

REGIONAL DISTRICT OF NANAIMO

**BOARD MEETING
TUESDAY, SEPTEMBER 20, 2005
7:00 PM**

(RDN Board Chambers)

A G E N D A

PAGES

- 1. CALL TO ORDER**
- 2. DELEGATIONS**
 - 11 **Michael Procter**, re Development Permit Application No. 60542 – Proctor & Kruse/Fern Road Consulting -- 6435 & 6445 West Island Highway – Area H.
- 3. BOARD MINUTES**
 - 12-26 Minutes of the regular Board meeting held on August 23, 2005.
- 4. BUSINESS ARISING FROM THE MINUTES**
- 5. COMMUNICATIONS/CORRESPONDENCE**
 - 27-29 Colin Haime, District of Lantzville, re District of Lantzville OCP.
- 6. UNFINISHED BUSINESS**
 - BYLAWS**
 - For Adoption.**
 - 30-31 **Bylaw No. 500.318** – Land Use and Subdivision Amendment Bylaw – Horne Lake Regional Park – Area H. (All Directors – One Vote)
 - Bylaw No. 1439** - Extension Fire Protection Service Conversion and Boundary Amendment Bylaw. (All Directors – One Vote)
 - Bylaw No. 1440** - Nanaimo River Fire Protection Service Area Establishment Bylaw. (All Directors – One Vote)
 - Bylaw No. 1441** - Nanaimo River Fire Protection Service Area Loan Authorization Bylaw. (All Directors – Weighted Vote)
 - Bylaw No. 1444** – Extension Fire Protection Service Area Capital Charge Bylaw. (All Directors – One Vote)

Second Reading.

32-87 **Bylaw No. 500.324** - Land Use and Subdivision Bylaw Amendment – Nanoose Bay Official Community Plan Implementation – Area E. (Electoral Area Directors except EA 'B' – One Vote)

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

7.1 ELECTORAL AREA PLANNING STANDING COMMITTEE

88-91 Minutes of the Electoral Area Planning Committee meeting held September 13, 2005. (for information)

PLANNING

AMENDMENT APPLICATIONS

Zoning Amendment Application No. ZA0501 – Keith Brown & Associates, on behalf of Nanaimo Mini Storage – 2180 South Wellington Road – Area A. (Electoral Area Directors except EA 'B' – One Vote)

- 1. That Zoning Amendment Application No. ZA0501 to rezone the property legally described as Lot A, Section 11, Range 7, Cranberry District, Plan VIP76453 from Residential 2 Subdivision District 'F' (RS2F) / Industrial 1 Subdivision District 'M' to Comprehensive Development 28 (CD28) to allow the industrial use of the property, be approved to proceed to Public Hearing subject to the conditions identified in Schedule 1.*
- 2. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.327, 2005" be given 1st and 2nd reading.*
- 3. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.327, 2005" be delegated to Director Kreiberg or his alternate.*

Zoning Amendment Application No. ZA0509 – Oceanside Forest Products Ltd./Keith Brown Associates Ltd. – 1429 Springhill Road – Area F. (Electoral Area Directors except EA 'B' – One Vote)

- 1. That "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.08, 2005" be given 1st and 2nd reading, subject to the Conditions of Approval outlined in Schedule No. 1.*
- 2. That "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.08, 2005" proceed to Public Hearing.*
- 3. That the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.08, 2005" be delegated to Director Biggemann or his alternate.*

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. 60536 – McCaul and Farrell/Allen – 927 McFeely Drive – Area G. (Electoral Area Directors except EA 'B' – One Vote)

Delegations wishing to speak to Development Permit Application No. 60536.

That Development Permit Application No. 60536 with a variance to the maximum dwelling unit height from 8.0 metres to 8.6 metres to facilitate the construction of a dwelling unit and attached garage at 927 McFeely Drive be approved according to the terms outlined in Schedule No. 1 and subject to the Board's consideration of comments received as a result of public notification.

Development Permit Application No. 60538 – North Wind Development – 615 Viking Way – Area G. (Electoral Area Directors except EA 'B' – One Vote)

Delegations wishing to speak to Development Permit Application No. 60538.

That Development Permit Application No. 60538, with a request to vary the front lot line setback requirement from 8.0 metres to 5.1 metres in order to permit the construction of a dwelling unit at 615 Viking Way, be approved according to the terms outlined in Schedule No. 1 and subject to the Board's consideration of comments received as a result of public notification.

Development Permit Application No. 60542 – Proctor & Kruse/Fern Road Consulting – 6435 & 6445 West Island Highway – Area H. (Electoral Area Directors except EA 'B' – One Vote)

Delegations wishing to speak to Development Permit Application No. 60542.

That Development Permit Application No. 60542 with variances to the side and other lot line setbacks to legalize the siting of an existing shed/carport and to facilitate the subdivision of the lands at 6435 and 6445 West Island Highway be approved according to the terms outlined in Schedule No. 1 and subject to the Board's consideration of comments received as a result of public notification.

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. 90516 – NCID/Johnston – 2100 Yellow Point Road – Area A. (Electoral Area Directors except EA 'B' – One Vote)

Delegations wishing to speak to Development Variance Permit Application No. 90516.

That Development Variance Permit Application No. 90516 to vary Section 3.4.117.2 of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" to increase the maximum building height from 10.0 metres to 11.2 metres, for the North Cedar Improvement District's fire hall and administrative offices at 2100 Yellow Point Road according to the terms outlined in Schedule No. 1, be approved subject to the Board's consideration of comments received as a result of public notification pursuant to the Local Government Act.

Development Variance Permit Application No. 90517 – AJA Tan Enterprises Ltd. – Blackbeard Drive & Maple Guard Drive – Area H. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Variance Permit Application No. 90517.

That Development Variance Permit Application No. 90517 to relax the minimum setback to a top of slope greater than 5% adjacent to a watercourse from 9.0 metres to 3.0 metres to establish a building envelope to facilitate the siting of a dwelling unit be approved according to the terms outlined in Schedule No. 1 and subject to the Board’s consideration of comments received as a result of public notification.

OTHER

Request for a Board Resolution for a Patron Participation Entertainment Endorsement for the Juniper Café – 2930 Trans Canada Highway – Area A. (Electoral Area Directors except EA ‘B’ – One Vote)

That the Board of the Regional District of Nanaimo pass the resolution attached as Schedule No. 1 to permit patron participation entertainment at the Juniper Café subject to consideration of the comments received as a result of public notification.

Minimum Parcel Size Amendment to Bylaw No. 500 for Subdivisions Pursuant to Section 946 of the Local Government Act – Areas A, C, D, E, G & H. (Electoral Area Directors except EA ‘B’ -- One Vote)

- 1. That “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.320, 2005”, as amended, be given 1st and 2nd reading.*
- 2. That “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.320, 2005” be approved to proceed to Public Hearing.*
- 3. That the Public Hearing for proposed Amendment Bylaw No. 500.320, 2005 be delegated to Director Joe Stanhope as a representative of the Board.*

Request to Reconsider the Location of Park Land Dedication – Timberlake–Jones Engineering Ltd. on behalf of Timberstone Development – Northwest Bay Road – Area E. (Electoral Area Directors except EA ‘B’ – One Vote)

- 1. That the Board Resolution concerning the acceptance of park land adopted at the Regular Board Meeting held on October 26, 2004 be rescinded.*
- 2. That the reconfigured park land proposal submitted by Timberlake-Jones Engineering Ltd., on behalf of Timberstone Development in conjunction with the subdivision of Lot 1, DL 68, Nanoose District, Plan 3940 & District Lot 68, Nanoose District Except Amended Parcel A Thereof and Except Those Parts in Plans 3940, 26680, 27026, 27376 and 30341 be accepted subject to the conditions set out in Schedule No. 1 of the staff report.*

7.2 COMMITTEE OF THE WHOLE STANDING COMMITTEE

92-97 Minutes of the Committee of the Whole meeting held September 13, 2005. (for information)

COMMUNITY SERVICES

EMERGENCY PLANNING

Landslide Compensation – Disaster Financial Assistance. (All Directors – One Vote)

That the report on landslide compensation be received for information.

RECREATION AND PARKS

Recreation Facilities and Sports Fields Services Agreements. (All Directors – Weighted Vote)

1. *That the District 68 Sports Field and Recreation Services Agreement for 2006-2010 be approved with the usage data for District 68 ice arenas to be based on team registration statistics and with the usage survey to be conducted in the final year of the Agreement's term to establish cost sharing for the following agreement term.*
2. *That the District 69 Sports Field Services Agreement for 2006-2010 be approved, with the usage survey to be conducted in the final year of the Agreement's term to establish cost sharing for the following agreement term.*

Electoral Area 'A' Recreation & Culture Service Establishing Bylaw No. 1467. (All Directors – One Vote)

1. *That "Electoral Area 'A' Recreation and Culture Service Establishing Bylaw No. 1467, 2005" be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.*
2. *That the Regional District proceed to referendum on November 19, 2005 to obtain the assent of the electors of Electoral Area 'A' to establish a local recreation and culture service and that the referendum question be as follows:*

Are you in favour of adoption of "Electoral Area 'A' Recreation and Culture Service Establishment Bylaw No. 1467, 2005" which would establish a service for the purpose of providing recreation and culture services and acquiring, constructing and operating recreation and culture facilities in Electoral Area 'A' with a property tax requisition calculated as the greater of \$96,750 or an amount equal to \$0.15 per \$1,000 times the net taxable values for land and improvements in Electoral Area 'A'.

Cedar Heritage Centre Lease Renewal. (All Directors – Weighted Vote)

That the lease agreement between the Cedar School and Community Enhancement Society and the Regional District of Nanaimo for the use of the Cedar Heritage Centre for a five year term expiring on October 3, 2010 be approved.

CORPORATE AND COMMUNITY DEVELOPMENT

FINANCE

2006 to 2011 Financial Plan Review Schedule. (All Directors – One Vote)

That the Board approve the 2006 to 2011 financial plan review schedule as amended to change the review of the 2006 to 2011 Financial Plan to Tuesday, October 18th.

FIRE DEPARTMENTS

Firefighting Vehicle Financing for Extension Fire Department. (All Directors – Weighted Vote)

1. *That "Extension Fire Protection Reserve Fund Expenditure Bylaw No. 1470, 2005" be introduced for first three readings.*

(All Directors – 2/3 Vote)

2. *That "Extension Fire Protection Reserve Fund Expenditure Bylaw No. 1470, 2005" having received three readings be adopted.*

(All Directors – Weighted Vote)

3. *That the Manager, Financial Services be authorized to enter into a lease agreement with the Municipal Finance Authority on behalf of the Extension Fire Department for a two year period, to complete the financing for a firefighting vehicle.*

Renewal of Fire Protection Service Agreement with the Extension and District Volunteer Fire Department. (All Directors – Weighted Vote)

That the fire services agreement with the Extension and District Volunteer Fire Department be renewed for a five year term from December 1, 2005 to December 31, 2010 and that the agreement provide for automatic five year term renewals.

Coombs-Hilliers Fire Protection Local Service Area Boundary Amendment Bylaw No. 1022.05 and Errington Fire Protection Local Service Area Boundary Amendment Bylaw No. 821.05. (All Directors – One Vote)

1. *That "Coombs-Hilliers Fire Protection Local Service Area Boundary Amendment Bylaw No. 1022.05, 2005" be introduced for three readings and be forwarded to the Ministry of Community Services for approval.*
2. *That "Errington Fire Protection Local Service Area Boundary Amendment Bylaw No. 821.05, 2005" be introduced for three readings and be forwarded to the Ministry of Community Services for approval.*

ENVIRONMENTAL SERVICES

LIQUID WASTE

ISO 14001 Environmental Management System Registration. (All Directors -- One Vote)

That the report on the Liquid Waste Department's ISO 14001 Environmental Management System be received.

That the Manager and staff of the Liquid Waste Department be commended on the ISO 14001 Registration accomplishment.

Pump and Haul Local Service Area Amendment Bylaw No. 975.40 – Blackbeard and Maple Guard Drives – Area H. (All Directors -- One Vote)

- 1. That the boundaries of the RDN Pump and Haul Local Service Area Bylaw 975 be amended to include Lot 1, District Lot 40, Newcastle District, Plan 16121. (Blackbeard and Maple Guard Drives in Electoral Area H).*
- 2. That "Regional District of Nanaimo Pump and Haul Local Service Area Amendment Bylaw No. 975.40, 2005" be read three times and forwarded to the Inspector of Municipalities for approval.*

UTILITIES

Drinking Water/Watershed Protection Strategy.

(All Directors -- One Vote)

- 1. That the Drinking Water/Watershed Protection Strategy report be received for information.*

(All Directors -- One Vote)

- 2. That the Board approve first year funding (2006) of up to \$110,000 from the New Deal for Cities and Communities program.*

(All Directors -- One Vote)

- 3. That the Board approve the establishment of a Drinking Water/Watershed Protection Stewardship Committee and direct staff to develop a Terms of Reference and proposed membership for that committee for Board consideration.*

Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.11 – Admiral Tryon Boulevard – Area G. (All Directors -- One Vote)

- 1. That part of Admiral Tryon Boulevard (VIP62528), be included into the Rural Streetlighting Local Service Area.*
- 2. That "Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.11, 2005" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*

Water User Rate Amendments – Bylaws No. 1468, 619.11, 700.12, 1097.07, 1172.05 and 1383.02. (All Directors – One Vote)

That this item be referred back to staff for further review.

Property Inclusion into the French Creek Water, Sewer and Streetlighting Local Service Areas – Bylaws No. 813.35, 889.36, 874.06, 1050.03 and 909.01 – Drew Road – Area G. (All Directors – One Vote)

- 1. That community water and community sewer services be provided to Rem. Lot 1, DL 27, Nanoose Land District, Plan 30012 pursuant to Regional Growth Strategy Policy 7B.*
- 2. That the full costs of the service provisions be paid by the property owners.*
- 3. That “French Creek Sewer Local Service Area Amendment Bylaw No. 813.35, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*
- 4. That “Northern Community Sewer Local Service Area Amendment Bylaw No/ 889.36, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*
- 5. That “French Creek Water Local Service Area Amendment Bylaw No. 874.06, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*
- 6. That “French Creek Bulk Water Supply Local Service Area Amendment Bylaw No. 1050.03, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*
- 7. That “Sandpiper Streetlighting Local Service Area Amendment Bylaw No. 909.01, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.*

Northern Community Sewer Service Area Boundary Amendment Bylaw No. 889.37 – Barclay Crescent Sewer Service Area. (All Directors – One Vote)

That “Northern Community Sewer Service Area Boundary Amendment Bylaw No. 889.37, 2005” be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.

French Creek Bulk Water Supply Local Service Area Boundary Amendment Bylaw No. 1050.04 and Sandpiper Streetlighting Local Service Area Boundary Amendment Bylaw No. 909.02 – to Exclude Properties Incorporated into the Town of Qualicum Beach. (All Directors – One Vote)

- 1. That “French Creek Bulk Water Supply Local Service Area Boundary Amendment Bylaw No. 1050.04, 2005” be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.*
- 2. That “Sandpiper Streetlighting Local Service Area Boundary Amendment Bylaw No. 909.02, 2005” be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.*

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area 'A' Recreation Services Study Project Advisory Committee. (All Directors -- One Vote)

That the minutes of the Electoral Area 'A' Recreation Services Study Project Advisory Committee meeting held August 16, 2005 be received for information.

Nanoose Bay Parks and Open Space Advisory Committee. (All Directors -- One Vote)

That the minutes of the Nanoose Bay Parks and Open Space Advisory Committee meeting held August 22, 2005 be received for information.

Area 'H' Parks and Open Space Advisory Committee. (All Directors -- One Vote)

That the minutes of the Area 'H' Parks and Open Space Advisory Committee meeting held June 6, 2005 be received for information.

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

That staff prepare a report on the request by the delegation for a home based business on the property legally described as Lot 21, District Lot 78, Plan VIP68559, Nanoose District.

7.3 EXECUTIVE STANDING COMMITTEE

7.4 COMMISSIONS

7.5 SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

8. ADMINISTRATOR'S REPORTS

98-120 Regional Context Statement for the District of Lantzville OCP. (All Directors -- One Vote)

Regional Parks. (All Directors -- One Vote) (Report to be circulated)

Drinking Water/Watershed Protection Strategy Establishing Bylaw 1471. (All Directors -- One Vote) (Report to be circulated)

9. ADDENDUM

10. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

11. NEW BUSINESS

12. BOARD INFORMATION (Separate enclosure on blue paper)

13. ADJOURNMENT

14. IN CAMERA

That pursuant to section 242.2(1)(h) of the Local Government Act the Board proceed to an In Camera meeting to consider legal matters.

SEP - 7 2005

MICHAEL PROCTER
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Bowser, B.C.
V0R1G0
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September 6, 2005

Regional District of Nanaimo
Planning Department
6300 Hammond Bay Road
Nanaimo, B.C.
V9T6N2

Attn: Brigid Reynolds and Susan Cormie

Dear Brigid and Susan,

**Re: Proposed Subdivision of Lots 2 & 3, District Lot 22,
Newcastle District, Plan 22808**

Further to our discussion this afternoon Susan I will attend the Regional District meeting on Tuesday evening, September 13th at 6:00 P.M. at the R.D.N. office. I would like to be placed on the agenda if possible for a very brief comment and to answer questions if necessary. Helen Sims will be away and will not be able to attend.

Thank you for your assistance in this item.

Sincerely,

C.C. Fern Road Consulting Ltd.
Helen Sims


Michael Procter

Mr. and Mrs Kruse

* Sept. 12 -
- Withdrew from EAPC
- requests to appear at
Sept. 20th Board meeting.

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE REGULAR MEETING OF THE BOARD
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, AUGUST 23, 2005, AT 7:00 PM IN THE
RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director H. Kreiberg	Electoral Area A
Director G. Lund	Electoral Area B
Director E. Hamilton	Electoral Area C
Director D. Haime	Electoral Area D
Alternate	
Director F. Van Eynde	Electoral Area E
Director L. Biggemann	Electoral Area F
Director D. Bartram	Electoral Area H
Alternate	
Director B. Johnston	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director C. Haime	District of Lantzville
Director J. Manhas	City of Nanaimo
Director G. Korpan	City of Nanaimo
Director T. Krall	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Holdom	City of Nanaimo

Also in Attendance:

B. Lapham	Deputy Administrator
N. Connelly	Gen. Mgr. of Community Services
J. Finnie	Gen. Mgr. of Environmental Services
N. Avery	Manager of Financial Services
M. Pearse	Manager of Administrative Services
N. Tonn	Recording Secretary

CALL TO ORDER

The General Manager of Environmental Services read the Information Release entitled "Regional District Seeks Ownership of Breakwater Utility" for the benefit of the audience and the delegations.

DELEGATIONS

Blair Redlin, re Proposed Public Private Partnership Between the RDN and EPCOR Inc.

Mr. Redlin raised his concerns with respect to the Memorandum of Understanding dated December 7, 2004 between the Regional District of Nanaimo and EPCOR Inc. and encouraged the Board to engage in public meetings prior to proceeding with any further discussions with EPCOR. Mr. Redlin also offered CUPE's assistance in any further discussions.

Barry O'Neill, re Proposed Public Private Partnership Between the RDN and EPCOR Inc.

Mr. O'Neill spoke on the disadvantages of a public private partnership between the RDN and EPCOR and cited a number of examples of past public private partnership proposals between public sector governments and private businesses that have been problematic and costly.

A request was made to bring forward business arising from delegations or communications.

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Proposed Public Private Partnership Between the RDN and EPCOR Inc.

MOVED Director Westbrook, SECONDED Director D. Haime, that staff be directed that the fourteen water local service areas now under the management of the RDN not be put on the table in any negotiations with EPCOR.

CARRIED

BOARD MINUTES

MOVED Director Krall, SECONDED Director Westbrook, that the minutes of the regular Board meeting held July 26, 2005 be adopted as amended.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Director Bartram, re E & N Pest Management Plan.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Director Bartram regarding the E & N Pest Management Plan be received.

CARRIED

Marianne Stolz, TimberWest, re Review of Resource and Forestry Land Subdivision Regulations.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from TimberWest regarding the review of resource and forestry land sub division regulations be received.

CARRIED

Adam Compton, Streamline Environmental Consulting Ltd., re Notification of the Development of a Pest Management Plan – E & N Railway.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Streamline Environmental Consulting Ltd. regarding notification of the development of a Pest Management Plan be received.

CARRIED

Greta Taylor, re Proposed Pest Management Plan – E & N Railway.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Greta Taylor regarding the proposed Pest Management Plan for the E & N Railway lines be received.

CARRIED

Barbara Hourston, re Proposed Pest Management Plan – E & N Railway.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Barbara Hourston regarding the proposed Pest Management Plan for the E & N Railway lines be received.

CARRIED

Island Water Watch Brochure, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the information leaflet that was circulated in the French Creek area regarding the EPCOR proposal be received for information.

CARRIED

Allan Kaario, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Allan Kaario regarding the EPCOR proposal be received.

CARRIED

L. Sjostrom, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from L. Sjostrom regarding the EPCOR proposal be received.

CARRIED

M. & J. Varney, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from M. & J. Varney regarding the EPCOR proposal be received.

CARRIED

L.W. Bird, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from L.W. Bird regarding the EPCOR proposal be received.

CARRIED

Art & Helen Riske, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Art & Helen Riske regarding the EPCOR proposal be received.

CARRIED

Edward & Sandra Dye, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Edward & Sandra Dye regarding the EPCOR proposal be received.

CARRIED

Des Davidge, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Des Davidge regarding the EPCOR proposal be received.

CARRIED

Peter Whiteside, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Peter Whiteside regarding the EPCOR proposal be received.

CARRIED

Kevin & Marcella Hewco, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Kevin & Marcella Hewco regarding the EPCOR proposal be received.

CARRIED

Cheryl & Gerry Normandeau, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Cheryl & Gerry Normandeau regarding the EPCOR proposal be received.

CARRIED

Michael Jessen, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Michael Jessen regarding the EPCOR proposal be received.

CARRIED

Kathleen Mackenzie, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Kathleen Mackenzie regarding the EPCOR proposal be received.

CARRIED

Tom Good, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Tom Good regarding the EPCOR proposal be received.

CARRIED

Leonard Krog, MLA, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Leonard Krog, MLA, regarding the EPCOR proposal be received.

CARRIED

A.F. Antonelli, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from A.F. Antonelli regarding the EPCOR proposal be received.

CARRIED

Diane M. Pertson, re EPCOR.

MOVED Director Krall, SECONDED Director Westbrook, that the correspondence from Diane Pertson regarding the EPCOR proposal be received.

CARRIED

UNFINISHED BUSINESS

Public Hearing & Third Reading.

Report of the Public Hearing held July 21, 2005 with respect to Bylaw No. 1285.05 – Finetuning Project ALR Properties – Area F.

MOVED Director Biggemann, SECONDED Director Hamilton, that the report of the Public Hearing containing the summary of minutes and submissions of the Public Hearing held on July 21, 2005 as a result of public notification of “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.05, 2005” be received.

CARRIED

MOVED Director Biggemann, SECONDED Director Hamilton, that “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.05, 2005” be given 3rd reading.

CARRIED

Bylaw No. 1442.

MOVED Director Bartram, SECONDED Director Westbrook, that “Northern Community Sewer Service Area Development Cost Charges Bylaw No. 1442, 2005” be adopted.

CARRIED

Bylaw No. 1443.

MOVED Director Van Eynde, SECONDED Director Westbrook, that “Fairwinds (Nanoose) Wastewater Treatment Development Cost Charges Bylaw No. 1443, 2005” be adopted.

CARRIED

STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS

ELECTORAL AREA PLANNING STANDING COMMITTEE

MOVED Director Hamilton, SECONDED Director Bartram, that the minutes of the Electoral Area Planning Committee meeting held August 9, 2005 be received for information.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Zoning Amendment Application No. ZA0510 – Cedar Estates – Robert Boyle Architecture Inc. on behalf of 700805 BC Ltd and Lot 6 Holdings – Cedar & Hemer Roads – Area A.

MOVED Director Hamilton, SECONDED Director Kreiberg, that Zoning Amendment Application No. ZA0510 to rezone the properties legally described as 'Lot A, Section 14, Range 7, Cedar District, Plan VIP57874, Except Part in Plan VIP59634, VIP67432 and VIP76260' and 'Lot 6, Section 14, Range 1, Cedar District, Plan VIP59634', from Commercial 2 Subdivision District M (CM2M) to Comprehensive Development 29 (CD29) in order to facilitate the development of a mix of residential housing options and personal care uses be approved to proceed to a second public information meeting and to public hearing, subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Hamilton, SECONDED Director Kreiberg, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.323, 2005" be given 1st and 2nd reading.

CARRIED

MOVED Director Hamilton, SECONDED Director Kreiberg, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.323, 2005" be delegated to Director Kreiberg or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. 60531 – Johnson/JE Anderson & Associates – 1338 Madrona Drive – Area E.

MOVED Director Hamilton, SECONDED Director Van Eynde, that Development Permit Application No. 60531 with variances to the front lot line setback and the setback from the top of the bank adjacent to the ocean to facilitate the construction of a new dwelling unit at 1338 Madrona Drive be approved according to the terms outlined in Schedule No. 1 and subject to the Board's consideration of comments received as a result of public notification.

CARRIED

Development Permit Application No. 60537 – 64203 BC Ltd./Voigt – Paradise Place – Area E.

MOVED Director Hamilton, SECONDED Director Van Eynde, that Development Permit Application No. 60537, including variances, be approved to allow the replacement of a bridge over a watercourse according to the terms outlined in Schedule No. 1, and subject to the Board's consideration of comments received as a result of public notification.

CARRIED

Development Permit Application No. 60535 – Dunville/Allen – Rockhampton Road – Area E.

MOVED Director Hamilton, SECONDED Director Van Eynde, that Development Permit Application No. 60535 be approved to allow the construction of a single family dwelling unit on Rockhampton Road according to the terms outlined in Schedule No. 1.

CARRIED

OTHER

Land Use and Subdivision Amendment Bylaw No. 500.324 – Text Amendment – Nanoose Bay Official Community Plan Implementation – Area E.

MOVED Director Hamilton, SECONDED Director Van Eynde, that “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005” be given 1st and 2nd reading.

CARRIED

MOVED Director Hamilton, SECONDED Director Van Eynde, that “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005” proceed to a Public Hearing.

CARRIED

MOVED Director Hamilton, SECONDED Director Van Eynde, that the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005” be delegated to Director Holme or his alternate.

CARRIED

COMMITTEE OF THE WHOLE STANDING COMMITTEE

MOVED Director Krall, SECONDED Director McNabb, that the minutes of the regular Committee of the Whole meeting held August 9, 2005 be received for information.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Landslip on Property Located at 853 Drew Road – Area G.

MOVED Director D. Haime, SECONDED Director Bartram, that staff be requested to bring forward a report to the Board on the unresolved stability problems regarding the property located at 853 Drew Road.

CARRIED

COMMUNITY SERVICES

REGIONAL GROWTH MANAGEMENT

Urban Containment Implementation Agreement.

MOVED Director Hamilton, SECONDED Director Bartram, that this item be referred back to staff for further review.

CARRIED

TRANSPORTATION SERVICES

License for Emergency Wharf – Gabriola Island.

MOVED Director Lund, SECONDED Director Krall, that the Land and Water British Columbia Inc. offer of a 10 year license for an emergency wharf facility on Gabriola Island be accepted.

CARRIED

New Transit Exchange.

MOVED Director Krall, SECONDED Director Holdom, that the three year lease agreement between the City of Nanaimo and the Regional District of Nanaimo for land to operate a transit exchange be approved.

CARRIED

CORPORATE AND COMMUNITY DEVELOPMENT

BUILDING INSPECTION

Section 57 of the Community Charter – Contravention of Bylaws.

MOVED Director Hamilton, SECONDED Director Van Eynde, that a notice be filed against the titles of the properties listed, pursuant to Section 57 of the *Community Charter* and that if the infractions are not rectified within ninety (90) days, legal action will be pursued:

- (a) Lot 3, Sections 11 & 12, Range 3, Plan 38230, Mountain Land District, 3021 Jameson Road, Electoral Area 'D', owned by W. Lynn and R. Vosper;
- (b) Lot 13, District Lot 117, Plan 10367, Nanoose District, 3076 Hillview Road, Electoral Area 'E', owned by J. Anderson;
- (c) Lot 4, District Lot 137, Plan 29414, Nanoose District, 1910 Stewart Road, Electoral Area 'E', owned by L. Beaudoin.

CARRIED

ENGINEERING

Cedar Sewer Service Area Establishing Bylaw No. 1445.

MOVED Director Kreiberg, SECONDED Director McNabb, that "Regional District of Nanaimo Cedar Sewer Service Area Establishment Bylaw No. 1445, 2005" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

Cedar Sewer Service Area Capital Charge Bylaw No. 1446 and Cedar Sewer Service Area Development Cost Charges Bylaw No. 1447.

MOVED Director Kreiberg, SECONDED Director McNabb, that "Cedar Sewer Service Area Capital Charge Bylaw No. 1446, 2005" be introduced for first three readings.

CARRIED

MOVED Director Kreiberg, SECONDED Director McNabb, that "Cedar Sewer Service Area Development Cost Charges Bylaw No. 1447, 2005" be introduced for first three readings and forwarded to the Inspector of Municipalities for approval.

CARRIED

FINANCE

Operating Results to June 30, 2005.

MOVED Director Krall, SECONDED Director Westbroek, that the summary report of financial results from operations to June 30, 2005 be received for information.

CARRIED

Financial Plan (2005 – 2010) Amendment Bylaw No. 1431.01 – To Authorize Improvements on Community Park Land – Area D.

MOVED Director D. Haime, SECONDED Director Holdom, that “Regional District of Nanaimo Financial Plan (2005 to 2010) Amendment Bylaw No. 1431.01, 2005” be introduced for first three readings.

CARRIED

MOVED Director D. Haime, SECONDED Director Holdom, that “Regional District of Nanaimo Financial Plan (2005 to 2010) Amendment Bylaw No. 1431.01, 2005” having received three readings, be adopted and forwarded to the Ministry of Community Services.

CARRIED

Reserve Fund Bylaw Approvals – Bylaws No. 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465 and 1466.

Bylaw No. 1452.

