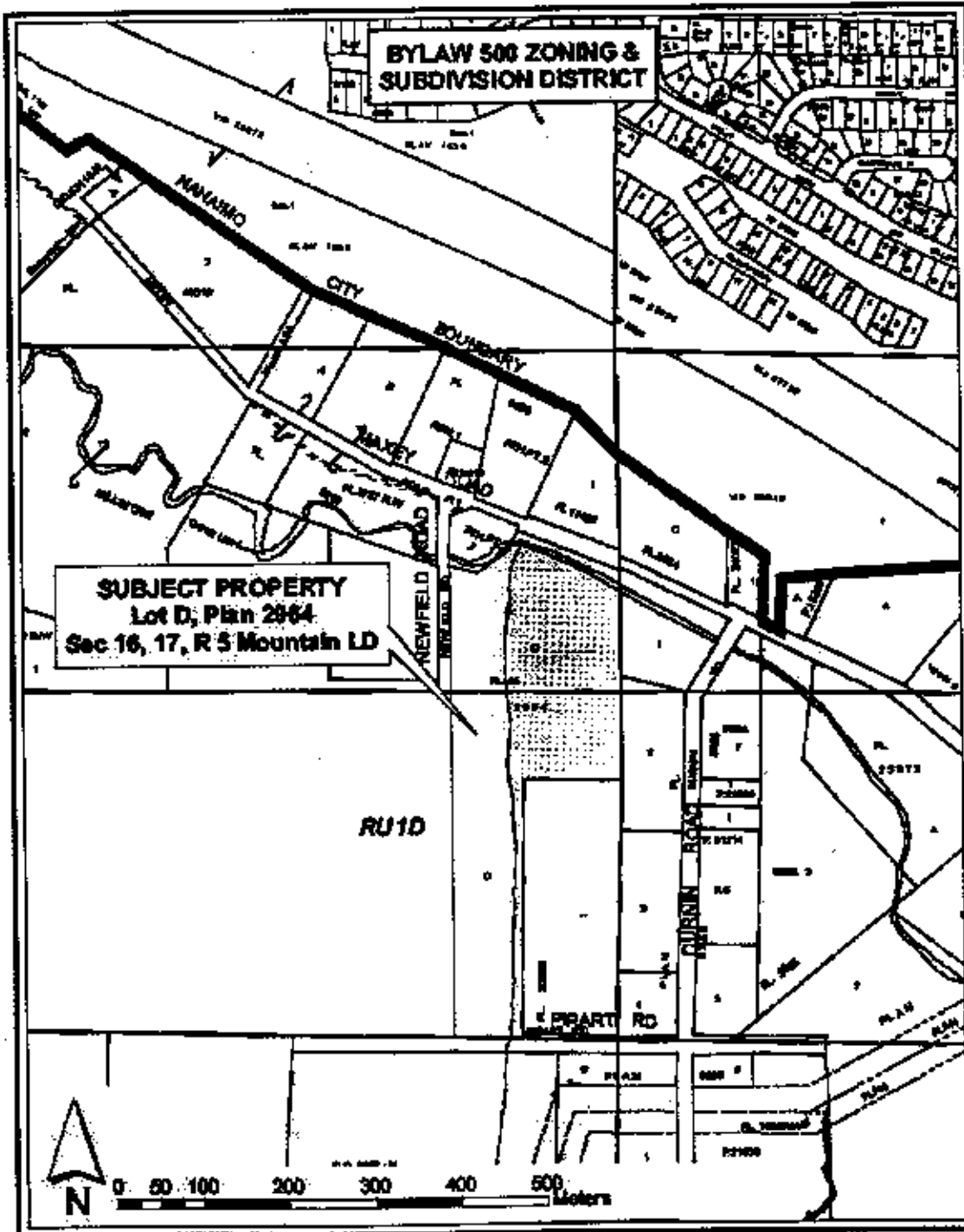
Nancy Haimc AREA D Direct.

4300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6W2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca

Attachment No. 1
Subject Property Map



SC08 Map Sheet No. 82F-208/4.4



REGIONAL DISTRICT OF NANAIMO	
JUN 17 2002	
CHAIR	GMCrs
CAO	GMDS
GMCms	GMES
	<i>Cold</i> ✓

MEMORANDUM

TO: Pamela Shaw
Manager, Community Planning

DATE: June 14, 2002

FROM: Susan Cormie
Senior Planner

FILE: 3320 20 24445

SUBJECT: Request for Acceptance of Cash in-Lieu-of Park Land
Kenyon & Wilson, BCLS, on behalf of Arturo Mendenhall
Electoral Area 'F' - Smithers & Bellevue Roads

PURPOSE

To consider a request to pay cash in-lieu-of park land dedication as part of a proposed six-lot subdivision development.

BACKGROUND

The applicant's agent, Kenyon & Wilson, BCLS, has requested that cash in-lieu-of park land dedication be accepted for the six-lot subdivision proposal for the property legally described as Lot 1, District Lot 99, Nanoose District, Plan 2626, Nanoose District Except Part in Plans 37533 and VIP53117 and located at Smithers and Bellevue Roads within Electoral Area 'F' (see Attachment No. 1 for location).

The subject property is designated 'Resource Lands within the ALR' pursuant to the Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999 (OCP). However, since the adoption of the OCP, the property has been removed from the ALR. The "Regional District of Nanaimo Zoning and Subdivision Bylaw No. 1285, 2002", which is currently under consideration for adoption, proposes to zone the property R-2 (Rural Residential 2) with a minimum parcel size requirement of 1.0 ha. However, the 6 parcels ranging from 0.694 ha to 1.77 ha currently meet the minimum parcel size provisions set out in the *Local Services Act*, which is in effect until the adoption of the zoning and subdivision bylaw and during the 12-month 'in-stream' status period following the adoption of the bylaw (see Attachment No. 2 for proposed subdivision). The parcels are proposed to be serviced by individual private septic disposal systems and private wells.

Shelly Creek, which crosses the south portion of the subject property, is designated within the Watercourse Protection Development Permit Area pursuant to OCP Bylaw No. 1152, 1999.

Pursuant to Section 941 of the *Local Government Act*, the owner of the subject property has the option of:

- a. providing 5% of the gross site area as park land; or
- b. paying providing park land; or
- c. providing a combination of both park land with the balance of 5% given in cash.

Where an OCP contains policies and designations respecting the location and type of future parks, the local government may determine whether the owner must provide land or cash. In this case, the Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999 specifies that park land dedication may be considered at the time of subdivision subject to meeting the policies set out in the Plan. The maximum

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amount of park land that the Regional District may request for this property is 5% or in this case, 2900 m² of the total site area.

ALTERNATIVES

1. To accept the request by the applicant for cash in-lieu-of dedication of park land.
2. To deny the request for cash in-lieu-of dedication of park land and request park land dedication or a combination of cash and park land.

DEVELOPMENT IMPLICATIONS

Official Community Plan Implications

Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999, contains park land related policies which stipulates that park land be considered for trails. As there are no trails proposed for this area, the OCP then supports the applicant providing cash in-lieu-of park land.

Development Permit Area / Environmentally Sensitive Areas Atlas

The Regional District of Nanaimo Environmentally Sensitive Areas Atlas identifies Shelly Creek and its corresponding Fisheries Planning Boundary within the subject property. The applicant's agent has indicated that the applicant will not be working within 15.0 metres of the creek and is in concurrence with providing a section 219 covenant for the protection of Shelly Creek and the adjacent area as shown on the submitted plan of subdivision (*Attachment No. 1*) to the satisfaction of the Regional District. The required development permit guidelines can be met with the registration of a protective covenant.

FINANCIAL IMPLICATIONS

The subject property has an assessed value of \$257,000 according to the 2002 completed assessment roll. The valuation of the property for 5% park land charges will be based on a certified appraisal of the land at the time of preliminary subdivision approval (PLA). Therefore, it is anticipated that the appraised market value may result in \$12,850.00 or higher contribution to Electoral Area 'F' community parks fund.

VOTING

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

SUMMARY

This is a request to offer to pay cash in-lieu-of park land pursuant to section 941 of the *Local Government Act* as part of a 6-lot subdivision development. With respect to the park land requirement, the current OCP for Electoral Area 'F' considers parcels with trail potential for park land dedication only. In this case, the subject property does not meet the OCP policies pertaining for requesting park land at subdivision time. As the OCP does not specifically target this subject property for park land dedication and the applicant is in concurrence to provided section 219 covenant for the protection of Shelly Creek and the adjacent area, which will meet the development permit requirements, staff recommends Alternative No. 1, that the request to offer cash in-lieu-of park land be accepted.

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RECOMMENDATION

That the request, submitted by Kenyon & Wilson, BCLS, on behalf of Arturo Mendenhall, pursuant to section 941 of the *Local Government Act*, offering to pay cash in-lieu-of park land dedication in conjunction with the proposed subdivision of Lot 1, District Lot 99, Nanoose District, Plan 2626, Except Part in Plans 37533 and VIP53117, be accepted.

Alomce

Report Writer

[Signature]

General Manager Concurrence

[Signature]

Manager Concurrence

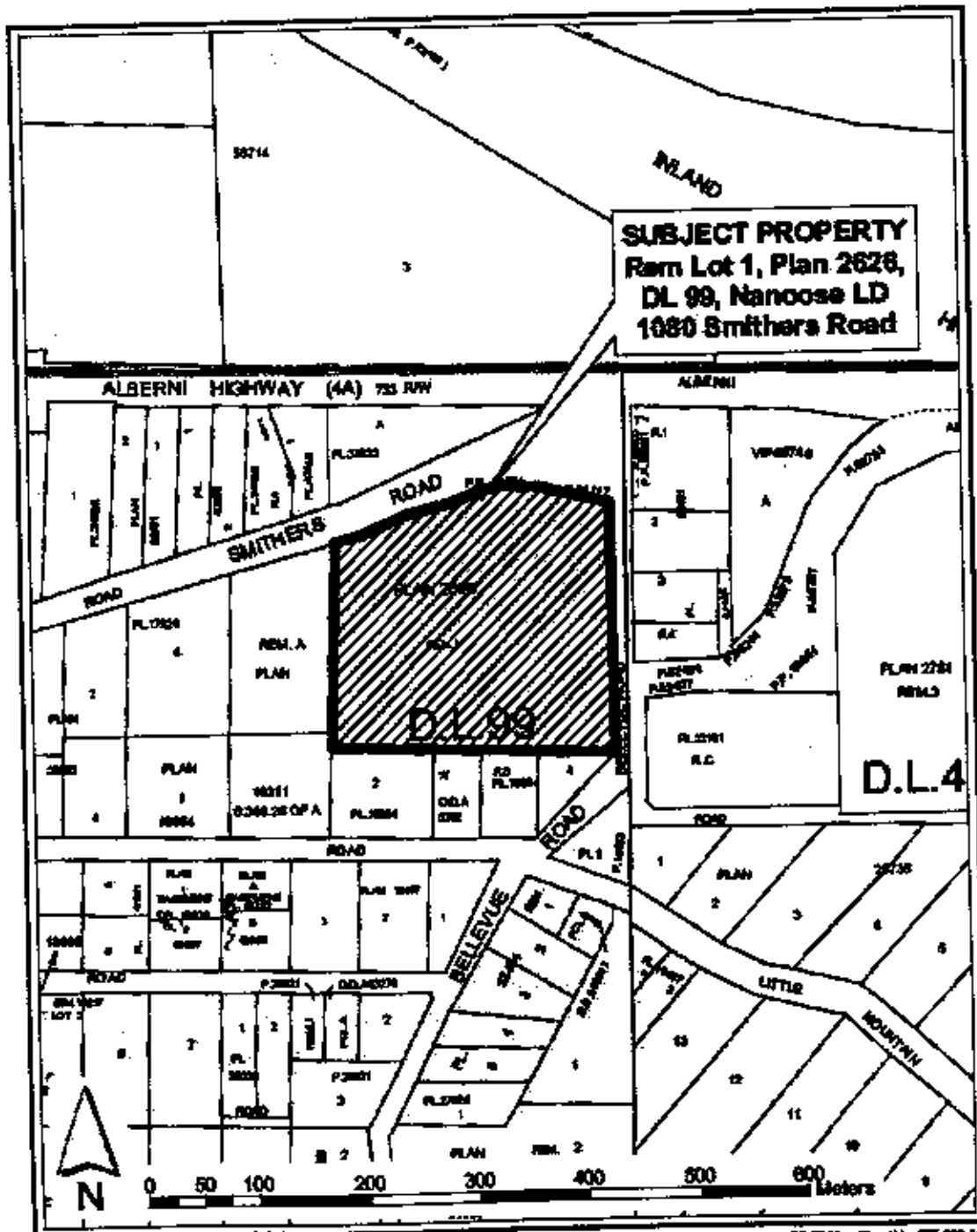
[Signature]

CAO Concurrence

COMMENTS:

Devsrs/reports/2002/park/jn 3320 20 24445 mendenhall Kenyon.doc

ATTACHMENT NO. 1
LOCATION OF SUBJECT PROPERTY



ATTACHMENT NO. 2
 PROPOSED PLAN OF SUBDIVISION AS SUBMITTED BY APPLICANT
 (as submitted by applicant – reduced for convenience)

PROPOSED SUBDIVISION OF
 LOT 1, DISTRICT LOT 99,
 NANOOSE DISTRICT, PLAN 2626,
 EXCEPT PART IN PLANS 37533 & VIP53117.

SCALE 1 : 1250



All distances are in metres and are subject to change upon final survey. Note: Location of Shelly Creek as shown on PLAN YIP7199L.

LEGEND

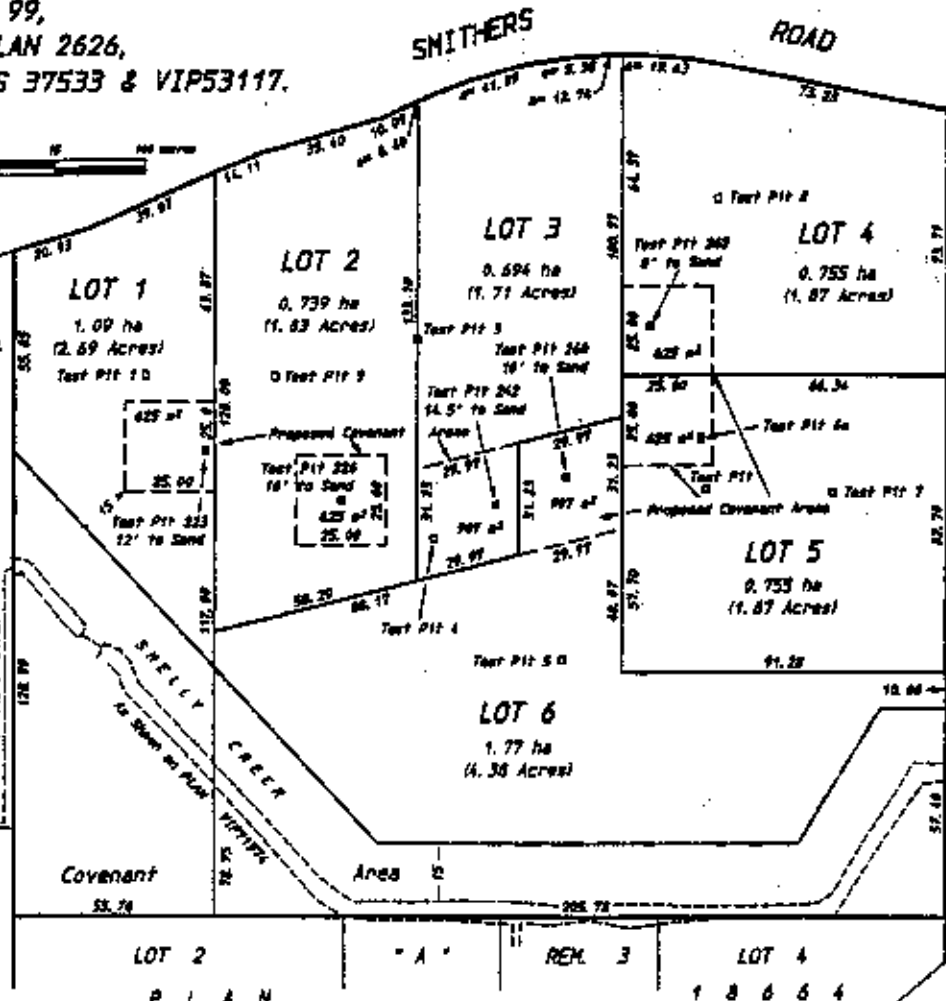
- denotes previous Test Pit.
- denotes test pit April 26 & 27, 2002.



