

REGIONAL DISTRICT OF NANAIMO

**COMMITTEE OF THE WHOLE
TUESDAY, AUGUST 9, 2005**

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COMMISSION, ADVISORY & SELECT COMMITTEE

Intergovernmental Advisory Committee.

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Minutes from the meetings of the Intergovernmental Advisory Committee meeting held July 7, 2005 and July 19, 2005. (for information)

**Minutes for the Meeting held:
Thursday, July 7, 2005 @ 1:30 PM
Regional District of Nanaimo –Committee Room
6300 Hammond Bay Road, Nanaimo, BC**

Present:

- Andrew Tucker, Nanaimo
- Pamela Shaw, Lantzville
- Jason Llewellyn, RDN
- Gayle Jackson, Parksville
- Twyla Graf, Lantzville
- Christina Thomas, RDN
- Paul Butler, Qualicum Beach
- Brent Mueller, MCS
- Neil Connelly, RDN
- Ian Howat, Lantzville

No. Item

1. Call to order.

N. Connelly called the meeting to order at 1:35 PM.

2. Minutes from Previous Meeting

The IAC received the minutes from the previous meeting (March 31/05) as presented.

N. Connelly provided an update about the review of the Urban Containment and Fringe Area Management Implementation Agreement. N. Connelly noted that the RDN Board received the Urban Containment Implementation Agreement that resulted from the review in June of 2005 that the Agreement was conveyed to the RDN member municipalities for information in mid June, and that public feedback about the Agreement is now being solicited. N. Connelly indicated that the Agreement would be referred to the member municipalities for signature after the RDN Board considered whether any adjustments to the Agreement are necessary to respond to public feedback received.

B. Mueller asked if the RDN had contacted Ted Sheldon of the Ministry of Environment regarding the RDN Greenhouse Gas Emissions Reduction Plan. C. Thomas responded that the RDN has secured \$10,000 of funding assistance from the Ministry for the Project through contact with Ted Sheldon.

3. Old Business

None.

4. New Business

a) *District of Lantzville Urban Containment Boundary (UCB) Change Request and Regional Context Statement (RCS)*

N. Connelly indicated that the purpose of the meeting is to provide the IAC an opportunity to learn about and discuss the Urban Containment Boundary (UCB) changes proposed by the District of Lantzville in its Official Community Plan (OCP), as well as the Regional Context Statement (RCS) the District proposes to include in its OCP. N. Connelly indicated that a second IAC meeting would be set for the purpose of providing the IAC with an opportunity to develop its recommendations to the RDN Board regarding the UCB changes and the RCS.

P. Shaw, the new planner for the District of Lantzville, delivered a PowerPoint presentation to the IAC about the District's RCS and UCB change requests, to supplement District of Lantzville written documentation about the matters circulated to the IAC prior to the meeting. The presentation provided information about how the recently developed OCP for the municipality responds to the

eight goals of the Regional Growth Strategy, as described in the RCS contained in the OCP. The presentation also provided information about the UCB changes the District is proposing in its OCP, the District's reasons for the requested UCB changes, and the fit between the requested UCB changes and the criteria for UCB changes established in the Urban Containment and Fringe Area Management Implementation Agreement (UCFAMIA). P. Shaw's presentation indicated that, in the District of Lantzville's opinion, the requested UCB changes fulfill the criteria for UCB changes established in the UCFAMIA. P. Shaw stated that the District of Lantzville requests RDN Board approval of the UCB changes and the RCS as soon as possible so the District can consider adoption of the OCP with the requested changes and the RCS in September of 2005.

IAC members asked District of Lantzville representatives questions and engaged in preliminary discussion about a variety of aspects of the District of Lantzville UCB change requests and RCS, including:


- the District's proposal regarding the provision of domestic water and waste water management services for the proposed development in the foothills area;
- the relationship between the provision of sewer service in the foothills area and the provision of sewer service to other areas in Lantzville;
- the District's reasons for advancing policies to provide for new development areas in the foothills as a part of the development of the OCP as opposed to requiring any potential developers to submit OCP amendment applications for consideration as a part of a separate process;
- OCP mapping designations regarding the transportation corridor;
- access to the proposed development in the foothills area;
- the differences and similarities between the "Block 564 development" and the proposed foothills development;
- the types of uses and density of the proposed development in the foothills area, and the types of uses and density of development that is presently permitted in the foothills area;
- different interpretations of how 'community need' for new residential development could be defined;
- other strategies for accommodating any new residential development required in the District in lieu of establishing an area for new development in the foothills;
- the proximity of the foothills area to the Agricultural Land Reserve and proposals to mitigate any potential negative impacts of development on it;
- the state of aggregate resources in the foothills area; and
- the form of housing proposed for the foothills area.

5. Next Meeting

The IAC set Tuesday, July 19th (12:00 PM to 4:30 PM) as the meeting date to develop its recommendations about the District of Lantzville UCB change requests and Regional Context Statement.