MOVED Director Krall, SECONDED Director D. Haime, that “Animal Control Extended Service (A, B, C, D) Bylaw Enforcement Expenditures Reserve Fund Bylaw No. 1452, 2005” be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that “Animal Control Extended Service (A, B, C, D) Bylaw Enforcement Expenditure Reserve Fund Bylaw No. 1452, 2005” having received three readings be adopted.

CARRIED

Bylaw No. 1453.

MOVED Director Krall, SECONDED Director D. Haime, that “Animal Control Extended Service (E, G and H) Bylaw Enforcement Expenditures Reserve Fund Bylaw No. 1453, 2005” be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that “Animal Control Extended Service (E, G and H) Bylaw Enforcement Expenditure Reserve Fund Bylaw No. 1453, 2005” having received three readings be adopted.

CARRIED

Bylaw No. 1454.

MOVED Director Krall, SECONDED Director D. Haime, that “Animal Control Extended Service (Electoral Area F) Bylaw Enforcement Expenditures Reserve Fund Bylaw No. 1442, 2005” be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that “Animal Control Extended Service (Electoral Area F) Bylaw Enforcement Expenditure Reserve Fund Bylaw No. 1454, 2005” having received three readings be adopted.

CARRIED

Bylaw No. 1455.

MOVED Director Krall, SECONDED Director D. Haime, that “Electoral Area ‘A’ Community Parks Reserve Fund Bylaw No. 1455, 2005” be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'A' Community Parks Reserve Fund Bylaw No. 1455, 2005" having received three readings be adopted.

CARRIED

Bylaw No. 1456.

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'B' Community Parks Reserve Fund Bylaw No. 1456, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'B' Community Parks Reserve Fund Bylaw No. 1456, 2005" having received three readings be adopted.

CARRIED

Bylaw No. 1457.

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'E' Community Parks Reserve Fund Bylaw No. 1457, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'E' Community Parks Reserve Fund Bylaw No. 1457, 2005" having received three readings be adopted.

CARRIED

Bylaw No. 1458.

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'F' Community Parks Reserve Fund Bylaw No. 1458, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'F' Community Parks Reserve Fund Bylaw No. 1458, 2005" having received three readings be adopted.

CARRIED

Bylaw No. 1459.

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'A' Noise Control Extended Service Reserve Fund Bylaw No. 1459, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'A' Noise Control Extended Service Reserve Fund Bylaw No. 1459, 2005" having received three readings be adopted.

CARRIED

Bylaw No. 1460.

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'C' Noise Control Extended Service Reserve Fund Bylaw No. 1460, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'C' Noise Control Extended Service Reserve Fund Bylaw No. 1460, 2005" having received three readings be adopted.

CARRIED

Bylaw No. 1461.

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'D' Noise Control Extended Service Reserve Fund Bylaw No. 1461, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'D' Noise Control Extended Service Reserve Fund Bylaw No. 1461, 2005" having received three readings be adopted.

Bylaw No. 1462.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'E' Noise Control Extended Service Reserve Fund Bylaw No. 1462, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'E' Noise Control Extended Service Reserve Fund Bylaw No. 1462, 2005" having received three readings be adopted.

Bylaw No. 1463.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'G' Noise Control Extended Service Reserve Fund Bylaw No. 1463, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Electoral Area 'G' Noise Control Extended Service Reserve Fund Bylaw No. 1463, 2005" having received three readings be adopted.

Bylaw No. 1464.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "District 69 Swimming Pool Service Reserve Fund Bylaw No. 1464, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "District 69 Swimming Pool Service Reserve Fund Bylaw No. 1464, 2005" having received three readings be adopted.

Bylaw No. 1465.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Regional Growth Management Service Reserve Fund Bylaw No. 1465, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Regional Growth Management Service Reserve Fund Bylaw No. 1465, 2005" having received three readings be adopted.

Bylaw No. 1466.

CARRIED

MOVED Director Krall, SECONDED Director D. Haime, that "Unightly Premises Extended Service Reserve Fund Bylaw No. 1466, 2005" be introduced for first three readings.

CARRIED

MOVED Director Krail, SECONDED Director D. Haime, that "Unightly Premises Extended Service Reserve Fund Bylaw No. 1466, 2005" having received three readings be adopted.

CARRIED

Service Area Boundary Amendment Bylaws – French Creek (re Incorporation into Qualicum Beach) – Area G – Bylaws No. 791.10, 794.06, 874.05, 889.35 and 1089.03

Bylaw No. 791.10.

MOVED Director Westbrook, SECONDED Director Holdom, that “Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.10, 2005” be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

Bylaw No. 794.06.

MOVED Director Westbrook, SECONDED Director Holdom, that “French Creek Fire Protection Local Service Area Boundary Amendment Bylaw No. 794.06, 2005” be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

Bylaw No. 874.05.

MOVED Director Westbrook, SECONDED Director Holdom, that “French Creek Water Local Service Area Boundary Amendment Bylaw No. 874.05, 2005” be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

Bylaw No. 889.35.

MOVED Director Westbrook, SECONDED Director Holdom, that “Northern Community Sewer Service Area Boundary Amendment Bylaw No. 889.35, 2005” be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

Bylaw No. 1089.03.

MOVED Director Westbrook, SECONDED Director Holdom, that “Regional District of Nanaimo French Creek Bulk Water Supply Development Cost Charge Area Boundary Amendment Bylaw No. 1089.03, 2005” be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

ENVIRONMENTAL SERVICES

SOLID WASTE

Waste Export Agreement Termination.

MOVED Director Westbrook, SECONDED Director McNabb, that the Board request early termination of the agreement with the GVS&DD to collect, transship and dispose of 17,000 tonnes of RDN solid waste annually.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

Arrowsmith Water Service Management Committee.

MOVED Director Westbrook, SECONDED Director Kreiberg, that the minutes of the Arrowsmith Water Service Management Committee meeting held May 18, 2005 be received for information.

CARRIED

Regional Growth Monitoring Advisory Committee/State of Sustainability Project.

MOVED Director Holdom, SECONDED Director Bartram, that the minutes of the Regional Growth Monitoring Advisory Committee/State of Sustainability Project meeting held July 20, 2005 be received for information.

CARRIED

Intergovernmental Advisory Committee.

MOVED Director Krall, SECONDED Director Holdom, that the minutes of the Intergovernmental Advisory Committee meetings held July 7, 2005 and July 19, 2005 be received for information.

CARRIED

Director Van Eynde left the meeting citing a possible conflict with the next item.

Regional Parks & Trails Advisory Committee.

MOVED Director McNabb, SECONDED Director Westbroek, that Peter Rothermel and Frank Van Eynde be appointed to the Regional Parks and Trails Advisory Committee for a term ending December 31, 2007 and that Harriet Rueggeberg be appointed to the Regional Parks and Trails Advisory Committee for a term ending December 31, 2006.

CARRIED

Director Van Eynde returned to the meeting.

The Chairperson noted that Directors Stanhope, McNabb, Kreiberg and Bartram will be Board representatives on the Regional Parks and Trails Advisory Committee.

ADMINISTRATOR'S REPORTS

Regional Context Statement for District of Lantzville Official Community Plan.

MOVED Director C. Haime, SECONDED Director Westbroek, that this item be deferred subsequent to the Public Hearing being held by the District of Lantzville on September 14, 2005.

CARRIED

Lantzville Official Community Plan Referral – District of Lantzville.

MOVED Director Hamilton, SECONDED Director Bartram, that the Regional Board forward the comments outlined in Schedule No. 1 to the District of Lantzville regarding the "District of Lantzville Official Community Plan Bylaw No. 50, 2005".

CARRIED

Amendment to the Southern Community Sewer and Duke Point Sewer Service Areas (Bylaws No. 888.03 & 1004.01).

MOVED Director Kreiberg, SECONDED Director Korpan, that "Southern Community Sewer Service Participating Areas Amendment Bylaw No. 888.03, 2005" be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.

CARRIED

MOVED Director Kreiberg, SECONDED Director McNabb, that "Duke Point Sewer Service Participating Areas Amendment Bylaw No. 1004.01, 2005" be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.

CARRIED

2005 Local Government Elections – Appointment of CEO & DCEO.

MOVED Director Westbrook, SECONDED Director McNabb, that Maureen Pearse, Manager of Administrative Services, be appointed as the Chief Election Officer and Linda Burgoyne, Administrative Assistant, be appointed as the Deputy Chief Election Officer for the purpose of conducting the November 19, 2005 local government elections and referendums.

CARRIED

Resource and Forestry Lands Meeting Follow Up Report.

MOVED Director Westbrook, SECONDED Director McNabb, that “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1240.02, 2005” proceed to Public Hearing.

CARRIED

MOVED Director Kreiberg, SECONDED Director Van Eynde, that “Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.03, 2005” proceed to Public Hearing.

CARRIED

MOVED Director D. Haime, SECONDED Director Hamilton, that “Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.02, 2005” proceed to Public Hearing.

CARRIED

MOVED Director Hamilton, SECONDED Director Kreiberg, that “Regional District of Nanaimo French Creek Official Community Plan Amendment Bylaw No. 1115.03, 2005” proceed to Public Hearing.

CARRIED

MOVED Director Bartram, SECONDED Director Van Eynde, that “Regional District of Nanaimo Shaw Hill-Deep Bay Official Community Plan Amendment Bylaw No. 1007.04, 2005” proceed to Public Hearing.

CARRIED

MOVED Director Kreiberg, SECONDED Director Bartram, that “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.325, 2005” proceed to Public Hearing.

CARRIED

MOVED Director Van Eynde, SECONDED Director Biggemann, that “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.06, 2005” proceed to Public Hearing.

CARRIED

MOVED Director D. Haime, SECONDED Director Bartram, that the Public Hearing on Bylaw No. 1240.02, 2005, Bylaw No. 1148.03, 2005, Bylaw No. 1055.02, 2005, Bylaw No. 1115.03, 2005, Bylaw No. 1007.04, 2005, Bylaw No. 500.325, 2005 and Bylaw No. 1285.06, 2005 be delegated to Elaine Hamilton, Chair of the Electoral Area Planning Committee or Joe Stanhope, Chairperson.

CARRIED

Te'Mexw Treaty Negotiations.

MOVED Director McNabb, SECONDED Director Bartram,:

1. (a) That the Board appoint Director Holme as the Board's representative to the Te'Mexw Treaty table and Director C. Haime/Alternate Director Dempsey as the alternate.
- (b) That the Board advise the Te'Mexw Treaty negotiators that they must consult directly with local governments on issues that affect them directly.
- (c) That the position papers be reconfirmed as the position of the Board on Treaties within the Regional District of Nanaimo.

CARRIED

Renewal of Fire Protection Service Agreement, Errington and District Volunteer Fire Department.

MOVED Director Biggemann, SECONDED Director Van Eynde, that the fire services agreement with the Errington and District Volunteer Fire Department be renewed for a five-year term from January 1, 2005 to December 31, 2009 and that the agreement provide for automatic five-year term renewals.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

E & N Pest Management Plan.

MOVED Director Bartram, SECONDED Director Westbroek,:

1. That the RDN is opposed to any use of chemical sprays to control vegetation along the E & N Railroad within the boundaries of the RDN and strongly encourage the E & N Railway Company Ltd. to develop a Pest Management Plan which controls vegetation through cutting and mowing.
2. That the RDN write the E & N Railway Company and advise them of our opposition to the Pest Management Plan, and to make representation at any public hearings opposing use of chemical sprays to control vegetation along the E & N Railroad.

CARRIED

UNANIMOUSLY

NEW BUSINESS

Administration - Agreements.

MOVED Director Korpan, SECONDED Director Kreiberg, that all documents be dated and any draft version numbers be indicated clearly.

CARRIED

Landslide Compensation.

MOVED Director Korpan, SECONDED Director Westbroek, that staff be encouraged to look into the new landslide compensation being provided by the Province to North Vancouver.

CARRIED

IN CAMERA

MOVED Director Westbrook, SECONDED Director Holdom, that pursuant to Section 90(1)(g) of the *Community Charter* the Board proceed to an In Camera meeting to consider a legal matter.

CARRIED

ADJOURNMENT

MOVED Director Westbrook, SECONDED Director Holdom, that this meeting adjourn to allow for an In Camera meeting.

CARRIED

TIME: 8:43 PM

CHAIRPERSON

DEPUTY ADMINISTRATOR

District of Lantzville

Incorporated June 2003

P.O. Box 100
7192 Lantzville Road
Lantzville, B.C.
V0R 2H0

Phone: (250) 390-4006
Fax: (250) 390-5188
Email: district@lantzville.ca
Website: www.lantzville.ca

September 13, 2005

Mr. Joe Stanhope, Chair and RDN Board of Directors
Regional District of Nanaimo
6300 Hammond Bay Rd
Nanaimo, BC V9T 6N2

Dear Mr. Stanhope:

**Re: District of Lantzville Official Community Plan
Regional Context Statement & Urban Containment Boundary Amendment**

Please accept the following as the District of Lantzville's response to a recent staff report to the RDN's Board of Directors (titled Regional Context Statement for the District of Lantzville Official Community Plan, dated August 12, 2005). This report details the RDN's response to the District of Lantzville's Regional Context Statement Referral. While the timing of the staff report is questionable given that Lantzville had informed the RDN in late July 2005 of its intention to hold a public hearing on the OCP on September 14th, 2005, we understand the RDN's need to address the Regional Context Statement well before the completion of the 120 day response period. The following addresses our response to the issues identified in the report.

The staff report notes that the current Lantzville OCP (Bylaw No. 974, 1995) does not contain a Regional Context Statement (RCS) as the **Local Government Act** does not require an RCS for an OCP for an electoral area. In fact, this OCP does not contain an RCS as it was adopted by the RDN prior to the adoption of the Regional Growth Strategy. In 1997, a containment boundary was drawn in the RGS and RGS designations were applied to Lantzville, but the 1995 OCP was never amended to include these boundaries or to rationalize land use designations.

This created a situation where the current OCP, in effect for more than 10 years, contained land use designations and policies regarding densities and community water and sewer servicing that did not comply with the RGS. Specifically, three major areas of inconsistency are found in the 1995 OCP:

- The designation of 'Sub-Urban' Areas in the RGS did not correspond to the designation of similar residential areas in the RDN;
- The provision of community sewer and water services was proposed for areas not within urban containment boundaries; and
- The placement of the containment boundary only around the village core created substantial differences between the two planning documents with respect to text on

REGIONAL DISTRICT OF NANAIMO			
CHAIR		GM Cms	
CAO		GM ES	
DA CCD	✓	MoF	
SEP 14 2005			
Coun. Brd. ✓			

densities of development and allowances for public, institutional or recreational uses outside the containment boundary.

The current OCP review, in part, is intended to rectify the decade of contradictions between these documents. The designation of the Residential Lands surrounding the Village Core would substantially increase OCP's compliance with the RGS. It is our understanding the Intergovernmental Advisory Committee supported the changes proposed for the Residential Lands, although the staff report notes otherwise.

Of issue, of course, is the new OCP's need for an Urban Containment Boundary within the proposed Foothills Comprehensive Development Area to comply with the RGS. This containment boundary is proposed as the lands within the boundary will be developed to urban densities, with full community water and sewer servicing. The staff report correctly notes that this proposal was not in the 1995 OCP and would result in the redesignation of lands on the RGS map. It appears that RDN staff would contend that procedurally, the RGS cannot be amended to include this UCB.

The District of Lantzville would suggest, however, that the RGS conceived of the time when Lantzville would approach the member municipalities and the RDN with substantial amendments to the RGS. Policy 8F of the RGS addresses this situation. In part, Policy 8F states:

*The RDN and member municipalities recognize that the new District Municipality of Lantzville may wish to propose changes to the Regional Growth Strategy **once it has reviewed its official community plan and developed its regional context statement** (bolding added).*

It would appear that the RGS conceives of a process whereby Lantzville Council must review the OCP and complete this review process prior to the submission of the OCP to the RDN. This does not comply with direction provided to the District of Lantzville for the submission of its OCP. While the District of Lantzville has attempted to provide the RCS concurrently with the OCP, we believe all parties would agree that this would now be difficult to achieve.

The policy continues:

Consequently, the RDN and member municipalities agree to undertake an Interim Update of the Regional Growth Strategy after the district Municipality has had an opportunity to review its official community plan...

To address this policy, Lantzville has undergone an extensive OCP process, culminating in a public hearing on September 14, 2005. It is necessary for Lantzville to complete this process (as conceived of in policy 8F) to verify community and Council support for this bylaw. Following the completion of the public hearing and Council's review of submissions, the District of Lantzville intends to re-approach the members of the RGS

with an RCS and designated UCBs, requesting that the partners fulfill their earlier commitment to undertake an Interim Update of the Regional Growth Strategy.

We understand that the adoption of an RCS is a negotiated process among the partners in the Growth Strategy, and we look forward to achieving consistency between the Lantzville OCP and the RGS over time, as anticipated in Policy 8F.

In summary, it is Lantzville's contention that the text of the OCP as proposed is compliant with the RGS, both in spirit and in letter. We would suggest that the RDN's concerns are perhaps magnified by a misunderstanding of the process undertaken to develop the Lantzville Official Community Plan. In part, the OCP was drafted to rectify the inconsistencies created more than 10 years ago between the OCP and the RGS. In addition, there was a great deal of discussion through the public process on ensuring that the OCP comply with the eight goals and associated policies of the RGS. Policy 8F was included in the RGS in recognition of a time when Lantzville would approach the RDN and member municipalities with proposed changes; that time is now.

We would emphasize the District of Lantzville's ongoing support for managing growth and change in the Region, and appreciate that this is no small task for the member municipalities and the Regional District of Nanaimo. Recent events in Oregon, the birthplace of growth management, further underscore the difficulties faced when governments work together on land use issues. However, we believe the mechanism for responding to this situation is contained in the Regional Growth Strategy, and we look forward to the resolution of the above noted issues.

Sincerely,



Colin Haime
Mayor, District of Lantzville

cc: District of Lantzville Council
Ian Howat, District of Lantzville CAO



REGIONAL DISTRICT OF NANAIMO			
CHAIR		GM Cms	
CAO		GM ES	
DA CCD	<i>R</i>	MoF	
SEP 06 2005			
Board			

MEMORANDUM

TO: Jason Llewellyn
Manager, Community Services

DATE: September 2, 2005

FROM: Brigid Reynolds
Senior Planner

FILE: 3360 30 0507

SUBJECT: Amendment Bylaw No. 500.318, 2005
RDN Recreation and Parks Department
Electoral Area 'H' – Horne Lake Regional Park

PURPOSE

To consider Bylaw 500.318, 2005 for adoption.

BACKGROUND

Bylaw No. 500.318, 2005 was introduced and given 1st and 2nd reading on April 26, 2005. This was followed by a Public Hearing held on June 7, 2005. The Board granted 3rd reading at its June 28, 2005 Regular meeting.

The purpose of the amendment bylaw is to expand on the current uses at Horne Lake Regional Park to:

- increase the number of individual campsites from 60 to 125;
- expand the group camping to permit a maximum of 75 camping parties in three group camping areas;
- permit 10 tourist accommodation units no greater than 35m² per unit;
- permit public assembly use as a primary use and visitor centre as an accessory use; and,
- permit boat and swimming docks and a wharf.

As a condition of the zoning amendment application, the management agreement between the RDN and the Park Operator shall incorporate certain requirements that are detailed in Schedule No. 1. Staff from the Recreation and Parks Department will begin amending the Horne Lake Regional Park Plan to incorporate the expanded uses permitted by this zoning amendment in the late fall. Following that a Request for Proposal to hire a park operator will be undertaken in the early winter and a management agreement developed. The conditions detailed in Schedule No. 1 will be incorporated into that development agreement. As a condition of the application the section 219 covenant registered on title was required to be amended to reflect the expanded uses. This has now been undertaken and the section 219 covenant is in the process of being registered on title.

ALTERNATIVES

1. To adopt Bylaw No. 500.318.
2. To not adopt Bylaw No. 500.318.

VOTING

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

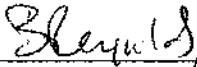
SUMMARY

“Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.318, 2005” was given 1st and 2nd reading on April 26, 2005. A Public Hearing was held on June 7, 2005 and the Bylaw was given 3rd reading on June 28, 2005. There are three main conditions of the zoning amendment application. Two of these conditions cannot be met until such time that staff from the Recreation and Parks Department begin to draft a management agreement with the park operator. This will occur in early 2006 once the Management Plan has been amended and a park operator hired through a Request for Proposal process. The other condition of the application was to amend the section 219 covenant on the title to recognize the expanded uses at the Regional Park, which has now been done.

The following recommendation is provided for consideration by the Board.

RECOMMENDATION

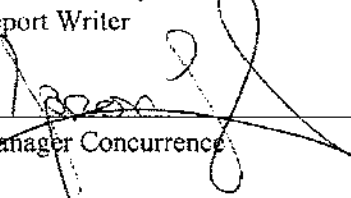
That “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.318, 2005”, be adopted.



Report Writer



Deputy Administrator Concurrence



Manager Concurrence

COMMENTS:
devsvs/reports/2005/ZA3360 30 0507 HLRP se brd adopt

TO: Jason Llewellyn
Manager, Community Planning

DATE: September 12, 2005

FROM: Brigid Reynolds
Senior Planner

FILE: 3360 30 0517

SUBJECT: RDN Text Amendment – Nanoose Bay Official Community Plan Implementation
Electoral Area 'E'

PURPOSE

To reintroduce "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005" as amended at 2nd reading and to proceed to a public hearing.

BACKGROUND

As the Board is aware, the Nanoose Bay Electoral Area 'E' Official Community Plan review process has been underway since early 2004. This process included extensive public consultation involving residents, property owners, stakeholders, as well as municipal, provincial, and federal agencies. This process also involved several open houses, community meetings, a government agencies' forum and the participation of community members in sixteen Working Group meetings. At a Special Board meeting held on June 14, 2005, the Regional Board granted 1st and 2nd reading of the "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005." A Public Hearing on Bylaw No. 1400 was held on June 27, 2005 where approximately 300 residents attended. Bylaw No. 1400 received 3rd reading at the July 26, 2005 Regular Board meeting and is anticipated to be considered for adoption in October 2005.

A number of implementation action items are identified in the OCP bylaw. A report detailing the actions associated with amending Bylaw No. 500 in order to ensure its consistency with the OCP bylaw was received by the Regional Board at its Regular Board meeting on August 23, 2005. The proposed amendments are outlined below:

- amending the minimum parcel size for lands designated as Coast Residential, Rural Residential and Resource;
- amending the relevant zones to restrict subdivision of land pursuant to the *Strata Property Act*;
- amending the zoning setbacks adjacent to the ocean; and,
- amending the zoning for five Crown parcels from a Residential zone to a Public zone to reflect the existing uses on the subject properties.

The text of Amendment Bylaw 500.324, 2005 is shown as Attachment No. 3.

Through the OCP Review process comments have been received from members of the public criticizing the lack of implementation of the current Nanoose Bay OCP (Bylaw No. 1118, 1998). Specifically, citizens have noted that the lack of alignment between the OCP land use designations and the current zoning on the lands has resulted in situations where development has proceeded contrary to OCP policies. This zoning amendment proposes to remedy this inconsistency. Attachment No. 1 shows the affected properties.

“Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005” was received by the Regional Board at its Regular meeting on August 23, 2005, was granted 1st and 2nd reading and was referred to a Public Hearing.

The Public Hearing was scheduled for September 8, 2005, however prior to the Hearing an error on the maps was identified, which required that the bylaw be amended and be reintroduced at 2nd reading. As a result, the Public Hearing was not held.

ALTERNATIVES

1. To reintroduce the amended Bylaw No. 500.324 at 2nd reading and proceed to a Public Hearing.
2. To amend the amended Bylaw No. 500.324 at 2nd reading as directed by the Board and proceed to Public Hearing.
3. To refer the amended Bylaw No. 500.324 back to staff with direction to make further amendments.

LAND USE AND DEVELOPMENT IMPLICATIONS

The map schedules to “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005” (*See Attachment No. 3*) have been amended to accurately show the affected parcels. The original draft of the map schedules included parcels in the Fairwinds and Red Gap Urban Containment Boundary areas that were not subject to the proposed amendments (*See Attachment No. 1*). As this Amendment Bylaw is consistent with the OCP Bylaw that is anticipated to be adopted at the Regular Board meeting in October, staff recommends that the Bylaw No. 500.324, 2005, as amended, be reintroduced at 2nd reading and proceed to Public Hearing.

PUBLIC CONSULTATION IMPLICATIONS

The proposed zoning amendments are outlined in the OCP Bylaw, which has been the subject of considerable public consultation and debate. As a result, there has been opportunity for affected property owners to raise issues and concerns. As a result of the Notice of the Public Hearing that was to be held on September 8, 2005 submissions have been received regarding these amendments. These submissions are attached for information (*See Attachment No. 2*). Should the Amendment Bylaw receive 2nd reading, a Public Hearing shall be held.

INTERGOVERNMENTAL IMPLICATIONS

Prior to the scheduled Public Hearing that did not proceed, referrals were made to Ministry of Agriculture, Ministry of Transportation, Town of Qualicum Beach, City of Parksville, District of Lantzville, Ministry of Community Services, Ministry of Forests, Ministry of Energy and Mines, Agricultural Land Commission, School District #69, Vancouver Island Health Authority, and Nanoose First Nation. Verbal comments were received from the Ministry of Agriculture that they support increasing the parcel size for lands in the ALR to 8.0 ha. As a result of reintroducing the amendment bylaw, it will be necessary to refer the amendment bylaw to these agencies.

VOTING

Electoral Area Directors – one vote, except Electoral Area ‘B’.

SUMMARY

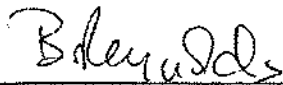
The "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005" received 1st and 2nd reading on June 14, 2005 and a Public Hearing was held on June 27, 2005. The Board received the Public Hearing minutes and granted the OCP 3rd reading at the July 26, 2005 Regular Board meeting. It is anticipated that the OCP will receive final approval at the October Regular Board meeting. The OCP Bylaw details an implementation strategy, which includes amending the zoning bylaw in order to establish consistency between the minimum parcel sizes outlined in the OCP for lands designated Coast Residential, Rural Residential and Resource and the Land Use and Subdivision Bylaw No. 500. These amendments are also consistent with the *Regional Growth Strategy*. The other implementation actions include restricting building strata subdivisions pursuant to the *Strata Property Act* on Rural 5 (RU5) zoned property and amending the setback for ocean front property to 15 metres from the natural boundary of the ocean. These proposed amendments are outlined in the OCP Bylaw No. 1400, which has undergone an extensive public consultation process and therefore, beyond the required Public Hearing, no further public consultation is recommended.

"Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005" was received by the Regional Board at its Regular meeting on August 23, 2005, was granted 1st and 2nd reading and was recommended to be referred to a Public Hearing. The Public Hearing was scheduled for September 8, 2005, however prior to the Hearing an error in the bylaw was identified which required that the bylaw be amended and be reintroduced at 2nd reading. The Public Hearing was not held.


Therefore staff recommend that the amended "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005" be reintroduced at 2nd reading and be referred to a Public Hearing.

RECOMMENDATIONS

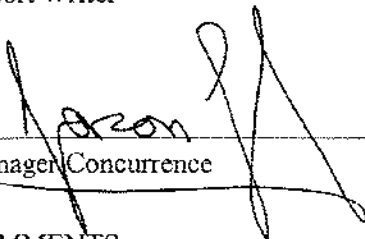
1. That the amended "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005" be given 2nd reading.
2. That the amended "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005" proceed to a Public Hearing.
3. That the Public Hearing on the amended "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.324, 2005" be delegated to Director Holme or his alternate.



Report Writer



Deputy Administrator Concurrence



Manager Concurrence

COMMENTS:

devsvs/reports/2005/1.ct 3360 30 0517 EAE OCP implementation

Attachment No. 1
Electoral Area E Zoning Amendment Subject Properties

Attachment No. 2 (1 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Manassas Bay, BC
Sept 7/005

Regional District of Nanaimo
Land Use Bylaw
George Holme (director Asset)
Dear George:

I would like to address the issue of
changing certain rural properties from a D (2 ha) to B (6 ha)
I live on northwest Bay Rd and have property
between that Rd & Powder Point Rd.

Eighteen acres of my sixty four are on the
other side of the railway tracks from my main farm.
It extends from the railroad tracks to Manassas Elementary
School and is behind the houses on northwest Bay Rd.
my property is in the ALR including those 18
acres but farmland this piece is not.

If this parcel could be taken out of the ALR
who would buy 18 acres of bush? For what use
would they use it?

Have you given any thought what can
be done with a 20 acre parcel of rural property?
It is not enough to earn a respectable living so you
would be paying huge taxes for land that you had
no use for.

Some say it could be a hobby farm. You
definitely do not need 20 acres for a hobby farm.

Attachment No. 2 (2 of 50)
Submissions Received Prior to the Cancelled Public Hearing

I believe that in the future this is going to cause a lot of hardship to many families. Some of these properties have been family owned for many years, including mine.

I know at the last meeting many e-mails were sent & many rural property owners spoke out against this move.

Are you not listening to what these people in Nanouse Bay are telling you?

I believe this by-law of property size ^(2 ha) has been in effect for many years. Why are you changing this now?

Sincerely
Edna O'Leary
2755 N.W. Bay Rd
Nanouse Bay, B6
V9P9E6

Attachment No. 2 (3 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Page 1 of 4

Reynolds, Brigid

From: Ron Lampard [ron@lampards.com]
Sent: Thursday, September 08, 2005 1:55 PM
To: Reynolds, Brigid; ghoime@shaw.ca
Subject: RE: Bylaw No.500.324,2005

Having reviewed the mapping and the very timely responses to my questions provided by Brigid, Brigid has indicated that my property is not affected by a set back to the Ocean but too determine the impacts of streamcourses of sensitive areas will require a legal surveyor to determine the effects to my property. As such I am opposed to this rezoning as it denies me the opportunity to manage my property in a reasonably unrestricted manner. It also reduces future opportunities that were available when the property was purchased.

Although I support the majority of the goals and objectives. The Bylaws and associated changes in control of my land go too far. I purchased the property in good faith accepting the levels of Gov't controls at that time. I do not want to relinquish my ability to subdivide or develop my property any further than it is at present.