REM. A
 PLAN 18311

S 349.28 Ft
 of A

KENTON WILSON
 PROFESSIONAL LAND SURVEYOR
 221 CORONATION AVE.
 DUNSMUIR, B.C. V6L 3T1 (604) 746-4745
 FILE 02-53294, REG. 2 May 2002



SMITHERS ROAD
 BELLEVUE ROAD



REGIONAL DISTRICT OF NANAIMO	
JUN 17 2002	
CHAIR	GMCrS
CAO	GMDS
CMCms	GMES

MEMORANDUM

TO: Pamela Shaw
Manager of Community Planning

DATE: June 14, 2002

FROM: Susan Cormie
Senior Planner

FILE: 3320 20 24211

SUBJECT: Request for Acceptance of Cash in-lieu-of Park Land
JE Anderson, BCLS, on behalf of Combined Forest Products Ltd.
Electoral Area 'F' - Church and Valley Roads

PURPOSE

To consider the request to pay cash in-lieu-of park land dedication as part of a proposed six-bare land strata lot subdivision development.

BACKGROUND

The applicant's agent, JE Anderson & Associates, BCLS, has requested that cash in-lieu-of park land dedication be accepted for the six bare land strata lot subdivision proposal for the property legally described Lot 11, District Lot 156, Nanoose District, Plan 1964 and located adjacent to Church and Valley Roads within Electoral Area 'F' (see Attachment No. 1 for location).

The subject property is designated as Commercial / Industrial Mix Use within the Bellevue / Church Road Rural Separation Area pursuant to the Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999 (OCP).

The "Regional District of Nanaimo Zoning and Subdivision Bylaw No. 1285, 2002", which is currently under consideration for adoption, proposes the property be zoned C-3 (Commercial 3) with a minimum parcel size requirement of 1.0 ha. However, the 6 proposed parcels ranging from 1929 m² to 2874 m² currently meet the minimum parcel size provisions set out in the Local Services Act, which is in effect until the adoption of the zoning and subdivision bylaw and during the 12-month 'in-stream' status period following the adoption of the bylaw (see Attachment No. 2 for proposed subdivision).

The parcels are proposed to be serviced by a common private septic disposal and water system under the Bare Land Strata Regulations.

Park Land Requirements

Pursuant to section 941 of the Local Government Act, the owner of the subject property has the option of:

- a. providing 5% of the gross site area as park land; or
- b. paying cash in-lieu-of providing park land; or
- c. providing a combination of both park land with the balance of 5% given in cash.

Where an OCP contains policies and designations respecting the location and type of future parks, the local government may determine whether the owner must provide land or cash. In this case, the Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999 specifies that park land dedication may be considered at the time of subdivision subject to meeting the policies set out in the Plan. The maximum amount of park land that the Regional District may request for this property is 5% or in this case, 828 m² of the total site area.

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ALTERNATIVES

1. To accept the offer by the applicant to pay cash-in-lieu of dedication of park land.
2. To deny the request for cash-in-lieu of dedication of park land and request park land dedication or a combination of cash and park land.

DEVELOPMENT IMPLICATIONS

Official Community Plan Implications

In this case, Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999, contains park land related policies which stipulates that park land be considered for trails. As there are no trails proposed for this area, the OCP then supports the applicant providing cash in-lieu-of park land.

Environmentally Sensitive Areas Atlas

The Regional District of Nanaimo Environmentally Sensitive Areas Atlas indicates that there are no environmentally sensitive areas within the subject property.

FINANCIAL IMPLICATIONS

The subject property has an assessed value of \$81,000.00 according to the 2002 completed assessment roll. The valuation of the property for 5% cash in-lieu-of park land charges will be based on a certified appraisal of the land at the time of preliminary subdivision approval (PLA). Therefore, it is anticipated that the appraised market value may result in \$4,090.00 or higher contribution to Electoral Area 'F' community parks fund.

VOTING


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

SUMMARY

This is a request to offer to pay cash in-lieu-of park land pursuant to section 941 of the *Local Government Act* as part of a 6 bare land strata lot subdivision development. With respect to the park land requirement, the current OCP for Electoral Area 'F' considers parcels with trail potential for park land dedication only. In this case, the subject property does not meet the OCP policies pertaining for requesting park land at subdivision time. As the OCP does not specifically target this subject property for park land dedication, staff recommends Alternative No. 1, that the request to offer cash-in-lieu of park land be accepted.

RECOMMENDATION

That the request, submitted by JE Anderson & Associates, BCLS, on behalf of Combined Forest Holdings Ltd., pursuant to section 941 of the *Local Government Act*, offering to pay cash in-lieu-of park land dedication in conjunction with the proposed subdivision of Lot 11, District Lot 156, Nanoose District, Plan 1964, be accepted.


Report Writer


Manager Concurrence


General Manager Concurrence


CAO Concurrence

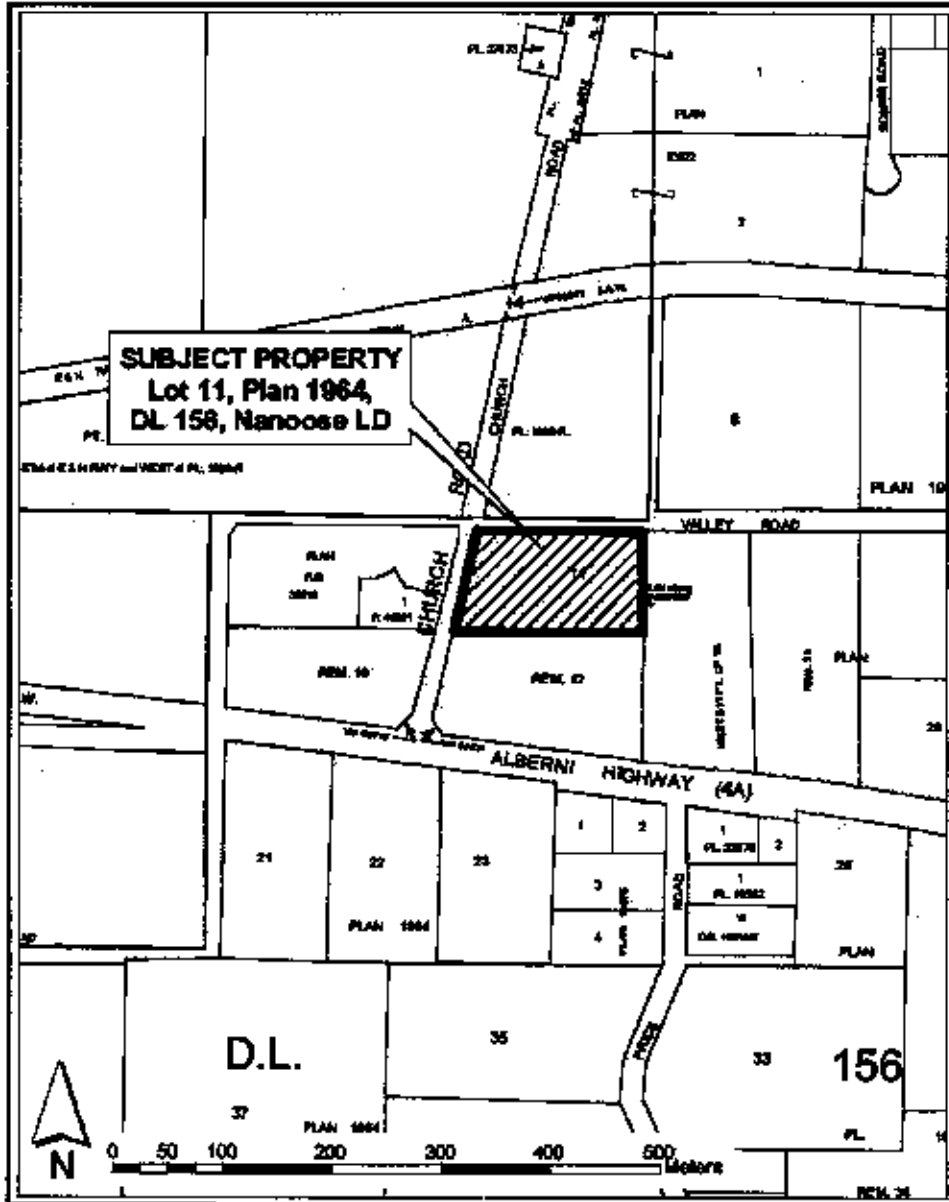
COMMENTS:

Devsrs/reports/2002/park.jn 3320 20 24211combined forest.doc

PAGE
20

ATTACHMENT NO. 1

LOCATION OF SUBJECT PROPERTY

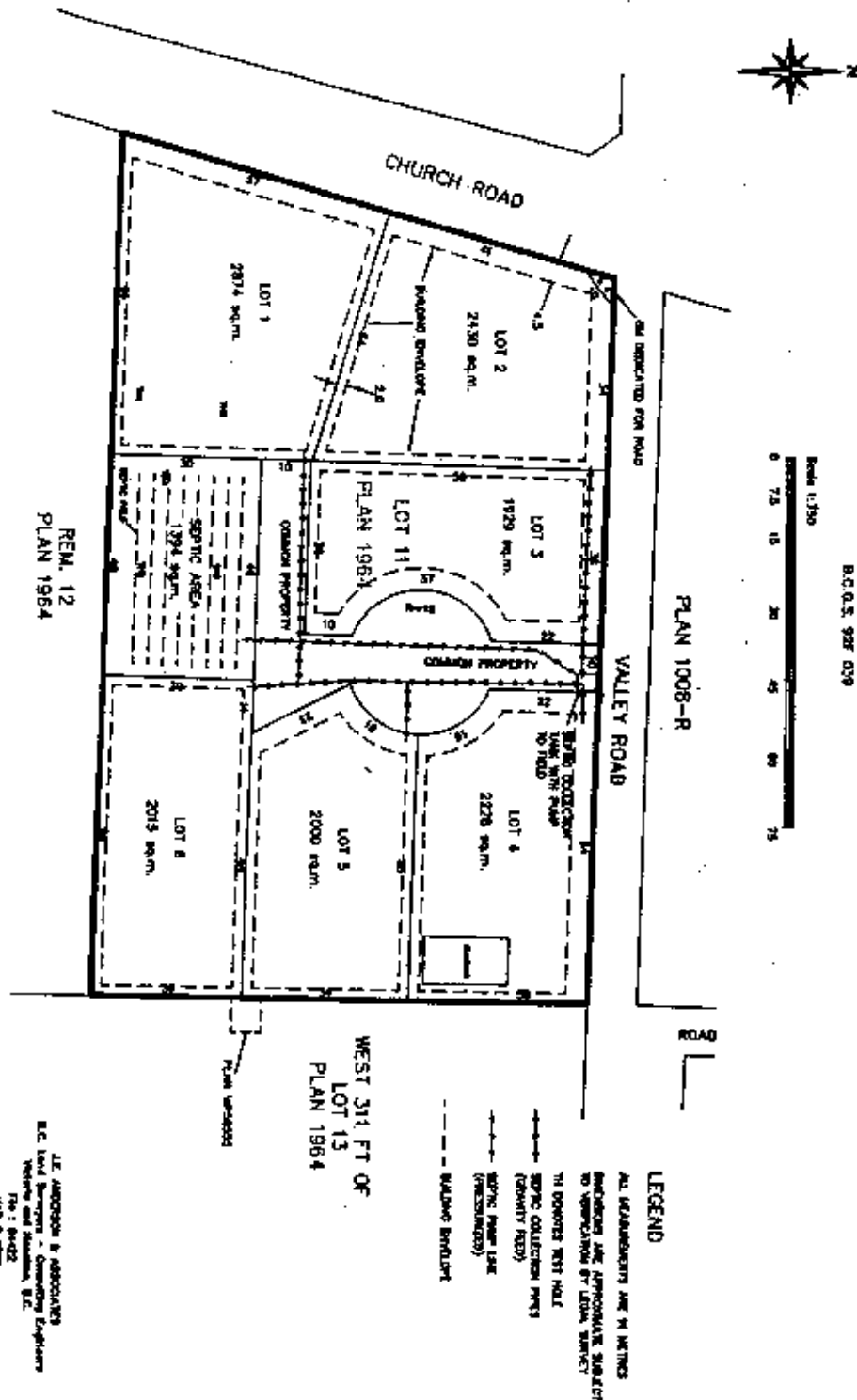


BCVI Map Sheet No. 02F-008.1.1

PAGE 1/1

ATTACHMENT NO. 2

PROPOSED PLAN OF SUBDIVISION
(as submitted by applicant - reduced for convenience)



TENTATIVE PLAN OF BARE LAND STRATA OVER LOT 11,
DISTRICT LOT 156, NANOOSE DISTRICT, PLAN 1964

B.C.O.S. 928 039



LEGEND

- ALL DIMENSIONS ARE IN METERS
- BOUNDARIES ARE APPROXIMATE SUBJECT TO SURVEYING BY LEASING SURVEY
- 7/1 EDWARDS WEST HALL
- SEPTIC COLLECTION PIPES (GRAVITY FEED)
- SEPTIC PUMP LINE (PRESSURIZED)
- RAILROAD DEVELOPMENT

WEST 314 FT OF
LOT 13
PLAN 1964

J.E. HARRISON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Telephone and Fax: 250-733-1100
Fax: 250-733-1102
VAN 8 2002



REGIONAL DISTRICT OF NANAIMO			
JUN 17 2002			
CHAIR		GMCrs	
CAO		GMDS	
GMCms		GMES	
Collin			
		DATE:	June 17, 2002
		FILE:	6780 30

MEMORANDUM

TO: Neil Connelly
General Manager, Community Services

FROM: Christina Thomas
Senior Planner, Community Services

SUBJECT: GROWTH MANAGEMENT PLAN REVIEW
UPDATED REGIONAL GROWTH STRATEGY – BYLAW 1309
PRESENT STATUS LANDS (SUB-URBAN AREA) DESIGNATION

PURPOSE

The purpose of this report is to provide information about the Present Status Lands (Sub Urban Area) designation in Lantzville as it relates to the Growth Management Plan Review and the updated regional growth strategy (Bylaw 1309), as requested by the Board on May 14, 2002 and May 21, 2002.

BACKGROUND

The Regional Board considered a revised, updated regional growth strategy (Bylaw 1309) at its meeting on May 14, 2002, and passed the following resolutions:

MOVED Director Hamilton, SECONDED Director Haime, that the Extension Mine Site be included in the urban containment boundary. CARRIED

MOVED Director Haime, SECONDED Director Stanhope, that the urban containment boundary be amended to match the proposed sub-urban boundary as contained in the staff report.

The motion was not voted on.

MOVED Director Stanhope, SECONDED Director Macdonald, that this item be deferred for 60 days and that staff prepare a report to discuss the proposed amendments and the implications of the comments by the delegation with respect to Present Status Lands in Lantzville. CARRIED

The Chief Administrative Officer (Kelly Daniels) facilitated a discussion with the Regional Board at its meeting on May 21, 2002 which resulted in the identification of issues or topics related to the regional growth strategy that the Board requested further information about. One of these topics was the Present Status Lands (Sub-Urban Area) designation in Lantzville. This report provides information about the Present Status Lands (Sub-Urban Area) designation, in written form as requested by the Regional Board at the May 21st and May 28th meetings.

Lantzville Official Community Plan (OCP) and Present Status Lands

All of the land designated as Present Status Lands by the current Growth Management Plan Bylaw 985.01 (and Sub-Urban Area by the revised Regional Growth Strategy Bylaw 1309) is designated Suburban Residential by the Lantzville OCP. The Lantzville OCP supports the development of lands designated

Suburban Residential for residential purposes¹ to a maximum density of 5 units per hectare², with the proviso that new development on these lands beyond 2.5 units per hectare should only be permitted if community water service and community sewer service is provided³. The Lantzville OCP also specifies that a bonus density to a maximum of 2.5 units per hectare may be applied to land designated Suburban Residential where additional parkland, pedestrian trails, vegetation and buffers are provided⁴. Lantzville OCP provisions also enable the transfer of development density from inappropriate development areas which have maintained historic development rights to land designated Suburban Residential (as well as Village Residential, and Village Core Comprehensive Development Area) to maximum density transfer of 2.5 units per hectare.

Regional Growth Strategy and Present Status Lands

Current Regional Growth Management Plan (Bylaw 985.01)

Bylaw 985.01 provides regional policy direction for the Lantzville area that is consistent with the Lantzville Official Community Plan (Bylaw 974). Bylaw 985.01 designates all land that is in the Lantzville Official Community Plan Suburban Residential land use designation as Present Status Lands, outside the Urban Containment Boundary. Bylaw 985.01 supports the provision of services to Present Status Lands for the purpose of enabling additional urban development. Specifically, Policy 1B states, "Services will not be extended outside of Urban Containment Boundaries, Village Centres and Present Status Lands except where existing developments threaten public health or the environment," and Policy 1C states, "Additional urban development will not be approved outside of Urban Containment Boundaries, other than in Village Centres and Present Status Lands".

