

REGIONAL DISTRICT OF NANAIMO

**COMMITTEE OF THE WHOLE
TUESDAY, JUNE 12, 2007**

A D D E N D U M

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SOLID WASTE

8-9 Church Road Transfer Station Drywall Recycling.

Pearse, Maureen

From: Frank Garnish [comets@shaw.ca]
Sent: June 8, 2007 9:50 AM
To: Pearse, Maureen
Subject: Area A Rec & Culture

Good Morning Maureen,

Please allow me to speak to the Committee of the Whole regarding the Area A Recreation and Culture function on Tuesday, June 12. I understand I will be permitted five minutes to make my presentation.

Thank you for your kind attention to my request.

Frank Garnish

Regional District of Nanaimo

June 12, 2007

Subject: Administration of Area A Recreation and Culture Function

Dear Directors:

Six years ago, we pleaded for your assistance in saving historic North Cedar School. You supported our efforts, and now we all take great pride in our **Cedar Heritage Centre**. Area A thanks you

Two years ago, we pleaded for you to send the Area A Recreation and Culture function to referendum. You supported the Referendum and it passed. Again, Area A thanks you.

One year ago, we pleaded for the integrity of our POSACs. Again, you supported and again we thank you.

Now we are back. The Recreation and Culture function recommendations before you tonight do not support the original purpose of the Area A Recreation and Culture referendum or the wishes of the Area A Community.

Tonight a recommendation is being made to hire administration staff. This will result in over \$80,000 of Area A's \$100,000 Rec. & Culture budget being spent on administration (see page 39 of the report). Our Area A community wishes our tax money spent on community programs and facility enhancement - not on the creation of unnecessary duplicate administration.

We can do better! We have the experienced volunteers, the necessary staff, and a **Community Schools System unique in the RDN**. Through cooperation, we will deliver first class programs and enhanced facilities with low administrative costs. With your RDN Board and staff guidance, we can guarantee success.

Please! Do not spend our precious tax dollars on staff at this time. Give the Area A community a chance. If we flounder, nothing is lost and the RDN staff can take over. If successful, as we were with the Cedar Heritage Center and the Rec. and Culture referendum, the result is a **WIN – WIN – WIN** for everyone.

Director Burnett has said that he is arranging Joint Use Committee meetings with School District #68. He has also said that he will recommend the formation of a Rec. and Culture Advisory Committee consisting of members of our Area A Rec. & Culture community to decide what form of administration and staffing is wanted or needed in Area A. We support his **WIN – WIN – WIN** recommendations.

TO: Geoff Garbutt
Manager, Current Planning

DATE: June 1, 2007

FROM: Susan Cormie
Senior Planner

FILE: Bylaw No. 1165.03

SUBJECT: Proposed Amendments to Impact Assessment Bylaw No. 1165

PURPOSE

To consider amendments to Impact Assessment Bylaw No. 1165 to provide additional time in responding to applicants and to amend signing authority for information requests.

BACKGROUND

The requirements, as set out in "Regional District of Nanaimo Impact Assessment Bylaw No. 1165, 1999", are applicable at the time an application for a zoning amendment, a temporary use permit or a development permit is submitted to the Regional District (see copy of Bylaw No. 1165 attached). Under the provisions of this Bylaw, applicants are required to submit a completed Preliminary Community and Site Impact Review Form with a development-related application. Following the review of this Form, the General Manager may require an applicant to submit additional information in support of their application. Such information could be related to transportation, community services, public amenities, protection of the natural environment, groundwater quantity and quality, impact on Agricultural Reserve Lands, and aesthetic values such as a visual character, lighting, noise or odour.

As part of the procedures in the administration of this Bylaw, the General Manager of Development Services must currently inform an applicant of his or her decision in writing to require development related information within 5 business days of having received the application.

ALTERNATIVES

1. That "Regional District of Nanaimo Impact Assessment Bylaw Amendment Bylaw No. 1165.03, 2007" be given 1st, 2nd, and 3rd reading and proceed with adoption and further that staff be directed to review Bylaw No. 1165.
2. That Amendment Bylaw No. 1165.03 not be adopted and alternative direction be provided.

DEVELOPMENT APPLICATION IMPLICATIONS

While the original intent of this procedure was to decrease the length of time to advance an application through the planning approval process, there has been a substantial increase in the number of development-related applications and complexity of land use development issues on parcels since Bylaw No. 1165 was adopted in August 1999. For example, in 2000 there were 45 development-related applications while in 2003 there were 88 applications and in 2006 there were 109 applications. This demonstrates a 142% increase in applications since 2000. In addition to volume, many of the applications are now more complicated and require a higher level of review. From the perspective of development approvals, the increase in complexity can be attributed to a number of factors including:

- the expansion of legislation requirements including new development permit areas;
- recent changes in Provincial legislation such as the *Riparian Area Regulation*;

- public concern and level of expectations with respect to the management of development;
- the nature of development proposals; physical conditions related to lands proposed for development; and
- the higher level of information required under development permit process (for example, reports prepared by professional engineers for geotechnical hydrogeological, septic or transportation-related assessments and professional biologists for environmental impact assessments).

As a result of the increase in volume and complexity of development-related applications, it has become increasingly more difficult for staff to be able to meet the required 5 day response time.

Therefore, to alleviate this concern, staff recommends that Bylaw No. 1165 be amended to increase the response time from 5 business days to 20 business days. This will allow sufficient time for staff to thoroughly review an application and provide a completed response to an applicant.