If the Regional District wishes to control my ability to mow the grass or prune my trees then lets discuss it one on one not in a process where people who are not affected have a say in how I manage my property or limit my future opportunities.

Ron Lampard
P.O Box 102
2983 Northwest Bay Rd.
Nanose Bay, B.C.
V9P 9J9

Ph. 438 9140

-----Original Message-----

From: Reynolds, Brigid [mailto:BReynolds@rdn.bc.ca]
Sent: Thursday, September 08, 2005 9:59 AM
To: Ron Lampard
Subject: RE: Bylaw No.500.324,2005

Ron

The natural boundary is defined as follows: "the visible high water mark on any watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the watercourse a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself."
This is determined by a BC Land Surveyor.

Watercourse is defined as follows:

watercourse means any natural or man-made depression with well defined banks and a bed of 0.6 m or more below the surrounding land serving to give direction to or containing a current of water at least six months of the year and includes the sea or any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply whether enclosed or in a conduit;

The development permit requirements can be found at this link:

<http://www.rdn.bc.ca/cms/wp/attachments/wpID806atID679.pdf>

Your property is affected by both DPA III Watercourse Protection and DPA IV Sensitive Ecosystem.

No there are no tax incentives.

Brigid

9/8/2005

Attachment No. 2 (4 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Page 2 of 4

Brigid Reynolds
Senior Planner
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
Ph. (250) 390-6510 or (250) 954-3798 Parksville/ Q Beach area or 1-877-607-4111 toll free in BC
fax (250) 390-7511

www.rdn.bc.ca

From: Ron Lampard [mailto:ron@lampards.com]
Sent: Wednesday, September 07, 2005 5:10 PM
To: Reynolds, Brigid
Subject: RE: Bylaw No.500.324,2005

Brigid

Thank-you for the response to my e-mail and the returned phone calls although we haven't been able to contact by phone yet. Could you please clarify some of the terms used in your note as follows

The natural boundary of the ocean - What is the definition of "natural boundary". Tide movement is quite significant in some areas. Is it low tide, average tide, high tide or highest tide?

What is the definition of watercourse as per the by-law ?

How does a development permit requirement affect my property?

As the movement in zoning from N - F has a significant affect on my ability to manage my property are there any tax incentives to offset the loss in potential value?

-----Original Message-----

From: Reynolds, Brigid [mailto:BR Reynolds@rdn.bc.ca]
Sent: Wednesday, September 07, 2005 11:11 AM
To: ron@lampards.com
Cc: Llewellyn, Jason; gholme@shaw.ca
Subject: RE: Bylaw No.500.324,2005

Mr. Lampard

From the map it appears that you are not affected by the proposed zoning amendment for setbacks to the ocean as the natural boundary of the ocean appears to be quite a distance from your parcel.

If the drainage on your property meets the definition of a watercourse pursuant to the Zoning Bylaw the setbacks would be 15 m from the natural boundary or 18 m from the stream centreline; unless there is a bank of 30% or more then the setback would be 9 m from the top of the bank.

A development permit area is established over your parcel in the new but as yet unadopted

9/8/2005

Attachment No. 2 (5 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Page 3 of 4

Official Community Plan.

The change from 'N' subdivision district to 'F' is that for subdivision the minimum parcel size will be 1 ha, regardless of the level of servicing. Currently, the 'N' subdivision district establishes a minimum parcel size of 1000m² with community sewer and community water, 1600m² with community water and no community sewer, 1 ha with community sewer and no community water servicing, and 1 ha with no services. Your parcel is not within a community water or sewer servicing area. As well, the Growth Strategy which was adopted in April 2003 includes a policy which states that the minimum parcel size shall not be reduced below the minimum parcel size established in the OCP in place at the date of adoption of the Growth Strategy. The current and the as yet unadopted OCP both state that lands designated Rural Residential (which includes your parcel) shall have a minimum parcel size of 1.0 ha. So this amendment (Bylaw No. 500.324) is intended to implement these policies.

I hope this answers your questions. Please call me to discuss this further.

Brigid

From: Llewellyn, Jason
Sent: Monday, September 05, 2005 4:07 PM
To: Reynolds, Brigid
Subject: FW: Bylaw No.500.324,2005

Please respond. Thanks

Jason

From: George Holme [mailto:gholme@shaw.ca]
Sent: Saturday, September 03, 2005 3:03 PM
To: Llewellyn, Jason
Subject: Fw: Bylaw No.500.324,2005

----- Original Message -----
From: Ron Lampard
To: planning@rdn.bc.ca
Cc: gholme@shaw.ca
Sent: Saturday, September 03, 2005 1:29 PM
Subject: Bylaw No.500.324,2005

I live at 2983 Northwest Bay Road and will be affected by you proposed rezoning. My property at the time of purchase included a earthen berm and ditch along the southerly sides. The ditch appears to have created a small waterway that floods at high tide and virtually dries during lower tides.

My questions are ;

A - Can you please provide me with a map that will show the effects of the setback to my property.

B - What effect will change in zoning from N to F have on my property

Ron Lampard
2983 Northwest Bay Rd

9/8/2005

Attachment No. 2 (6 of 50)
Submissions Received Prior to the Cancelled Public Hearing

J. Lynne Bonnell
PO Box 34
Nanoose Bay, BC
V9P 9J9

Regional District of Nanaimo
6300 Hammon Bay Road
Nanaimo, BC

Via e-mail breynolds@rdn.bc.ca

Attention: Bridget Reynolds, Senior Planner

Dear Madam:

**Re: Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment
Bylaw No. 500.324, 2005
That Part of Lot 31, Nanoose District, Lying to the South of Comox Road Except
part in Plans 25117, 39893 and 42713 (the "Property")**

On behalf of the registered owners of the Property, I am writing to object to the above noted Bylaw as it affects our property. The registered owners are three siblings who have been registered owners of the Property since the 1970's and 1980's as Tenants in Common. We have future plans to divide that portion of the Property affected by the Bylaw into three separate legal entities, so that each of us may have the benefit of our own separate legal title. The area involved is approximately 40 acres and under the proposed new zoning, we would be unable to proceed with dividing it into three equal parcels.

We strongly object to this bylaw due to its potential to prevent division of our property into the three equal portions required for each of us to have separate legal title. We request that the Regional District not proceed with this portion of the proposed Bylaw No. 500.324, as it affects our Property.

Yours truly,



Lynne Bonnell
c.c. Bob Lapham, Deputy Administrator of Planning
via e-mail blapham@rdn.bc.ca

Attachment No. 2 (7 of 50)
Submissions Received Prior to the Cancelled Public Hearing

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

August 31, 2005
2 pages

Attention: Planning Department
Regional District of Nanaimo
Fax 390-7511

Re: Bylaw No. 500.324, 2005

We wish to make the following submission in regards to 1610 Northwest Bay Road (Lot A, Plan 445-R, DL 22, Nanoose LD, that part outlined in red), and 1634 Northwest Bay Road (Lot C (DD36525N) of Lot 22, Nanoose LD). See attached plan.

In our view it is fundamentally wrong, to downzone these Lands from Subdivision District N (1,000 m²) to Subdivision District F (1 Ha.) see attached, and to increase the minimum parcel size from 1,000 m² to 10,000 m². (Schedule '7B' attached.)

Furthermore, as per the August 2, 2005 letter from Brigid Reynolds to Jason Llewellyn, it's also fundamentally wrong to now try to amend the minimum parcel size subdivision for District N, increasing the lot size from 1,000 m² to 1,600 m² for lots on sewer and water (page 2 of the August 2, 2005 letter attached). People have postponed the development of their lands, awaiting sanitary sewer and a higher density, and they should not now be punished for waiting.

Expectations, investments and land values should not be reduced. The integrity of zoning, and minimal parcel size should remain intact.

This proposed change seems to be an 11th hour adjustment, and there has really been no opportunity for affected property owners or stakeholders to raise their issues and concerns. It's wrong to impose such major drastic changes unilaterally.

Furthermore, the August 2, 2005 Report States "However, very few comments and submissions have been received regarding these amendments. Therefore,

Attachment No. 2 (8 of 50)
Submissions Received Prior to the Cancelled Public Hearing

staff does not recommend further consultation beyond the required Public Hearing." This is not correct!

We have submitted letters earlier on February 17, 2004 (to Robert Lapham, RDN Planning Dept), on December 13, 2004 (to the RDN Planning Dept), on May 31, 2005 (to Bob Lapham, RDN Planning Dept), and on July 6, 2005 (to Robert Lapham, RDN Planning Dept), and this correspondence now appears to have been ignored. Copies of these letters are attached for your reference.

There has also been no acknowledgement of these letters, or any response to explain as to why our valid input, isn't valued. This is quite disappointing.

There was to be no down zoning of lands. This was previously stated publicly, and I believe is in print.

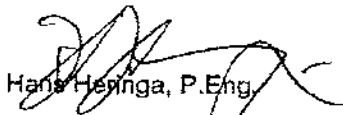
Down zoning may also give rise to a cause of action for damages. Why cause damages?

We urge the RDN to maintain the status quo for the Subdivision Districts.

We have also had preliminary discussions with Bob Lapham for these properties where we would create 1,000 m² lots, based on 1,600 m² density, and with more green space. This would be a "win win" for everyone, and this concept could/should apply to all affected properties, as the better solution. See the attached plans.

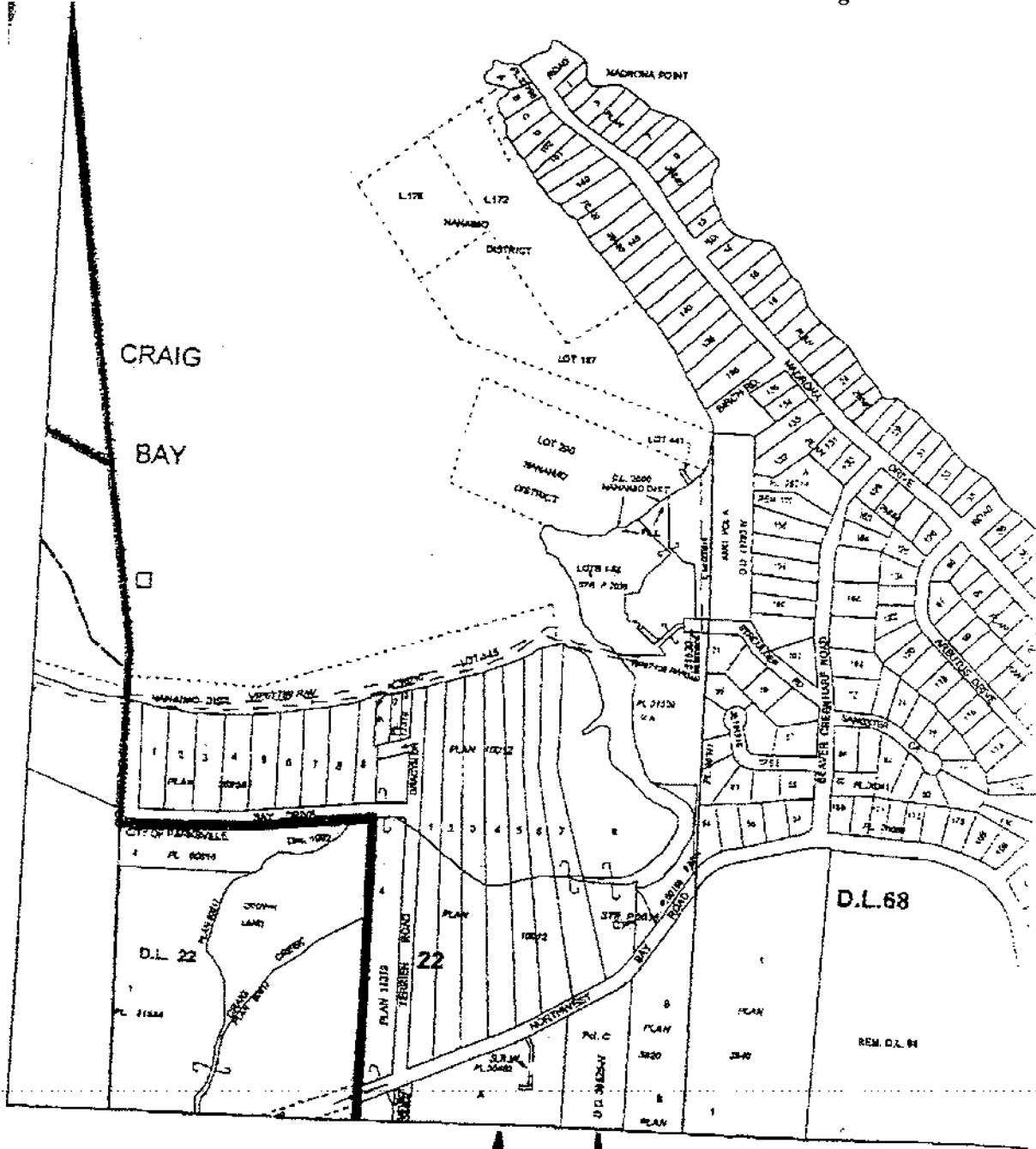
Please reconsider what you are doing here. Thank you.

Regards,


Hans Heringa, P.Eng.

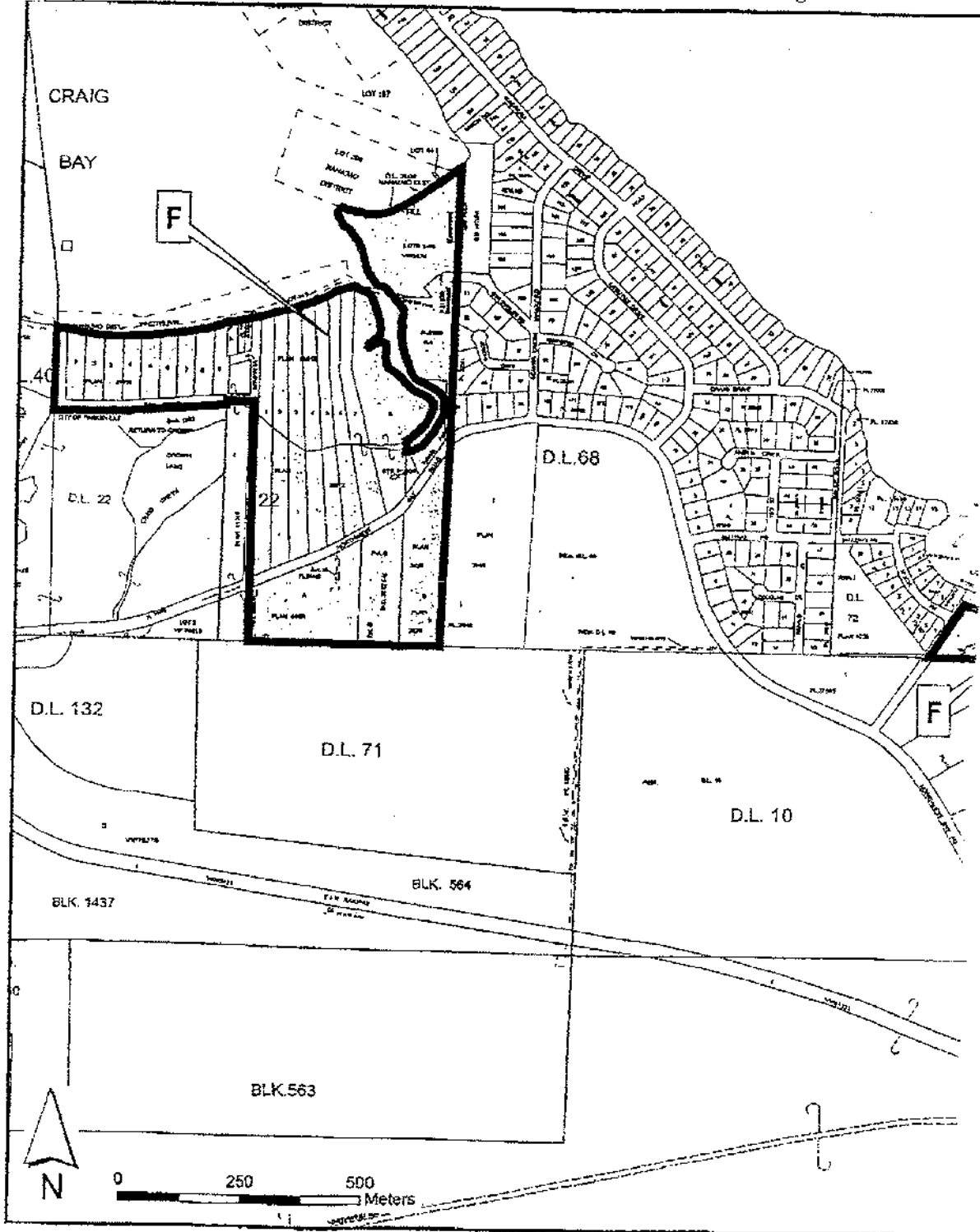
cc: George Holme, Director Area "E", RDN
cc: Jason Llewellyn, Manager, Community Planning, RDN
cc: Brigid Reynolds, Senior Planner, RDN
cc: Bob Lapham, Manager, Planning Department, RDN
HH-MWRDN Planning

Attachment No. 2 (9 of 50)
 Submissions Received Prior to the Cancelled Public Hearing




NOTE

Attachment No. 2 (10 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (11 of 50)
 Submissions Received Prior to the Cancelled Public Hearing

 <div style="display: inline-block; vertical-align: middle;"> <h1 style="margin: 0;">REGIONAL DISTRICT OF NANAIMO</h1> </div>	<p>EXCERPT FROM BYLAW NO. 500</p> <p>SCHEDULE '7B'</p> <p>SUBDIVISION DISTRICTS</p>
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1. The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below:

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m ²	1.0 ha	1.0 ha	1.0 ha
H	5000 m ²	1.0 ha	1.0 ha	1.0 ha
J	4000 m ²	6000 m ²	1.0 ha	1.0 ha
K	4000 m ²	4000 m ²	4000 m ²	4000 m ²
L	2000 m ²	2000 m ²	4000 m ²	4000 m ²
M	2000 m ²	2000 m ²	1.0 ha	1.0 ha
N	1000 m ²	1600 m ²	1.0 ha	1.0 ha
P	1000 m ²	1600 m ²	1.0 ha	1.0 ha
Q	700 m ²	2000 m ²	1.0 ha	1.0 ha
R	500 m ²	1600 m ²	1.0 ha	1.0 ha
S	400 m ²	2000 m ²	1.0 ha	1.0 ha
Z	No further subdivision			

RDN Bylaw No. 500

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw.

Attachment No. 2 (12 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Rascal Trucking Ltd.

1080 Industrial Way
Parksville, B.C. V9P 2W8
Phone (250) 248-8155 Fax (250) 248-4894

FAXED

February 17, 2004

2 pages + ATTACH

Attention: Robert Lapham
RDN
Fax 390-7511

Re: **Lot A, Rascal Lane, Nanoose Bay
Official Community Plan, Map 9
D.P.A.s, Watercourse Protection
Bylaw No. 1118**

Dear Sir:

We note that the Pond on our Lot A has been designated as a D.P.A., and as a (natural?) Lake or Pond.

This is wrong.

It's a man-made pond, and was dug by Lafarge as part of its gravel pit/Readi-Mix Plant operation many years ago, before we purchased these Lands.

We went through all of this already before, when we did the Subdivision, with C.O. Smythies, in or about 1991, or 13 years ago. At that time, the B.C. Government, as I recall, wanted the Pond returned to Crown, or something similar. In the end they abandoned the idea, after Lafarge and McKillop provided the history here.

The purpose of DPA 3, Watercourse Protection is to protect the natural environment, and not what was man-made.

Furthermore, there is no natural leave strip, or essential habitat or vegetation along the banks.

Furthermore, there are various other machine dug ponds, such as the McKillop gravel Pit, next door, also not included.

Furthermore, we are still operating a legal gravel pit/fill dump site here, as registered with the Ministry of Mines. We are using gravels from this pond here right now for the Nanoose Highway Project with M.o.T. We certainly don't have a D.P. for this activity within your D.P.A.

Attachment No. 2 (13 of 50)
Submissions Received Prior to the Cancelled Public Hearing

3360 30 0517 EA E Zoning Amendments
 August 2, 2005
 Page 2

ALTERNATIVES

1. To introduce Bylaw No. 500.324 at 1st and 2nd reading and proceed to a Public Hearing.
2. To refer Bylaw No. 500.324 back to staff with direction to make further amendments.

LAND USE AND DEVELOPMENT IMPLICATIONS

One of the initial implementation actions that have been identified in this Official Community Plan is to amend the current subdivision regulations such that the minimum parcel sizes designated in Bylaw No. 500 are consistent with the minimum parcel sizes set out in the OCP Bylaw No. 1400. (See Attachment No. 1 for the affected parcels).

Coast Residential Lands

Coast Residential Lands are those residential areas located in close proximity to the Strait of Georgia and Nanoose Bay and are located within Water Local Service Areas. These lands are also designated as being within the Restricted Community Sewer Service Planning Area, pursuant to the OCP Bylaw. In general, these lands currently have residential zoning and are within Subdivision District 'N'. (See Table No. 1).

Table No. 1 – Existing Minimum Parcel Size Subdivision District 'N'

Subdivision District	Community Water & Sewer System	Community Water – No Community Sewer	Community Sewer System – No Community Water	All Other Subdivisions
N	1,000 m ²	1,600m ²	1.0 ha	1.0 ha

OCP Bylaw No. 1400 states "The subdivision of lands designated Coast Residential shall have a minimum parcel size of 1,600 m²." As a result, the zoning bylaw amendment proposes to amend Subdivision District 'N' to establish a minimum parcel size of 1,600 m² for parcels serviced with Community Water and Community Sewer as shown on Table No. 2 below.

Table No. 2 – Proposed Minimum Parcel Size Subdivision District 'N'

Subdivision District	Community Water & Sewer System	Community Water – No Community Sewer	Community Sewer System – No Community Water	All Other Subdivisions
N	1,600 m ²	1,600m ²	1.0 ha	1.0 ha

As stated in the OCP Bylaw and in the *Regional Growth Strategy*, the provision of sewer service to lands designated as being within the Restricted Community Sewer Service Planning Area is not intended to facilitate greater development than what is supported in the OCP Bylaw. Therefore, the proposed minimum parcel size of 1,600m² where Community Water and Community Sewer service is available does not restrict development any further than what is currently permitted. This proposed amendment is also consistent with policies 7A and 7B of the *Regional Growth Strategy*.

Attachment No. 2 (14 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Furthermore, how come we have to find this out by accident? Why don't you tell Property Owners that you are trying to affect their Lands with a new Bylaw, before you do this? It's simple enough to do so.

Therefore, we request that you take the necessary steps to delete our Pond from your Bylaw No. 1118, and to correct your mistake here.

Thank you for your prompt attention to this matter.

Regards,

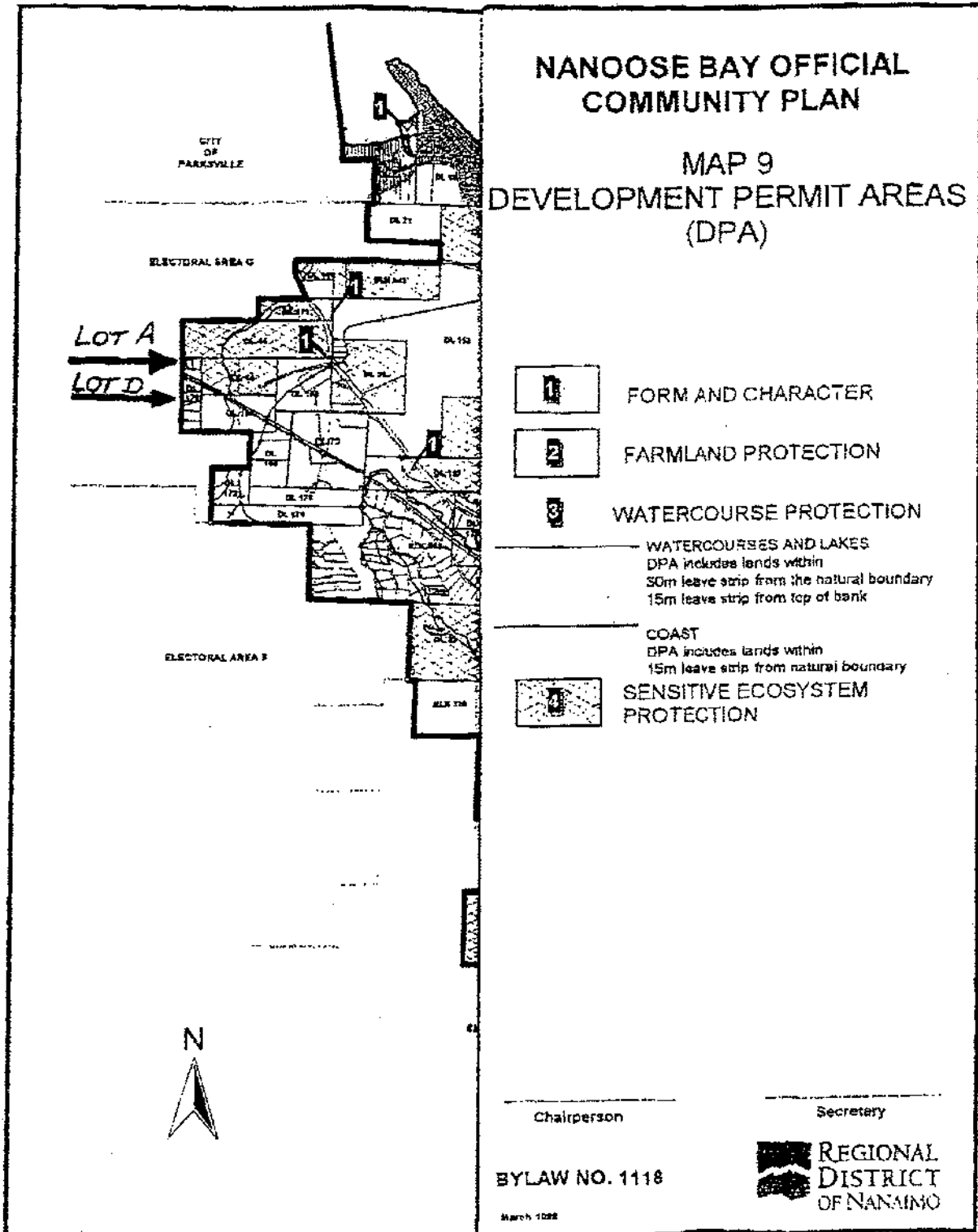


Hans Heringa, P.Eng.

- P.S. As a note of interest, there is no pond whatsoever on Lot D Rascal Lane, yet the Map 9 shows that over half of this lot is a "natural lake". Perhaps this mistake could also be corrected at the same time.
- P.S. The recent drainage works performed by River's Edge may even eliminate the pond entirely, from both Lot A, (and seasonal flood waters from Lot D), to the new pond/gravel pit storm detention area, now to the south of Kaye Road, where all the flood waters have recently been diverted to. This new pond should perhaps be subject to a DPA, if anything should be.

cc: Pauline Bibby, RDN Director, Nanoose Bay
cc: Terry West, C.O. Smythies
HH/my/Lapham

Attachment No. 2 (15 of 50)
 Submissions Received Prior to the Cancelled Public Hearing



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

December 13, 2004

___ page(s)

Regional District of Nanaimo
Planning Department
Fax 250-390-7511

Re: **Draft Nanoose Bay Official Community Plan**
Our 10 Acre Property at 1610 Northwest Bay Road
Plan 445R, DL 22, Nanoose LD, PID 009-357-963

Appendix No. 1.

This property contains a small wetland, although it is man made wetland by way of a concrete dam on a natural artesian spring (see the attached plan).

Appendix No. 2.

This property must be, and ought to be included in the Water Service Area. This is an earlier RDN Commitment. See also our Billing (copy attached). The RDN knows all about this, from much previous correspondence, and should correct the Existing Service Area to include our property as part of the Madrona Service Area.

Map No. 2.

Our property should be zoned as Coast Residential Neighbourhood at 1600 m² Lots (and not as Rural Residential Neighbourhood). This property would be zoned as CRN if it was in the Madrona Specified Area for Water, and it is in the Madrona Specified Area for Water. Our colouring should also be Pink, and not Purple. Please correct.

Map No. 3.

Our property when developed could perhaps be useful in providing a secondary and alternate bypass route on a portion of Northwest Bay Road, and in fact creating a shortcut and eliminating/reducing the traffic on Northwest Bay Road. See attached.

Map No. 5.

Our property should be included in the Restricted Service Area, as part of the Madrona Specified Area for Water, and just like the rest of the Madrona Area. Due to the road frontage, and our proximity to Sanitary Sewer, it makes sense to

Attachment No. 2 (17 of 50)
Submissions Received Prior to the Cancelled Public Hearing

allow our property to be developed, when Sanitary Sewer becomes available. We are also prepared to contribute to the costs involved with a Sanitary Sewer.

In summation, our lands should be properly accommodated in the OCP, to reflect both the history and the future potential of these lands.

There was to be no down-zoning of lands by the OCP, as I recall Mr. Holmes stating as part of the earlier OCP process.

However, our lands have in fact been down-zoned from the original 1600 m² Madrona Area Standard to the 2 ½ acre or 1 hectare size, unless we are given the Coast Residential Neighbourhood designation.

As you may know, there is a subdivision plan in the works here. There have been discussions with the RDN, that in return for access to sanitary sewer, and approval for 25 residential lots of 1,000 m² (based on 1,600 m² density), we are prepared to transfer the existing well (and an excellent water supply) to the RDN, and that in addition all of the surplus wetlands are to be dedicated as park, or as a Greenbelt Covenant. The new OCP should reflect these discussions.

Thank you for your attention to our request and for giving us the opportunity to participate, as part of the Community involvement process.

Regards,

FILE COPY

Hans Heringa, P.Eng.

cc: Lorraine Trickett
cc: Bob Lapham
cc: Pauline Bibby
HH/m/RDN

Attachment No. 2 (18 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Hans Heringa, P.Eng.