Revised, Updated Regional Growth Strategy (Bylaw 1309)

Bylaw 1309 also provides regional policy direction for the Lantzville area that is consistent with the Lantzville Official Community Plan (Bylaw 974). Bylaw 1309 designates all land that is in the Lantzville Official Community plan Suburban Residential land use designation as Sub-Urban Area, outside the Urban Containment Boundary. The Sub-Urban Area designation is the same as the Present Status Lands designation. The name change is proposed because it better describes the planned use of these lands. Bylaw 1309 supports the provision of services to the Sub-Urban Area for the purpose of enabling additional urban development. Specifically, Policy 1B states, "The RDN and member municipalities agree to approve new urban development only on land designated Urban Area inside Urban Containment Boundaries or on land designated as Sub-Urban Area. Urban development is defined as residential development at a density greater than 1 unit per hectare, commercial uses, and institutional uses. Land that is designated as Sub-Urban Area may only be used for residential development to a maximum density of 7.5 units per hectare, consistent with the official community plan in place at the adoption of this regional growth strategy," and Policy 7A states, "The RDN and member municipalities support the provision of services to land designated as Urban Area inside Urban Containment Boundaries and to land designated as Sub-Urban Area to accommodate future growth and development. The RDN will develop a strategy to provide services to land designated Urban Area inside Urban Containment Boundaries and to land designated Sub-Urban Area to accommodate future growth and development, consistent with official community plans".

¹ See Lantzville OCP policy 4.4.4.

² See Lantzville OCP policy 4.4.1.

³ See Lantzville OCP policy 4.4.2.

⁴ See Lantzville OCP policy 4.4.5.

Growth Management Plan Review and Present Status Lands

The Growth Management Plan Review provided an opportunity to revisit the Present Status Lands designation, for the purpose of reaffirming if this unique designation serves the region well in terms of achieving the long-term vision of the region. It also provides an opportunity to address background text in the Plan that provides potentially conflicting direction about the designation⁵.

Options Considered

The report "Growth Management Plan Review: Issues and Recommended Options for Public Discussion in Phase III⁶" includes the Present Status Lands designation as an issue for consideration as a part of the Review project. The report describes the issues surrounding the Present Status Lands designation and identifies three policy options were considered for lands designated Present Status Lands:

1. Status quo – retain the Present Status Lands designation, but clarify the policy wording.
2. Change the designation of the lands designated as Present Status Lands to Rural Residential.
3. Change the designation of the lands designated as Present Status Lands to an Urban Area inside an Urban Containment Boundary.

Option Recommended

The revised regional growth strategy (Bylaw 1309) recommends that the Present Status Lands designation be retained, that the designation be renamed as Sub-Urban Area to provide more clarity about the strategy for the use of the land, and includes clarified policy direction and background text about the designation.

Rationale for Recommended Option

The revised regional growth strategy recommends that the Present Status Lands designation be retained rather than changing the designation of the land to Rural Residential or an Urban Area inside an Urban Containment Boundary for the following reasons:

1. The designation of the Present Status Lands as an Urban Area inside the Urban Containment Boundary implies a greater level of development for the lands than currently supported by the Lantzville Official Community Plan. Specifically, it implies that the lands will be developed to urban densities ranging from 12 to 20 units per hectare, on average. This is similar to the level of development intended for areas such as North Nanaimo.
2. The public feedback generated as a part of the Growth Management Plan Review about the possible land use designation options and the level of development associated with each land use designation was mixed. However, the common theme of the public feedback was that the Growth Management Plan should be consistent with the Lantzville Official Community Plan (i.e. not provide for any more, or any less, development than the OCP provide for).

⁵ With regard to the Present Status Lands designation, background text in the current regional growth strategy (Bylaw 985.01) states that "no further increases in density or intensity of use should be approved", "that these lands "reflect the continuation of their present development status", and that "the Present Status Lands in Lantzville recognize the current direction of the October 1995 OCP and the related sewer development area". These statements conflict with each other somewhat because the Lantzville OCP supports some limited additional development on the land in the Present Status Lands designation. The Lantzville OCP designation for the lands "recognizes existing land use patterns and residential development which, despite the absence of a community sewer system, have been established at densities ranging from 5 to 10 dwelling units per hectare".

⁶ This report was provided to the Regional Board at a Board Seminar on February 19, 2002. Copies of the report have been available to the public at the offices and on the web site.

3. There is more than enough capacity in Lantzville (based on current official community plans) to house the 2025 projected population of Lantzville. Specifically, the official community plan for Lantzville provides for 2,884 dwelling units (1,452 existing, plus 1,432 proposed), the 2,884 dwelling units are capable of housing a population of 8,080 (based on the current average household size in Electoral Area D of 2.8 persons), and the projected population for all of Electoral Area D (of which Lantzville is one part) is 8,334⁷ in 2026, the current plans provide for a sufficient quantity of housing to accommodate the projected population. Put another way, the official community plans for Electoral Area D provide for 4,056 dwelling units (1,868 existing, plus 2,188 proposed), whereas only 3,030 dwelling units are needed in Electoral Area D to accommodate the 2025 projected population of Electoral Area .
4. There is more than enough capacity in the region (based on current official community plans) to house the 2025 projected population. Specifically, official community plans provide for 126,257 dwelling units in the region (57,754 existing plus 68,503 proposed), whereas only 94,277 dwelling units are needed in the region to provide for the 2025 projected population.
5. The regional growth strategy provides a regional agreement regarding what areas should be designated within Urban Containment Boundaries to accommodate future growth and development, for the purpose of limiting sprawl, enabling the more cost efficient provision of services, establishing investor certainty and matching up with community expectations about future land use changes.
6. The Regional District's partners in growth management have indicated that only very limited changes to the Urban Containment Boundary should be made at this time, particularly given the above finding.
7. The Urban Containment and Fringe Area Management Implementation Agreement provides a process and criteria for the consideration of changes to the Urban Containment Boundary that can be used at any time, in between reviews of the regional growth strategy.

ALTERNATIVES

1. To receive this report.
2. To not receive this report.

FINANCIAL IMPLICATIONS

Receipt of this report has no financial implications. The Community Services budget provides for the budgetary requirements to complete the Growth Management Plan Review Project as defined in the Terms of Reference for the project, endorsed by the Regional Board in January of 2001.

SUMMARY

This report includes information about the Present Status Lands designation, as requested by the Regional Board at it's meeting on May 14, 2002.

⁷ The low population estimate for Electoral Area D in 2026 is 6,580 persons and the high estimate is 10,533.

RECOMMENDATION

That the report on the issue of the Present Status Lands (Sub-Urban Area) designation, prepared as a part of the Growth Management Plan Review and consideration of Regional Growth Strategy Bylaw 1309, be received for information.

C. Thomas

Report Writer

N. Landry

General Manager Concurrence

D. [unclear]

CAO Concurrence



REGIONAL DISTRICT OF NANAIMO			
JUN 18 2002			
CHAIR		GMCrs	
CAO		GMDS	
CMCms		GMEs	

MEMORANDUM

TO: Neil Connelly
General Manager, Community Services

FROM: Christina Thomas
Senior Planner, Community Services

SUBJECT: GROWTH MANAGEMENT PLAN REVIEW
UPDATED REGIONAL GROWTH STRATEGY - BYLAW 1309
WATERSHEDS

DATE:	June 17, 2002
FILE:	6780 30

PURPOSE

The purpose of this report is to provide information about the topic of watersheds as it relates to the Growth Management Plan Review and the updated regional growth strategy (Bylaw 1309), as requested by the Board on May 21, 2002.

BACKGROUND

The Regional Board considered a revised, updated regional growth strategy (Bylaw 1309) at its meeting on May 14, 2002, and passed the following resolutions:

MOVED Director Hamilton, SECONDED Director Haime, that the Extension Mine Site be included in the urban containment boundary.

CARRIED

MOVED Director Haime, SECONDED Director Stanhope, that the urban containment boundary be amended to match the proposed sub-urban boundary as contained in the staff report.

The motion was not voted on.

MOVED Director Stanhope, SECONDED Director Macdonald, that this item be deferred for 60 days and that staff prepare a report to discuss the proposed amendments and the implications of the comments by the delegation with respect to Present Status Lands in Lantzville.

CARRIED

The Chief Administrative Officer (Kelly Daniels) facilitated a discussion with the Regional Board at its meeting on May 21, 2002 which resulted in the identification of issues or topics related to the regional growth strategy that the Board requested further information about. One of the issues identified was watershed planning and management.

Separate from the Growth Management Plan Review but related to the topic of watersheds, the Regional Board received a report for information regarding a Watershed Assessment of Little Qualicum River on February 13, 2001, and requested further information regarding watershed protection. The report considered at the February 13th meeting was presented in response to concerns expressed by a public delegation at the December 5, 2000 Corporate and Community Services Committee regarding Weyerhaeuser's intention to log land near the Little Qualicum River. It indicated that the Regional District

of Nanaimo could not require Weyerhaeuser to conduct a 'watershed assessment' prior to carrying out their logging plans on the subject properties.

This report is intended to fulfill the May 21, 2002, and February 13, 2001 Regional Board requests for additional information about watersheds, particularly as it relates to the Growth Management Plan Review and the updated regional growth strategy Bylaw 1309.

Watersheds: Background Information

Watersheds range in size, but share the following features:

- Watersheds are drainage basins or catchment areas that are defined by the heights of land such as mountains and ridges.
- Watersheds collect and retain water which is received as precipitation, and slowly release it via seepages or direct discharge into a network of small drainage features. These small drainage features coalesce to form small first order streams which merge to form second order streams and ultimately rivers.
- Watersheds are dynamic systems. They evolve in response to biological, hydrological and geological processes and cycles.
- Watersheds can be irrevocably altered by human activities. Human activities modify landscape features and interrupt natural drainage processes, thereby resulting in a reduction or elimination of fish and wildlife, the contamination of surface and or groundwater, the increased frequency and magnitude of floods, decreased quality of life, less open space and the fragmentation of habitat. Some common human activities that have a negative impact on watersheds include: lawn fertilization, pesticide application to kill insects and weeds, inappropriate disposal of dog waste, inadequate maintenance of septic disposal systems, car washing, changing automotive fluids, inappropriate disposal of household wastes, inappropriate landscaping, and inappropriate irrigation.
- Watersheds often do not necessarily coincide with jurisdictional boundaries; and as such, a watershed may be located entirely within one local government's jurisdictional boundaries, or it may span the boundaries of more than one local government jurisdiction.
- Watersheds have a limited capacity to absorb urbanization. The capacity of each watershed is unknown.
- A large amount of information is available about how to protect the living systems of streams and rivers that constitute the best salmon habitat. Less is known about how to develop the landscape to maintain habitat and protect ecosystem health. Very little is known about how to restore damaged water systems in urbanized watersheds within the context of financial and political realities.

Watersheds in the Regional District of Nanaimo

There are approximately 50 watersheds in the RDN. A map of watersheds in the RDN will be available for viewing at the June 25 Committee of the Whole Meeting.

Current and Potential RDN Projects Related to Watershed Management

The RDN has been engaged in various projects that are complimentary to watershed management. The RDN participated in a cooperative project with the Ministry of Community, Aboriginal and Women's Services, the Ministry of Water, Land and Air Protection, and Environment Canada (Georgia Basin Ecosystem Initiative) to develop a guidebook for stormwater planning in B.C and a draft Stormwater Management Plan for the RDN. When completed and approved by the RDN Board and the provincial government, the RDN Stormwater Management Plan will contain a 5-year action plan to assist the RDN in implementing stormwater initiatives in the region. Education and awareness will form a significant portion of the first 5-year action plan. As the plan evolves, there will be opportunities to undertake integrated stormwater management plans for higher priority watersheds. This project was undertaken by the RDN in response to written direction from the Minister of Water, Land and Air Protection, to expand the stormwater management aspects of the RDN's Liquid Waste Management Plan.

As a result of a presentation to the Board by the Arrowsmith Watershed Stewardship Team, staff will also be considering the implications of a drinking water protection plan for the Arrowsmith watersheds, which include the watersheds of the Englishman River, Romney and Carey Creeks, French Creek, Beach and Crandon Creeks, and Cameron Lake/Little Qualicum River. This project has a potentially high cost and resource implications and as a first step, staff intends to identify a scope and cost estimate for the study for the Board's consideration.

In addition to these projects, the RDN has undertaken other initiatives through its official community plans to establish a greater level of protection for watersheds. Since 1997 the RDN has developed and enacted official community plans (OCPs) for areas of the region that previously did not have OCPs (such as Electoral Area F, and the Arrowsmith Benson area of Electoral Area C), and reviewed most of the other OCPs for the electoral areas. Generally, the creation and review of OCPs has resulted in stronger policy direction regarding environmental protection. Specifically, the creation and review of OCPs has resulted in the incorporation of development permit areas to protect the natural environment, its ecosystems and biological diversity. The RDN is also in the process of completing a zoning bylaw for the last area of the region with no zoning (i.e. Electoral Area F). All of these initiatives provide greater protection for watershed areas.

Growth Management Plan and Watershed Protection

A watershed planning approach has been suggested as an effective method of ensuring that water sources of sufficient quantity and quality are protected and preserved. Watershed plans are very comprehensive plans done for a watershed area (as opposed to the typical geopolitical areas of official community plans) that are similar to official community plans, but have the more specific focus of identifying all of the possible sources of impact on water quantity and quality and providing direction regarding what actions will be taken to eliminate (or at least minimize) any negative impacts on water quantity and quality. Detailed information, much of which is presently unavailable, difficult, or very expensive to obtain, is generally required to prepare a comprehensive watershed plan. It should also be noted that regional districts (and local governments generally) have rather limited roles and responsibilities regarding watershed planning matters in comparison to the provincial and federal government.

In the absence of specific watershed plans, regional districts (and local governments) can use long range planning documents such as regional growth strategies and official community plans to provide protection to specific elements of significant watershed areas. The most fundamental protection regional growth strategies and official community plans can provide for watersheds is focusing development onto the least

sensitive areas of the watershed and limiting development elsewhere. Beyond that, both of these planning documents can provide direction regarding how local government will fulfill an environmental protection mandate within the purview of existing legislation (i.e. development permit areas to protect the natural environment, its ecosystems and biological diversity, land use designation, zoning, etc.), as well as provide direction regarding how local government would like the provincial and federal government to fulfill their environmental protection mandates. The existing regional growth strategy (Bylaw 985.01) and the revised, updated regional growth strategy under consideration (Bylaw 1309) both provide this sort of direction. The overarching vision of the Plan (and the fundamental challenge of planning) is to establish a more sustainable balance between the region's residents and their natural environment of water, air, soil, and ecological systems. The Plan strives to achieve this by advocating the development of mixed-use communities in designated nodes and urban areas inside Urban Containment Boundaries and advocating more limited development outside Urban Containment Boundaries. Beyond this overall settlement strategy, the policies of Goal 4 (Environmental Protection) of the Plan also contain specific policy direction regarding environmental protection with particular relevance to watershed protection.

The regional growth strategy is not the most appropriate vehicle for detailed watershed planning. However, the regional growth strategy certainly could include specific policy direction that encourages or directs a watershed planning approach, either through official community plans or in addition to official community plans. In addition, or in lieu of this, the regional growth strategy could include a policy that directs a detailed examination of the merits of a watershed management planning approach.

FINANCIAL IMPLICATIONS

Receipt of this report has no financial implications. The Community Services budget provides for the budgetary requirements to complete the Growth Management Plan Review Project as defined in the Terms of Reference for the project, endorsed by the Regional Board in January of 2001.

SUMMARY

This report includes information about watersheds as they pertain to the Growth Management Plan Review and the revised regional growth strategy, as requested by the Regional Board at its meeting on May 14, 2002.

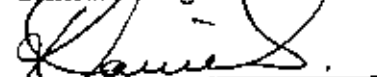
RECOMMENDATION

That the report on the issue of watersheds, prepared as a part of the Growth Management Plan Review and consideration of Regional Growth Strategy Bylaw 1309, be received for information.



Report Writer


General Manager Concurrence



CAO Concurrence



REGIONAL DISTRICT OF NANAIMO			
JUN 19 2002			
CHAIR		GMCrS	
CAO		GMDS	
GMCm8		GMES	
		<i>(Cell)</i>	

MEMORANDUM

TO: Neil Connelly
General Manager - Community Services

DATE: June 17, 2002

FROM: Mike Donnelly
Manager of Transportation Services

FILE: 8310-01

SUBJECT: Transit Service and Feasibility Reviews
-Cedar (Electoral Area 'A')
-Gabriola Island

PURPOSE

To bring forward Transit service and feasibility reviews for the Board's information.

BACKGROUND

Regional District of Nanaimo Transportation Services Staff were requested to explore service improvements in Electoral Area 'A' and the feasibility of Transit service on Gabriola Island. Working in conjunction with BC Transit reports on transit options for both areas were developed and are attached for information. The Area 'A' report makes reference to a potential Nanaimo/Ladysmith connector service. It was advanced by the Town and the Cowichan Valley Regional District to BC Transit and addressed in a preliminary manner given the proximity to the proposed Cassidy and airport service. Correspondence from the Town of Ladysmith to this affect was brought forward to the Board in April of 2002. It is noted that such an initiative would require further specific discussion with the Regional Board on the concept and potential funding arrangements. Both of the attached reports were prepared prior to the recent adjustments to provincial funding for Transit.