6. Adjournment.

N. Connelly adjourned the meeting at 4:30 PM.


Chair, N. Connelly

**Minutes for the Meeting held:
Tuesday, July 19, 2005 @ 12:00 PM
Regional District of Nanaimo –Committee Room
6300 Hammond Bay Road, Nanaimo, BC**

Present:

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| ▪ Andrew Tucker, Nanaimo | ▪ Ian Howat, Lantzville | ▪ Bob Lapham, RDN |
| ▪ Ted Swabey, Nanaimo | ▪ Pamela Shaw, Lantzville | ▪ Jason Llewellyn, RDN |
| ▪ Gayle Jackson, Parksville | ▪ Brent Mueller, MCS | ▪ Christina Thomas, RDN |
| ▪ Paul Butler, Qualicum Beach | ▪ Glen Gibson, VIHA | ▪ Neil Connelly, RDN |

No. Item

1. Call to order.

N. Connelly called the meeting to order at 12:00 PM.

N. Connelly stated that the purposes of the meeting are to develop an IAC recommendation about the Urban Containment Boundary (UCB) changes requested by the District of Lantzville and to provide IAC comments about the Regional Context Statement (RCS) the District of Lantzville proposes to include in its official community plan.

2. Minutes from Previous Meeting

The IAC received the minutes from the previous meeting (July 7/05) as presented.

3. Old Business

a) District of Lantzville Urban Containment Boundary (UCB) Change Request

N. Connelly provided an overview of the July 15, 2005 RDN Regional Growth Management Services staff report to the IAC about the District of Lantzville request to amend the Urban Containment Boundary. N. Connelly stated that the report recommends that the IAC recommend to that the RDN Board support the inclusion inside the UCB of the lands within UCB Expansion Area #1 (which is predominantly made up of lands in the RGS Sub-Urban Area land use designation and also includes some lands in the RGS Rural Residential and RGS Resource Lands and Open Space land use designations), and not support the inclusion inside the UCB of the lands within UCB Expansion Area #2 (which is predominantly comprised of lands in the RGS Rural Residential and RGS Resource Lands and Open Space land use designations in the foothills area). N. Connelly stated that the recommendations were developed by assessing the consistency between the proposed changes and the criteria for UCB changes delineated in the Urban Containment and Fringe Area Management Implementation Agreement. N. Connelly also stated that the report identifies other District of Lantzville proposed RGS land use designation changes for land proposed to be outside the UCB, and that the report recommends that the IAC recommend to the RDN Board to respond to these requests by indicating that the changes be addressed through an amendment to the RGS.

P. Shaw provided a response to the RDN Regional Growth Management Services staff report. P. Shaw stated that the District is offended by the staff report, and that the process for considering UCB changes is problematic. P. Shaw stated that the District obtained a legal opinion that indicates the District does not need to request an amendment to the UCB because a UCB is not designated in the District's current OCP, and that the District can adopt an OCP after it has referred to the RDN the RCS to be contained in the OCP regardless of whether the RDN Board accepts it. P. Shaw stated

that the District is withdrawing its request to change the UCB. P. Shaw stated that staff will be recommending in a report to Council for consideration at its meeting on July 25, 2005 that all references to the words 'Urban Containment Boundary' in the OCP be deleted, and that the UCB change request be withdrawn. P. Shaw stated the District is not looking for a way out of the RGS, that a RCS could be negotiated over time, and that the District would adopt an OCP without a UCB and Regional Context Statement (RCS) in the meantime.

N. Connelly stated that a RCS that has been approved by the RDN Board must be included in the District of Lantzville OCP.

The IAC did not develop a recommendation to the RDN Board about the UCB changes proposed by the District of Lantzville given the District's withdrawal of the UCB change.

b) District of Lantzville Regional Context Statement (RCS)

C. Thomas provided an overview of the July 18, 2005 RDN Regional Growth Management Services staff report to the IAC about the RCS the District of Lantzville proposes to include in its official community plan. C. Thomas indicated that there are six areas of inconsistency between the RGS and the OCP that are evident in the RCS: [1] the location of the Urban Containment Boundary at variance to the one designated in the RGS; [2] OCP policy provisions that support urban density development and type of uses on land that is not in the RGS Urban Area or Sub-Urban Area designations; [3] the absence of a policy position regarding the frequency the District would like to be able to consider UCB changes; [4] OCP policy provisions which permit more dense development on lands designated by the RGS as Resource Lands and Open Space and Rural Residential than permitted by the RGS; [5] OCP policy provisions which permit the establishment of a new urban residential development area adjacent to RGS Resource Lands and Open Space designated land that is in the ALR thereby increasing the opportunity for negative impacts on rural uses; and [6] environmental protection as it relates to the designation of new development areas in RGS Resource Lands and Open Space and Rural Residential designated land.

N. Connelly outlined the steps in the process to incorporate a RCS into an OCP. N. Connelly stated that the steps, each of which is contingent on the outcome of the previous one, include in chronological order: [1] District of Lantzville writes RCS and submits to RDN for IAC review, [2] IAC review, [3] District of Lantzville grants 1st and 2nd reading to OCP bylaw that contains RCS and conducts public hearing about OCP bylaw that contains RCS, [4] District of Lantzville refers RCS that is included in the OCP bylaw to RDN Board for consideration of acceptance, [5] RDN Board considers acceptance of RCS; and [6] District of Lantzville grants 3rd reading to and adopts OCP bylaw that includes RCS.

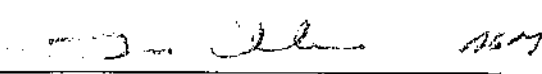
P. Shaw stated that it is anticipated that the District of Lantzville will refer to the RDN the RCS to be contained in the OCP bylaw in September of 2005 after it has granted 1st and 2nd reading to the OCP bylaw and conducted a public hearing about it, and that the District will be requesting the RDN to consider acceptance of the RCS at its meetings in September of 2005, so the District can consider adopting the OCP bylaw in September of 2005.

4. New Business

None.

5. Adjournment.

N. Connelly adjourned the meeting at 3:00 PM.


Chair, N. Connelly