1080 Industrial Way
Parksville, B.C. V9P 2W8

Phone (250) 248-8155 Fax (250) 248-4894

FAXED
June 2/05

FAXED

CC: George Holme

May 31, 2005
18 pages

Attention: ✓ Bob Lapham
Planning Department
Regional District of Nanaimo

Re: Draft Nanoose Bay OCP, May 2, 2005

I wish to express my personal disappointment here, in that none of the concerns of my Companies previously conveyed to the RDN appear to have been addressed.

Specifically, letters were previously written by:
H&F Ventures Ltd. on December 13, 2004.
Rascal Trucking Ltd. on February 17, 2004.
myself on December 13, 2004.

To summarize my concerns once again.

Appendix Map No. 1
Rascal Lane

It shows a Water Feature on Lot A, Rascal Lane, which is really a man-made pond. This private pond should not be subject to regulations, and should be allowed to be changed and deepened or infilled, as private property.

Appendix Map No. 2

1610 Northwest Bay Road (and 1634 Northwest Bay Road to the east)

- This 1610 Northwest Bay Road property should be included in the Madrona Specified Area for Water. This is known to the RDN. See the most recent letter sent to the RDN on this, dated March 7, 2005.
- There really should be separate maps for Water Service Areas, and for Sanitary Sewer Areas, to remove confusion.

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1610 Northwest Bay Road (and 1634 Northwest Bay Road to the east)

- Should be in the OCP Coast Residential Neighbourhood, or 1600 m² Lots.
- Rural Residential Neighbourhood or 1 hectare parcels, is down-zoning.
- Again, I recall clearly an earlier newspaper article, (and I believe George Holme, but I could be wrong) making a commitment that "there would be no down-zoning" of Lands.

Attachment No. 2 (19 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Remainder Matthew Road

- * The ALR have approved 4 parcels, at 5 acres for ½ of this property.
- * This entire Remainder should really be zoned as Rural Lands, or as 5 acres, and not as Resource Lands within ALR.
- * We have an active development underway here, and this is known to the RDN. We built the bridge and paved the road in anticipation of creating 5 acre parcels on all of the Lands. We recall that George Holme on behalf of the RDN, supported our last ALR Application to create 5 Acres within the ALR on our Remainder. (See attached letter.)
- * For the RDN to not cooperate here with amending the Draft OCP, is unduly harsh and unfair.

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Why not have another future road going through to Northwest Bay Road (see the attached plan).

Map No. 4

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Map No. 5

- * There should be separate plans for Community Sewer and for Community Water.
- * Our 1610 Northwest Bay Road property (and 1634 Northwest Bay Road lying to the east), should both be included in both the Restricted Community Sewer, and Water Service Planning Area.

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Our pond at Lot A Rascal Lane is in a Development Permit Area, when it is a "man-made pond", resulting from the past excavation of gravels. This pond really shouldn't be included for this reason.

Thank you for your further attention to my previous complaints. Hopefully, the requisite changes can still be made here, to the Draft.

Regards,


Hans Heringa, P. Eng.

P.S. As an aside, I personally fully support the redevelopment along the Island Highway opposite the Petrocan Station. The Island Highway realignment is certainly necessary, and if Private Developers can contribute to the substantial costs involved, then it's in the Public interest to take full advantage of this. The OCP ought to be amended accordingly, and expedited here just like it was expedited for the River's Edge Project.

H:\m\lapham

Hans Heringa, P.Eng.

1080 Industrial Way
Parksville, B.C. V9P 2W8
Phone (250) 248-8155 Fax (250) 248-4894



July 6, 2005
7 pages

Attention: Robert Lapham
Planning Department
Regional District of Nanaimo

Re: June 6, 2005 Nanoose Bay OCP

I have reviewed the June 6, 2005 Nanoose Bay OCP, and my comments are as follows.

Appendix 1

The Pond on Lot A Rascal Lane is "man made" from gravel mining, and it's not a natural feature. In addition, the new River's Edge Detention Pond now makes a Pond here obsolete, and less likely to be containing water.

In addition, there is no Water Feature on Lots D and E anymore. The infilling on the west side and grading of the swamp on the west side of Peterson Road and a cut off ditch directing water to Peterson Road, and other ditches done as part of the River's Edge Subdivision have pretty much stopped all drainage from getting to Lots D and E for 2 years now.

(There used to be a significant water/swamp feature opposite Lots D and E in River's Edge, south of the new wells, but this has recently been destroyed by the activities of River's Edge.)

The 1993 - 1997 Sensitive Ecosystems Inventory that appears to have been used, is outdated now.

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Property owned by myself and Lorraine Trickett at 1610 Northwest Bay Road (10 acres) and at 1634 Northwest Bay Road (5.25 acres), should also be included in the Coast Residential Lands, and not designated as Rural Residential Lands as indicated. This is a down zoning of these 2 properties.

Attachment No. 2 (21 of 50)
Submissions Received Prior to the Cancelled Public Hearing

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Why not consider connecting Matthew Road to Dawson Road, and/or also running the shorter Morello Road connection through DL 176 as per attached Plan. DL 176 is flat. Going to the Dawson Road intersection via DL 176 is the better location, I think.

Map No. 4

No comment.

Map No. 5, Sheet 1 of 2

See attached.

Again, 1610 Northwest Bay Road, and also 1634 Northwest Bay Road (and likely Pacific Shores' Northwest Bay Road property too), should all be included in the Restricted Community Water Service Planning Area.

Map No. 5, Sheet 2 of 2

Again, 1610 Northwest Bay Road, and also 1634 Northwest Bay Road (and likely Pacific Shores' Northwest Bay Road property too), or the Lands up to Terrien Road, south of Northwest Bay Road, should all be included in the Restricted Community Sanitary Sewer Planning Area.

Map No. 6, DPAs

The DPA designation on Lot A Rascal Lane should not apply, as it's a "man-made" pond.

This letter is in addition to our earlier letters of May 31, 2005, December 13, 2004 (1 from H&F Ventures and 1 from Hans Heringa), and February 17, 2004. So far, it doesn't appear that anyone is listening, or hearing our complaints, or requests for improvements to this OCP.

Regards,


Hans Heringa, P.Eng.

cc: George Holme, RDN Director *9 pages.* ←

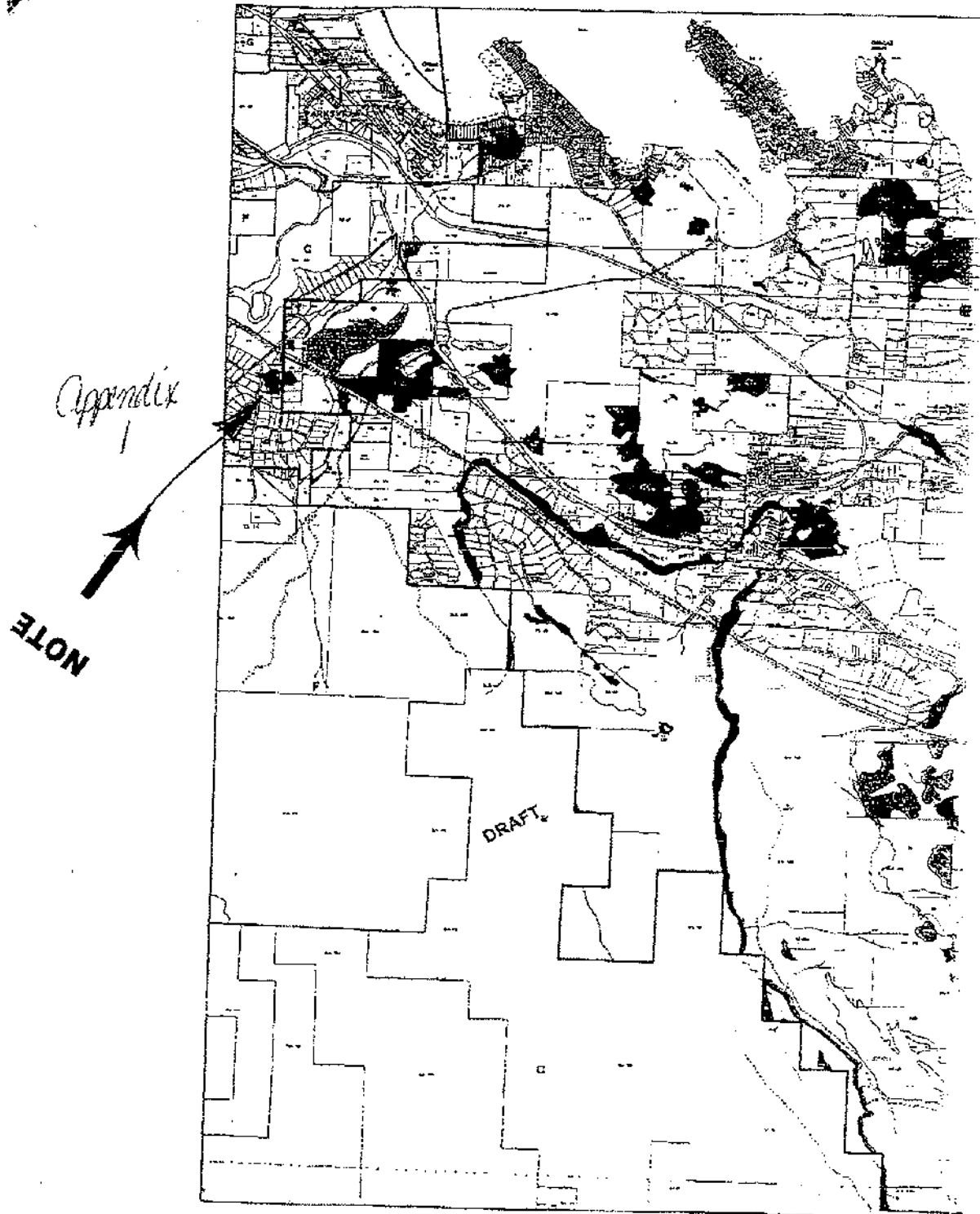
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HH/Hm/Lapham

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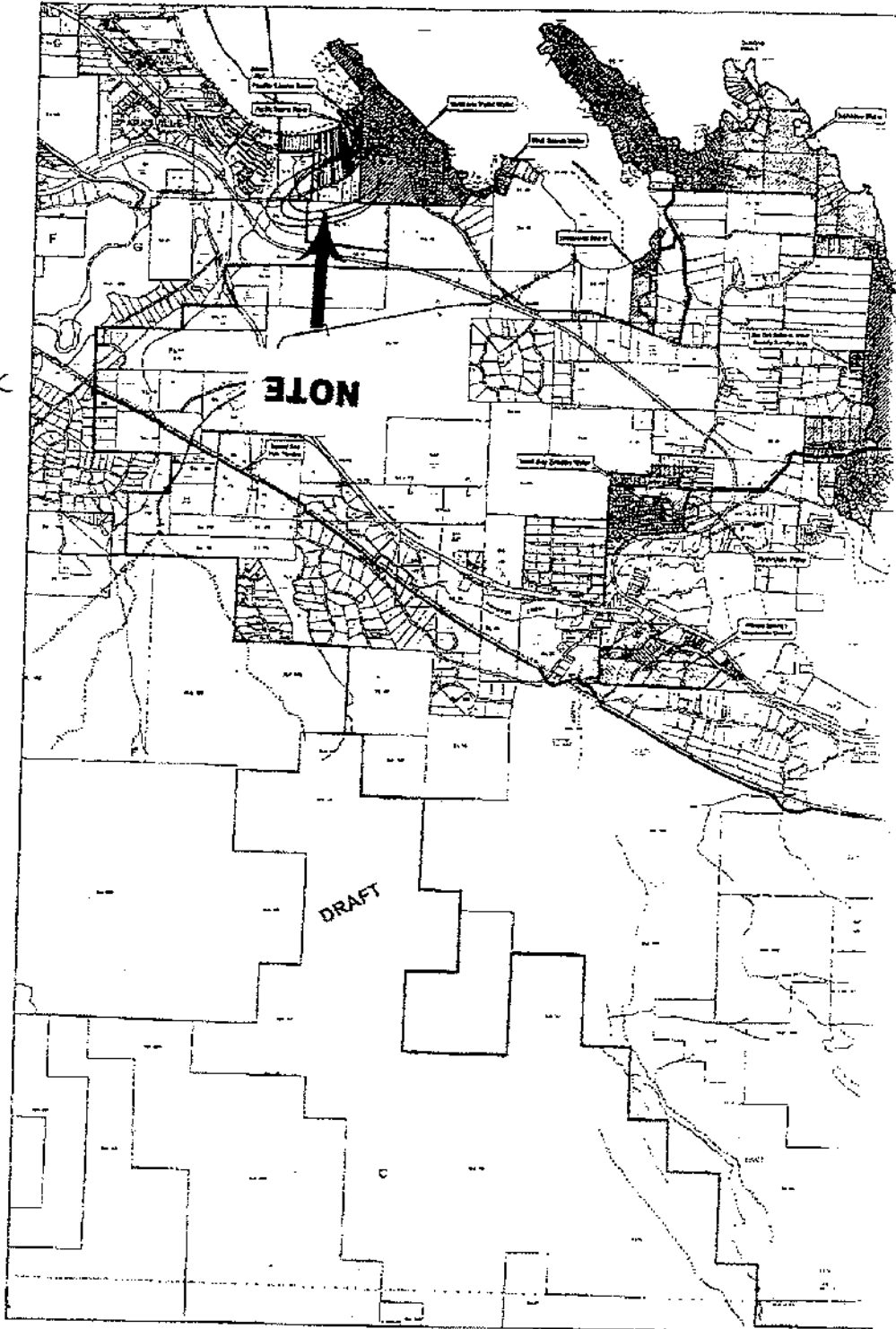
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Attachment No. 2 (22 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (23 of 50)
Submissions Received Prior to the Cancelled Public Hearing

APPENDIX
2



Attachment No. 2 (24 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Appendix No. 3
Web References

Preserving Our Foodlands: Landscape Buffer Specifications
http://www.alc.gov.bc.ca/publications/buffer/lbs_main.htm

Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993-1997
(Volume 2: Conservation Manual published by Canadian Wildlife Services)
<http://srnwww.gov.bc.ca/sei/index.html>

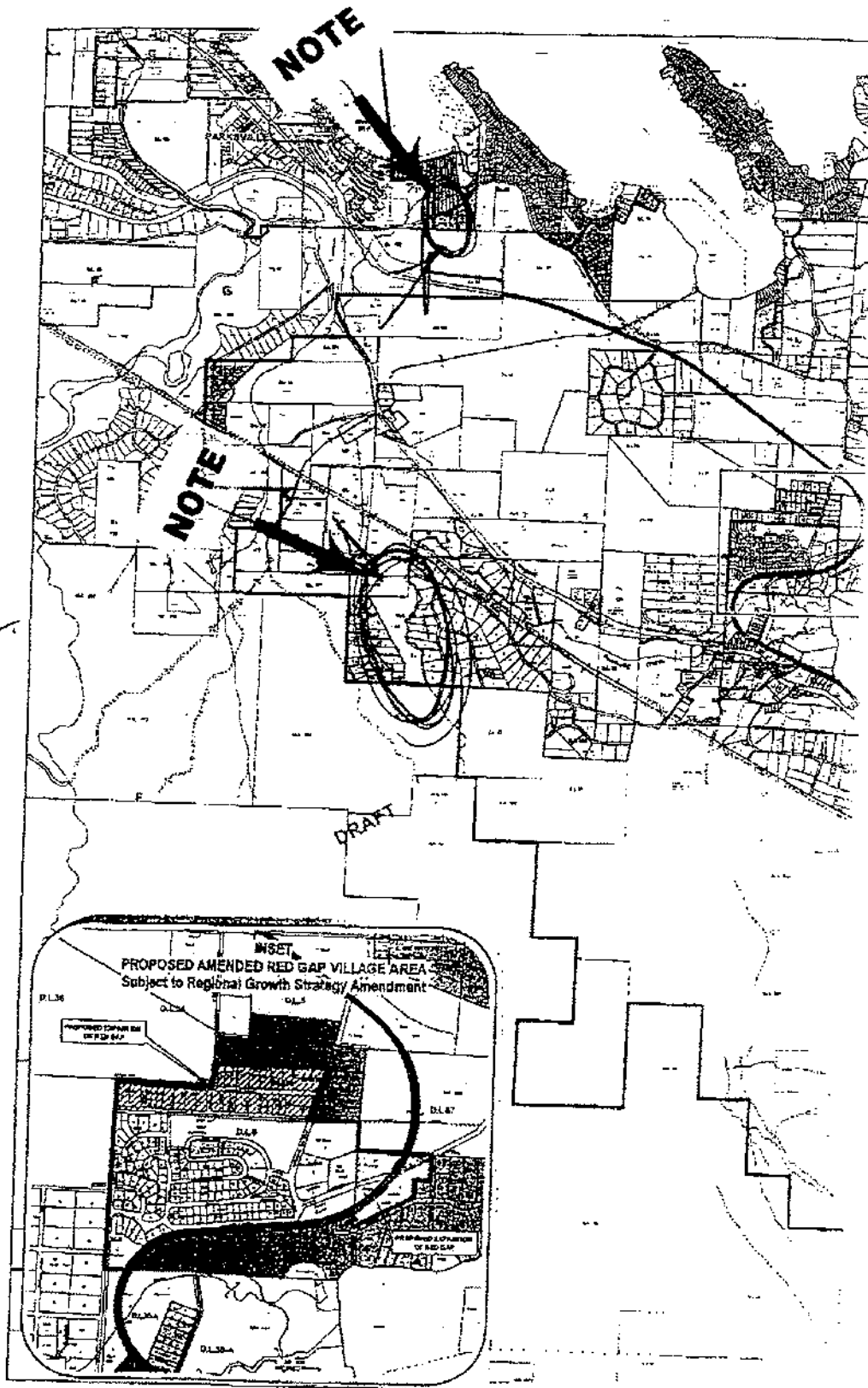
Stream Stewardship, 1993 publications by DFO and MELP

Land Development Guidelines, 1992 publications by DFO and MELP
These two publications can be found at:
http://www.stewardshipcentre.bc.ca/sc_bc/stew_series/bc_stewseries.asp

Environmental Requirements and Best Management Practices for the Review of Land
Development Proposals, March 2001 publication by MELP, or any subsequent editions.
<http://wlapwww.gov.bc.ca/wld/BMP/bmpintro.html>

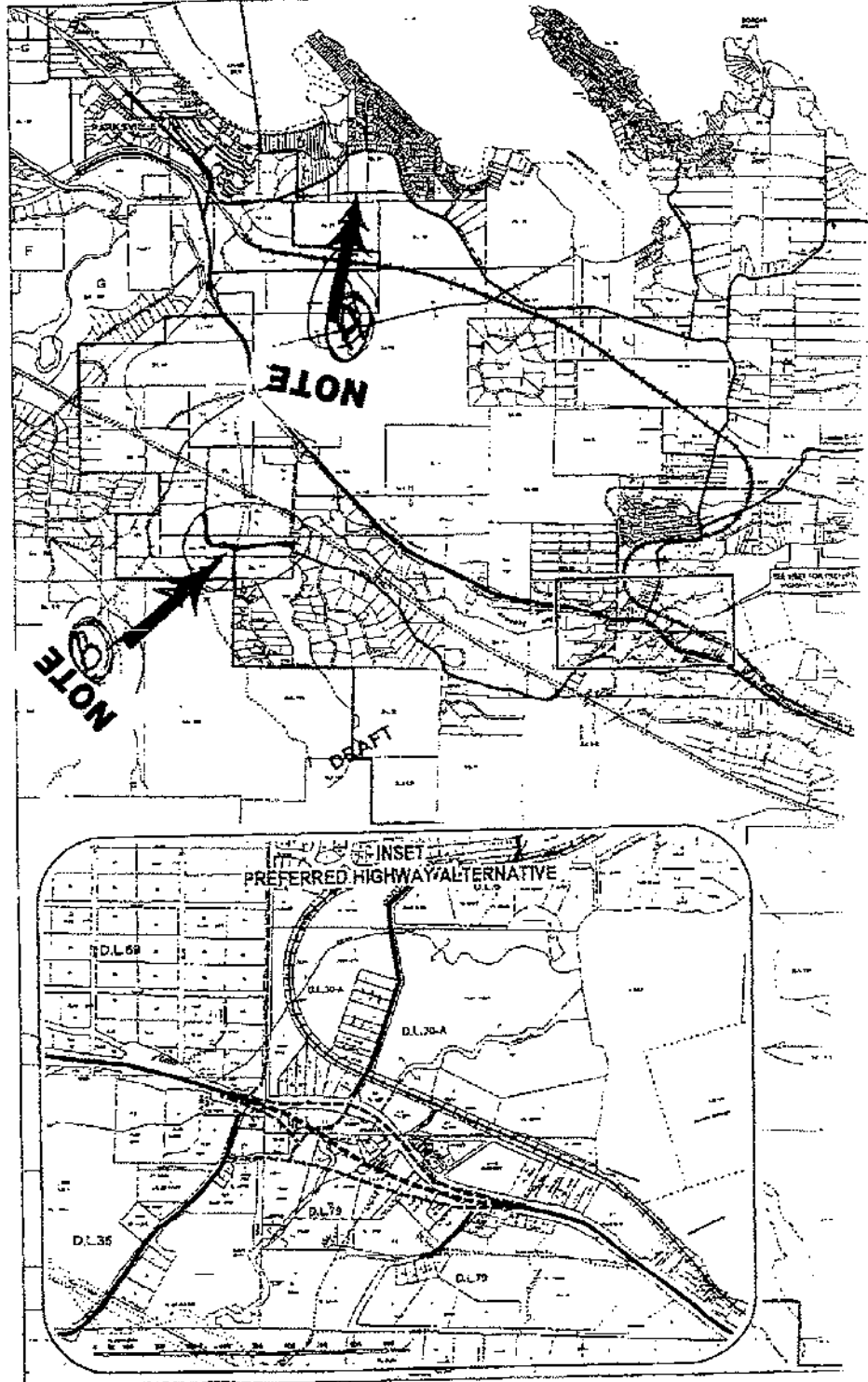
Attachment No. 2 (25 of 50)
Submissions Received Prior to the Cancelled Public Hearing

*Map
No 2
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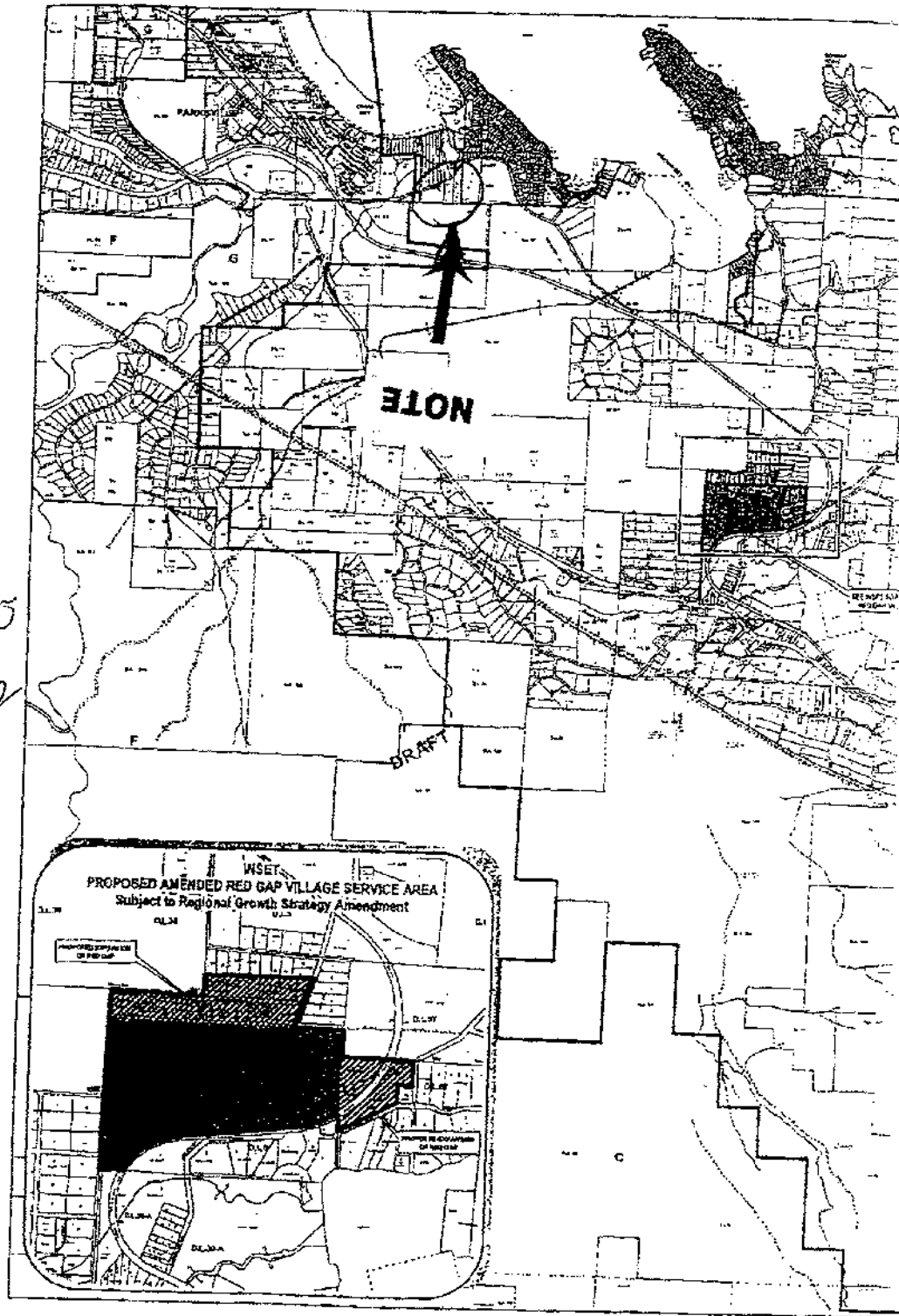


Attachment No. 2 (26 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Map No. 3



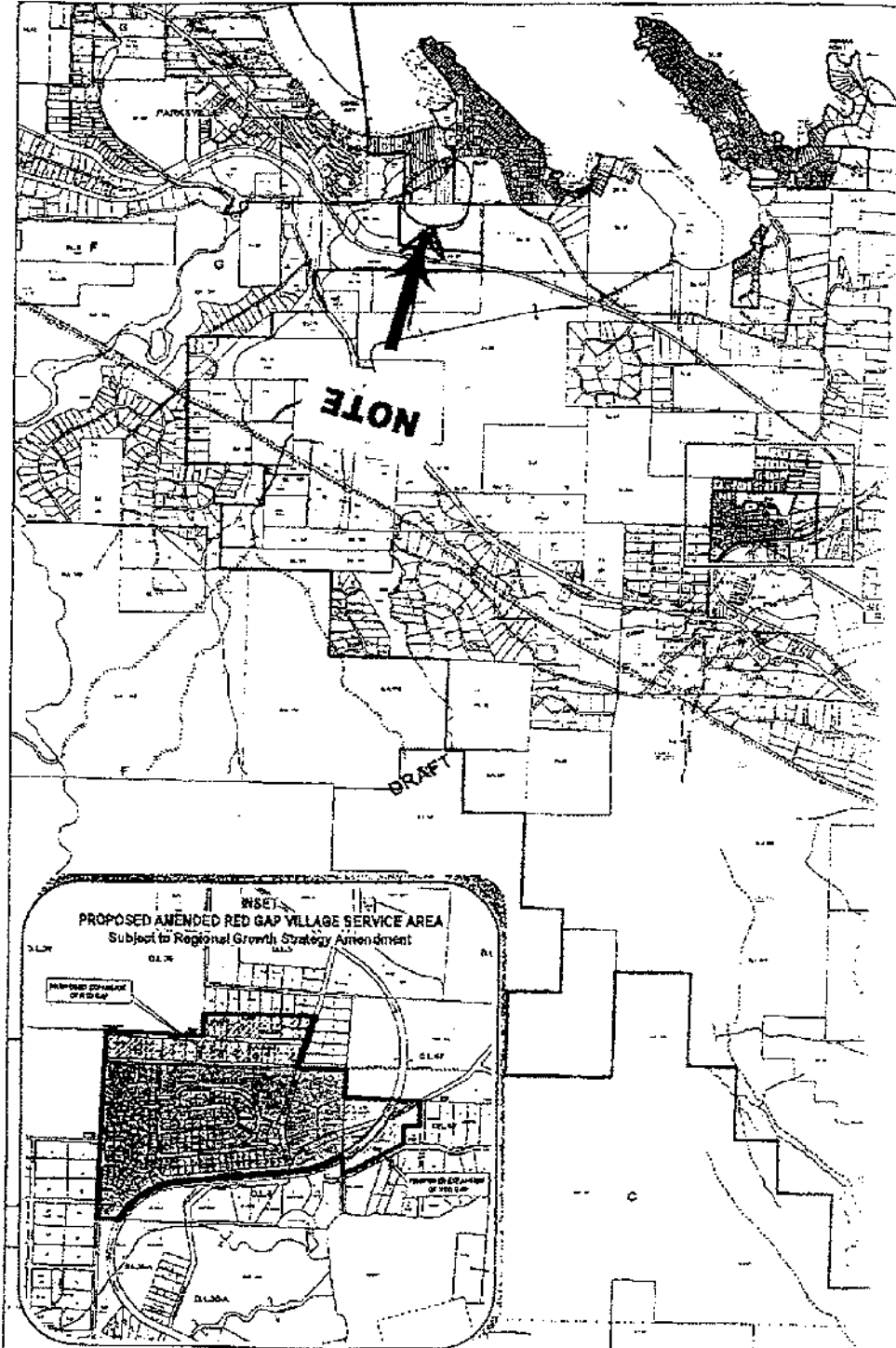
Attachment No. 2 (27 of 50)
Submissions Received Prior to the Cancelled Public Hearing