BC Transit service expansion funding has been put on hold for 2003 / 2004 and planning for transit service adjustments this year, as directed by the Regional Board, has been undertaken to reflect reduced provincial transit funding in 2002 / 2003. As such these reports are brought forward for information only. The existing Transit Business Plan is scheduled to be reviewed in 2003. These reports will be incorporated in that review process with recommendations coming from that review on priorities for these and other planned service initiatives.

ALTERNATIVES

1. That the reports on Transit Service Review for Cedar and Gabriola Island be referred to the 2003 Business Plan Review.
2. That service level increases to Cedar and Gabriola Island be funded without subsidization from the Province.

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Nanaimo Regional Transit System

Transit Service

Review

Cedar (Area A)

*BC Transit
Municipal Systems Program
May 2002*

Nanaimo Regional Transit System

Transit Service Review - Cedar (Area A)

Background

Situated south of the City of Nanaimo the Regional District of Nanaimo Area "A" is comprised of Cassidy, Cedar, Yellowpoint and South Wellington neighbourhoods. The region is primarily made up of rural farmland together with pockets of suburban development. Most of these suburban developments have some transit service now.

This report will: i.) review existing levels of service, ii.) provide service options to improve current service and iii.) investigate feasibility of service expansion to new regions. The review is also intended to complement existing RDN Transit Business Plan sections regarding medium range (2003-05) service expansion to Chase River, Cedar and the Duke Point Ferry Terminal. These regions will be referred to as South Parkway neighbourhoods.

Existing Service and Transit Market Analysis

The 8 South Side bus provides service to South Parkway neighbourhoods. Selected trips are extended to Cedar, via Cedar Ave. south to Gould Rd. returning via developed neighbourhoods on Woobank and Holden-Corso. The operating schedule consists of six trips, Monday through Saturday. On weekdays, two trips divert to Harmac matching work start/finish times. Current ridership on Cedar diversions is low, averaging 10 to 15 passengers per day, plus another 3 to 5 workers to Harmac. Primary transit markets include seniors, BC Bus Pass holders and students. There is no conventional service to Duke Point, Yellow Point Road, Morden Road and Cassidy neighbourhoods.

RDN handyDART operates to the same conventional transit areas with maximum diversions off route of up to 800 metres. Ridership from the Cedar region makes up 1.3% of all rides or approximately 4 rides per day. There are 23 registered handyDART clients in the Cedar service area.

Service Issues and Options

Option 1 -- Reallocation of existing services. As outlined above, current Monday through Saturday service to Cedar is limited to six trip diversions from Extension Rd. Although these Cedar diversions are operationally efficient they create schedule inconsistencies and confusion for Extension Rd. passengers. Any

increase in these frequency disruptions is more likely to discourage existing Extension Rd. riders than attract new Cedar riders. It can be concluded that there is no more additional time to divert any future trips to Cedar without seriously disrupting existing service frequency and passenger convenience. Therefore any further service extensions to Cedar are not recommended.

Option 2 -- Conventional Service Expansion Outlined in the RDN Transit Business Plan are options for the South Parkway neighbourhoods (Chase River/Cedar and Duke Point). Medium range (2003-05) expansion proposals for these regions include an additional bus. The additional bus would:

- i). provide South Parkway Plaza neighbourhoods with 30-minute service all day,
- ii). double the number of trips to Cedar (12 daily trips) and
- iii). provide opportunities to provide more service coverage as residential neighbourhoods grow.

The added bus will also provide route diversion options to service the Duke Point Ferry Terminal. The following table outlines two projected conventional expansion cost options. These include all day service Monday through Saturday.

Cedar/Chase River/Duke Point - Improved Frequency and Coverage

Annual Impact - Service frequency doubled plus improved coverage, Mon-Sat

Service hours: 3,200

Additional in-service vehicles: one

Total cost*: \$213,000

Additional ridership: 68,000

Approximate local share*: \$33,000 - \$38,000

* Based on 2002/03 budget costs and local share percentage

Option 3 - Introduction of service to new regions, Timberlands/Cassidy residential neighbourhood. This option reviews the introduction of service to new growth areas south of Cedar including the developing residential neighbourhoods of Cassidy and Timberlands. These regions include approximately 553 homes and 1,310 residents. The recommended expansion option to meet the basic transit market needs in these new regions is Community Bus.

The Community Bus style of service provides a blended service meeting all transit client travel needs. The Community Bus is a smaller fully accessible vehicle that provides a limited fixed schedule to meet basic conventional transit needs, shifting to a blended fixed route deviation service for all client groups. For example, this type of service would operate south of Parkway Plaza within the Morden, Cassidy and Timberlands commercial and residential neighbourhoods. The Cedar Community Bus would follow a fixed route with additional time for minor diversions to serve

rural or handyDART clients. Service would consist of two regularly scheduled trips per day, 3 days per week. Trip times would allow both conventional and custom passengers to travel to Nanaimo, returning within a reasonable time frame (2-4 hours). Trips would also provide limited service to Nanaimo-Collishaw Airport.

Strong market groups for this base level of service are seniors, handyDART clients, and single or no-car households. Clients would use the service for shopping, standard medical appointments and social/recreation trips.

Option 3a -- The Ladysmith Extension - The same Community Bus concept could also include an extension to Ladysmith. Service would include a local Ladysmith fixed route and schedule with additional time to divert for pick-up of handyDART clients. This Ladysmith connector would meet similar transit market needs as the Cedar Community Bus. The following table outlines annual cost impacts of both the Cedar and Ladysmith Community Bus options.

Cassidy/Timberlands/Ladysmith - Introduction of Service, Community Bus

Annual Impact - Two trips per day 3 days a week, Cassidy/Timberlands (Option 3)

Service hours: 700	Additional in-service vehicles: one
Total cost*: \$34,000	Additional ridership: 6,000
Approximate local share*: \$6,500 - \$8,000	

Annual Impact - As above including Ladysmith Extension (Option 3a)

Service hours: 1,000	Additional in-service vehicles: one
Total cost*: \$48,500	Additional ridership: 8,100
Approximate local share*: \$9,500 - \$12,000	

* Based on 2002/03 budget costs and local share percentage

Other Considerations

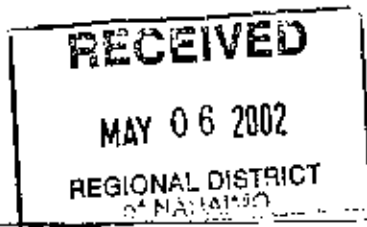
Within the present 2002/03 budget there is no provision for service expansion. Provincial funding targets have frozen the provincial share of transit funding for the next three years. Any immediate service changes would be required to fall within the present 02/03 budget. A BC Transit Municipal Systems Program funding and governance review is currently underway in order to establish process for present program sustainability and future expansion.

Service Review Conclusions

- ⇒ Additional Cedar extensions of existing service to South Parkway neighbourhoods is not feasible.
- ⇒ Conventional service expansion is warranted to the South Parkway neighbourhoods to provide a base level of service (30 minutes frequency) consistent with other regions.
- ⇒ Expanded service area coverage is required to Cedar neighbourhoods and Duke Point Ferry Terminal to attract new transit commuter and student markets.
- ⇒ Sufficient market demand warrants the introduction of service to Area "A" growth regions of Cassidy and Timberlands. This expansion is operationally feasible by a Community Bus style of service.
- ⇒ Introduction of connecting service to Ladysmith is operationally feasible when operated as an extension of the proposed Cedar Community Bus.

Recommendations

1. IT IS RECOMMENDED THAT THIS REPORT BE RECEIVED AS INFORMATION AND COMPLEMENT THE RDN TRANSIT BUSINESS PLAN.
2. IT IS RECOMMENDED THAT EXPANSION OF CONVENTIONAL SERVICE (OPTION 2) BE DEVELOPED WITHIN THE SOUTH PARKWAY AREA (CHASE RIVER, CEDAR, DUKE PT.) EXPANSION PLAN AS OUTLINED IN THE RDN TRANSIT BUSINESS PLAN.
3. IT IS RECOMMENDED THAT CONSIDERATION BE GIVEN TO A PROPOSED EXPANSION OF SERVICE TO THE CASSIDY/TIMBERLANDS REGIONS WITHIN AREA A (OPTION 3) AND THAT CONSIDERATION BE GIVEN TO A FURTHER EXTENSION OF SERVICE TO PROVIDE A NANAIMO/LADYSMITH CONNECTOR (OPTION 3A), SUBJECT TO LOCAL AND PROVINCIAL FUNDING.



May 3, 2002
File: NAN.1

Mike Donnelly
Manager of Transportation Services
Regional District of Nanaimo
6300 Hammond Bay Road
Lantzville, BC V0R 2H0

Dear Mike,

SUBJECT: Feasibility of Transit Service on Gabriola Island

A preliminary assessment of the demand for transit on Gabriola Island, including proposed service options, was completed in November 1999. At that time, 3 broad approaches were proposed:

1. Enhancement of existing service – promote existing service options, including ridesharing and the seniors' shuttle service.
2. Expansion or reallocation of handyDART service – expand the Nanaimo Regional handyDART system to include limited trips to Gabriola. Two round trips from Nanaimo one day per week was proposed. This was forecast to carry 1,200-1,500 passengers annually at a cost of \$15,000.
3. Locally based transportation provider – contract with a local transportation provider to operate the service. This service could be fixed-route or flexible on-demand service, and a number of payment options would be possible.

The first approach - enhancing existing transportation services - does not provide any new transportation options for residents. The second approach - expansion of the handyDART service from Nanaimo - would be expensive and not very efficient since it would involve bringing vehicles on the ferry. As a result, this second phase of the assessment will focus on the third approach – locally based transportation providers – since it is most likely to provide new transportation alternatives for residents at a reasonable cost. This approach would not require a BC Transit provided vehicle. Within this broad approach, three different options will be examined:

- Option 1 – On demand service with a fixed payment per passenger
- Option 2 – Taxi Saver
- Option 3 – Scheduled service with a fixed payment per trip

The table below summarizes the forecast cost and performance for each of the three options.

Transit Service Options for Gabriola Island

	Option 1 Fixed cost per passenger	Option 2 Taxi Saver	Option 3 Fixed cost per trip	
			Low ridership	High ridership
Total cost	\$35,200	\$20,000	\$42,100	\$42,100
Total revenue	\$6,000	--	\$8,400	\$14,100
Annual ridership	4,000	4,000	5,600	9,400
Cost per ride	\$8.80	\$5.00	\$7.52	\$4.48
Cost recovery	17.0%	--	19.9%	33.5%

Option 1 – On demand service with fixed payment per passenger

Under this option, door-to-door trips would be provided on demand, and the operator would receive a fixed payment for each passenger carried. There would be a reduced rate for additional passengers carried on the same trip. Passengers would book trips in advance and ridesharing would be encouraged to improve the efficiency of the system. There would be limits as to the times that trips would could be booked. It is likely that most trips would be to the ferry terminal and they would be scheduled to meet ferry departures and arrivals. This type of premium door-to-door service is typically limited to eligible handyDART passengers, which would leave the general public with no additional travel options. Eligibility could be extended to the general public, but this could lead to problems of demand exceeding the available funding. One disadvantage of this option is the lack of cost control: annual rides could be budgeted at 2,000 but it is difficult to limit ridership (and thus costs) if demand exceeds this level.

Based on a level of 4,000 trips, Option 1 is forecast to cost \$35,200 resulting in an average cost per trip of \$8.80. Cost recovery is estimated at 17%.

Option 2 – Taxi Saver

Under this program, eligible passengers can purchase up to \$60 worth of taxi coupons each month. These coupons are subsidized 50%, so \$60 in coupons actually costs the passenger \$30. Passengers then book trips with the taxi company. This option provides maximum flexibility to passengers, but the cost to the user is also typically higher than the fare for a transit service. From a funding standpoint, this option puts clear limits on use by individuals and it tends to result in a low cost per passenger. However, like the previous option, this type of premium, door-to-door service is typically limited to eligible handyDART passengers.

This is a relatively low cost option. As indicated in the table above, the total cost of providing 4,000 trips is estimated at \$20,000. The average cost per trip is \$5.00, significantly lower than Option 1. This is primarily due to a larger share of costs being borne by the passenger under Option 2.

Option 3 – Scheduled service with a fixed payment per trip

Under this option, a scheduled, fixed-route service would be provided and the operator would receive a fixed payment for each trip. This form of service has been successfully used for local service in the Pemberton Valley.

Routing would be on a 26km loop around the island (on North and South Roads) beginning and ending at the Descanso Bay Ferry Terminal. This route takes approximately 40-50 minutes. Flexible routing could also be provided: residents who are too far off the route to easily access a bus stop could phone in advance and arrange a pickup closer to their home.

It is proposed that the service operate 6 days per week (Monday to Saturday) with 3 round trips being provided each day. This level of service would accommodate both commuters and those making medical or shopping trips. Providing 3 daily round trips would give passengers greater flexibility in their travel times and in the length of time they want to spend in Nanaimo. The exact service level and schedule would be determined by further planning work and by availability of funding.

A fare of \$1.75 is proposed. This is the same as the current cash fare in Nanaimo. Passengers would also be able to use Nanaimo Regional Transit passes and tickets, and would be able to transfer between the two services. Unlike the first two options, this option would be available to the general public.

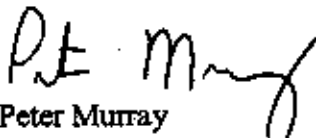
As outlined in the table above, this option is forecast to cost \$42,100. For this option, both high and low ridership forecasts were made. Under a low ridership scenario, the service is forecast to carry 5,600 passengers annually, translating into a cost per ride of \$7.52. Under a high ridership scenario, 9,400 annual passengers are forecast resulting in a lower cost per ride of \$4.48. Thus, depending on the level of ridership, this option likely has a cost per trip lower than Option 1 and could have a cost per trip as low as Option 2.

Recommendation

Option 3 is recommended. It serves a broader market than the other two options, and it is likely to attract greater ridership. Option 3 also has a relatively low cost per trip, and the cost per trip will decrease as ridership grows. With the other two options the cost per trip is more or less fixed so that costs increase as ridership increases. Since most trips that people want to make are linked to the ferry service to Nanaimo, it makes sense to have a scheduled service.

Please inform me of the Regional District's decision on this matter.

Yours truly,



Peter Murray
Transportation Planner
Municipal Systems Program



REGIONAL DISTRICT OF NANAIMO			
JUN 17 2002			
CHAIR		GMCrS	
CAO		GMDS	
GMCm8		GMES	

MEMORANDUM

TO: Neil Connelly
General Manager - Community Services **DATE:** June 14, 2002

FROM: Mike Donnelly
Manager of Transportation Services **FILE:** 8770-01

SUBJECT: Regional Transit / HandyDART 2001
BC Transit Performance Summary

PURPOSE

To bring forward the Regional Transit / HandyDART 2001 BC Transit Performance Summary for information.

BACKGROUND

Annual performance summaries for Provincial Transit systems are provided by BC Transit (please see attached). These summaries break down individual system performance based on a number of criteria. This summary is utilized in the development of the annual budgets and business plans for the two service areas.

The summary is broken down into Tier 1, 2 & 3 with systems categorized based on operational size. The Nanaimo Regional Transit and HandyDART systems are both Tier 1 or larger systems. The Transit system highlights include a ridership up 12 % over the previous year at 2,065,297. As well, Transit cost recovery is now at 39.7% and also enjoys the lowest Operating Cost per hour at \$59.19 and Total Operating Cost per hour at \$65.12. Of the 24 Transit systems in the Province Nanaimo Regional Transit is one of only four systems that are operated by the local government. All other systems are operated by private sector transportation firms in partnership with the local government and BC Transit.

Overall system performance continues to be strong. To date growth in Transit ridership in the first 5 months of this year show a year over year increase of 9.3%. If this growth rate is sustained then the annual ridership will grow to 2,250,000 by next year.

Ridership in the HandyDART service grew by over 11% in 2002 for a total 64,072 rides. HandyDART also had the lowest Operating Cost per hour at \$42.47 and a Total Cost per hour at \$44.79 and has an above average cost recovery of 12.7%. HandyDART rides per hour shows the lowest performance in the Tier 1 systems at 2.81. The linear nature of the service area creates operational challenges that accounts for some of the resulting low number. However we see that recent monthly performance numbers show just over 3 rides per hour with a goal of 3.1 for 2002.

ALTERNATIVES

1. Receive this report for information.
2. Do not receive this report for information.

FINANCIAL IMPLICATIONS

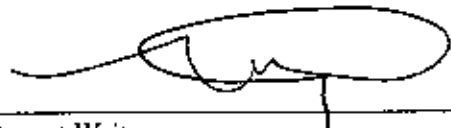
There are no financial implications from this report.

SUMMARY/CONCLUSIONS

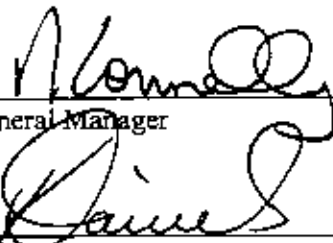
The BC Transit annual Performance Summaries have been provided for the Board's information. The summary breaks down the operations performance based on a number of criteria. Both the Transit and HandyDART systems are operating well with some areas that require continued improvement and others that are exceeding expectations.

RECOMMENDATION

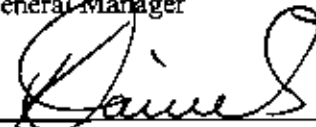
That the Regional Transit / HandyDART 2001 Performance Summary report be received for information.



Report Writer



General Manager



CAO Concurrence

COMMENTS:

**MUNICIPAL SYSTEMS PROGRAM, CONVENTIONAL
2001/2002 CONVENTIONAL TRANSIT INFORMATION & PERFORMANCE SUMMARY
Year End Actuals**

	Population Served	Buses in Service ¹	Revenue of Service	Revenue Passengers	Total Revenue (\$)	Total Cost (\$)	Operating Cost (\$)	B.C. Transit Share (\$)	Net Municipal Share (\$)	Cost Recovery	Riders/ Capla	Buses/ Hour	Cost/ Ride (\$)	Operating Cost/Hour (\$)	Total Cost/ Hour (\$)
Tier 1	502,100	154	444,704	11,543,517	\$11,435,409	\$31,904,846	\$28,897,662	\$13,492,318	\$8,479,570	31.8%	23.0	26.0	\$2.76	\$64.98	\$71.74
Central Fraser Valley	121,600	17	59,113	1,265,659	1,397,930	3,095,495	3,688,944	1,722,368	902,150	32.7%	10.4	21.4	\$3.16	\$62.41	\$67.59
Kamloops*	79,500	32	81,918	2,208,266	2,232,902	6,332,419	5,736,638	2,673,767	1,324,317	35.3%	27.8	27.0	\$2.87	\$68.91	\$71.30
Kelowna Regional	119,800	36	109,292	2,925,249	2,898,842	8,251,851	7,452,086	3,483,930	1,741,174	31.1%	24.4	26.8	\$2.82	\$68.26	\$71.50
Nanaimo Regional*	101,400	33	94,138	2,063,297	2,433,766	6,130,103	5,572,023	2,601,378	994,077	39.7%	20.4	21.9	\$2.97	\$59.19	\$65.12
Prince George	70,000	18	33,893	519,443	537,760	2,516,907	2,232,012	1,037,457	895,683	21.4%	7.4	15.3	\$4.83	\$63.56	\$74.08
Whistler	9,800	18	66,350	2,559,632	2,014,210	4,684,069	4,228,119	1,074,118	622,223	43.0%	261.2	38.6	\$1.83	\$63.72	\$70.60
Tier 2	233,000	35	110,392	1,915,444	\$7,416,672	\$7,291,297	\$6,888,792	\$3,122,996	\$1,633,980	33.1%	8.2	17.4	\$3.81	\$61.59	\$66.05
Campbell River*	32,800	7	17,856	318,292	460,776	1,205,751	1,076,266	502,509	223,670	38.2%	9.7	17.8	\$3.79	\$60.27	\$67.52
Chilliwack*	48,000	4	16,746	287,351	347,168	959,557	885,905	413,630	182,529	36.2%	6.0	17.2	\$3.34	\$51.90	\$57.30
Comox Valley*	31,200	7	14,096	186,984	215,261	938,350	947,474	442,376	286,230	22.5%	6.0	13.2	\$5.15	\$67.22	\$67.69
Cowichan Valley / Youbou	34,200	5	18,094	230,248	214,499	1,113,521	993,333	463,881	417,078	19.2%	6.7	12.7	\$4.84	\$54.91	\$61.54
Portion	30,500	5	15,886	301,983	421,170	1,088,831	1,004,834	469,157	180,288	38.7%	9.9	19.0	\$3.61	\$63.25	\$68.54
Sensitile Coast*	22,800	3	13,458	348,541	403,766	944,796	871,823	407,055	117,946	42.7%	15.8	25.9	\$2.71	\$64.78	\$70.20
Vernon Regional	36,300	4	14,255	242,985	354,332	1,020,450	908,955	424,331	226,239	34.7%	6.7	17.0	\$4.30	\$63.76	\$71.59
Tier 3	169,700	40	188,833	2,108,023	\$1,922,845	\$8,091,310	\$7,483,939	\$3,494,246	\$2,543,198	23.8%	12.4	19.4	\$3.84	\$68.77	\$74.35
Cranbrook	19,600	3	12,439	187,510	97,950	793,919	736,927	359,403	144,404	12.3%	5.5	8.6	\$7.38	\$58.44	\$63.83
Dawson Creek	10,300	2	6,096	92,718	97,234	433,333	430,042	200,791	148,037	21.4%	9.0	15.2	\$4.89	\$70.55	\$74.37
Fort St. John*	15,600	3	8,500	128,169	115,849	664,377	661,782	308,986	229,556	17.4%	8.2	15.1	\$5.19	\$72.86	\$78.19
Kamnas	11,400	5	12,379	208,439	195,673	872,678	785,645	366,818	295,622	22.4%	18.3	16.6	\$4.19	\$62.46	\$69.37
Kootenay Boundary*	13,200	7	12,685	383,485	384,235	1,281,404	1,123,539	523,646	453,127	22.2%	29.1	30.2	\$3.34	\$48.41	\$101.01
Nelson	14,300	5	13,123	284,881	252,169	959,142	910,111	424,931	265,929	26.3%	19.9	21.7	\$3.37	\$69.35	\$73.09
Port Alberni	19,500	4	11,467	201,876	208,005	892,043	884,417	412,932	256,785	23.3%	10.4	17.6	\$4.42	\$77.13	\$78.79
Powell River	13,600	3	7,746	106,978	156,217	606,347	546,921	255,357	184,957	25.8%	7.9	13.8	\$5.67	\$70.60	\$78.30
Prince Rupert	16,600	4	10,812	349,301	284,714	707,389	640,060	282,036	129,733	40.2%	21.0	34.9	\$2.03	\$60.31	\$70.67
Squamish*	16,700	2	7,339	122,299	141,478	496,346	452,788	211,406	114,961	28.5%	7.3	16.7	\$4.06	\$61.70	\$67.62
Terrace Regional*	18,900	2	6,846	122,336	89,350	363,831	339,692	167,940	100,087	24.6%	6.5	17.9	\$2.97	\$52.54	\$53.34
Total	916,800	229	663,929	15,567,004	\$15,764,926	\$47,287,453	\$43,070,384	\$20,109,561	\$10,656,748	33.3%	17.2	23.4	\$3.04	\$64.87	\$71.22

* Conventional portion only of systems that include a custom or parliament portion.
1. In-service vehicles; does not include spares.

Source: BC Transit 2001/02 Year End Actuals as of March 31, 2002.
Filed: May 31, 2002

2001/02 CUSTOMER TRANSIT INFORMATION & PERFORMANCE SUMMARY
Year End Actuals

	Municipal Population	Required Liters	Number of Vehicles	Annual Revenue (\$)	Revenue Passenger	Min. Taxi Payments	Taxi Passenger	Total Cost (\$)	Operating Cost (\$)	BC Transit Share (\$)	No Municipal Share (\$)	Cost Recovery	Ratio New	Cost Side	Operating Condition	Total Cost/Pass
CUSTOMER TRANSIT	641,706	11,180	72	138,007	661,122	515,649	145,473	\$7,247,485	\$6,948,264	\$4,005,277	\$1,647,534	12.0%	3.74	\$10.96	\$48.23	\$7.40
Coast Fraser Valley	592,006	7,000	53	181,564	493,189	381,753	111,436	\$1,729,945	\$1,614,096	\$1,706,830	\$1,317,437	11.4%	3.73	\$10.69	\$48.41	\$68.92
Comox Valley	155,306	2,500	13	24,949	94,894	64,870	40,024	1,810,220	1,651,044	700,044	283,914	9.2%	3.13	\$11.23	\$42.87	\$62.56
Kamloops	98,800	1,000	10	19,633	97,766	121,093	14,589	1,869,931	1,669,931	1,069,931	271,174	12.7%	4.24	\$10.71	\$41.44	\$40.42
Kelowna Regional	332,300	0	14	79,552	157,541	128,059	29,481	1,486,160	1,413,322	942,385	216,600	10.8%	4.34	\$9.49	\$41.06	\$46.47
Nanaimo Regional	373,800	2,500	16	70,390	57,322	37,322	6,750	368,498	368,498	614,700	214,634	17.2%	3.81	\$15.12	\$32.47	\$42.72
Prince George	82,100	2,000	1	31,221	74,816	44,821	30,345	608,126	608,126	428,370	111,150	11.2%	3.08	\$8.82	\$49.26	\$50.18
Lower	183,640	3,723	13	74,044	116,497	106,177	10,321	\$1,234,306	\$1,234,306	\$862,749	\$788,574	14.1%	3.08	\$14.48	\$45.81	\$48.54
Squamish River	26,400	600	3	5,833	21,232	19,434	1,798	207,175	275,114	171,461	42,270	15.6%	3.33	\$15.92	\$44.22	\$48.22
Chilliwack	68,300	1,000	4	8,977	29,934	29,934	4,032	40,122	41,709	290,155	112,542	9.4%	3.48	\$17.86	\$47.86	\$48.46
Penticton	33,100	223	1	2,000	7,009	5,207	1,802	9,145	84,572	55,805	21,600	10.2%	3.60	\$13.24	\$37.81	\$40.31
Vernon Regional	44,840	1,400	5	9,854	30,744	32,192	8,532	508,304	481,637	332,214	64,155	14.5%	3.41	\$14.37	\$46.34	\$49.11
Upper	70,700	373	6	9,360	41,544	31,019	10,525	\$3,917,119	\$601,662	\$489,998	\$171,531	11.8%	3.00	\$14.48	\$37.47	\$41.12
Abertul - Okanagan	27,000	0	3	5,104	17,603	11,571	12	258,534	326,537	161,624	58,053	11.0%	1.44	\$14.77	\$48.32	\$50.21
Kilgus	11,900	173	1	1,255	0	0	22,555	111,321	313,227	71,577	4,016	21.0%	6.04	\$5.04	\$44	\$42
Kelowna Regional	20,900	0	1	3,803	16,506	5,631	12,066	173,299	475,439	112,281	43,384	11.6%	2.75	\$25.82	\$37.71	\$37.71
Prince Rupert	16,900	200	1	1,753	4,580	3,917	305	69,970	66,094	44,432	14,320	4.5%	3.34	\$15.62	\$37.53	\$39.19
PAKATTRANSIT	453,600	2,087	54	98,159	603,777	555,863	34,914	\$5,031,423	\$4,701,150	\$2,688,174	\$1,708,269	17.2%	\$ 76	\$8.37	\$48.23	\$49.00
Lower	134,006	300	4	13,571	61,482	61,482	3,821	\$64,419	\$53,900	\$39,428	\$14,171	4.7%	3.86	\$15.63	\$45.43	\$49.41
Comox Valley	41,006	1	1	1,481	26,202	25,287	912	16,182	16,511	217,492	174,040	9.5%	3.15	\$44.40	\$47.36	\$49.71
Cowichan Valley	37,006	200	1	2,214	7,019	7,019	13,299	105,420	63,308	45,308	21,987	14.6%	3.10	\$16.97	\$41.48	\$46.76
Sunshine Coast	78,000	3	3	3,821	10,796	10,796	16,391	197,506	178,225	111,728	67,730	7.5%	3.62	\$18.34	\$46.61	\$50.10
Upper	129,600	107	46	34,588	536,239	514,661	31,093	\$799,937	\$4,348,250	\$1,993,946	\$1,346,496	14.4%	6.20	\$1.61	\$48.16	\$48.63
Agassiz - Fraser	4,100	101	1	3,867	17,780	17,780	0	31,299	11,103	63,029	19,761	20.2%	6.20	\$6.62	\$48.16	\$49.07
Boundary	4,100	1	1	1,212	7,788	7,788	0	42,344	72,689	43,842	23,860	23.6%	4.57	\$16.80	\$48.16	\$48.70
Creston Regional	4,100	0	2	4,997	54,839	54,839	137	56,279	145,044	103,460	51,954	10.7%	12.26	\$6.38	\$47.14	\$50.14
Creston & Area	4,100	0	2	1,995	4,000	4,000	210	12,584	8,234	30,289	24,927	14.1%	3.35	\$47.84	\$47.84	\$47.84
Creston	19,400	230	2	3,540	14,674	14,674	1,469	16,797	135,156	94,711	32,372	11.4%	3.17	\$10.68	\$48.13	\$49.66
Creston Valley	10,000	0	2	3,745	23,725	23,725	0	24,029	154,744	92,132	52,686	14.0%	4.01	\$6.70	\$49.34	\$49.34
Fort St. John	17,100	0	2	2,830	10,424	10,424	0	120,748	117,704	71,274	27,260	10.6%	7.70	\$11.28	\$49.34	\$49.34
Hastings Regional	7,400	0	1	2,523	10,242	10,242	0	125,172	120,514	64,019	34,972	13.3%	3.97	\$12.24	\$49.34	\$49.34
Kaslo	1,600	0	1	326	1,836	1,836	0	30,635	31,681	19,441	11,191	25.5%	4.11	\$19.86	\$49.34	\$49.34
Kamloops	6,800	0	2	3,200	10,019	10,019	0	15,548	131,681	81,241	34,483	24.3%	2.83	\$13.12	\$37.62	\$37.62
Kaslo	10,700	0	1	2,018	5,725	5,725	0	44,987	89,196	49,472	30,719	37.3%	2.73	\$13.48	\$38.04	\$41.13
Kaslo & Area	22,000	0	1	2,000	3,143	3,143	0	9,707	96,818	49,768	35,000	10.6%	1.57	\$10.14	\$47.02	\$47.02
North Okanagan	4,900	0	3	5,671	20,275	20,275	0	50,448	234,466	131,028	55,913	21.6%	5.34	\$11.57	\$38.78	\$41.13
Okanagan - South Okanagan	15,000	0	2	3,407	29,639	29,639	0	190,286	180,083	87,671	51,241	23.5%	4.09	\$57.85	\$49.34	\$49.34
Okanagan - South Okanagan	3,300	0	1	1,387	9,196	9,196	0	48,760	81,411	33,450	27,459	23.0%	3.92	\$8.64	\$49.34	\$49.34
Osoyoos	4,900	0	1	2,027	9,390	9,390	0	14,782	71,601	40,591	0	6.4	6.4	\$49.34	\$49.34	
200 Public House	43,400	420	3	3,740	42,934	42,934	0	78,919	496,141	168,223	18,210	28.1%	4.33	\$8.27	\$33.32	\$33.32
Fernie	4,500	0	3	3,283	23,121	23,121	0	211,077	325,066	175,879	38,704	23.0%	17.56	\$4.76	\$48.16	\$48.16
Fort St. John	700	0	1	1,853	10,156	10,156	97	183,088	166,278	94,403	64,005	9.1%	2.17	\$17.07	\$48.16	\$48.16
Fraser River	3,800	372	2	1,600	5,944	5,944	0	14,514	83,088	21,400	11,400	14.7%	2.87	\$11.16	\$41.04	\$41.04
Fraser & Area	25,000	100	3	6,003	34,387	34,387	0	283,495	204,818	149,697	71,265	14.2%	3.36	\$14.34	\$49.34	\$49.34
Grand & Area	12,000	0	1	2,920	19,956	19,956	0	211,721	200,807	101,434	30,902	14.9%	4.84	\$16.67	\$49.34	\$49.34
Kamloops Regional	19,000	0	1	3,846	20,713	20,713	2,297	300,638	300,638	163,237	24,332	16.0%	3.33	\$10.13	\$47.08	\$47.08
Kamloops & Area	12,000	113	3	2,400	7,959	7,959	0	78,570	78,570	48,470	16,099	14.0%	1.33	\$10.13	\$37.71	\$37.71
Squamish Regional	19,000	113	1	1,644	1,663	1,663	0	110,900	107,271	39,122	19,122	1.7%	4.16	\$14.44	\$39.71	\$39.71
Squamish	19,000	113	1	2,210	21,328	21,328	0	169,348	169,348	63,992	25,603	10.3%	4.83	\$4.64	\$47.84	\$47.84
Surrey Regional	19,400	140	2	2,075	5,269	5,269	0	139,465	129,632	40,432	30,371	14.5%	3.55	\$21.61	\$49.34	\$49.34
Vancouver	12,100	330	3	6,443	23,681	23,681	0	336,034	310,070	180,480	78,954	20.4%	11.69	\$4.58	\$49.74	\$49.74
Total	1,295,300	13,187	126	236,166	1,261,900	1,087,513	180,387	\$13,278,848	\$11,649,413	\$7,203,651	\$3,078,489	14.1%	4.38	\$9.73	\$45.65	\$48.13

Source: BC Transit 2001/02 Year End Actuals as of March 31, 2002
 * Customer payment per mile only of system due include conventional permit.
 ** 2 min-use shared bus system
 † Includes Taxi Payment
 ‡ Not Taxi Payment only





REGIONAL DISTRICT OF NANAIMO	
JUN 19 2002	
CHAIR	GMCrS
CAO	GMDS
GMCmS	GMES
(CW)	

TO: Neil Connelly
General Manager - Community Services **DATE:** June 19, 2002

FROM: Mike Donnelly
Manager of Transportation Services **FILE:** 8500-01

SUBJECT: BC Transit – Funding & Service Strategy Review

PURPOSE

To bring forward the BC Transit Funding & Service Strategy Review and to provide recommendations on input to that process.