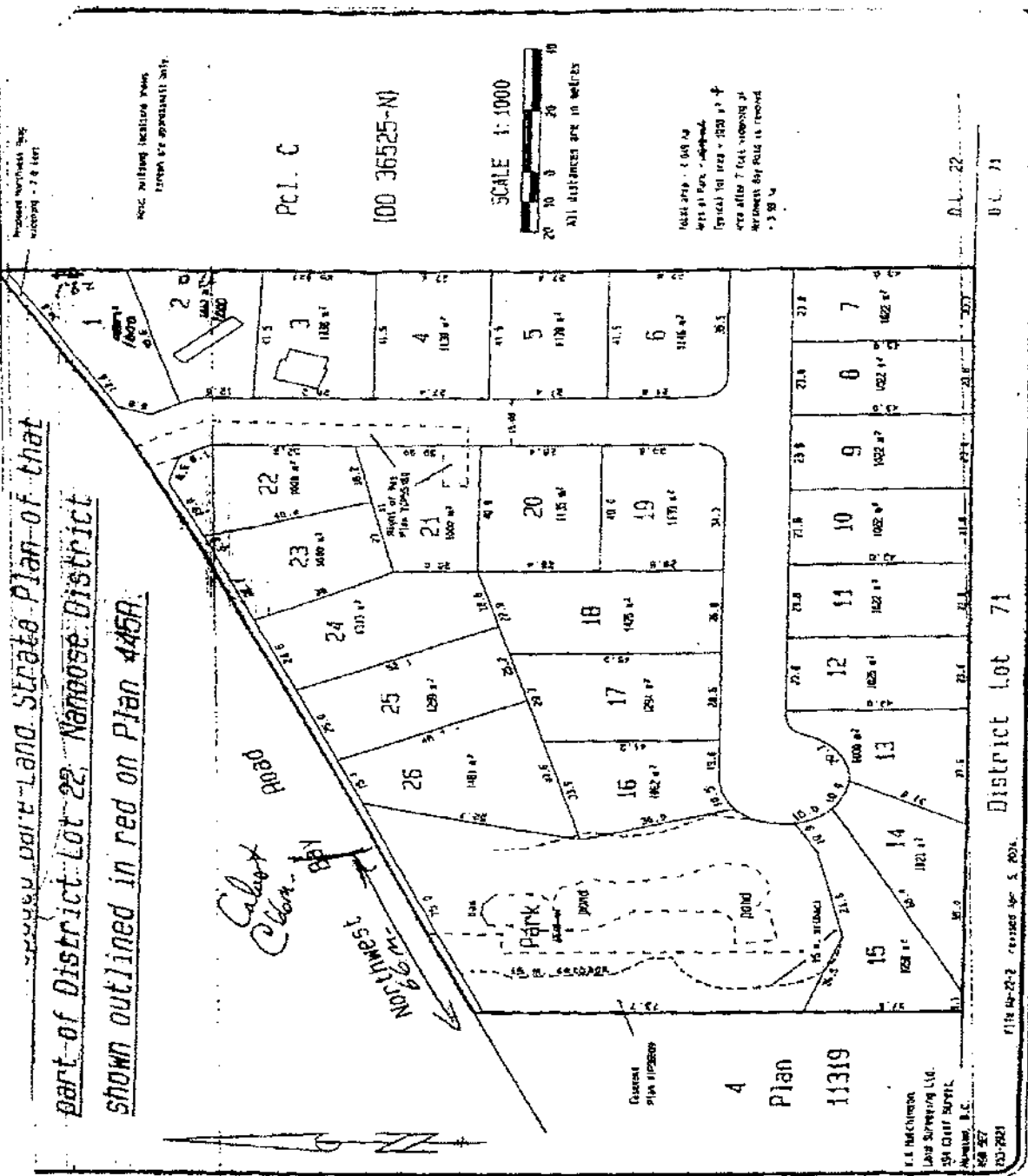
*Map No. 5
Sheet 1/2*

Attachment No. 2 (28 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Map No. 5
Sheet 2/2



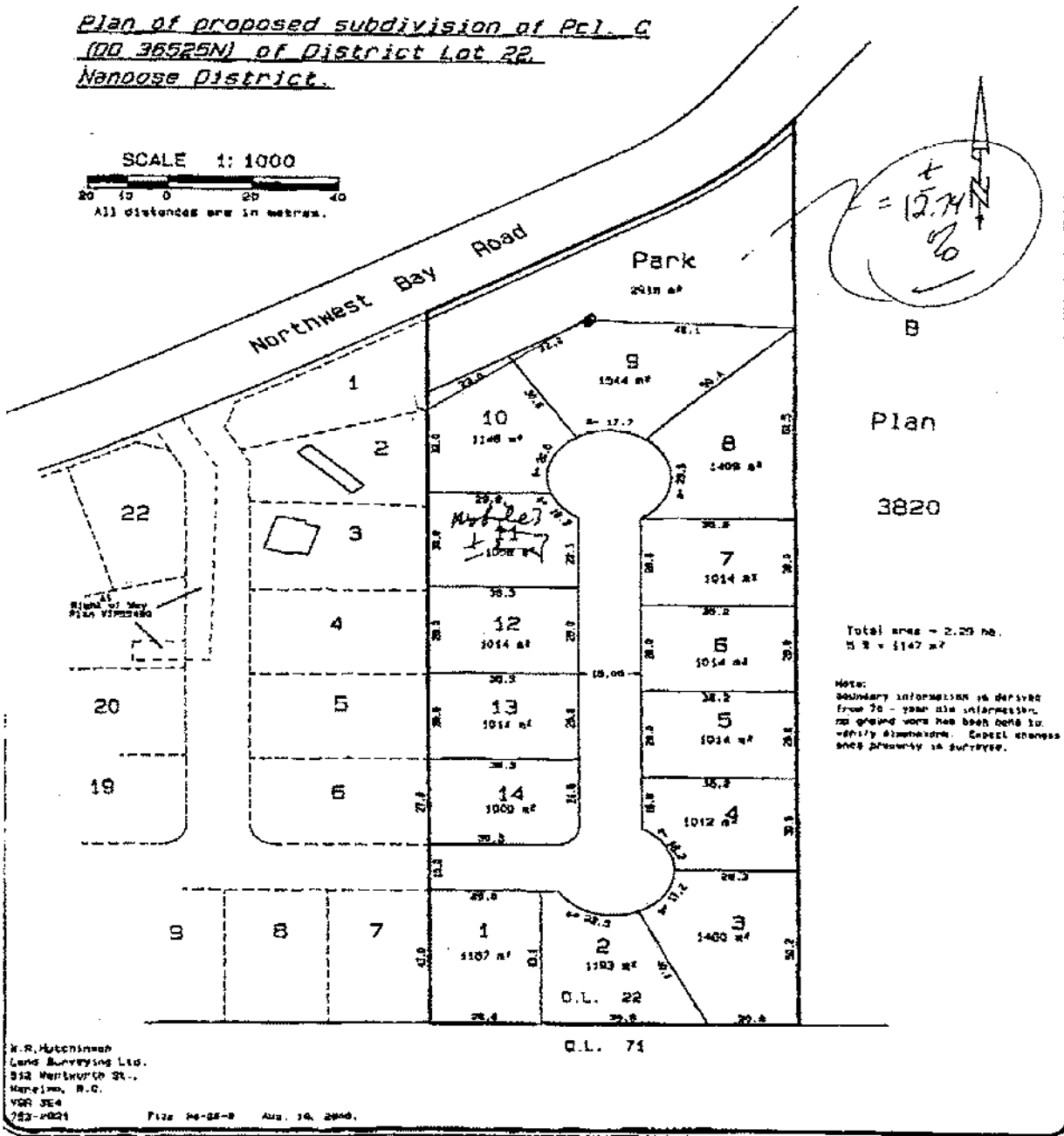
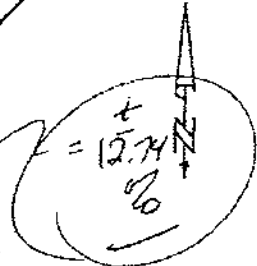
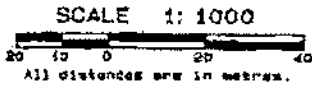
Attachment No. 2 (29 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (30 of 50)
 Submissions Received Prior to the Cancelled Public Hearing

Preliminary only

Plan of proposed subdivision of Pct. C
(OO 36525N) of District Lot 22,
Nanoose District.



H.R. Hutchinson
 Land Surveying Ltd.
 512 Marlborough St.,
 Nanaimo, B.C.
 VQR 3E4
 782-4021

File 24-02-9 Date 16, 2006.

Attachment No. 2 (31 of 50)
Submissions Received Prior to the Cancelled Public Hearing

H&F Ventures Ltd.

1080 Industrial Way
Parksville, B.C. V9P 2W8
Phone (250) 248-8155 Fax (250) 248-4894

August 31, 2005
18 pages

Attention: Planning Department
Regional District of Nanaimo
Fax 390-7511

Re: Bylaw No. 500.324, 2005

1. We wish to make the following submission in regard to Remainder Block 668, Nanoose LD, Matthew Road at Nanoose Creek.

We wish to object to the down zoning of these lands from D to B, or from 5 acre (2 Ha.) to 20 acre (8 Ha.). It doesn't make sense. It isn't fair.

We submitted 3 letters previously regarding this on December 13, 2004 to the RDN Planning Dept. and on May 31, 2005, and July 6, 2005 to Robert Lapham of the RDN Planning Dept. (See the attached.) The RDN has neither acknowledged these letters, nor replied to them. This is disappointing as the RDN was to accept Stakeholder input.

This area is in the midst of other 5 acre, and 2 ½ acre building strata lots, already created and existing.

Further subdivision, and the creation of 4 more parcels of 5 acres has previously been approved by the ALR, and by the RDN, and by George Holme. (See the attached subdivision plan.) The date for final approvals and registration is unknown, but the new zoning should really match our existing subdivision application.

The creation of further 5 acre parcels are needed to recoup the large capital cost of the Matthew Crossing concrete two lane access bridge, paid for by our Company, in cooperation with M.o.T. (rather than installing the previously approved multiplate). We proceeded here earlier, relying on our 5 acre zoning.

In addition, 5 acre hobby farms and a residential use of the land, is likely much less damaging to the Nanoose Creek Watershed than intensive farming would or could be on this ALR Land, which abuts the Nanoose Creek. 5 acre zoning and hobby farms mitigates the possible environmental damage that could be caused by intensive farming, plowing, pesticides, etc.

Attachment No. 2 (32 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Down zoning may give rise to a cause of action for damages. Why cause damages?

Please leave our 40± acre property, as zoned, for 5 acre parcels, in Subdivision District D.

We also note that our property has been labeled as Crown Land (see the attached). This is wrong. This oversight may have affected the planned down zoning here.

2. H&F also wishes to object to the proposal to now try to prevent a 2 lot Building Strata Subdivision of existing parcels greater than 2.0 Ha.

These building strata parcels, such as at Matthew Road, were created and sold on the premise that they could support 2 houses. These parcels should be allowed to be subdivided by a Building Strata Plan, if the purchasers so choose. Park and road dedication are really not an issue here, or important issues. As long as each strata parcel is 1.0 Ha., the RDN should not object. Let it go.

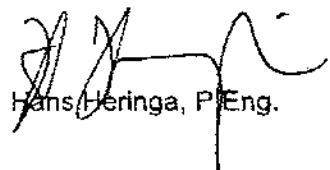
This kind of subdivision should be allowed to continue in the RDN, just like in the rest of B.C.

If the RDN really doesn't want more of this building strata subdivision, then they should get a Restrictive Covenant to this effect from the new future 2.0 Ha. subdivisions, and the Developers of them, only where Park or road dedication or septic or water may be a real issue. This is fair.

However, this kind of further restriction to prevent 2 lot building stratas on existing 5 acre lots is fundamentally wrong, and otherwise "wrong headed", and causes damages and turmoil; and prevents good (highest and best) use of the available Lands; and detracts from a reasonable and an efficient tax base for the RDN. It's in the Public interest to allow Building Strata as school bus costs, garbage pickup costs, mail delivery costs, are all cheaper and more efficient, and safety and security of the neighbourhood is better. The Planners have perhaps overlooked this aspect.

Thanks for listening.

Regards,



Hans Heringa, P.Eng.

cc: George Holme, Director Area "E", RDN
cc: Jason Llewellyn, Manager, Community Planning, RDN
cc: Brigid Reynolds, Senior Planner, RDN
cc: Bob Lopham, Manager, Planning Department, RDN
HM/m/RDN Planning

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

December 13, 2004
___ page(s)

Regional District of Nanaimo
Planning Department
Fax 390-7511

Re: **Nanoose Draft OCP November Open House
and Community Involvement**

Re: **Our Matthew Road Property, 9.5 Hectares
Remainder Block 668, PID 009-438-734**

Map No. 2.

1. Our ALR Remainder should be designated as Rural Lands (dark green), and not as Resource Lands within the ALR.
2. We presently have a subdivision in the works for four 5 acre parcels within the ALR. See attached plan. The ALR has approved this. See attached Resolution. The RDN has also approved this in the past. See attached note from G. Holme.
3. We previously built a 2 lane bridge (and not a multiplate culvert, or a single lane bridge) across Matthew Creek, in anticipation of at least 5-acre subdivision for all of the parcel.
4. We paved our Matthew Road portion (at considerable cost) , and which was not a subdivision requirement, only based on being allowed to further subdivide the 5 acre to 2 ½ acre building strata, if purchasers wanted to do this.
5. It would be inappropriate, harsh and unfair to have our Remainder rezoned and down-zoned now, because of the past history here, and based on the existing PLA for four 5 acre parcels, and based on our future plans. The OCP should match the past, ongoing and future development plans here, and respect them.

The ALR had earlier advised us to do the four 5 acre parcels first, and to sell them, and to then to reapply later if we wished for the other four 5 acre parcels at some future date. See overall subdivision plan attached.

Attachment No. 2 (34 of 50)
Submissions Received Prior to the Cancelled Public Hearing

This 8 lot subdivision of 5 acre parcels is what we ultimately wish to do, and also we have to do, for economic reasons, to get payback on the bridge and paved roads.

Please revise Map No. 2, and allow our Remainder Land to remain as Rural Lands, 5 acre zoning. We think that you have to agree that 5 acre residential hobby farms adjoining the creek, is a much better and benign land use, than heavy duty commercial farming where manure, dirt, fertilizers and pesticide may get washed into this creek (all due to commercial farming operations).

Even the ALR has concerns about this.

Please zone the land for 5 acre Residential Hobby Farms, to suit the planned use. Let's not encourage a future environmental disaster, here, and stipulate Farming beside a Fisheries Creek.

Map No. 3. Road Network

I thought that Matthew Road was to be extended through the 2 Weyerhaeuser DL 174 and DL 176 parcels one day, to connect to the private driveway/road on DL 73, and then to Dawson Road. This connection isn't shown. Perhaps it should be?

Ultimately, Matthew Road can provide a bypass to the Island Highway, by connecting to Dawson Road, or by a connection to the south fork of Northwest Bay Road. The OCP should reflect this.

Thank you for your attention to our requests.

Regards,

FILE COPY

Hans Heringa, P.Eng.

cc: Bob Lapham
cc: Pauline Bibby
HHHm/RDN

Attachment No. 2 (35 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Hans Heringa, P.Eng.

1080 Industrial Way
Parksville, B.C. V9P 2W8

FAXED
June 2005

Phone (250) 248-8155 Fax (250) 248-4894

FAXED

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May 31, 2005
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1610 Northwest Bay Road (and 1634 Northwest Bay Road to the east)

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Attachment No. 2 (36 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Remainder Matthew Road

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HT/mvLapham

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Hans Heringa, P.Eng.

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Parksville, B.C. V9P 2W8

Phone (250) 248-8155 Fax (250) 248-4894



July 6, 2005

9 pages

Attention: Robert Lapham
Planning Department
Regional District of Nanaimo

Re: June 6, 2005 Nanoose Bay OCP

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1

Attachment No. 2 (38 of 50)
Submissions Received Prior to the Cancelled Public Hearing

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Map No. 5, Sheet 1 of 2

See attached.

Again, 1610 Northwest Bay Road, and also 1634 Northwest Bay Road (and likely Pacific Shores' Northwest Bay Road property too), should all be included in the Restricted Community Water Service Planning Area.

Map No. 5, Sheet 2 of 2

Again, 1610 Northwest Bay Road, and also 1634 Northwest Bay Road (and likely Pacific Shores' Northwest Bay Road property too), or the Lands up to Terrien Road, south of Northwest Bay Road, should all be included in the Restricted Community Sanitary Sewer Planning Area.

Map No. 6, DPAs

The DPA designation on Lot A Rascal Lane should not apply, as it's a "man-made" pond.

This letter is in addition to our earlier letters of May 31, 2005, December 13, 2004 (1 from H&F Ventures and 1 from Hans Heringa), and February 17, 2004. So far, it doesn't appear that anyone is listening, or hearing our complaints, or requests for improvements to this OCP.

Regards,


Hans Heringa, P.Eng.

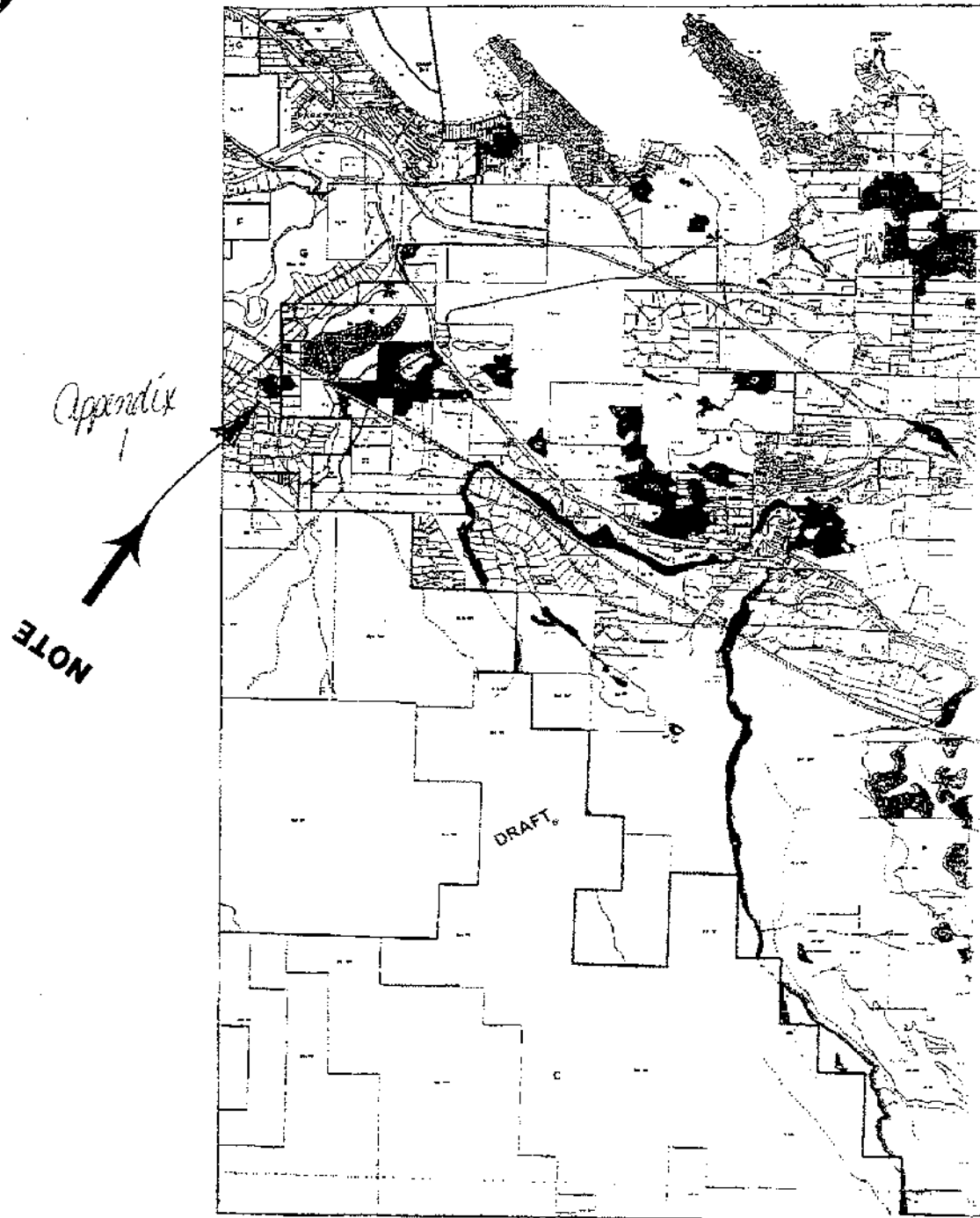
cc: George Holme, RDN Director *9 Pages.* ←

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7/6/05

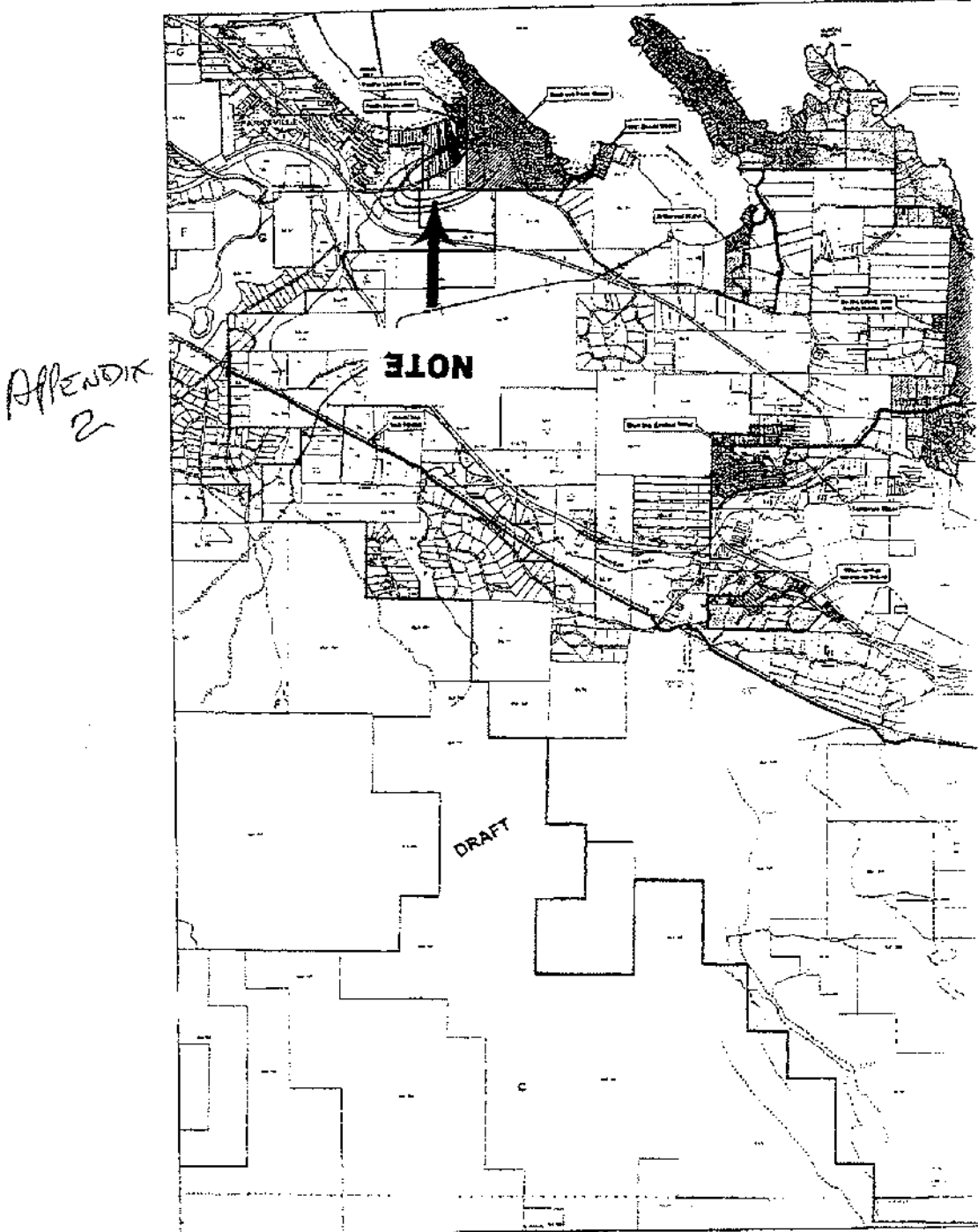
NOTE

HH/Am/Laphem

Attachment No. 2 (39 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (40 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (41 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Appendix No. 3
Web References

Preserving Our Foodlands: Landscape Buffer Specifications
http://www.alc.gov.bc.ca/publications/buffer/lbs_main.htm

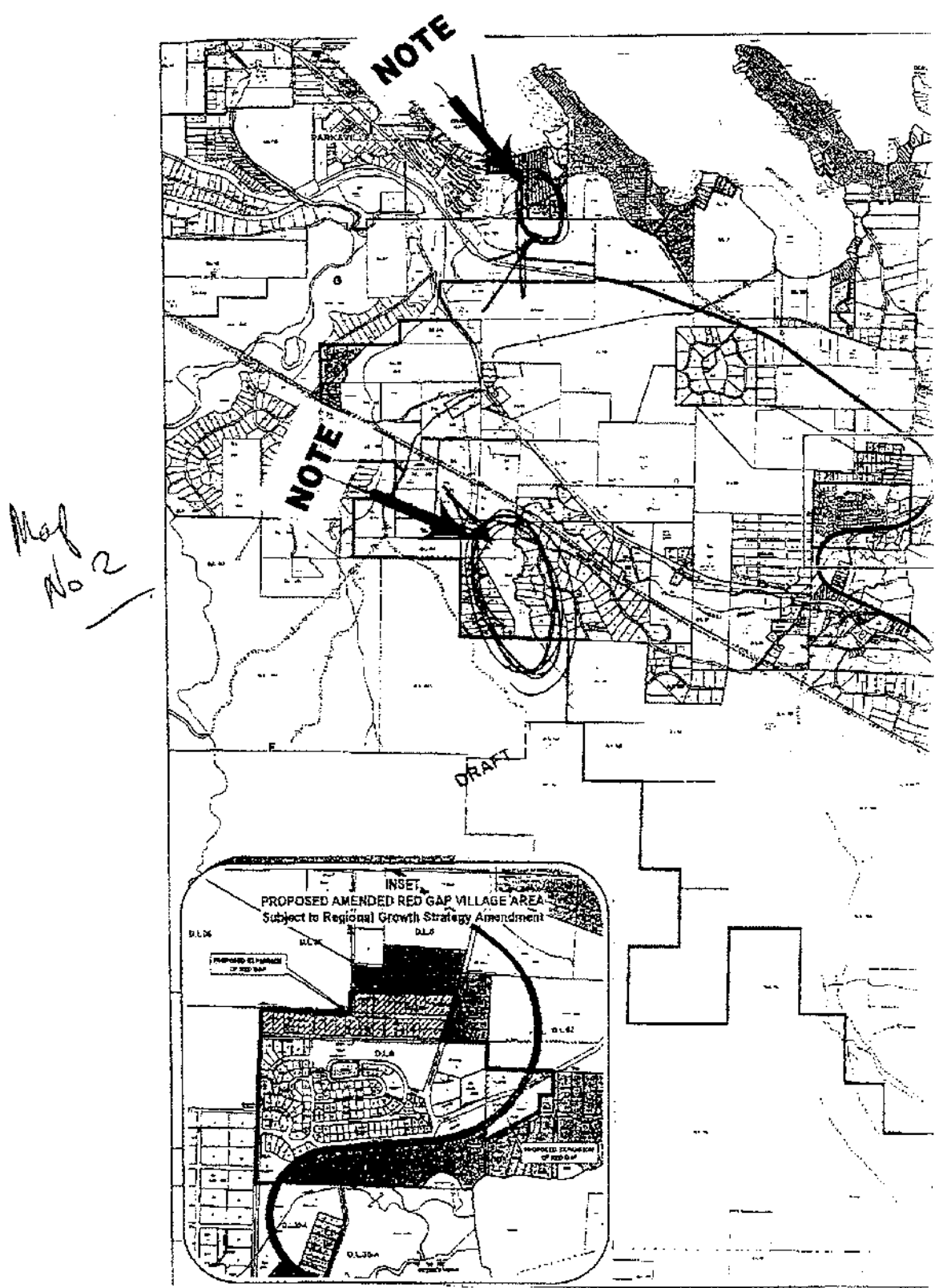
Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993-1997
(Volume 2: Conservation Manual published by Canadian Wildlife Service)
<http://srnwww.gov.bc.ca/sei/index.html>

Stream Stewardship, 1993 publications by DFO and MELP

Land Development Guidelines, 1992 publications by DFO and MELP
These two publications can be found at:
http://www.stewardshipcentre.bc.ca/sc_bc/stew_series/bc_stewseries.asp