BACKGROUND

The Board of Directors of BC Transit is undertaking a review of the funding and service strategy of the corporation in response to the funding challenge that the corporation is experiencing (see attached document). As part of the Province's review of BC Transit funding the cost share funding and operations budgets were frozen for three years beginning this year.

As a result there will be no expansions approved by the province in any of the service areas and additional costs incurred must be dealt with within the existing budget envelope. In 2002 for Regional Transit this has resulted in a 1.5% decrease in service provision.

The BC Transit Board is addressing this situation in two phases. The first phase looks at interim funding strategies to accommodate the 2003 BC Transit funding constraints on a one-time basis. Phase 2 looks at the long term funding changes that must be brought to bear to support Transit in the future. The BC Transit Board has asked the Regional District of Nanaimo to offer their thoughts on both phases however most importantly they require some feedback on Phase 1 in July. Phase 2 discussions will begin later in the Fall.

Phase 1 of the exercise looks at ways and means of providing the funding necessary to accommodate BC Transit's funding constraints for 2003 only.

In *Phase 2* they will be consulting with all local government partners to gather input that will be used to develop a new funding strategy. Discussions will be held throughout the Fall and will focus on service planning and delivery options, cost efficiency alternatives and the assessment of alternative funding for Transit in British Columbia. They hope to have these new funding strategies in place for the 2004/05 budget year.

Regional District of Nanaimo - Phase 1 Response

In order to meet the 2003 / 2004 estimated funding shortfall of \$149,000 the Regional District of Nanaimo would recommend that the BC Transit administration fee be reduced accordingly. The BC Transit Administration Fee assessed to the RDN for 2002 totals \$387,000.

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The administration fee provides for support services including planning, scheduling, marketing bulk purchasing, fleet maintenance monitoring and purchasing.

A reduction in the administration fee could be achieved by determining the suite and level of services required in each of the above noted areas. This would allow for cost reductions in areas where in-house expertise or contracted service providers could result in lower costs.

Supporting strategies such as further service reductions and fare increases could be considered in the Fall as part of the 2003 Regional District budget process, however the primary focus will be on the reduction in this administration fee.

ALTERNATIVES

1. Provide BC Transit with input to the Consultation Guide – Phase 1 Response with a request for a reduction in the administration fee consistent with their proposed funding shortfall.
2. Do not provide BC Transit with Phase 1 input as outlined.
3. Receive alternate direction from the Board on the Phase 1 input to be forwarded to BC Transit.


SUMMARY/CONCLUSIONS

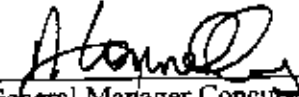
The Board of BC Transit has initiated a Funding & Service Strategy Review to address short term and long term funding issues. They have asked for input from the Regional District of Nanaimo on the short term funding issue by this July. The funding shortfall for 2003/2004 is projected at 2.1% or approximately \$149,000.

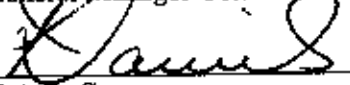
A reduction in the BC Transit Administration Fee has been identified as key area where funding for the 2003 / 2004 shortfall could be met without adversely impacting Transit Service delivery.

RECOMMENDATION

That the Regional District respond to BC Transit's Phase 1 Consultation program concerning reduced funding for 2003 with a position that BC Transit consider a reduction to their annual administration fee to assist with the Regional District's 2003 budget review process for Transit this Fall.


Report Writer


General Manager Concurrence


C.A.O. Concurrence

COMMENTS:



Discussion Paper and Consultation Guide

FUNDING AND SERVICE STRATEGY REVIEW

The Board of Directors of BC Transit is undertaking a review of the funding and service strategy of the corporation. The need for this review is prompted by the ever-increasing demand for public transit in many BC communities and the challenge of funding existing and expanded transit services. The Board is seeking input from local government partners in this review. This discussion paper and consultation guide has been prepared for that purpose.

EXISTING MANDATE AND SCOPE OF BC TRANSIT

BC Transit Mandate

BC Transit is the provincial Crown agency charged with coordinating the delivery of public transportation throughout British Columbia outside of Greater Vancouver (where TransLink has responsibility). Its mandate includes planning, funding, constructing, marketing and operating transit systems — either directly or indirectly — in partnership with local government throughout the province. The Corporation is structured under the *British Columbia Transit Act*.

BC Transit Governance

Currently, a seven-member Board of Directors, appointed by the province, governs BC Transit. Four members of the Board are municipally-elected representatives, as specified in the *British Columbia Transit Act*. The Board's Chair reports to the Minister of Transportation.

Scope of BC Transit

- 36 million passengers carried annually
- 1.6 million people served in BC
- 71 transit systems
- 51 local government partners and, in Victoria, the Victoria Regional Transit Commission
- \$116.2 million 2002/03 operating budget
provincial contribution - \$44.6 million
- fleet of 700 buses, minibuses and vans



Three types of service are provided:

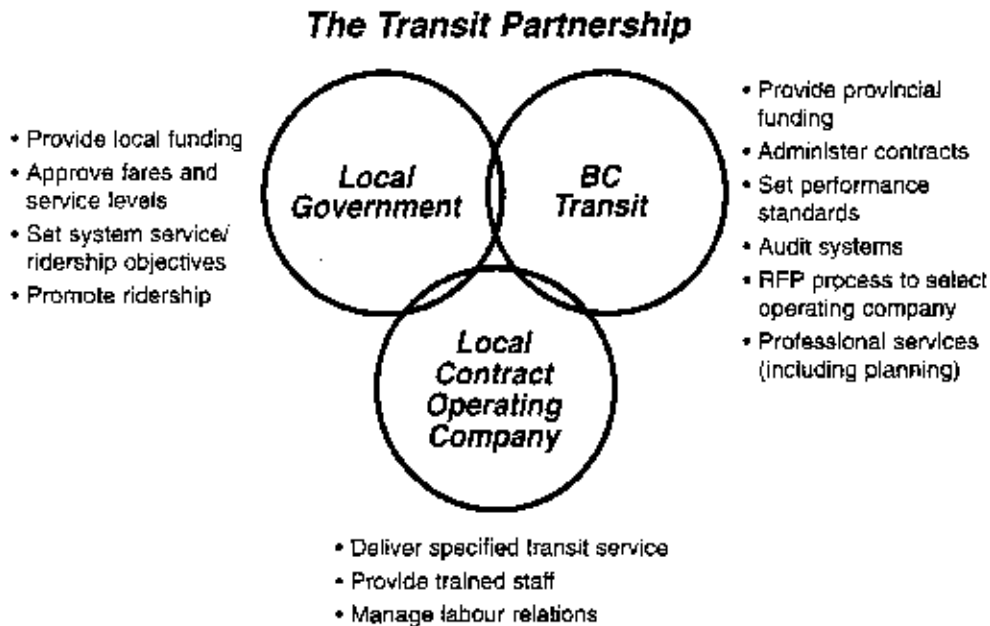
- **conventional transit** - mid-sized or large bus, fixed route, fixed schedule service;
- **custom transit** - for those who cannot use conventional transit because of a disability, handyDART door-to-door service, contracted taxi supplement and Taxi Saver program; and
- **paratransit** - small bus service for both conventional and custom transit passengers in less densely populated towns and rural areas.

For a list of communities and services, see map.

The Transit Partnership

BC Transit functions as a provincial and local government partnership — one that benefits from a strong component of local government decision-making. The private sector is also a partner in most service areas where private operating companies or non-profit agencies provide transit under contract to BC Transit and the local government. The resulting operating agreement between the partners forms the legal operating basis for transit service.

Figure 1





Local governments and the Victoria Regional Transit Commission are responsible for setting routes and service levels, and ensuring that local land use and development considerations are accounted for in public transportation plans. They set fare levels, collect local taxes for transit purposes and approve annual operating agreements. Local governments are also involved in the selection of operating companies.

BC Transit is responsible for these roles and services:

- BC Transit staff provides specialized, professional services in all facets of public transportation. These include planning and scheduling, fleet and facility procurement, marketing, labour relations, training, financial services, management of request for proposals to select transit companies and contract management.
- BC Transit brokers province-wide large volume purchases for fuel, fleet and parts and other services resulting in cost savings. For example, there were cost savings of approximately \$5.0 million in 2001/02 from a diesel fuel futures contract, strategic procurement arrangements with key transit parts suppliers, disciplined warrantee recovery and a self-insurance program.
- Through an asset management function, BC Transit is able to allocate fleet to ensure the right size and type of bus is provided to meet the wide variety of local needs.
- BC Transit assists in Transportation Demand Management, vanpooling services, and promotion of travel options for local government partners.
- BC Transit assists in student transportation initiatives.

Decision-making for transit is publicly accountable. All service plans, fares, budgets and local taxation levels for transit are approved in open session of a municipal council, regional district board or Commission.

Transit is delivered by 33 private sector companies or non-profit societies, 4 local governments and, in Victoria, by BC Transit for the conventional transit service.

2002/03 Funding and Cost Sharing

In 2002/03, the annual budget is \$116.2 million with a provincial share of \$44.6 million, or 38.4% of total costs on average. Local government partners and the Victoria Regional Transit Commission fund the remaining 61.6% (\$71.6 million) from locally approved property taxes, passenger fares, advertising and, in the case of Victoria, the regional fuel tax surcharge of 2½¢ per litre.

This funding is set under a fixed formula established by Regulation in the *BC Transit Act*. The BC Transit cost-sharing percentage for the two principal types of transit service in the two program areas are:



BC Transit Share	Conventional	Custom
Victoria Region	31.7%	63.0%
Municipal Systems Program	46.7%	66.7%

Under current legislation, services operated under authority of the transit operating agreements must be cost-shared in this way.

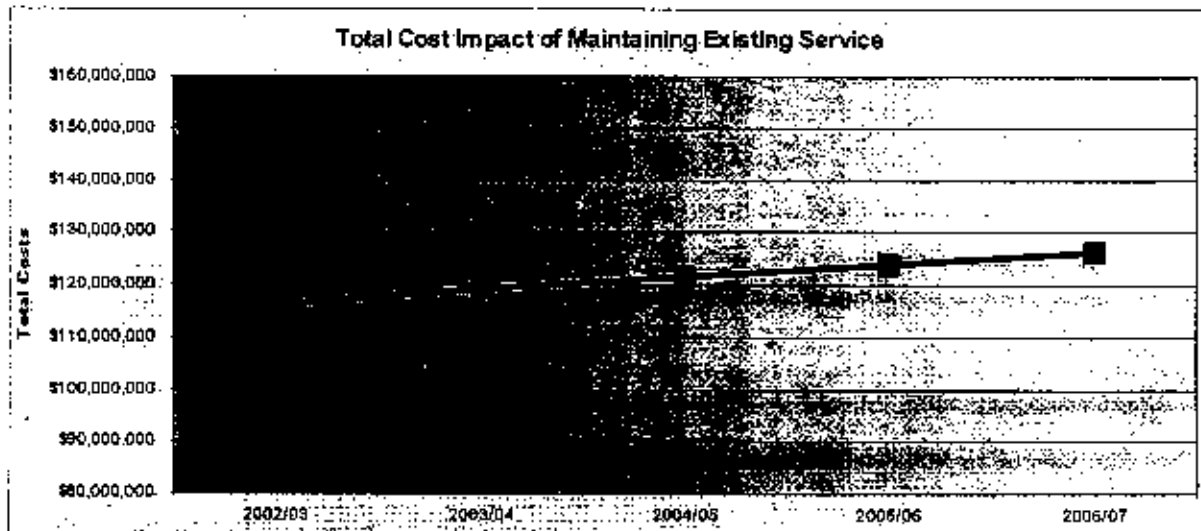
THE CHALLENGE

The provincial government has committed \$44.6 million to fund transit services in 2002/03. Current planning budgets issued by the provincial government indicate that this level of transit funding may be maintained for the subsequent two years. However, cost increases and demand for new transit service will undermine the ability to fund existing levels of service in the future. BC Transit is committed to seek out cost efficiencies and to implement new service delivery methods to help mitigate the effect of these pressures. Nevertheless, the funding situation will challenge the way we do business.

Costs for existing transit services will increase due to general increases in wages, benefits, fuel, parts and insurance. The 2002/03 annual operating budget of \$116.2 million is projected to increase to \$126.1 million over the next 5 years. For the purposes of this circular, an annual inflation assumption of 2.1% has been used. In other words another \$9.9 million will be needed by 2006/07 to maintain the current level of transit service.

Figure 2 shows this effect of inflation on costs over the next 5 years.

Figure 2

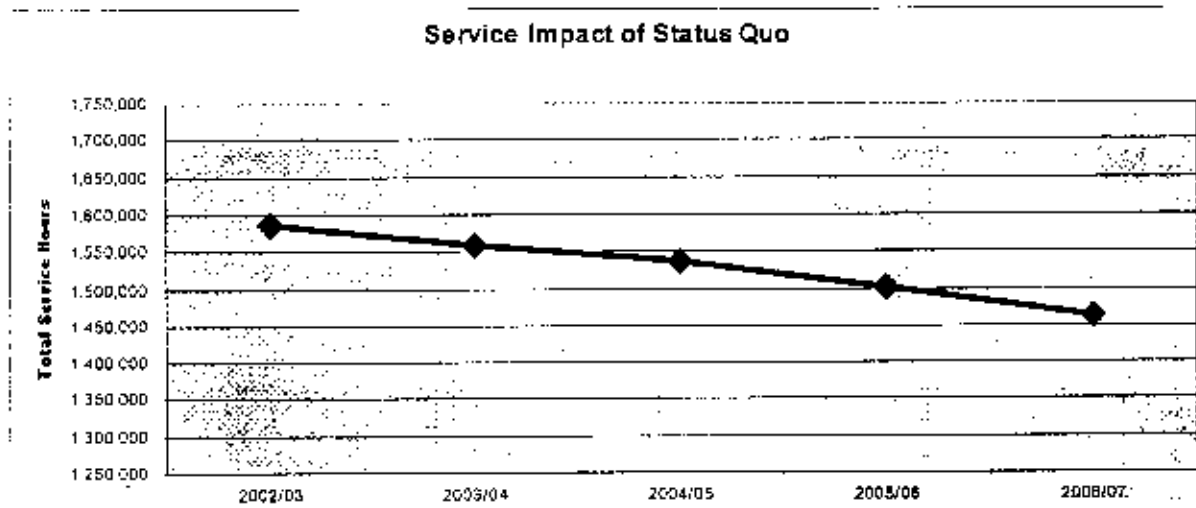


Unless changes are made, the existing fixed cost-sharing formulas will force transit service levels to be reduced (see Figure 3). In the Municipal Systems Program, a



service cutback of 78,000 annual service hours (9%) would be required by 2006/07 from the current total of 911,700. This reduction is equivalent to a transit system the size of Kamloops or the combined total of 5 smaller conventional transit systems like Chilliwack, Cowichan Valley, Vernon Regional, Prince Rupert and Sunshine Coast. In the Victoria Region, a service cutback of 44,000 annual service hours (7%) will be required by that same date.

Figure 3



This service reduction scenario contrasts to current locally-approved plans that forecast service expansion in several communities. The Municipal Systems Program has approved plans of 151,000 (16%) more service hours and the Victoria Region has a five-year plan from last year projecting 2-3% annual increases to meet demand.

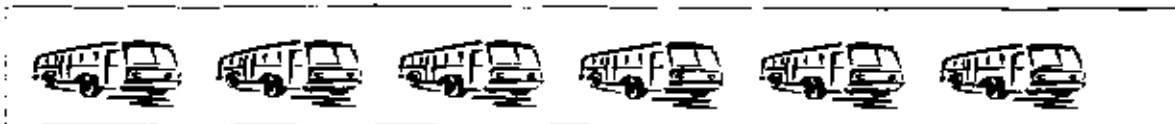
FUNDING AND SERVICE STRATEGY REVIEW

The implications of flat funding from provincial sources, fixed funding formulas and the demand to maintain or grow transit services generates a need for change. Service planning and delivery options are one strategy to consider in meeting funding constraints. Further cost efficiency initiatives are another. There is also the need to assess alternative funding for transit service delivery in British Columbia.