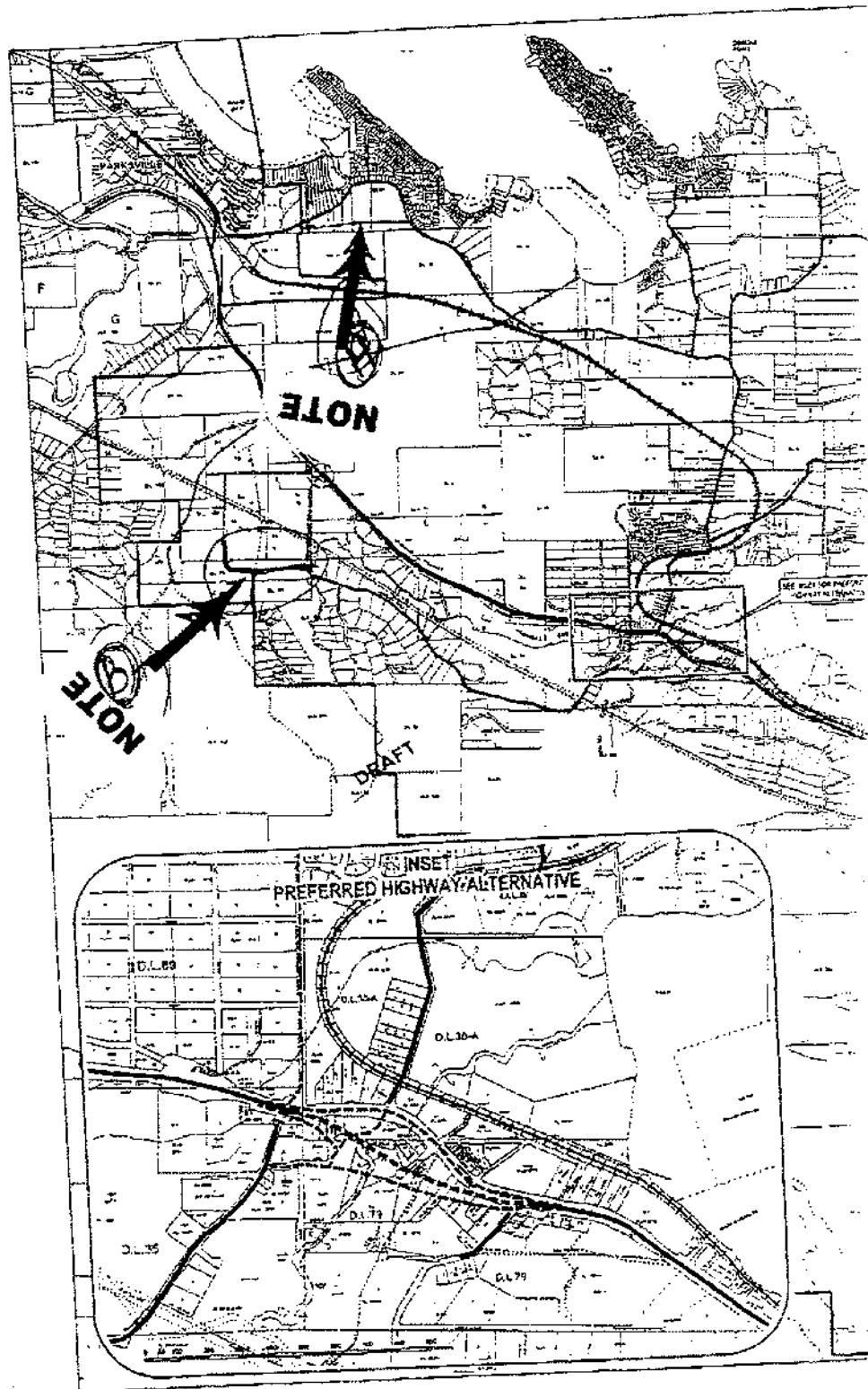
Environmental Requirements and Best Management Practices for the Review of Land
Development Proposals, March 2001 publication by MELP, or any subsequent editions.
<http://wlapwww.gov.bc.ca/wld/BMP/bmpintro.html>

Attachment No. 2 (42 of 50)
Submissions Received Prior to the Cancelled Public Hearing



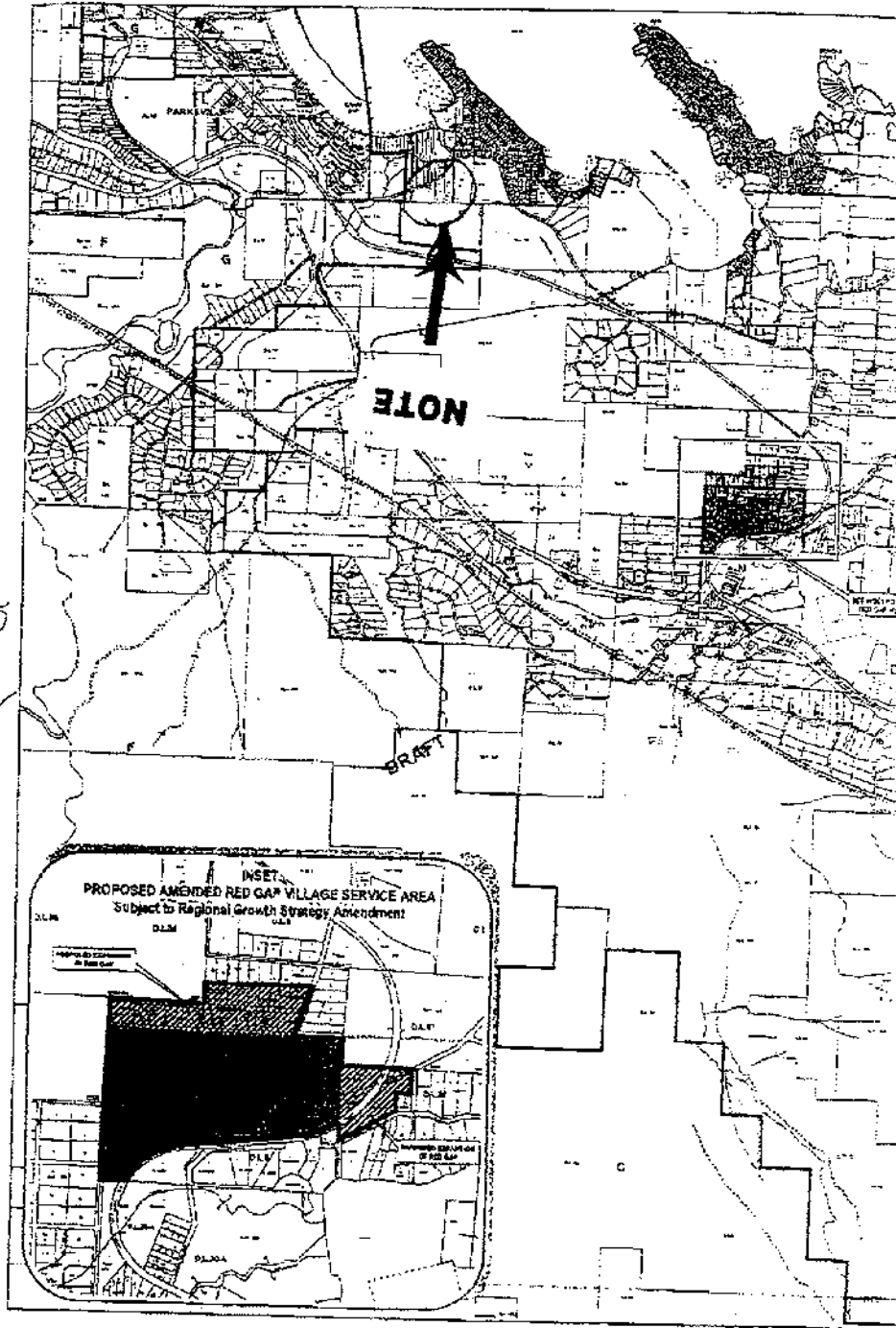
Attachment No. 2 (43 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Map No. 3



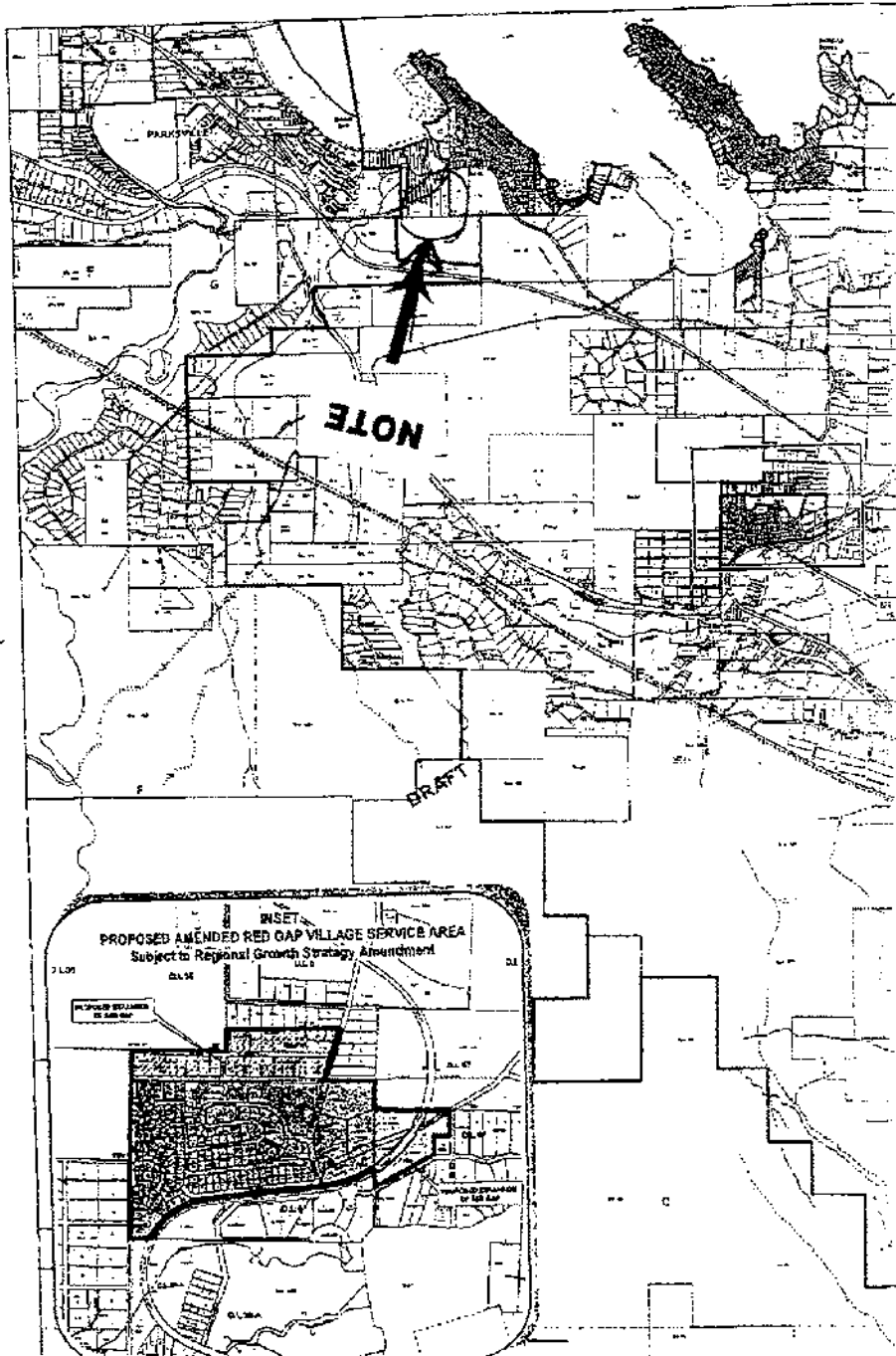
Attachment No. 2 (44 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Map No. 5
Sheet 1/2

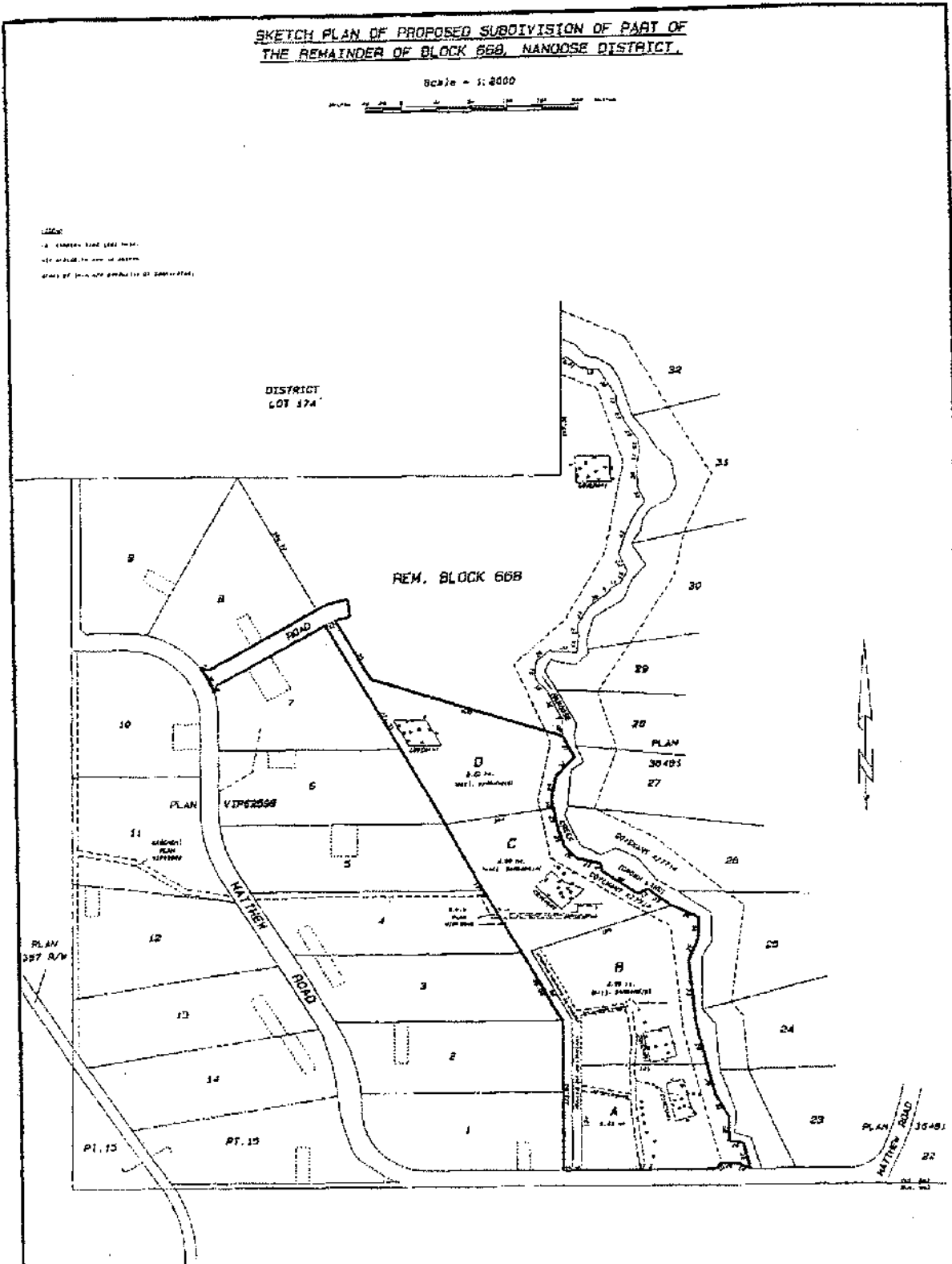


Attachment No. 2 (45 of 50)
Submissions Received Prior to the Cancelled Public Hearing

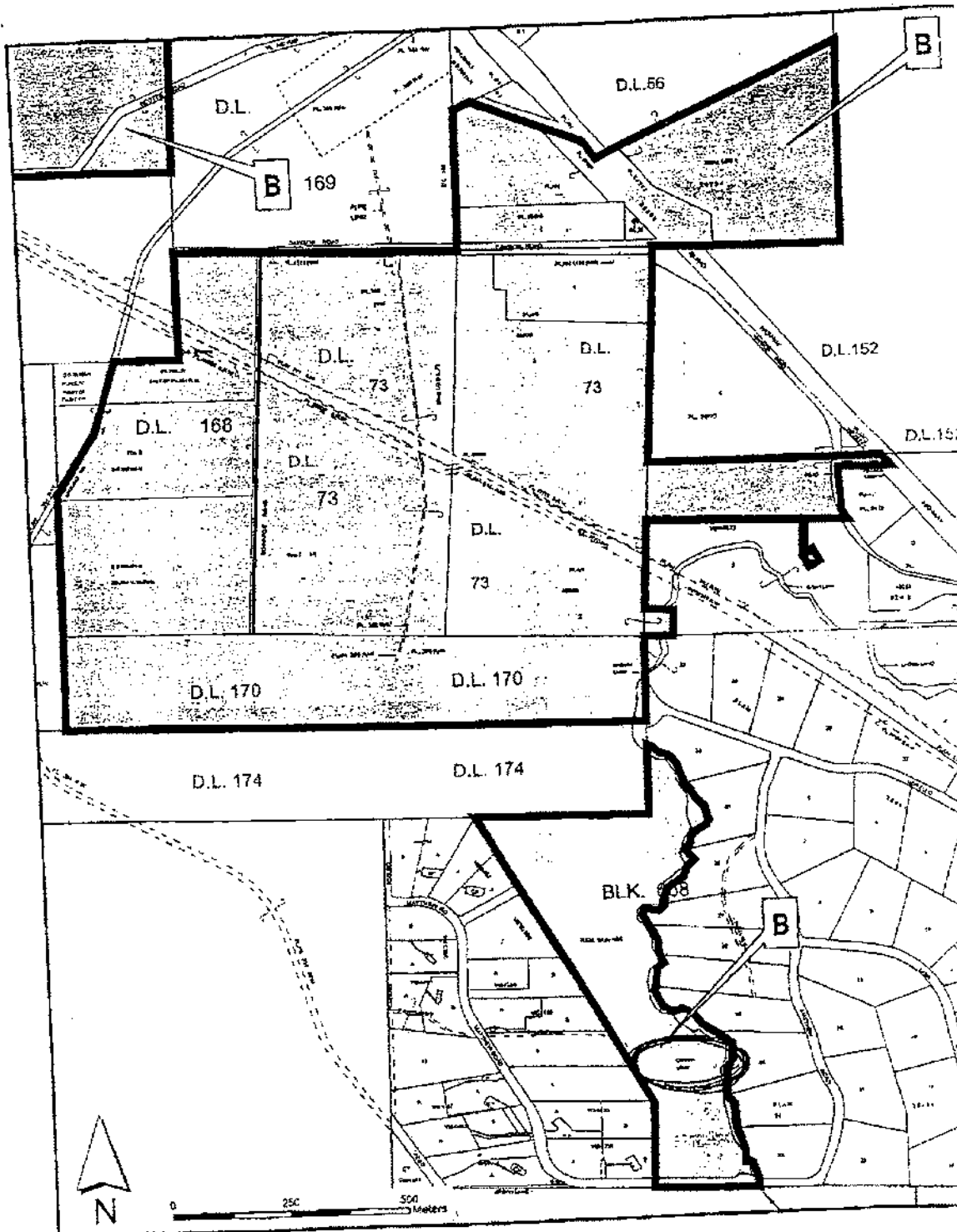
Map No. 5
Sheet 2/2



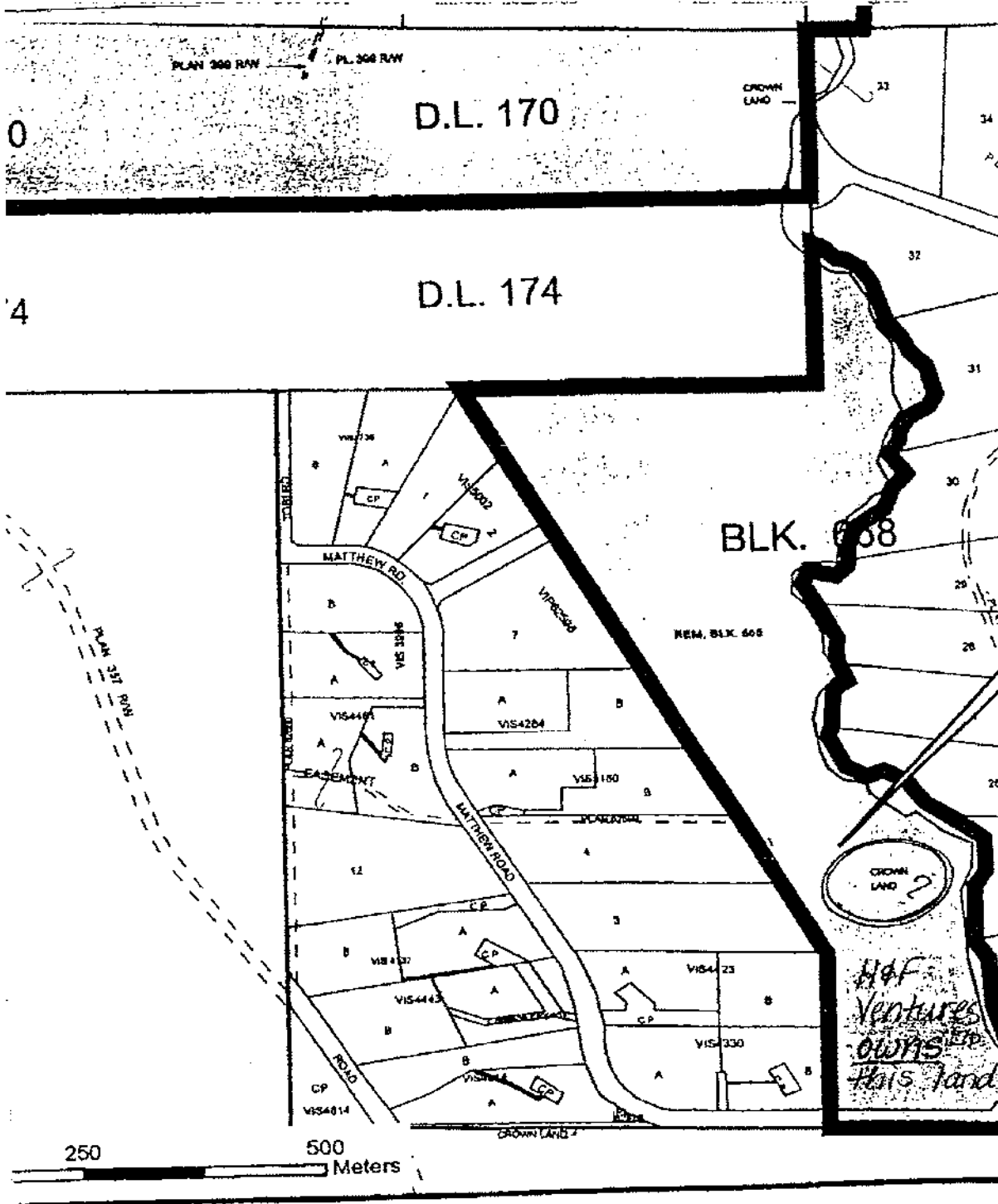
Attachment No. 2 (46 of 50)
 Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (47 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (48 of 50)
Submissions Received Prior to the Cancelled Public Hearing



Attachment No. 2 (49 of 50)
Submissions Received Prior to the Cancelled Public Hearing

0699399 B.C. Ltd.
#206 - 4430 Chatterton Way
Victoria, BC V8X 5J2

This message is intended only for the use of the individual or entity named below. It may contain privileged or confidential information. If you are not the intended recipient please notify us immediately by telephone and return the original by mail to the address above. Any dissemination of this communication by anyone other than the intended recipient is strictly prohibited. Thank you for your cooperation.

Telephone: (250) 479-9800
Fax: (250) 479-1642

DATE: September 6, 2005

To: Mr. Bob Lapham

Manager, Planning Department, Regional District Nanaimo.

Fax Number: 1-250-390-4163

Of pages: [1] including this page

From: Mark Marley

Re: **Proposed Zoning Changes.** (1800 North West bay Road, Legal: D.L 68 Nanoose District Except amended parcel A Thereof and except those parts in plans 3940, 26680, 27026, 27376, and 30341)

Dear Bob,

We have been advised that the Regional District is currently proposing to change the minimum parcel size within The zoning bylaw as it pertains to our property. (By-law No, 500.324,2005)

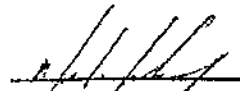
We would like to advise you that we have not received any formal notice from the Regional District of the proposed changes. We would expect that the Regional District would contact a landowner prior to proposing such changes that will adversely affect the property value.

We request that the Regional District take immediate action and consult directly with the land owners involved prior to making or proposing such drastic changes. We further request that the Regional District contact us directly as soon as possible and advise of any changes proposed to the current zoning of our lands. We anticipate that the Regional District will not advance such proposed changes until ourselves and all landowners have been contacted directly.

We wish to formally advise the Regional District that we are against such changes to the zoning of our lands.

Thank you, for your time on this matter and look forward to your quick response.

0699399 B.C Ltd.



Mark Marley

CC: George Holmes, Director Area "E" RDN
Jason Llewellyn, Manager, Community Planning, RDN
Bridle Reynolds, Senior Planner, RDN
Hans Heringa,
Bentley Dzogan,

Attachment No. 2 (50 of 50)
Submissions Received Prior to the Cancelled Public Hearing

Lorraine Trickett
3988 11th Ave. West
Vancouver, BC
V6R 2L2
(604) 222-9322

September 7, 2005

Attention: George Holme
Regional District of Nanaimo
Fax (250) 390-7511

Re: Bylaw No 500.324,2005
Hearing September 8, 2005

I wish to express my opposition to the above proposed bylaw amendment.

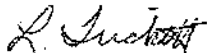
I own 2 properties that will be negatively impacted by this bylaw. These properties are located at 1610 and 1634 Northwest Bay Road which are only 2 lots from the sewer system. We have been advised that the sewer system has excess capacity. We have excess water which we have previously provided to the RDN. It does not make sense to restrict the development of these properties as proposed in this bylaw. These properties should be zoned for 1000 m2 lots.

I wish these properties to be excluded from this bylaw.

Also when we supplied water to the RDN they specifically agreed to take steps to have 1610 Northwest Bay Road included in the Madrona area to facilitate development. This proposed bylaw is clearly contrary to that agreement.

I feel insufficient notice of this hearing was given to me. I only just obtained a copy of the notice, which was put in the local newspaper, & I live in Vancouver.

Yours truly,



Lorraine Trickett

Attachment No. 3
Text of
Regional District of Nanaimo Land Use and Subdivision Bylaw
Amendment Bylaw No. 500.324, 2005

A Bylaw to Amend Regional District of Nanaimo
Land Use and Subdivision Bylaw No. 500, 1987

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

A. **Schedule 'A'** of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is hereby amended as follows:

1. **PART 3 LAND USE REGULATIONS**, is hereby amended as follows:

Section 3.9 Setbacks - Sea is hereby deleted and replaced with the following:

Section 3.9 Setbacks – Sea

- a) For all Electoral Areas, except Electoral Area 'E', on parcels adjacent to or containing a coastal watercourse, no building or structure shall be constructed, moved, extended
 - i) within 8.0 metres horizontal distance inland from the top of a slope of 30% or greater boundary; or
 - ii) within 8.0 metres horizontal distance from the natural boundary, whichever is greater.
- b) For Electoral Area 'E', on parcels adjacent to or containing a coastal watercourse, no building or structure shall be constructed, moved, extended
 - i) within 8.0 metres horizontal distance inland from the top of a slope of 30% or greater; or
 - ii) within 15.0 metres horizontal distance from the natural boundary, whichever is greater.

2. **PART 3 LAND USE REGULATIONS, Section 3.4.85 Rural 5 (RU5)** is hereby amended by adding the following subsection after **Maximum Number and Size of Buildings and Structures**:

Minimum Parcel Area

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the *Strata Property Act* (British Columbia).

3. **SCHEDULE '3A', ZONING MAPS** is hereby amended by rezoning:

- i) From Residential 1 (RS1) to Public 4 (PU4) the land legally described as:
Lot A, District Lot 7, Nanoose District, Plan VIP59496,
- i) From Residential 1 (RS1) to Public 1 (PU1) the land legally described as:

Lots 3, District Lot 130, Nanoose District, Plan 27190

Lots 4, District Lot 130, Nanoose District, Plan 27190

Lots 5, District Lot 130, Nanoose District, Plan 27190

Lots 6, District Lot 130, Nanoose District, Plan 27190

as shown in heavy outline on Schedule '1' which is attached to and forms part of this Bylaw.

4. **PART 4 SUBDIVISION REGULATIONS, SCHEDULE '4A', SUBDIVISION DISTRICT MAPS** is hereby amended as follows:

- a) by changing the Subdivision District from 'N' to Subdivision District 'Z' for the land legally described as

Lot A, District Lot 7, Nanoose District, Plan VIP59496,

as shown on Schedule '2', which is attached to and forms part of this Bylaw;

- b) by changing the Subdivision District from 'B' to Subdivision District 'V', for those parcels shown on Schedule '3', which is attached to and forms part of this Bylaw;
- c) by changing the Subdivision District from 'D' to 'B', for those parcels shown on Schedule '4', which is attached to and forms part of this Bylaw;
- d) by changing the Subdivision District from 'D' to 'V', for those parcels shown on Schedule '5', which is attached to and forms part of this Bylaw;
- e) by changing the Subdivision District from 'F' to 'B', for that parcel as shown on Schedule '6', which is attached to and forms part of this Bylaw;
- f) by changing the Subdivision District from 'M' to 'F', for those parcels shown on Schedule '7', which is attached to and forms part of this Bylaw;
- g) by changing the Subdivision District from 'N' to 'F', for those parcels shown on Schedule '8', which is attached to and forms part of this Bylaw; and
- h) by changing the Subdivision District from 'N' to 'P', for those parcels shown on Schedule '9', which is attached to and forms part of this Bylaw;

5. **PART 4 SUBDIVISION REGULATIONS, SCHEDULE '4B', SUBDIVISION DISTRICTS** is hereby amended as follows:

- a) **Subdivision District 'N':**

- i) by deleting the minimum parcel size of 1,000m² for parcels with Community Water and Community Sewer system; and replacing with 1,600 m².

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, SEPTEMBER 13, 2005, AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director E. Hamilton	Chairperson
Director H. Kreiberg	Electoral Area A
Director D. Haime	Electoral Area D
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G
Director L. Sherry	City of Nanaimo

Also in Attendance:

B. Lapham	Deputy Administrator
J. Llewellyn	Manager of Community Planning
M. Pearse	Manager of Administrative Services
N. Tomn	Recording Secretary

DELEGATIONS

Michael Proctor, re Development Permit Application No. 60542 – Proctor & Kruse/Fern Road Consulting – 6435 & 6445 West Island Highway – Area H.

The Chairperson noted that Mr. Proctor had withdrawn his request to speak at this time.

MINUTES

MOVED Director Holme, SECONDED Director Biggemann, that the minutes of the Electoral Area Planning Committee meeting held August 9, 2005 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Zoning Amendment Application No. ZA0501 – Keith Brown & Associates, on behalf of Nanaimo Mini Storage – 2180 South Wellington Road – Area A.

MOVED Director Kreiberg, SECONDED Director Stanhope,:

1. That Zoning Amendment Application No. ZA0501 to rezone the property legally described as Lot A, Section 11, Range 7, Cranberry District, Plan VIP76453 from Residential 2 Subdivision District 'F' (RS2F) / Industrial 1 Subdivision District 'M' to Comprehensive Development 28 (CD28) to allow the industrial use of the property, be approved to proceed to Public Hearing subject to the conditions identified in Schedule 1.
2. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.327, 2005" be given 1st and 2nd reading.
3. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.327, 2005" be delegated to Director Kreiberg or his alternate.

CARRIED

Zoning Amendment Application No. ZA0509 – Oceanside Forest Products Ltd./Keith Brown Associates Ltd. – 1429 Springhill Road – Area F.

MOVED Director Biggemann, SECONDED Director D. Haime,:

1. That “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.08, 2005” be given 1st and 2nd reading, subject to the Conditions of Approval outlined in Schedule No. 1.
2. That “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.08, 2005” proceed to Public Hearing.
3. That the Public Hearing on “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.08, 2005” be delegated to Director Biggemann or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. 60536 – McCaul and Farrell/Allen – 927 McFeely Drive – Area G.

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit Application No. 60536 with a variance to the maximum dwelling unit height from 8.0 metres to 8.6 metres to facilitate the construction of a dwelling unit and attached garage at 927 McFeely Drive be approved according to the terms outlined in Schedule No. 1 and subject to the Board’s consideration of comments received as a result of public notification.

CARRIED

Development Permit Application No. 60538 – North Wind Development – 615 Viking Way – Area G.

MOVED Director Stanhope, SECONDED Director Kreiberg, that Development Permit Application No. 60538, with a request to vary the front lot line setback requirement from 8.0 metres to 5.1 metres in order to permit the construction of a dwelling unit at 615 Viking Way, be approved according to the terms outlined in Schedule No. 1 and subject to the Board’s consideration of comments received as a result of public notification.

CARRIED

Development Permit Application No. 60542 – Proctor & Kruse/Fern Road Consulting – 6435 & 6445 West Island Highway – Area H.

MOVED Director Holme, SECONDED Director Stanhope, that Development Permit Application No. 60542 with variances to the side and other lot line setbacks to legalize the siting of an existing shed/carport and to facilitate the subdivision of the lands at 6435 and 6445 West Island Highway be approved according to the terms outlined in Schedule No. 1 and subject to the Board’s consideration of comments received as a result of public notification.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. 90516 – NCID/Johnston – 2100 Yellow Point Road – Area A.

MOVED Director Kreiberg, SECONDED Director D. Haime, that Development Variance Permit Application No. 90516 to vary Section 3.4.117.2 of “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” to increase the maximum building height from 10.0 metres to 11.2 metres, for the North Cedar Improvement District’s fire hall and administrative offices at 2100 Yellow Point Road according to the terms outlined in Schedule No. 1, be approved subject to the Board’s consideration of comments received as a result of public notification pursuant to the *Local Government Act*.

CARRIED

Development Variance Permit Application No. 90517 – AJA Tan Enterprises Ltd. – Blackbeard Drive & Maple Guard Drive – Area H.

MOVED Director Stanhope, SECONDED Director Biggemann, that Development Variance Permit Application No. 90517 to relax the minimum setback to a top of slope greater than 5% adjacent to a watercourse from 9.0 metres to 3.0 metres to establish a building envelope to facilitate the siting of a dwelling unit be approved according to the terms outlined in Schedule No. 1 and subject to the Board’s consideration of comments received as a result of public notification.

CARRIED

OTHER

Request for a Board Resolution for a Patron Participation Entertainment Endorsement for the Juniper Café – 2930 Trans Canada Highway – Area A.

MOVED Director Kreiberg, SECONDED Director Holme, that the Board of the Regional District of Nanaimo pass the resolution attached as Schedule No. 1 to permit patron participation entertainment at the Juniper Café subject to consideration of the comments received as a result of public notification.

CARRIED

Minimum Parcel Size Amendment to Bylaw No. 500 for Subdivisions Pursuant to Section 946 of the *Local Government Act* – Areas A, C, D, E, G & H.

MOVED Director Stanhope, SECONDED Director D. Haime,:

0. That “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.320, 2005”, as amended, be given 1st and 2nd reading.
0. That “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.320, 2005” be approved to proceed to Public Hearing.
0. That the Public Hearing for proposed Amendment Bylaw No. 500.320, 2005 be delegated to Director Joe Stanhope as a representative of the Board.

CARRIED

Request to Reconsider the Location of Park Land Dedication – Timberlake–Jones Engineering Ltd. on behalf of Timberstone Development – Northwest Bay Road – Area E.

MOVED Director Holme, SECONDED Director Stanhope,:

0. That the Board Resolution concerning the acceptance of park land adopted at the Regular Board Meeting held on October 26, 2004 be rescinded.

0. That the reconfigured park land proposal submitted by Timberlake-Jones Engineering Ltd., on behalf of Timberstone Development in conjunction with the subdivision of Lot 1, DL 68, Nanoose District, Plan 3940 & District Lot 68, Nanoose District Except Amended Parcel A Thereof and Except Those Parts in Plans 3940, 26680, 27026, 27376 and 30341 be accepted subject to the conditions set out in Schedule No. 1 of the staff report.

CARRIED

ADJOURNMENT

MOVED Director Biggemann, SECONDED Director D. Haime, that this meeting terminate.

CARRIED

TIME: 6:45 PM

CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON TUESDAY, SEPTEMBER 13, 2005, AT 7:00 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director H. Kreiberg	Electoral Area A
Director G. Lund	Electoral Area B
Director E. Hamilton	Electoral Area C
Director D. Haime	Electoral Area D
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director R. Longmuir	City of Parksville
Director T. Westbrook	Town of Qualicum Beach
Director C. Haime	District of Lantzville
Director J. Manhas	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director T. Krall	City of Nanaimo

Also in Attendance:

B. Lapham	Deputy Administrator
J. Finnie	General Manager of Environmental Services
N. Connelly	General Manager of Community Services
N. Avery	Manager of Financial Services
M. Pearse	Manager of Administrative Services
N. Tom	Recording Secretary

CALL TO ORDER

The Chairperson introduced Norma Stromberg, Development Services' Planner, to the Board.

DELEGATIONS

Lynn Yip, re Home Based Business.

Ms. Yip provided information regarding her home based dog grooming business and requested that it be allowed to continue to operate.

MINUTES

MOVED Director Krall, SECONDED Director Longmuir, that the minutes of the Committee of the Whole meeting held September 13, 2005 be adopted.

CARRIED

COMMUNITY SERVICES

EMERGENCY PLANNING

Landslide Compensation – Disaster Financial Assistance.

MOVED Director Sherry, SECONDED Director Westbrook, that the report on landslide compensation be received for information.

CARRIED

RECREATION AND PARKS

Recreation Facilities and Sports Fields Services Agreements.

MOVED Director Westbrook, SECONDED Director Holdom,:

1. That the District 68 Sports Field and Recreation Services Agreement for 2006-2010 be approved with the usage data for District 68 ice arenas to be based on team registration statistics and with the usage survey to be conducted in the final year of the Agreement's term to establish cost sharing for the following agreement term.
2. That the District 69 Sports Field Services Agreement for 2006-2010 be approved, with the usage survey to be conducted in the final year of the Agreement's term to establish cost sharing for the following agreement term.

CARRIED

Electoral Area 'A' Recreation & Culture Service Establishing Bylaw No. 1467.

MOVED Director Kreiberg, SECONDED Director D. Haime,:

1. That "Electoral Area 'A' Recreation and Culture Service Establishing Bylaw No. 1467, 2005" be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.
2. That the Regional District proceed to referendum on November 19, 2005 to obtain the assent of the electors of Electoral Area 'A' to establish a local recreation and culture service and that the referendum question be as follows:

Are you in favour of adoption of "Electoral Area 'A' Recreation and Culture Service Establishment Bylaw No. 1467, 2005" which would establish a service for the purpose of providing recreation and culture services and acquiring, constructing and operating recreation and culture facilities in Electoral Area 'A' with a property tax requisition calculated as the greater of \$96,750 or an amount equal to \$0.15 per \$1,000 times the net taxable values for land and improvements in Electoral Area 'A'.

CARRIED

Cedar Heritage Centre Lease Renewal.

MOVED Director Kreiberg, SECONDED Director D. Haime, that the lease agreement between the Cedar School and Community Enhancement Society and the Regional District of Nanaimo for the use of the Cedar Heritage Centre for a five year term expiring on October 3, 2010 be approved.

CARRIED

CORPORATE AND COMMUNITY DEVELOPMENT

FINANCE

2006 to 2011 Financial Plan Review Schedule.

MOVED Director Westbrook, SECONDED Director Hamilton, that the Board approve the 2006 to 2011 financial plan review schedule as amended to change the review of the 2006 to 2011 Financial Plan to Tuesday, October 18th.

CARRIED

FIRE DEPARTMENTS

Firefighting Vehicle Financing for Extension Fire Department.

MOVED Director Hamilton, SECONDED Director D. Haime,:

1. That "Extension Fire Protection Reserve Fund Expenditure Bylaw No. 1470, 2005" be introduced for first three readings.
2. That "Extension Fire Protection Reserve Fund Expenditure Bylaw No. 1470, 2005" having received three readings be adopted.
3. That the Manager, Financial Services be authorized to enter into a lease agreement with the Municipal Finance Authority on behalf of the Extension Fire Department for a two year period, to complete the financing for a firefighting vehicle.

CARRIED

Renewal of Fire Protection Service Agreement with the Extension and District Volunteer Fire Department.

MOVED Director Hamilton, SECONDED Director Holdom, that the fire services agreement with the Extension and District Volunteer Fire Department be renewed for a five year term from December 1, 2005 to December 31, 2010 and that the agreement provide for automatic five year term renewals.

CARRIED

Coombs-Hilliers Fire Protection Local Service Area Boundary Amendment Bylaw No. 1022.05 and Errington Fire Protection Local Service Area Boundary Amendment Bylaw No. 821.05.

MOVED Director Biggemann, SECONDED Director Krall,:

1. That "Coombs-Hilliers Fire Protection Local Service Area Boundary Amendment Bylaw No. 1022.05, 2005" be introduced for three readings and be forwarded to the Ministry of Community Services for approval.
2. That "Errington Fire Protection Local Service Area Boundary Amendment Bylaw No. 821.05, 2005" be introduced for three readings and be forwarded to the Ministry of Community Services for approval.

CARRIED

ENVIRONMENTAL SERVICES

LIQUID WASTE

ISO 14001 Environmental Management System Registration.

MOVED Director Sherry, SECONDED Director Kreiberg, that the report on the Liquid Waste Department's ISO 14001 Environmental Management System be received.

CARRIED

MOVED Director Holdom, SECONDED Director Krall, that the Manager and staff of the Liquid Waste Department be commended on the ISO 14001 Registration accomplishment.

CARRIED

Pump and Haul Local Service Area Amendment Bylaw No. 975.40 – Blackbeard and Maple Guard Drives – Area H.

MOVED Director Westbroek, SECONDED Director Longmuir,:

1. That the boundaries of the RDN Pump and Haul Local Service Area Bylaw 975 be amended to include Lot 1, District Lot 40, Newcastle District, Plan 16121. (Blackbeard and Maple Guard Drives in Electoral Area H).
2. That "Regional District of Nanaimo Pump and Haul Local Service Area Amendment Bylaw No. 975.40, 2005" be read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

UTILITIES

Drinking Water/Watershed Protection Strategy.

MOVED Director Holdom, SECONDED Director Longmuir,:

1. That the Drinking Water/Watershed Protection Strategy report be received for information.
2. That the Board approve first year funding (2006) of up to \$110,000 from the New Deal for Cities and Communities program.
3. That the Board approve the establishment of a Drinking Water/Watershed Protection Stewardship Committee and direct staff to develop a Terms of Reference and proposed membership for that committee for Board consideration.

CARRIED

Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.11 – Admiral Tryon Boulevard – Area G.

MOVED Director Westbroek, SECONDED Director Sherry,:

1. That part of Admiral Tryon Boulevard (VIP62528), be included into the Rural Streetlighting Local Service Area.
2. That "Rural Streetlighting Local Service Area Boundary Amendment Bylaw No. 791.11, 2005" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

Water User Rate Amendments – Bylaws No. 1468, 619.11, 700.12, 1097.07, 1172.05 and 1383.02.

MOVED Director Hamilton, SECONDED Director Holme, that this item be referred back to staff for further review.

CARRIED

Property Inclusion into the French Creek Water, Sewer and Streetlighting Local Service Areas – Bylaws No. 813.35, 889.36, 874.06, 1050.03 and 909.01 – Drew Road – Area G.

MOVED Director Sherry, SECONDED Director Krall,:

1. That community water and community sewer services be provided to Rem. Lot 1, DL 27, Nanoose Land District, Plan 30012 pursuant to Regional Growth Strategy Policy 7B.
2. That the full costs of the service provisions be paid by the property owners.
3. That “French Creek Sewer Local Service Area Amendment Bylaw No. 813.35, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.
4. That “Northern Community Sewer Local Service Area Amendment Bylaw No. 889.36, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.
5. That “French Creek Water Local Service Area Amendment Bylaw No. 874.06, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.
6. That “French Creek Bulk Water Supply Local Service Area Amendment Bylaw No. 1050.03, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.
7. That “Sandpiper Streetlighting Local Service Area Amendment Bylaw No. 909.01, 2005” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED

Northern Community Sewer Service Area Boundary Amendment Bylaw No. 889.37 – Barclay Crescent Sewer Service Area.

MOVED Director Sherry, SECONDED Director Longmuir, that “Northern Community Sewer Service Area Boundary Amendment Bylaw No. 889.37, 2005” be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.

CARRIED

French Creek Bulk Water Supply Local Service Area Boundary Amendment Bylaw No. 1050.04 and Sandpiper Streetlighting Local Service Area Boundary Amendment Bylaw No. 909.02 – to Exclude Properties Incorporated into the Town of Qualicum Beach.

MOVED Director Westbroek, SECONDED Director Biggemann,:

1. That “French Creek Bulk Water Supply Local Service Area Boundary Amendment Bylaw No. 1050.04, 2005” be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.
2. That “Sandpiper Streetlighting Local Service Area Boundary Amendment Bylaw No. 909.02, 2005” be introduced for first three readings and be forwarded to the Ministry of Community Services for approval.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area 'A' Recreation Services Study Project Advisory Committee.

MOVED Director Kreiberg, SECONDED Director D. Haima, that the minutes of the Electoral Area 'A' Recreation Services Study Project Advisory Committee meeting held August 16, 2005 be received for information.

CARRIED

Nanoose Bay Parks and Open Space Advisory Committee.

MOVED Director Holme, SECONDED Director Sherry, that the minutes of the Nanoose Bay Parks and Open Space Advisory Committee meeting held August 22, 2005 be received for information.

CARRIED

Area 'H' Parks and Open Space Advisory Committee.

MOVED Director D. Haima, SECONDED Director Kreiberg, that the minutes of the Area 'H' Parks and Open Space Advisory Committee meeting held June 6, 2005 be received for information.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Home Based Business – 2480 Andover Road – Area E.

MOVED Director Holme, SECONDED Director Westbroek, that staff prepare a report on the request by the delegation for a home based business on the property legally described as Lot 21, District Lot 78, Plan VIP68559, Nanoose District.

CARRIED

IN CAMERA

MOVED Director Sherry, SECONDED Director McNabb, that pursuant to Section 90(1)(g) of the *Community Charter* the Board proceed to an In Camera meeting to consider items relating to a legal matter.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 7:37 PM

CHAIRPERSON



REGIONAL DISTRICT OF NANAIMO			
CHAIR		LGCS	
CAO		LGCS	
DA CCD		LGCS	
SEP 14 2005			
BOARD			

MEMORANDUM

TO: Neil Connelly
General Manager, Community Services

DATE: September 14, 2005

FROM: Christina Thomas
Senior Planner, Community Services

FILE: 6780 40 RGCS

**SUBJECT: REGIONAL CONTEXT STATEMENT FOR DISTRICT OF LANTZVILLE
OFFICIAL COMMUNITY PLAN**

PURPOSE

The purpose of this report is to respond to the District of Lantzville Regional Context Statement referral.

BACKGROUND

On June 10, 2005, the RDN received a request from the District of Lantzville for Intergovernmental Advisory Committee (IAC) and RDN Board consideration of the Regional Context Statement (RCS) the District proposed to include in its new official community plan (OCP) at that time (*see Attachment 1*).

On August 23, 2005, the RDN Board considered a staff report about the District of Lantzville RCS referral and deferred consideration of the matter until after the September 14, 2005 District of Lantzville public hearing on their new OCP bylaw. Given that the September 20, 2005 Board meeting is the last opportunity for the Board to consider the RCS within the mandatory 120 day time period and it is after the September 14th public hearing, the RCS is provided to the RDN Board for consideration again.

On September 9, 2005 RDN staff met with District staff and Mayor Colin Haime to discuss the District's approach to the incorporation of a RCS into their OCP. At this meeting, District of Lantzville representatives confirmed that their intention is to consider the inclusion of a RCS into the OCP after the OCP bylaw presently under consideration is adopted, as an amendment to that OCP bylaw.

Regional Context Statement Requirements

If a Regional Growth Strategy (RGS) applies to a municipality the OCP must include a RCS that is accepted by the board of the regional district for which the RGS is adopted, pursuant to the *Local Government Act*. The *Local Government Act* specifies that the RCS must identify:

- the relationship between the OCP and the matters included in the RGS (i.e. identify areas of consistency and inconsistency), and
- if applicable, how the OCP is to be made consistent with the RGS over time.

The RCS and the rest of the OCP must be consistent. Regional districts must respond to municipality RCS submissions by resolution within 120 days after receipt indicating whether or not the regional district accepts the RCS. If the regional district refuses to accept the RCS it must identify each provision to which it objects and the reasons for its objection. If a regional district fails to complete this response

within the allocated 120 days the regional district is deemed to have accepted the RCS. Where a regional district and a municipality cannot themselves reach agreement on the content of a RCS, the *Local Government Act* provides for a dispute resolution process.

Regional Growth Strategy and District of Lantzville Regional Context Statement Relationship

It is anticipated that the District of Lantzville will request RDN Board acceptance of a RCS very similar to the one in the June 10, 2005 referral once the District has adopted the OCP bylaw it is presently considering. District of Lantzville representatives indicated that they are receptive to the inclusion of a strategy in the RCS to address the inconsistencies between the Lantzville OCP and the RGS that is comprised of making changes to the RGS to make the two documents consistent with each other. Given the content of the OCP presently under consideration it is expected that future RDN Board acceptance of a RCS with this strategy would commit the RDN Board to making the following changes to the RGS:

- Change the UCB location from its existing location to the location required based on the District of Lantzville OCP (as illustrated in Attachments 3A & 3B). The RGS includes the following lands inside the UCB: all lands where there is support for residential development at a density higher than 1 unit per hectare, commercial uses, and institutional uses, and where there is support for the provision of community water and community sewer services to achieve this density and these types of development. The District of Lantzville OCP designates land within the area identified as “Required UCB Location Based on District of Lantzville Regional Context Statement” as either Residential or Foothills Comprehensive Development Area. Land in the District of Lantzville OCP Residential designation should be included inside the UCB because the OCP supports residential development into lots as small as 1350 m², institutional uses, and the provision of services to enable these types and levels of development. Land in the District of Lantzville OCP Foothills Comprehensive Development Area designation should be included inside the UCB because the OCP supports residential development into parcels smaller than 1 hectare (for a total of approximately 700 new units), institutional uses, commercial uses, and the provision of services to enable these types and levels of development.
- Change the RGS land use designation for Areas 1, 2, 3, 4, and 5 (as illustrated in Attachment 4) from the RGS land use designation identified in the table below to Urban Area to accommodate the different types and densities of development the District of Lantzville OCP supports, as described in Table 1 below:

Table 1: Areas of Land that Require Regional Growth Strategy Land Use Designation Changes to Urban Area to Respond to Differences in Level and Type of Development Supported by Regional Growth Strategy and District of Lantzville Official Community Plan			
Area	Present RGS Land Use Designation	Development Supported by Present RGS Land Use Designation	Development District of Lantzville OCP Supports
1	Sub-Urban Area	<u>Uses:</u> Residential only <u>Density:</u> maximum density of 7.5 units per ha <u>Servicing:</u> community sewer and community water service to facilitate development	<u>Uses:</u> residential, home occupations, parks, recreation, utilities, places of worship, schools and firehalls <u>Density:</u> minimum lot size of 1350 m ² <u>Servicing:</u> community sewer and community water service to facilitate development

Area	Present RGS Land Use Designation	Development Supported by Present RGS Land Use Designation	Development District of Lantzville OCP Supports
2	Rural Residential	<u>Uses:</u> focused toward City of Nanaimo, to include green belt buffer <u>Density:</u> none specified <u>Servicing:</u> no specified direction	As above
3	Resource Lands & Open Space	As above.	As above
4	Resource Lands & Open Space	<u>Uses:</u> Activities associated with natural resource harvesting, resource extraction, primary processing <u>Density:</u> 1 unit per 8 ha or 0.13 units per ha <u>Servicing:</u> community water and community sewer service only to fix problems not facilitate new development	As above
5	Rural Residential	<u>Uses:</u> residential <u>Density:</u> 5 units per 1 ha <u>Servicing:</u>	As above

- Change the RGS land use designation for Area 6 (*as illustrated on Attachment 4*) from Resource Lands and Open Space to Rural Residential to better reflect the 1 hectare minimum parcel size permitted both by the existing Lantzville OCP and the one presently under consideration.
- Change the RGS land use designation for Area 7 (*as illustrated in Attachment 4*) from Rural Residential to Urban Area, and change the RGS land use designation for Area 8 (*as illustrated in Attachment 4*) from Resource Lands and Open Space to Urban Area because the District of Lantzville OCP support higher density residential development and more urban type uses than the present RGS land use designations permit. The RGS supports resource activities on the parts of the property in the Resource Lands and Open Space designation, and allows for a minimum parcel size of 8 hectares. The RGS supports rural residential uses on parts of the property in the Rural Residential designation, and allows for residential development into parcels as small as 1 hectare. The District of Lantzville OCP designates these areas of land as Foothills Comprehensive Development Area, and permits urban type densities and uses on the land including residential development into parcels smaller than 1 hectare (for an total of approximately 700 new units), institutional uses, commercial uses, and the provision of services to enable these types and levels of development.

Optional changes that the RDN could make to the RGS based on the District of Lantzville OCP include the following:

- Change the RGS land use designation for Areas A, B and C (*as illustrated in Attachment 4*) from Rural Residential to Resource Lands and Open Space to better reflect that the OCP under consideration supports a minimum parcel size of 50 hectares and forestry uses in Area A, and parks and open space uses in Areas B and C.

For convenience, a map is provided that illustrates the way the Regional Growth Strategy Land Use Designation Map would look if all of the above changes are made to it (*see Attachment 5*).

ALTERNATIVES

1. Not make a decision about the District of Lantzville Regional Context Statement.
2. Refuse to accept the District of Lantzville Regional Context Statement, identify the provisions outlined in Attachment 2 as the ones to which the RDN Board objects, and specify that the reasons for the objections are as listed in Attachment 2.

FINANCIAL IMPLICATIONS

There are no financial implications if the RDN Board does not make a decision about the District of Lantzville RCS or if it refuses to accept the RCS.

LEGAL IMPLICATIONS

If the RDN Board does not make a decision about the District of Lantzville RCS within 120 days of June 10, 2005 the RDN will be deemed to have accepted the RCS. The September 20, 2005 Board meeting is that last regularly scheduled Board meeting within the 120 day time envelope, and is the 103rd day from date the RCS referral was received.

The RDN Board decision about the District of Lantzville RCS must be in the form of a resolution that either states the RDN Board accepts the RCS, or the RDN Board refuses to accept the RCS. Where the RDN Board refuses to accept the RCS, the resolution must identify the provisions to which it objects and the reasons for the objections.

GROWTH MANAGEMENT IMPLICATIONS

The RCS is a critical link between a municipality's OCP and the RGS as it identifies the relationship between the OCP and the matters contained in the RGS and, if applicable, it identifies how the OCP is to be made consistent with the RGS over time.

Review of the June 10, 2005 District of Lantzville RCS submission indicates that there are several key areas of inconsistency between the District's OCP and the RGS, and that the RCS does not include a proposal for the RDN Board's consideration regarding how the inconsistencies are to be addressed. The inconsistencies must either be eliminated, or the RCS must include a strategy regarding how the inconsistencies are to be addressed that is acceptable to the Board, whichever the parties mutually agree to be most appropriate. Given that there are inconsistencies between the RGS and the District of Lantzville OCP RCS and the RCS does not include a strategy for the Board to consider regarding the resolution of the inconsistencies the RDN Board is not in a position to accept the RCS.

SUMMARY

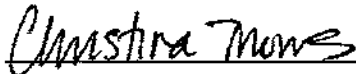
On June 10, 2005, the Regional District of Nanaimo received a request from the District of Lantzville for Intergovernmental Advisory Committee (IAC) and RDN Board consideration of the Regional Context Statement (RCS) the District proposed to include in its new official community plan (OCP) at that time (*see Attachment 1*). The RDN Board must respond to this referral within 120 days of June 10, 2005, otherwise it will be deemed to have accepted the RCS by default.

Given that there are a several key areas of inconsistency between the OCP (as evidenced in the RCS) and the RGS, and given that the RCS does not include a proposal regarding how the inconsistencies are to be resolved, it is recommended that the RDN Board refuse to accept the RCS.

It is staff's understanding that the District of Lantzville intends to submit a new Regional Context Statement to the RDN once the District has completed its official community plan.

RECOMMENDATIONS

1. That the September 14, 2005 report, "Regional Context Statement for District of Lantzville Official Community Plan," be received.
2. That the June 10, 2005 District of Lantzville Regional Context Statement not be accepted because there are inconsistencies between the District of Lantzville Official Community Plan and the Regional Growth Strategy and the Regional Context Statement does not include a strategy to address the inconsistencies, as identified in Attachment 2 to this report.
3. That the District of Lantzville be advised that the Regional District is prepared to consider a revised Regional Context Statement to be included in the District of Lantzville Official Community Plan that addresses the inconsistencies outlined in the staff report and or includes a strategy to address the inconsistencies.


Report Writer


General Manager Concurrence

ATTACHMENT 1:
DISTRICT OF LANTZVILLE REGIONAL CONTEXT STATEMENT

District of Lantzville

P.O. Box 100
7192 Lantzville Road
Lantzville, B.C.
V0R 2H0

Incorporated June 2008

Phone: (250) 390-4006
Fax: (250) 390-5188
Email: district@lantzville.ca
Website: www.lantzville.ca

June 10, 2005

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

Dear Ms. Thomas:

**Re: District of Lantzville Official Community Plan
Regional Context Statement & Urban Containment Boundary Amendment**

Thank you for your recent correspondence outlining comments on the District of Lantzville's Regional Context Statement (RCS), and for your suggestions on the District's Urban Containment Boundary submission. Attached are these two documents for your consideration. Please note that a Technical Appendix with support information for these documents will be provided shortly under separate cover.

We request that these two items be placed on the IAC agenda for July 2005 and be considered by the RDN Board on July 26, 2005, as previously discussed.

Thank for providing us with the opportunity to present this proposal for consideration.

Sincerely,



Ian Howat, CAO

cc: District of Lantzville Mayor and Council

Attachments:
Regional Context Statement
Urban Containment Boundary Amendment

*District of Lantzville
2005 Official Community Plan*

*Regional Context Statement Submission to the
Regional District of Nanaimo*

June 10, 2005

*District of Lantzville
2005 Official Community Plan
Regional Context Statement Submission to the Regional District of Nanaimo*

3.2 Regional Context Statement

Where a regional growth strategy is adopted by a Regional District and member municipalities, Section 25 of the *Local Government Act* establishes mechanisms to link official community plans to the regional growth strategy. The Regional District of Nanaimo first adopted a Regional Growth Management Plan in 1997, and subsequent amendments have redrafted the document as the current Regional Growth Strategy. The following outlines the District of Lantzville's compliance with and support of this Regional Growth Strategy.

All policies of the District of Lantzville's Official Community Plan, with the exception of:

- the policies relating to the Urban Containment Boundary (UCB) as outlined in Section 3.2.1, below; and
- minor adjustments to the Resource Lands and Open Space and Rural Residential designation boundaries as illustrated on current RGS mapping, as outlined in Section 3.2.3, below.

are consistent with the Regional Growth Strategy.

Amendment Process

Any future amendments to the District of Lantzville's Official Community Plan will proceed within the framework of the 8 goals of the Regional Growth Strategy. These changes would be made in collaboration with the Regional District of Nanaimo and member municipalities, pursuant to the Regional Growth Strategy and associated agreements and policies.

Applications to amend this OCP (including the urban containment boundaries or land use designations established in the Regional Growth Strategy) will proceed in three ways:

- a) as part of regularly scheduled Regional Growth Strategy Reviews (generally once every five years);
- b) as part of regularly scheduled OCP reviews (again, generally every five years but not necessarily coinciding with the RGS review cycle); and
- c) by applications to amend the OCP, should the proposal be deemed to be of regional benefit, supported by the citizens of this community, and supported by Lantzville Council.

3.2.1

*District of Lantzville
2005 Official Community Plan
Regional Context Statement Submission to the Regional District of Nanaimo*

Goal 1: Strong Urban Containment

To limit sprawl and focus development within well defined urban containment boundaries.

Note: *The OCP designates UCB boundaries that are different than those illustrated in the current Regional Growth Strategy. As such, the District of Lantzville is advancing a UCB change to the RDN for consideration pursuant to the Urban Containment and Fringe Area Management Implementation Agreement (UCFAMIA).*

The following is presented as if the proposed UCB change is approved by the RDN Board pursuant to the UCFAMIA and therefore, consistent with the RGS. A discussion on the impact of the proposed change is available under separate cover (District of Lantzville Impact Assessment of Proposed UCB Changes).

The OCP designates Urban Containment Boundaries that differ from the boundary illustrated in the current Regional Growth Strategy. The differences are related to the extended review time since the adoption of Lantzville's previous official community plan, and the need to reconcile these boundaries with the vision of the citizens of Lantzville as developed through public consultation on the Lantzville Official Community Plan (OCP). New residential development greater than 1 unit/hectare as well as new commercial and institutional uses are supported on lands within the boundaries. In addition, full community services are intended to be available to development within these UCBs. The Regional District of Nanaimo Board, pursuant to the Urban Containment and Fringe Area Management Implementation Agreement, has approved these amended boundaries.

Two areas are designated as Urban Containment Boundaries: the Lantzville UCB and the Foothills UCB.

The first, encompassing the largely developed areas of Lantzville, contains a Village commercial core comprised of local retail and service establishments that provide for the immediate needs of Lantzville residents. In addition, there are vacant lands within the Village Core that are proposed to be developed for a residential density of 7.5 UPH with a proposed bonus of 3.5 UPH for dedication of up to 20% of the developable area as parkland. The official community plan supports the development of a 100-unit congregate care facility in this Village Core area; this development would be exempt from the previously noted density calculations.