The BC Transit Board of Directors' review is structured in two phases.

In Phase 1, there is an immediate need to settle funding and service arrangements for the 2003/04 budget development process. In the short timeframe available prior to 2003/04, four options are suggested for consideration between BC Transit and local government:

1. Identify cost efficiencies and service delivery methods that could reduce costs and maintain or expand the level of service delivered;
2. Identify low-priority services that could be eliminated in order to reduce costs;



3. Amend the fixed funding formulas in the *BC Transit Act Regulations* to increase the percentage of local government funding. This could eliminate the reductions in service that will necessarily follow in 2003/04 under the current *Regulations*, assuming the existing service and cost profile.
4. Maintain existing transit service by reducing shareable costs in the transit agreement. Several local governments did this in 2002/03 by providing a grant to operating companies, outside the transit operating agreement. This is an interim measure that could address the funding issue for 2003/04.

In Phase 2, cost efficiency and service delivery strategies will continue to be pursued plus a broader range of options for funding will be considered. They will be considered in the framework of the strategic context, goals and objectives of BC Transit's *Service Plan, Fiscal Years 2002 – 2005*. The consultation process with local government, the development of options and the provincial government legislative schedule all require more lead time to accomplish change. Any such change would be targeted for the 2004/05 budget year.

Other funding allocation options and new funding sources that could be considered in Phase 2 are:

- Funding allocation options for the BC Transit share of costs
 - cost-based
 - performance-based
 - equity-based
 - market-based
 - community profile-based
- New Funding Sources
 - local funding options/tools
 - revisions to existing cost sharing including variable cost sharing for service expansion or cost increases
 - new local/regional taxation sources
 - replacement of or supplement to provincial general funding contribution.

Decision-Making and Partnership Issues

The process of evaluating funding options in Phase 2 inevitably leads to consideration of decision-making and accountability for transit services. Options that represent variations on the current practice or ones used in other jurisdictions include:

- Decision-Making and Partnership Options
 - refinements to current responsibility assignments between BCT, local governments and operating company;
 - establishment of regional transit authorities in Victoria and the Tier 1-centred urbanized regions with a service contract with BC Transit for negotiated responsibilities, and status quo for smaller communities;
 - establishment of a new Community Transit Authority to replace BC Transit with governance by local government and a dedicated secure funding source. Local services all delivered under contract or by subsidiary; and
 - elimination of BC Transit, with provincial funding rolled into other municipal or provincial block-funding packages.



CONSULTATION

The review of the funding and service strategy is being initiated and led by the Board of Directors of BC Transit. The Board is seeking input from the local government partners in the transit partnership. This input will be used to develop the strategy.

The attached consultation guide has been prepared for this purpose. Responses from local government partners are requested by July 5, 2002. The objective of this consultation is to identify the issues and priorities of local government relating to transit funding and service strategy. The responses can take the form of a letter structured around the consultation guide.

Regional conference call sessions will be set up by BC Transit to ensure local government administrators are fully briefed on this review.

Phase 1 outcomes will be developed based on the input received from local government partners. This input will also guide the development of options for Phase 2. There will be a second round of consultation with local government on these Phase 2 options at the end of the calendar year.

APPROVAL PROCESS & TIMELINE

The BC Transit Board of Directors will consider Phase 1 of the strategy at its September 2002 meeting. Recommendations to the provincial government, including possible changes in *BC Transit Act Regulations*, would follow and target the 2003/04 budget development cycle.

The Board will consider phase 2 of the strategy at its December 2002 meeting. Following consultation with local government, the Board will make recommendations to the provincial government on legislative changes that target the 2004/05 transit agreement cycle.

For more information contact:

Steve New

Vice President

Municipal Systems Program

BC Transit

Telephone: (250) 995-5614

Email: steve_new@bctransit.com

May 2002



CONSULTATION GUIDE

BC Transit Board of Directors Consultation with Local Government Partners on Transit Funding and Service Strategy

The objective of this consultation guide is to seek input from local government partners on issues and priorities relating to the transit funding and service strategy. The responses can take the form of a letter structured around the consultation guide.

Please respond by July 5, 2002 to:

Mr. Gregory Slocombe, Chair
BC Transit Board of Directors
c/o BC Transit
520 Gorge Road East, PO Box 610
Victoria BC V8W 2P3
Fax: (250) 995-5643

The Transit Partnership

The Municipal Systems Program is a partnership between BC Transit and a local government, with day-to-day delivery of service contracted to a private company or non-profit agency in most communities.

Please comment on how well the transit partnership meets your needs.

Funding

The existing cost sharing formula for transit is based on a fixed percentage of total expenditures coming from the province via BC Transit and the remaining share covered by the local government partner from passenger fares, other operating income and local property taxes. The provincial share varies from 32% to 67% depending on the type of service and location. (The overall average provincial share in 2002/03 is 38.4%)

Under Phase 1 of the review, the preceding discussion paper outlines four options for immediate action that can be acted on individually or in combination for the 2003/04 budget year.

Please comment on your issues and priorities relating to the Phase 1 action plan for the 2003/04 budget year.



In Phase 2, a range of options for funding will be considered.

Please comment on the funding sources that would be appropriate as an additional or replacement source of funds to meet the local share of transit program expenditures.

The Decision-Making and Partnership Framework

Under Phase 2 of the funding and service strategy review, new decision-making and partnership arrangements may be necessary to address emerging priorities.

If you feel there is a need for change, please comment on your objectives or priorities that should be addressed when assessing alternative arrangements.

Note: There will be a second round of consultation with local government on decision-making and partnership arrangements following the November 2002 local government elections.

General Comments

Please comment if there are any issues, objectives or concerns, not addressed in the preceding consultation guide, that should be part of this review of funding and service strategy.



REGIONAL DISTRICT OF NANAIMO			
JUN 13 2002			
CHAIR		GMCrs	
CAO		GMDS	
GMCms		GMES	
		<i>Coll</i>	

MEMORANDUM

TO: Carey McIver
Manager of Solid Waste

DATE: June 11, 2002

FROM: Dave Leitch, AScT
Supervisor of Solid Waste Facilities

FILE: 2240-20-BIRD

SUBJECT: Contract for Bird Control at Regional Landfill

PURPOSE

To obtain Board approval to enter into a three-year contract with Pacific Northwest Raptors to provide bird control at the Regional Landfill.

BACKGROUND

The Regional Landfill attracts large numbers of nuisance birds, mostly seagulls and crows, due to the presence of food in the waste. These birds pose a health risk to landfill staff and the public from droppings, cause damage to equipment and facilities, and are safety hazards for aircraft using the nearby airport. Operational procedures such as minimizing the size of the working face and complete covering of waste each day reduces the number of birds populating the site, however these measures are not adequate to achieve the significant reduction of birds required to minimize these problems.

The use of trained raptors (hawks and falcons) at the Regional Landfill to discourage large numbers of nuisance birds has been used successfully since 1991. The predator birds have a far greater impact on the nuisance bird's behaviour than any other means, including mechanical or auditory devices. The birds adapt quickly to noisemakers and netting and will soon disregard these deterrents in their search for food.

Landfill Bird Control has been providing this service under contract since 1999. The current contract expired December 31, 2001. This was a three-year contract, which is currently on a month-to-month basis to allow for a new proposal call and review of Regional Landfill bird control requirements.

The RDN advertised a request for proposals to provide bird control at the Regional Landfill and received three competitive quotes on May 27th 2002. The quotes were as follows:

Company	Annual Cost	Total Contract Cost
Pacific Northwest Raptors	\$83,000	\$249,000
Landfill Bird Control	\$87,480	\$262,440
Raptors Unlimited Falconry	\$114,660	\$343,980

Pacific Northwest Raptors is a recently established B.C. based company specializing in raptor ecology, conservation and in the application of applied falconry techniques to practical wildlife management issues, including landfill bird control.

ALTERNATIVES

1. Approve a contract with Pacific Northwest Raptors to provide bird control.
2. Do not approve a contract to provide bird control.

FINANCIAL IMPLICATIONS

Under the expired contract, Landfill Bird Control is paid \$212.00 plus GST for an 8.0-hour day. This equates to a rate of \$28.00/hour. The service is provided every day of the year except statutory holidays (354 days). This equates to \$75,048.00 per year.

Under the proposed contract, Pacific Northwest Raptors would charge \$234.46 plus GST for a 9.5-hour day. This equates to a rate of \$26.05/hour and \$83,000.00 annually. The service level has been increased from 8 hours to 9.5 hours to ensure effective bird control the entire time that garbage is being deposited and compacted on site.

The annual cost under the proposed contract would be \$83,000.00 plus GST. The total cost of the contract over the three-year term would be \$249,000.00.

ENVIRONMENTAL IMPLICATIONS

The Ministry of Water, Land and Air Protection require bird control at the Regional Landfill. If the Board does not approve this contract then staff will need to arrange for other methods of bird control such as mechanical and auditory devices. As stated above these methods are inferior to the use of predator birds.

PUBLIC RELATIONS IMPLICATIONS

Without the current method of bird control, there would be an increased nuisance impact and health risk associated with the Regional Landfill.

SUMMARY

The Regional Landfill attracts large numbers of nuisance birds due to the nature of the operation. The use of trained raptors at the landfill to discourage the birds has been used successfully since 1991. A request for proposals was advertised to provide bird control services at the Regional Landfill. There were three qualified firms that submitted proposals on May 27, 2002. The low tender was from Pacific Northwest Raptors for \$83,000.00/year.

RECOMMENDATION

That the Board award the contract for bird control services at the Regional Landfill to Pacific Northwest Raptors for a period of three years commencing September 1, 2002 at a total cost of \$249,000.

for *B. Jenkins*
Report Writer

[Signature]
General Manager Concurrence

Carey Masur
Manager Concurrence

[Signature]
CAO Concurrence

COMMENTS:



REGIONAL DISTRICT OF NANAIMO	
JUN 13 2002	
CHAIR	GMCrS
CAO	GMDS
GMCmS	GMES
	<i>Call</i>

MEMORANDUM

TO: Wayne Moorman
Manager of Engineering and Utilities

FROM: Natalie Cielanga
Engineering Technologist

SUBJECT: Utilities
Rural Streetlighting Local Service Area
Boundary Amendment

DATE: June 10, 2002

FILE: 5500-21-01

PURPOSE

To consider a request to include the following property in the Rural Streetlighting Local Service Area (see attached map).

Lot 1, Plan 33197, DL 108

BACKGROUND

The noted property is within the French Creek sewer and water local service areas. The owner is proposing subdividing the property and has petitioned the RDN to include streetlights in the subdivision. In order to provide for the operating costs of the streetlights the property needs to be included in the Rural Streetlighting Local Service area Bylaw 791.

ALTERNATIVES

1. Do not amend the boundaries of the Rural Streetlighting Local Service Area Bylaw 791.
2. Amend the boundaries of the Rural Streetlighting Local Service Area Bylaw 791.

FINANCIAL IMPLICATIONS

The operating costs of the streetlights are charged to the benefiting properties through taxation.

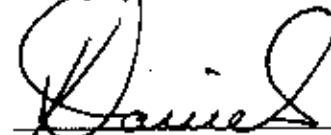
RECOMMENDATION

1. That "Rural Streetlighting Service Area Bylaw 791.04, 2002" be introduced, read three times and then forwarded to the Inspector of Municipalities for approval.


 Report Writer


 Manager Concurrence


 General Manager Concurrence


 CAO Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 791.04

A BYLAW TO AMEND THE RURAL
STREETLIGHTING LOCAL SERVICE
ESTABLISHMENT BYLAW NO. 791

WHEREAS Regional District of Nanaimo Bylaw No. 791 established the Rural Streetlighting Local Service;

AND WHEREAS the Board wishes to amend the Local Service Area boundaries in accordance with Section 802(1)(b) of the *Local Government Act*,

AND WHEREAS the consent of the Directors of Electoral Areas 'E' and 'G' have been obtained;

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

1. The boundaries of the Rural Streetlighting Local Service Area are hereby revised to include the property outlined on Schedule 'A' attached hereto and forming part of this bylaw.
2. The amended boundaries of the Rural Streetlighting Local Service Area shall be as shown outlined on Schedules 'B-1' and 'B-2' attached hereto and forming part of this bylaw.
3. Bylaw No. 791.03 is hereby repealed.
4. This bylaw may be cited as "Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.04, 2002".

Introduced and read three times this 9th day of July, 2002.

Received the approval of the Inspector of Municipalities this ____ day of _____, 20__.

Adopted this ____ day of _____, 20__.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES

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REGIONAL DISTRICT OF NANAIMO	
JUN 13 2002	
CHAIR	GMCrS
CAO	GMDS
GMCmS	GMES

MEMORANDUM

TO: Wayne Moorman, P.Eng.
Manager of Engineering and Utilities

FROM: Natalie Cielanga, ASCT
Engineering Technologist

SUBJECT: Driftwood Water Service Area
Boundary Amendment

DATE: June 4, 2002

FILE: 5500-22-DW-01

PURPOSE

To present a request for a boundary amendment to the Driftwood Water Service Area.

BACKGROUND

The Driftwood Water Service Area was formed in 2001 to provide water from Nanoose to properties in the Northwest Bay Road and Delanice Way area that were part of an agreement from 1981 to supply water in exchange for ROW's and a well. Lots 1, 2 and 3, Plan VIS3905 were not included in the establishing bylaw but due to legal implications of the pre-existing agreements, the RDN Board has approved water connections for these properties by a motion in July 2001. The properties are required to register covenants on title against further subdivision of the properties. Petitions from the property owners are now completed for inclusion in the Driftwood Water Service Area.

ALTERNATIVES

1. Do not amend Bylaw #1255 to include Lots 1, 2 and 3, Plan VIS3905, DL 102 in the Driftwood Water Service Area.
2. Amend Bylaw #1255 to include Lots 1, 2 and 3, Plan VIS3905, DL 102 in the Driftwood Water Service Area.

FINANCIAL IMPLICATIONS

The cost for the extension of the water system is the responsibility of the property owners petitioning to join the system and will not affect the property owners in the already established service area. The property owners are aware that they are responsible for costs to extend the service.

RECOMMENDATION

1. That the "Driftwood Water Supply Service Area Bylaw 1255.01, 2002" be introduced, read three times, and forwarded to the Inspector of Municipalities for approval.

Natalie Cielanga
Report Writer

Wayne Moorman
Manager Concurrence

[Signature]
General Manager Concurrence

[Signature]
CAO Concurrence

COMMENTS:

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REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1255.01

A BYLAW TO AMEND THE
DRIFTWOOD WATER SERVICE AREA
ESTABLISHMENT BYLAW NO. 1255

WHEREAS Regional District of Nanaimo Bylaw No. 1255 established the Driftwood Water Service;

AND WHEREAS the Board wishes to amend the Local Service Area boundaries in accordance with Section 802(1)(b) of the *Local Government Act*.

AND WHEREAS the consent of the Electoral Area 'E' Director has been obtained;

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

1. The boundaries of the Driftwood Water Service Area are hereby revised to include the property outlined on Schedule 'A' attached hereto and forming part of this bylaw.
2. The amended boundaries of the Driftwood Water Service Area shall be as shown outlined on Schedule 'B' attached hereto and forming part of this bylaw.
3. This bylaw may be cited as "Driftwood Water Service Area Boundary Amendment Bylaw No. 1255.01, 2002".

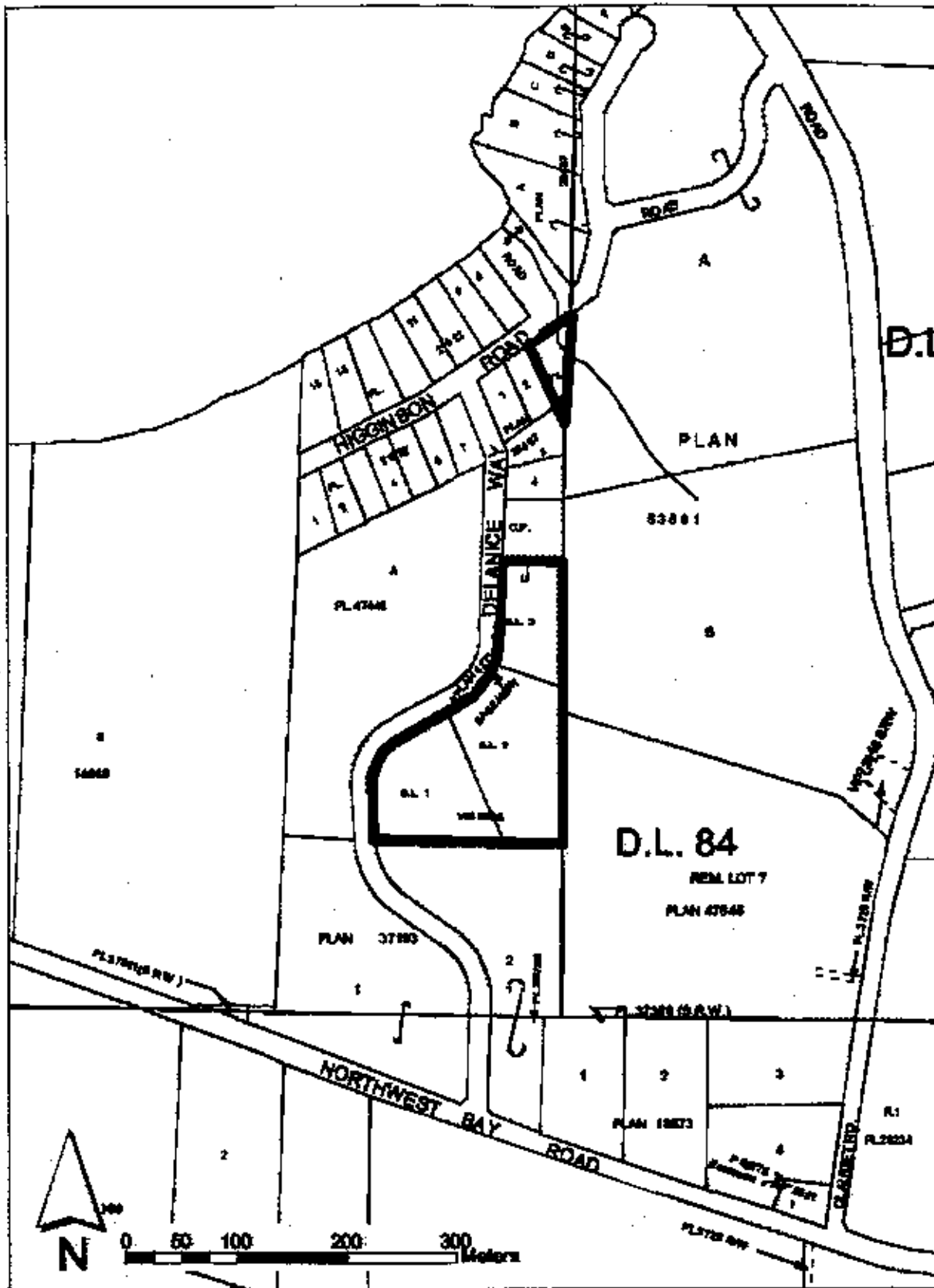
Introduced and read three times this 9th day of July, 2002.

Received the approval of the Inspector of Municipalities this ____ day of _____, 20__.

Adopted this ____ day of _____, 20__.

CHAIRPERSON

GENERAL MANAGER, CORPORATE SERVICES



THE LANTZVILLE PARKS & OPEN SPACE ADVISORY COMMITTEE

MINUTES

May 6, 2002 - 7:00 P.M.

1. CALL TO ORDER

Susan Crayston, Acting Chairperson, called the meeting to order at 7:05 p.m.

Committee Present: Susan Crayston, Denise Haime, Dean Harvey, Peter Law,
Barb Samarin, Anne Thomas

Staff Present: Jeff Ainge, RDN Parks Coordinator
Jane Ayers, LID Administrator

2. INTRODUCTIONS

3. AGENDA

Motion 02:12

THAT the Parks and Open Space Advisory Committee approve the agenda as circulated.

CARRIED

4. APPROVAL OF MINUTES OF APRIL 1, 2002 MEETING

Motion 02:13

THAT the Parks and Open Space Advisory Committee approve the minutes of the April 1, 2002 regular meeting as amended to read "Tweedhope Road Sign" on item 5(h) of Current Business.

CARRIED

5. NEW BUSINESS

a. Summer Student Program

The Committee discussed the proposed program of projects for the summer student that was attached to the agenda. The Committee decided that each park should be "adopted" by at least one committee member as follows:

Rotary Park	Brenda McConachie
Copley Park	Susan Crayston
Huddleston Park	Barb Samarin and Dean Harvey
Beach Accesses	Brenda McConachie, Anne Thomas and Peter Law

It would be the job of the adoptive committee member(s) to prioritize the special projects for their park and report back at the next Committee meeting. LID staff will then be able to undertake projects in their rank order.

b. Elm Park

The Committee discussed the dismantling of an aerial bike track that kids had built in Elm Park.

c. Winds Park

Peter Law presented a concept for the Northwind/Southwind Park acquisition. The Committee directed staff to determine the asking price for Lot 8 on Sywash Ridge Road.

6. **REPORTS**

Lantzville Improvement District: Susan Crayston informed the Committee that, at their April regular meeting, the Trustees of the Lantzville Improvement District had considered the fundraising concept of user fees for Huddleston Park reservations. For ease of administration and to keep the park accessible to those with a lower income, LID Trustees would prefer that donations be solicited to raise funds.

Regional District of Nanaimo: Jeff Ainge provided an overview of the many RDN parks, campgrounds and trails initiatives that are currently underway.

Peter Law provided an update to the Lantzville Shoreline brochure.

ROUND TABLE

8. **NEXT MEETING MONDAY, June 3, 2002 AT 7:00 P.M.**

9. **ADJOURNMENT**

Motion 02:14

THAT the Parks and Open Space Advisory Committee adjourn the meeting.

CARRIED

Chairperson

Secretary

Minutes

**Electoral Area 'A' Parks, Recreation and Greenspaces Advisory Committee
Thursday May 16, 2002
Cedar United Church, Cedar Road, Cedar.**

Attendance: Lynnette Aldcroft
Kerri-Lynne Wilson
Judy Burgess
Gay Cunningham
Frank Garnish (Chair)
Laurence Elliott (Area Director)

Apologies: Dave Williamson
Margaret Johnson

Staff: Jeff Ainge (Parks Coordinator)

Meeting was called to order at 7:40pm with Frank Garnish in the chair.

Agenda:

MOVED L. Elliott, SECONDED J. Burgess that the agenda be accepted. CARRIED

Minutes:

MOVED J. Burgess, SECONDED K-L Wilson that the minutes of the Electoral Area 'A' Parks, Recreation and Greenspaces Advisory Committee held on March 21, 2002 be approved. CARRIED

Reports:

a) Director Elliott's verbal report.

- Director Elliott advised that Michelle Honeyman has resigned from the Committee due to the family moving to Alberta.
- The Director advised the Committee that a public hearing would be happening soon to discuss the proposed residential development behind the Wheatsheaf Hotel (date to be advised by RDN Planning Department). He encouraged the Committee to attend, hear from the proponents, and to provide their comments.
- Director Elliott spoke of the Cedar Heritage Centre's recent meeting and that he was awaiting to be advised of the final accounting for monies outstanding (the Chair indicated \$28,000). He will consider providing a one-off grant to clear the debts incurred in the renovations of the Heritage Centre. He noted the official opening set for June 8, and expressed disappointment that the formal invitations did not acknowledge the Regional District and School District as major partners in this project. The Chair advised that the oversight would be rectified.

b) Staff report – verbal update.

- Staff provided an update of Parks and Trail projects, including Home Lake and Gabriola Island Regional Parks; drafting of park use bylaws; funding for construction of the Trans-Canada Trail bridge over Haslam Creek; and the hiring of a student for the Summer Parks Worker position.

c) Staff Report – Revised Terms-of-Reference for the Committee.

- Staff provided a report outlining proposed revisions to the Committee's mandate and operating structure. This followed a similar report being tabled at the January 2002 meeting.

MOVED J. Burgess, SECONDED L. Elliott that the revised Terms-of-Reference for the Electoral Area 'A' Parks and Open Space Advisory Committee be approved, and that following the completion of the upcoming Area 'A' Trail Study Project (anticipated for September 2002), the current Committee be dissolved and a call for members to the new committee be made. CARRIED

A recorded vote was called for.

Committee members Elliott, Wilson, Garnish, Burgess and Cunningham voted in the affirmative. Committee member Aldcroft voted in the negative.

d) Staff Report – Trails Study project.

- Staff requested the Committee appoint four members to sit on a Trails Study Project Advisory Committee, as approved by the Regional Board. Nominations were received and approved for J. Burgess, K-L Wilson, L. Aldcroft, and F. Garnish to represent the Committee. Calls for the two members from the public will be made shortly.
- Staff then reviewed an evaluation of the four proposals received from consultants. The two highest ranked proposals (Lanarc Consultants Ltd and RRL Recreation Resources Ltd) were provided in full to the Committee for detailed discussion. Both were of very high quality, however it was agreed that RRL's proposal seemed to be more cognisant of issues particular to Area A residents.

MOVED G. Cunningham, SECONDED K-L Wilson that staff be advised the Committee recommends the Area 'A' Community Trail Study contract be awarded to RRL Recreation Resources Ltd. CARRIED

e) Chair's report – verbal update.

- F. Garnish reminded the Committee of the Cedar Heritage Centre opening event on June 8.
- He also noted the recent sale of property at the end of Gould Road, and the opportunity to discuss land purchase with the new owners, for part of property on the west side of the river. Director Elliott requested the Chair to make discreet enquiries. He will discuss the item with RDN General Manager of Community Services.

f) Morden Colliery Trail – verbal update.

- J. Burgess provided an update on progress installing a new interpretive sign at the Morden Mine site, and thanked staff for their work. A formal unveiling of the sign is planned for June 8, with invitations being sent. Staff will assist with the organisation. She also spoke of the successful volunteer work party held at the site in March, and the plans for another, this time at the Wheatsheaf Hotel trail entrance, in the late summer.

Committee Round Table:

- K-L Wilson asked staff if they were aware of BC Parks intentions for the long term management and ownership of Hemer Park. Staff were not aware of BC Parks intentions.
- Gay Cunningham (as Secretary) was requested to write to the Cedar United Church thanking them for allowing the Committee to meet in the Church hall for so many years.
- Susan Jones (interested public resident) spoke to the potential for a federal heritage designation for the Morden mine site.

Next Meeting Date:

The next meeting will be held at the Cedar Heritage Centre, 1644 MacMillan Road, Cedar at 7:30pm on Thursday 19 September, 2002.

Adjournment:

MOVED L. Elliott that the meeting adjourn at 9:30pm.

CARRIED

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Minutes of the District 69 Recreation Commission Regular Meeting
Held on Thursday, June 13, 2002, at 8:30 am
District 69 Arena, Parksville, BC

Attendance:

Frank Van Eynde – Chair
Scott Tanner
Reg Nosworthy

Jack Pipes
Craig Young
Barbara Terry

Fred Demmon
Richard Quittenton

Staff:

Marilynn Newsted
Tom Osborne
Neil Connelly
Mike Chestnut

Delegation:

Dave Wallace, Secretary, Parksville Generals Hockey Club
Brian Hagedorn, Oceanside Minor Hockey Association
Robin Shaw, Treasurer, Sandy Shores Skating Club

Chair Van Eynde called the meeting to order at 8:30 am.

Delegations

1.1 Dave Wallace, Secretary, Parksville Generals Hockey Club

Mr. Wallace requested that the Recreation Commission consider the possibility of more ice time for the Parksville Generals Hockey Club. He specifically requested practice ice time on Tuesday, Wednesday and Thursday nights. He also requested that the District 69 Arena open on two statutory holidays, Thanksgiving and Remembrance Day, and that the regular ice fee be in effect for both days.

1.2 Brian Hagedorn, Treasurer, Oceanside Minor Hockey Association

Mr. Hagedorn reviewed changes mandated by the Canadian Hockey Association to the minor hockey age categories and the impact the changes will have on their membership and ice time allocation. He stated that Oceanside Minor Hockey Association supported the request by the Parksville Generals Hockey Club to open the District 69 Arena on the two statutory holidays stated above. Mr. Hagedorn requested that the District 69 Arena be open on the Thanksgiving and Remembrance Day holidays from 12:00 pm (Noon) to 12:00 am and that the ice time be available at regular ice rates. Mr. Hagedorn stated any further reductions to their ice slots would be detrimental to their organization.

1.3 Robin Shaw, Treasurer, Sandy Shores Skating Club

Ms. Shaw stressed that further reductions to their ice slots would be detrimental to the Sandy Shores Skating Club.

Minutes

- 2.1 MOVED Commissioner Quittenton, SECONDED Commissioner Pipes, that the minutes of the District 69 Recreation Commission Regular Meeting held on May 14, 2002, be approved.
CARRIED

Communications/Correspondence

- 3.1 MOVED Commissioner Young, SECONDED Commissioner Terry, that the correspondence from the Parksville Generals Hockey Club and the Deep Bay Yacht Club be received.
CARRIED

Reports

- 4.1 Mr. Osborne presented information from the four Department functions. Commissioner Nosworthy stated that he appreciated the change in format to the Ravensong Aquatic Centre staff report.

MOVED Commissioner Young, SECONDED Commissioner Demmon, that the staff reports be received.

Business Arising From Communications/Correspondence

- 5.1 MOVED Commissioner Demmon, SECONDED Commissioner Quittenton, that Parksville Generals Hockey Club representatives meet with Arena Supervisor, Mike Chestnut, to discuss a resolution to their ice request that would not further impact other users.
CARRIED
- 5.2 MOVED Commissioner Demmon, SECONDED Commissioner Pipes, that the District 69 Arena be open to the public on statutory holidays at the discretion of staff and that regular ice rates would apply.
CARRIED

New Business

- 6.1 Update District 69 Arena Multiplex Referendum Process - T. Osborne

Mr. Osborne provided an update to the Commission on the project. He stated the Parksville Curling Club Society had made a presentation to the Regional District Board at their meeting June 11, 2002. He noted open houses for the referendum were complete, with a high turn out of 90 in Parksville, and Bowser being the lowest attended with only 4. On the whole, reception by the public seemed positive. Mr. Osborne stated that of the many telephone calls he had handled from residents on the referendum, parking and highway access at the proposed multiplex were of greatest concern for most callers.

Commissioner Roundtable

Commissioner Tanner noted that both the Town of Qualicum Beach and he, himself, had received comment from a member of the public about page 18 in the *Summer 2002 Active Living Guide*. Mr. Osborne stated that he had also received a telephone call on the same matter. Mr. Connelly had forwarded correspondence to the resident concerned in response to a letter that had been received.

Commissioner Demmon commented on the five open houses that he attended for the Arena Multiplex Referendum. He stated he was very impressed by the dedication and hard work shown by each of the user groups of the District 69 Arena.

Commissioner Young presented information on the work in progress in Area 'G' on potential beach access improvements.

Commissioner Van Eynde reported on the ongoing beach access work in Area 'E'.

Adjournment

MOVED Commissioner Quintenton that the meeting be adjourned at 9:58 am.

Next Meeting

The next meeting will be held at 8:30 am, Thursday, July 11, 2002, at the District 69 Arena.

Minutes

Nanoose Bay Parks and Open Space Advisory Committee Monday, June 10, 2002 Nanoose Library Hall, Nanoose Road.

Attendance: Arthur Lightburn
Carole Barker
David Helem
Frank Van Eynde
George Holme

Staff: No staff present due to illness.

Meeting was called to order at 7:00 pm with Frank Van Eynde in the chair.

DELEGATIONS

None

MINUTES

MOVED G. Holme, SECONDED C. Baker that the minutes of the Nanoose Bay Parks and Open Advisory held April 22, 2002 be approved. CARRIED

BUSINESS ARISING FROM THE MINUTES

A staff memo, advising that land surveyors J.E. Anderson and Associates of Nanaimo had been retained to undertake the boundary survey of the Crows Nest Lane Community Park, was provided.

A copy of the memo sent on the Committee's behalf regarding the Fairwinds Crown Land proposal was provided

COMMUNICATIONS & CORRESPONDENCE

Maintenance Schedule was provided by Earl Billingsley, School District 69 Operations and Maintenance Manager, for Nanoose Bay Elementary School/Jack Bagley fields.

REPORTS

Access to Water Site Inventory sub-Committee - verbal report

Sub-committee reported that 45 accesses are completed with several digital pictures taken at each site. Most of the project will be completed by next meeting.

Claudet Road Community Park - verbal report

The committee decided to not move ahead with the suggestions provided in the Rainforest Consultants report. The committee agreed to meet on Wednesday, June 19, 2002 at 7:00 pm. at the Nanoose Library Hall, with a view to visiting the site and setting priorities for the Park's development.

COMMITTEE ROUND TABLE

David Helem mentioned that he was unwilling to proceed with the broom removal due to present time constraints and a lack of committee support.

Arthur Lightburn raised the issue of walking and bike trail along North West Bay Road. G. Holme mentioned that he had brought the issue with Honorable Minister Judith Reid. She had promised it

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might be considered once all pipes were installed along the road. However, at a later discussion after the pipe installation was completed, the minister revealed that was no money available. Arthur Lightburn thought that this matter should be followed up with a letter and a meeting with the minister.

NEXT MEETING DATE

The next regular Committee meeting date was left open to see if there was need in the summer months. The date may be determined at the June 19th Claudet Road Park development meeting.

ADJOURNMENT

MOVED G. Holme that the meeting be adjourned at 7:40 pm.