The form of residential development supported in the new OCP for the Village core includes patio homes, town homes, apartments on the second floor of commercial development, as well as the above mentioned congregate care facility. It is intended that these higher density forms of development will provide new, more easily maintained housing options for aging residents who wish to remain in Lantzville, or for new residents attracted to the amenities available in Lantzville. The OCP also supports directing future commercial and institutional development to this core area whenever possible.

The area surrounding the Village Core and within the Urban Containment Boundary is comprised primarily of established residential neighbourhoods with current gross densities ranging from 7.5 to 9 units per hectare. There are also 2 existing mobile home parks with a density of 20 units per hectare. Beyond these areas, but also within the Urban Containment Boundary, are single unit residential lots in upper and lower Lantzville, historically developed to

*District of Lantzville**2005 Official Community Plan**Regional Context Statement Submission to the Regional District of Nanaimo*

provide for densities of approximately 5 units per hectare. These lands are designated 'Residential' in the Lantzville OCP.

Supported densities on any vacant parcels in this Residential designation are 5 UPH with a possible bonus of an additional 2.5 UPH for dedication of up to 20% of the developable area as parkland. Clustering may be considered where efficiencies in servicing and a reduction in road surface and impact may be demonstrated. The two mobile home parks and one partially completed mobile home park would continue to be supported at a maximum density of 20 units per hectare.

This OCP supports the following uses on Residential lands: single family homes, home occupations, parks, recreation, utilities, places of worship, schools, and fire halls. In addition, the community has set a goal of 20% park and public open space on larger new development areas within the Residential designation. It is intended that full community water and sewer servicing will be supplied to these lands (as was supported in the previous OCP and by the RDN in various planning documents).

The second Urban Containment Boundary area is on lands referred to as 'the Foothills', shown on Map No. 4 of the OCP as the 'Foothills Comprehensive Development Area'. This area is located along the eastern boundary of the District, approximately 2.5 km from the Woodgrove Town Centre. The area contains approximately 700 units, clustered in small development areas, with an adjacent area of approximately 360 hectares of contiguous parkland and public open space. The location of the area in proximity to the City of Nanaimo allows for efficient delivery of services and a reduction on the dependency of motor vehicles. Most importantly, this UCB provides for the protection of a natural area significant to Lantzville, Nanaimo, and the Region for public recreation, wildlife habitat, and as a permanent green backdrop to Nanaimo and Lantzville.

Services will not be provided outside either of the Urban Containment Boundaries, except for health or environmental reasons.

3.2.2 Goal 2: Nodal Structure

To encourage mixed-use communities that include places to live, work, learn, play, shop and access services.

This OCP supports a range of different types and densities of housing, and a range of commercial and institutional uses on lands within the Urban Containment Boundaries. The OCP supports full collaboration at the local level among Council, citizens of Lantzville, the business community, stakeholders and special interest groups in establishing the design, character, and uses on lands within the UCBs, with particular emphasis on the lands to be developed for commercial or institutional uses. Ongoing consultation with the public and other interested parties will continue through regularly scheduled Council meetings, ad hoc information meetings and public hearings (as warranted by applications or events), and the provision of detailed information through the District's website.

A small local node in Lantzville, referred to the Village node, is fully supported in the OCP and designated as the heart of Lantzville; future growth is encouraged in this area. New development is also encouraged in proximity to the Woodgrove Town Centre in the Foothills

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Regional Context Statement Submission to the Regional District of Nanaimo*

UCB. It is recognized that the regional scale of the Woodgrove Town Centre has implications for the introduction of new commercial activities to the UCB areas in Lantzville, and could be considered to limit opportunities to develop as "complete communities" within the UCBs. However, the OCP's approach is to provide for local level commercial/institutional activities in the UCBs, and focus new residential development to support the Woodgrove Town Centre. The efficient delivery of service is consistent with this concept.

3.2.3 Goal 3: Rural Integrity

To protect and strengthen the Region's rural economy and lifestyle.

The District of Lantzville's OCP promotes and encourages the retention of large rural holdings in the Regional Growth Strategy's Resource Lands and Open Space and Rural Residential land use designations by providing clear separation between lands intended for higher densities of development (and full community servicing) and lands intended to be maintained as larger, self supporting residential lands or lands intended for resource uses.

The OCP supports directing future development to lands within the Urban Containment Boundaries to minimize impacts on lands designated Rural Residential or Resource Lands and Open Space in the RGS. Given the form of historic development, total separation of 'development' lands from 'protected' lands is not fully achievable in Lantzville. However, the OCP provides for the designation of clear and rational Urban Containment Boundaries, transitions between Residential Lands and Resource Lands through areas of Rural Residential lands, and supports the retention of Resource Lands through OCP policies.

In addition, all regulations and policies of the Agricultural Land Commission are fully supported for lands in the Plan Area designated as within the Agricultural Land Reserve, including policies supporting buffering on adjacent developable lands.

This OCP does not support the extension of community services to lands within the Resource Open Space, Resource Forestry, Resource Agriculture, or Rural Residential land use designations except for health or environmental reasons.

The Lantzville OCP has strengthened policies relating to the protection of the Region's rural economy and lifestyle. The OCP has made slight adjustments to the boundaries of the land use designations noted above, to better focus residential development around nodes and to preserve park and open space, agricultural lands, and private managed forest lands. Minimum lot sizes in the Resource lands designations have increased, resulting in a transfer of approximately 330 units from the Rural Residential and Resource Lands designations.

The areas designated Rural Residential are generally existing lots with a minimum density of 1 unit per hectare. Forms of subdivision that would increase the density of development beyond 1 unit per hectare are not supported in the OCP.

Resource lands have been broken into three categories: Resource Forestry, Resource Agriculture, and Park (Resource and Public open space). Resource Forestry has a new larger minimum lot size of 20 hectares, up from 8 hectares. The 20-hectare size is the minimum lot size identified by the Woodlot Association. Further, a DP area is in place upon any Resource Forestry being exempted from the *Private Managed Forest Land Act* to ensure that the land is

*District of Lantzville
2005 Official Community Plan
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still managed as sustainable forest activity land base. Resource Agriculture covers all of the ALR land in the District. The minimum lot size has been increased from 1 hectare up to 8 hectares to ensure that ALR lands remain at a size that would give them the best chance of continuing to be viable agricultural land for Vancouver Island. The OCP is discouraging any removal of lands from the ALR. Park (Resource and Public open space) is a designation set up to identify the core, contiguous parcel of future parkland dedication required for consideration of the Foothills Comprehensive Development Plan Area.

While the change to three Resource land designations and a new Rural Residential land use designation do not correspond identically to the Rural Residential and the Resource Lands and Open Space designation pursuant to the RGS, the differences are minor, and no changes have been made that would violate the intent of the policies of the RGS.

The following table provides a comparison between the 1995 OCP to the new OCP of the land base in each land use designation. Of note is the land base now protected in the Resource Lands designations.



* Hwy 19 estimate (6800 m x 58 m) = 39
** Build out will result in a minimum of 360 ha of park/open space and may include up to a further 120 ha. In rural and UCB.

Regional Context Statement
Page 6

Note to reader:
RDN staff transcribed the information in the table above to make it easier to read. It is provided on page 18 of this staff report.

*District of Lantzville
2005 Official Community Plan
Regional Context Statement Submission to the Regional District of Nanaimo*

3.2.4 Goal 4: Environmental Protection

To protect the environment and minimize ecological damage related to growth and development.

Lantzville is proud of the steps it has taken in this area of the Plan. Extensive development permit areas have been applied to protect water courses, steep slopes, sensitive ecosystems, coastal shore protection, and the ecological integrity of Forest Resource lands, as shown on Map No. 10.

The Foothills and Village Core Comprehensive Development Plan Areas place significant emphasis on the protection of the environment and on minimizing the impact of development in Lantzville. Extensive use and reliance on low impact development guidelines and "green" infrastructure is being enacted through Lantzville's Subdivision and Development Bylaw. This proposed bylaw is currently under development, and the draft is drawing favourable attention from the Province, several municipalities and the MMCD's Green Infrastructure Partnership. In particular, interest has been shown in the bylaw's sections on roadways, specifically in the new standards for road widths (with allowances for 5 metre road widths), innovative road edging (no curb and gutter) and the use of roadside swales for storm drainage (extremely limited use of piped storm drainage).

Groundwater protection is vital to the long term sustainability of Lantzville. Therefore, the OCP has mandated that any new development must achieve very rigorous standards for managing stormwater (the OCP and new Development Standards bylaw noted above set out a target of 0% loss of stormwater from a site). The District is also committed to remediating the retention of storm water flows on existing developments as opportunities arise.

Density bonusing provisions were added throughout the residential area to empower Council to consider up to 20% parkland where developments may contain significant land features or environmentally sensitive areas. Clustering is now considered in Lantzville as a means to set aside more green space and take advantage of efficiency gains in the delivery of services and minimizing impervious surfaces.

For the past 25 years, on-site sewage treatment (septic fields) has been a documented threat to the environment, our beaches, ground water supplies and the health of the community. Poor soil conditions, and the age of the systems are posing increasing threats as time passes. The District, with the cooperation of southern community sewer participants, is working hard to bring sewer services into the most susceptible areas, and has a phased plan for the remainder of the proposed residential area as illustrated on OCP Map No. 8.

*District of Lantzville
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3.2.5 Goal 5: Improved Mobility

To improve and diversify mobility options within the Region – increasing transportation efficiency and reducing dependency on the automobile.

Lantzville has approached this goal from several fronts. Despite the current lack of infrastructure for pedestrian and bicycle friendly means of commuting in Lantzville, walking and bicycling is a widely used means of transportation in this active community. OCP Map No. 6 illustrates the plans for a more comprehensive development of multi-use trails and paths for non-motorized traffic and commuters. Several locations have been identified that move non-vehicular traffic into the village node and the Woodgrove node. Links are proposed to the City of Nanaimo's Parkway trail and to the RDN's Parks Development Plan trail network. Based on the OCP Lantzville has already commenced the development of a multi-use path from Woodgrove to the Village node adjacent to Lantzville Road.

The proposed density in the Village node and the focus around the Woodgrove node should make transit routes in Lantzville more viable. Lantzville supports the continuation of the regional transit system operating in Lantzville, and improvement in the number and location of access points. In addition, Goal 7 of this OCP supports many innovative mobility policies, with highlights listed below:

- Improved mapping of greenways, pedestrian connectors, paths and trails
- The definition of 'journeyways' and improvements to these routes
- Separation of vehicles and pedestrians where possible
- Negotiations for new greenways and trails
- Improved and more frequent public transit.

3.2.6 Goal 6: Vibrant and Sustainable Economy

To support strategic economic development and to link commercial and industrial strategies to the land use and rural and environmental protection priorities of the Region.

The District's OCP supports working with the Regional District of Nanaimo and member municipalities on creating new opportunities and enhancing existing development to promote a 'vibrant and sustainable economy'. In particular, Lantzville has much to contribute to the region in the areas of tourism, recreation, and opportunities to enjoy the outdoors, ranging from public access to level waterfront to regionally significant park space in the Foothills.

However, Lantzville is handicapped in its ability to develop a vibrant economy within its own boundaries due to its close proximity to the Woodgrove node, which is developed to a regional scale. Regardless, Lantzville has a small village commercial core which is being supported to provide local retail and service commercial economic activity. In addition, the Metro-Mart Industrial area also provides light industrial activities adding to the local and regional economy.

Actions have been taken to ensure that sustainable economic activities will continue to be viable on the extensive resource lands in Lantzville. The 360 hectares of parkland and public open space within the Foothills Comprehensive Development Plan Area is of a scale that would certainly become a tourist amenity as visitors to Nanaimo look for outdoor recreational activities

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close to accommodation. The spectacular, accessible waterfront and the outdoor recreational amenities in Lantzville supports the tourist economy in the Region.

The OCP supports the provision of community services to lands within Urban Containment Boundaries to attract desirable economic development. Specifically, servicing policies within the OCP set out strategies to support the provision and improvement of infrastructure to permit the concentration of activities in designated areas. The provision of infrastructure is intended to permit a greater range and focus of commercial/service sector economic activities. In addition, the designation of Urban Containment Boundaries separates land uses and protects primary resource extraction activities on lands designated Resource Forestry. Policy 1 in Section 5.2.2 specifically supports resource extraction and small-scale primary processing on appropriately designated lands outside of the UCBs.

While it is recognized that Lantzville does not have the economic impact of the larger member municipalities on the region, Lantzville residents will continue to support the commercial and recreational activities in Nanaimo, and provide a significant labour pool to the Region without the associated commercial taxation benefits.

3.2.7 Goal 7: Efficient Services

To provide cost efficient services and infrastructure where urban development is intended, and to provide services in other areas where the service is needed to address environmental or public health issues and the provision of the service will not result in additional development.

The delivery of efficient services has had a significant impact on proposed residential densities within Lantzville. It is recognized that Lantzville's strong desire to remain largely a community of single family residential homes puts added stress on the ability to efficiently deliver services, but the location of the source and connection of those services has played a key role in the contemplation of settlement patterns within Lantzville to minimize any further inefficiencies inherent in suburban single unit home development.

The OCP is committed to servicing only those lands within the Urban Containment Boundaries, except for health or environmental reasons. The provision of servicing will address potential concerns with aging septic fields, stormwater drainage issues, and improved community water distribution. Servicing is intended to support both existing development and planned future development, where supported by this OCP.

As noted in Section 5, subsection 5.2.6, Policy 6, the District does not intend to extend full municipal services to rural, agricultural or forestry areas of the community.

The OCP does not support the extension of full municipal services to lands designated Industrial, except for specific circumstances where servicing would mitigate potential risks to health or the environment.

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3.2.8 Goal 8: Cooperation Among Jurisdictions

To facilitate an understanding of and commitment to the goals of growth management among all levels of government, the public, and key private and voluntary sector partners.

Lantzville was brought into the Regional Growth Strategy by way of the Letters Patent establishing the municipality. Policy 8F enables Lantzville to complete its first OCP as a municipality and as a result, make application for amendments to the RGS if necessary. Lantzville is very appreciative of the foresight that went into the inclusion of this policy. Providing Lantzville with the opportunity to have a meaningful say in the RGS ensures that Lantzville becomes a full participating partner with the other member municipalities and the RDN.

The OCP helps to facilitate the understanding of and a commitment to growth management by supporting the eight goals of the RGS. The support of goals 1 and 2, relating to urban containment and nodal development, have had the most substantial impact in shaping this official community plan. As a new independent member of the RDN, Lantzville has worked to rationalize its land uses and densities with the OCPs of other municipalities and electoral areas. New boundaries have been drawn to contain urban lands, and greater emphasis has been placed on creating a vibrant heart for the community.

Throughout the public consultation process leading to this OCP, the goals of the RGS have remained at the forefront of discussions. Particular efforts were made to set new standards for action in the areas of environmental protection and improving mobility. Efforts have also been made to improve communication with other levels of government, stakeholder groups, and the citizens of Lantzville, as all parties work toward shared goals. Each section of the OCP details new opportunities for coordinated actions, including Policies 4, 8 and 10 of 'Natural Ecosystems and Sensitive Areas' and Policy 10 of 'Public Parks and Open Space'.

Since incorporation, Lantzville has appreciated the assistance it has received from the member municipalities and the RDN and has been working to understand our partners' needs and reciprocate in that assistance. We have also recognized the need to have an open and honest relationship with the Nanoose First Nation and we have made great strides in doing so.

Note to reader:
For reader convenience the table below is the same one as presented on page 13 of this staff report:

		1995 OCP		New OCP	
		(ha)	(ha)		
U C B	Village Node				
	Village Core comprehensive	24	44	Village comprehensive	
	Village Residential	20			
	Total UCB	44	44		
	Sub-Urban				
	Suburban Residential	511	516	Residential	
	Estate Residential	101		Changed to Rural	
	Metro-Mart				
	Industrial/Commercial	8	8	Metro Mart	
	Gateway Lands	24	17	Residential	
	Hwy 19 corridor (est)*	30		Incl in Sub-urban not developable	
			150	<i>Foothills</i>	
	Total Sub-Urban	674	691		
	Rural				
	ALR	141	-	Moved to Resource	
	Woodlot 1475	240	-	Moved to Resource	
	Golf Course	24	-	Moved to Resource	
	Rural	35	165	Rural	
			101	Formerly Estate Residential	
Foothills	167	150	<i>Foothills</i>		
Total Rural	607	416			
Resource					
Resource	864	737	Forestry		
		240	Woodlot 1475		
		140	Agriculture (ALR)		
		24	Golf Course		
Foothills	571	438	<i>Foothills</i>		
Total Resource	1,435	1,579			
Rail Corridor	15	15			
Hwy 19 Corridor (est)*	-	30			
Total	2,775	2,775			
*	Hwy 19 estimate (6000 m x 50 m) = 30				
**	Build out will result in a minimum of 360 ha of park/open space and may include up to a further 120 ha. In rural and UCB.				

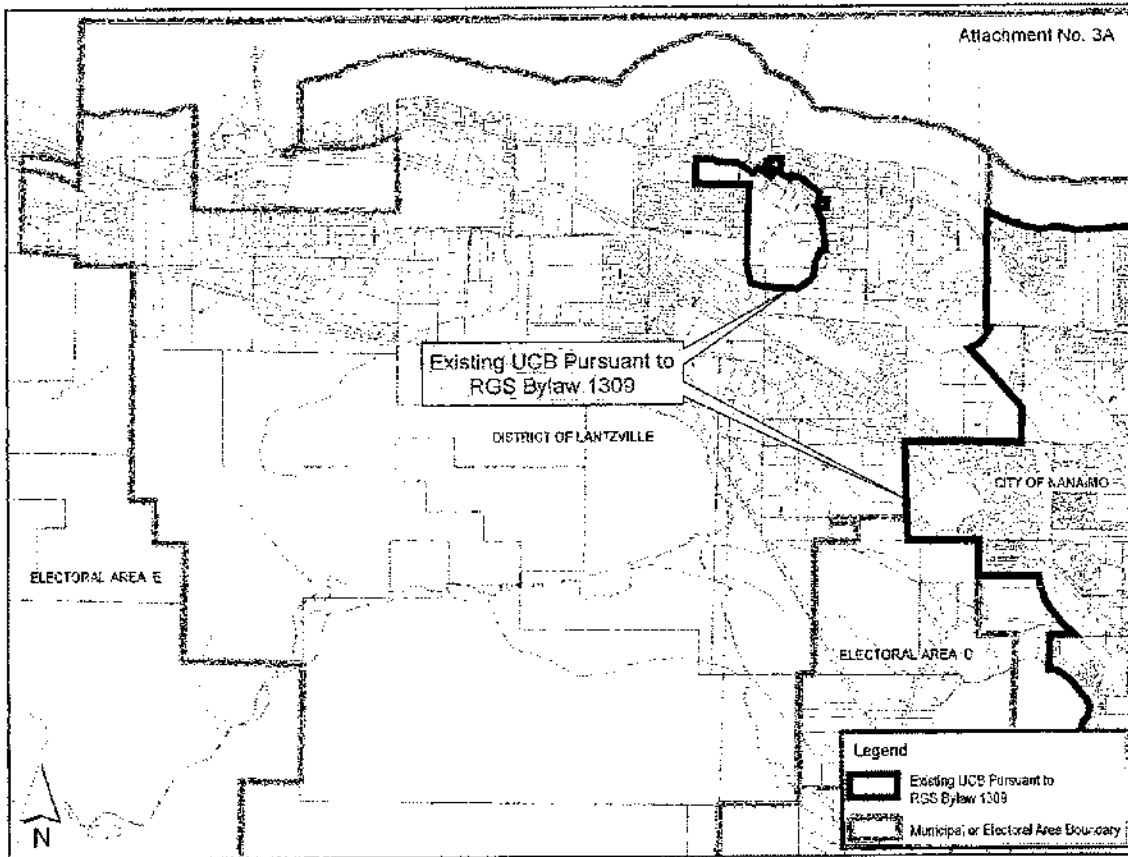
ATTACHMENT 2

**DISTRICT OF LANTZVILLE REGIONAL CONTEXT STATEMENT:
 REGIONAL DISTRICT OF NANAIMO OBJECTIONS AND REASONS**

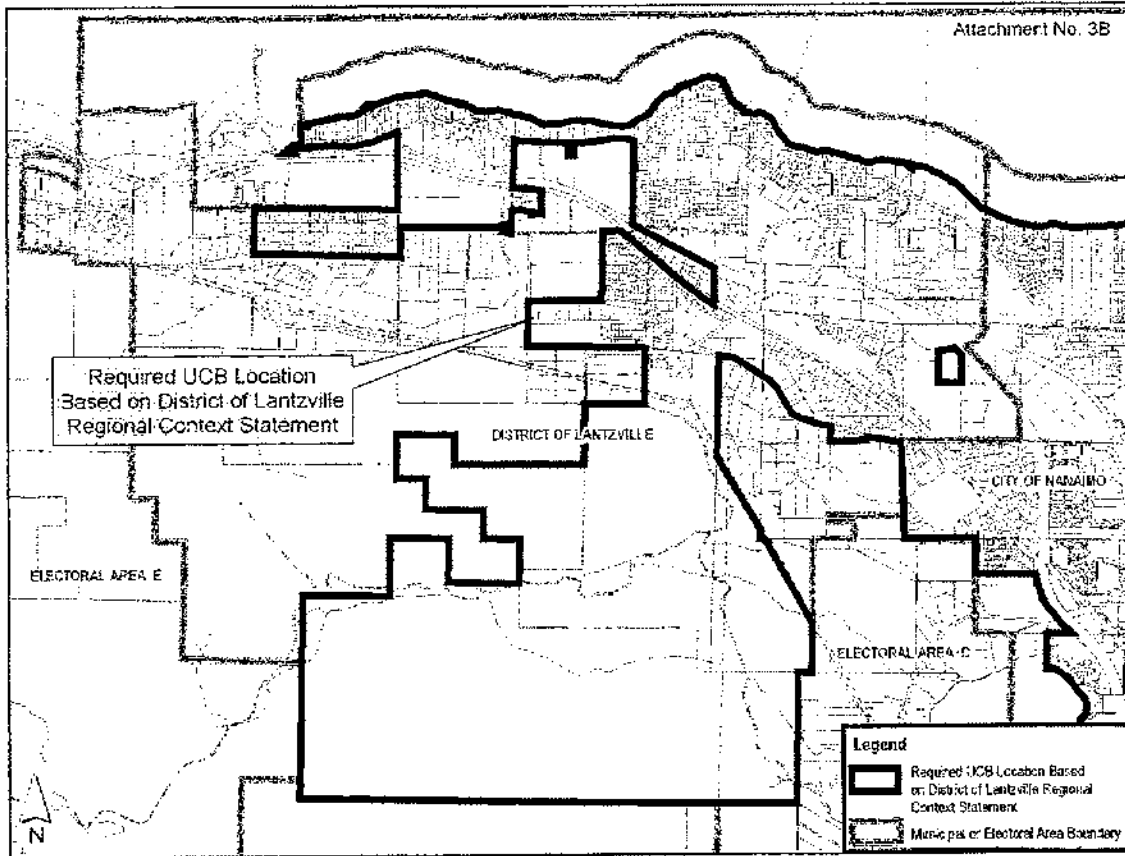
Provisions	Reasons for Objection
<p>a. Location of Urban Containment Boundary (UCB) in a different location than designated by the RGS, or as approved by the RDN Board pursuant to the Urban Containment and Fringe Area Management Implementation Agreement</p>	<p>a. The UCB location supported by the RCS and OCP represents a significant increase in the amount of land available for urban development in the region (44 hectares versus 754 hectares). The RGS provides sufficient housing capacity for the projected population of the region. The UCB location may compromise the ability to successfully implement the provisions of the RGS elsewhere in the region. It results in the establishment of new urban development areas in close proximity to resource uses and could compromise the current and long term viability of resource uses in these areas. It also results in a significant loss of land available for resource uses.</p>
<p>b. Support for land uses in the RGS Sub-Urban designation that are not permitted by the RGS, including commercial uses and institutional uses.</p>	<p>b. Development of commercial and institutional uses is more appropriate for land designated Urban Area inside the Urban Containment Boundary. Development of these uses outside the UCB could reduce the viability of RGS provisions to focus mixed-use development into designated nodal areas on land inside the UCB.</p>
<p>c. Support for OCP land use designations and policy that result in less land available for rural and resource uses in the RGS Resource Lands and Open Space designation.</p>	<p>c. Potentially compromises RGS strategy to protect rural integrity because less land is available for rural and resource uses (1602 hectares instead of 1804 hectares proposed for the RGS Resource Lands and Open Space designation).</p>
<p>d. Support for a higher density of development on RGS Rural Residential and Resource Lands and Open Space designated land than permitted by the RGS.</p>	<p>d. Potentially compromises RGS strategy to protect rural integrity because development of densities deemed more appropriate for urban areas is proposed.</p>

Provisions (cont.)	Reasons for Objection (cont.)
e. Support for land uses in the RGS Rural Residential and Resource Lands and Open Space designations that are not permitted by the RGS, including commercial uses and institutional uses.	e. Potentially compromises RGS strategy to protect rural integrity because it introduces uses that are incompatible with rural residential uses. Development of these uses outside the UCB could reduce the viability of RGS provisions to focus mixed-use development into designated nodal areas on land inside the UCB.
f. Establishment of a new area of urban development on land directly adjacent to RGS Resource Lands and Open Space designated land in the Agriculture Land Reserve.	f. Increases the likelihood of land use conflicts between urban and resource uses. Increases the likelihood that good quality ALR land will not be used for agricultural purposes or applications will be made to exclude land from the ALR. Could result in a reduction of the supply of agricultural land that might be necessary in the future to provide food for residents.
g. Establishment of a new area of urban development on land in the RGS Resource Lands and Open Space designation that has the potential to sterilize a known source of aggregate resources.	g. Potential that a viable source of aggregate resources will be sterilized. Aggregate resources in close proximity to areas of urbanization are required, and this source is close to an urbanized area.
h. Support for the provision of community water and community sewer services to land in the RGS Rural Residential and Resource Lands and Open Space designations for the purpose of facilitating new development as opposed to solely for the purpose of addressing existing health or environmental problems	h. Results in the need to install costly new infrastructure to service development in areas that the RGS does not intend to be developed. Results in a development pattern that is not the most cost efficient one to service.
i. The omission of information regarding how the OCP is to be made consistent with the RGS over time.	i. Need to agree upon a suitable strategy for addressing the inconsistencies between the RGS and the OCP.

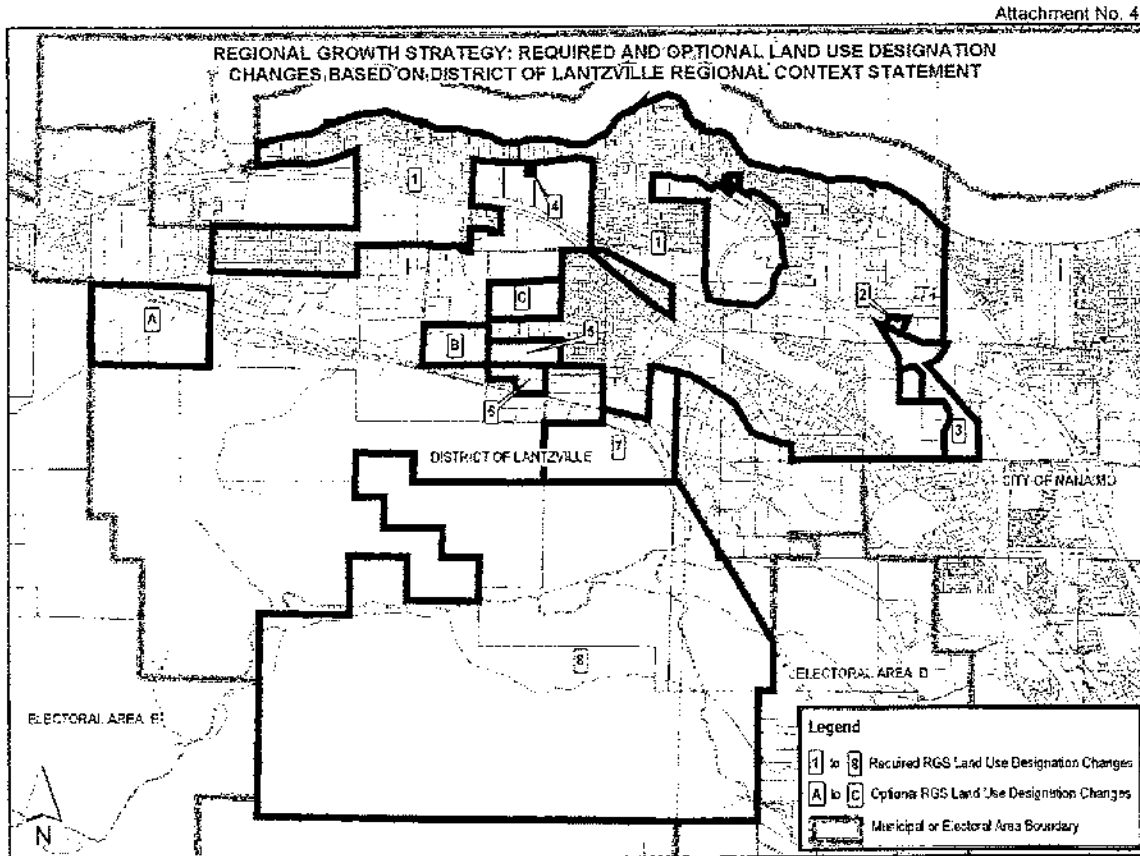
ATTACHMENT 3A EXISTING URBAN CONTAINMENT BOUNDARY LOCATION



ATTACHMENT 3B
REQUIRED URBAN CONTAINMENT BOUNDARY LOCATION BASED ON
DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN



ATTACHMENT 4
AREAS OF LAND FOR WHICH REGIONAL GROWTH STRATEGY LAND USE
DESIGNATION CHANGES ARE REQUIRED OR OPTIONAL



ATTACHMENT 5 REGIONAL GROWTH STRATEGY LAND USE DESIGNATION MAP WITH REQUIRED AND OPTIONAL CHANGES

Attachment No. 5