Future Amendments to Bylaw No. 1165

Given the increased volume of development approval applications, the complexity of such applications, and the legislative changes since Bylaw No. 1165 was adopted (1999) staff recommends that this bylaw be given a comprehensive review to ensure it is consistent with current legislation and related approval process procedures.

DEVELOPMENT APPROVAL PROCESS IMPLICATIONS

As the proposed additional response time will allow staff to provide a more complete review of development-related applications at the onset of the development approval process, thus avoiding the need to request additional information at a later time. This will have a positive impact on processing time in that an applicant will be clear as to all required information at the start of the process and will result in applications being forwarded to the Electoral Area Planning Committee and the Board in a more expeditious manner.

LEGAL IMPLICATIONS

The RDN solicitor has advised that all applicable development-related applications must be responded to and information requirements outlined within the time frame established in the bylaw.

SUMMARY

This report outlines a proposed amendment to the Impact Assessment Bylaw to lengthen the required time for staff to respond to a submitted application from a maximum of 5 business days to a maximum of 20 business days. Due to the increased volume in the number of development-related applications submitted to the Regional District combined with the complexity of applications, staff has found it increasingly difficult to meet the current 5 day response time. An increased response time would allow staff to ensure that a detailed review of submitted applications would be completed.

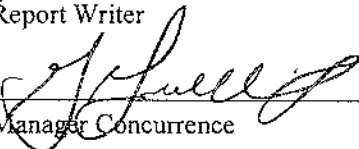
Given that the RDN solicitor has advised all applicable development-related applications must be responded to within the time frame established by bylaw and to ensure sufficient time for staff to thoroughly review applications, staff recommends Alternative No.1 to amend Bylaw No. 1165 to increase the required response time from 5 business days to 20 business days.

RECOMMENDATIONS

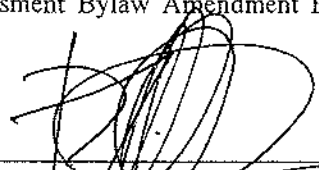
1. That "Regional District of Nanaimo Impact Assessment Bylaw Amendment Bylaw No 1165.03, 2007" be given three (3) readings.
2. That "Regional District of Nanaimo Impact Assessment Bylaw Amendment Bylaw No. 1165.03, 2007" be adopted.




Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1165.03

A Bylaw to Amend Regional District of Nanaimo Impact Assessment Bylaw No. 1165, 1999

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

1. "Regional District of Nanaimo Impact Assessment Bylaw No. 1165, 1999" is hereby amended as follows:
 - (a) by deleting Subsection 6. (b) of **PART IV – PROCEDURE** and replacing this subsection with the following:
 - (b) The Manager must inform the applicant of his or her decision to require information under Section 6. (a) (ii) within 20 business days of having received the information under Section 5.
 - (b) by deleting Subsection 12. of **PART V – IMPACT REPORT PROPOSAL** and replacing this subsection with the following:
 12. The Manager must, within 20 business days of receipt of the Impact Report Proposal, indicate to the applicant that if:
 - (a) the Impact Report Proposal submitted by the applicant is acceptable;
 - (b) the Impact Report Proposal submitted by the applicant must include additional information as specified by the Manager;
 - (c) the person or persons, proposed by the applicant, to prepare the impact information are not acceptable and another person or persons must be proposed;
 - (d) the Impact Report Proposal is unacceptable and must be replaced by the applicant within 30 days or appealed to the Board under **PART VII**; or
 - (e) additional time is required to complete the review of the Impact Report Proposal.
 - (c) by deleting Subsection 13. of **PART V – IMPACT REPORT PROPOSAL** and replacing this subsection with the following:
 13. If the Manager does not provide advice by the end of the twentieth business day, the Manager is deemed to have accepted the proposed Impact Report Proposal.
2. This Bylaw may be cited as "Regional District of Nanaimo Impact Assessment Bylaw No. 1165.03, 2007".

Introduced and read three times this

Adopted this

Chairperson

Sr. Mgr., Corporate Administration



RDN			
CAO	GMF&IS		
GMS	GMR&PS		
GMES	GMTS		
JUN 12 2007			
SMCA			
CHAIR		BOARD	
<i>CoW Addendum</i>			

MEMORANDUM

TO: Carey McIver
 Manager of Solid Waste

DATE: June 12, 2007

FROM: Alan Stanley
 Zero Waste Coordinator

FILE: 5360-70

SUBJECT: Church Road Transfer Station Drywall Recycling

PURPOSE

To acquire Board approval to enter into an agreement with Alpine Disposal and Recycling for recycling drywall received at the Church Road Transfer Station (CRTS).

BACKGROUND

The RDN has not accepted waste drywall at the Regional Landfill since 1991. All drywall generators in the Nanaimo area are directed to private recycling facilities. However, since there are no private recycling facilities in the Parksville/Qualicum area, the RDN receives drywall for recycling at CRTS. The drywall is deposited into bins and trucked to Vancouver Island Recycling Centre (VIRC) in Nanaimo who then transports it to a recycling plant in New Westminster.

VIRC has been the only facility in the area that received drywall and for over ten years, all drywall from CRTS went to VIRC. However, VIRC is in an ongoing legal dispute with the City of Nanaimo and they are under a court order to change the way they handle material at their plant on Tenth Street in Nanaimo. Drywall is an important factor of the legal dispute and the court ordered VIRC to remove excessive stockpiles of drywall to comply with City of Nanaimo zoning bylaws. Consequently, on May 29, 2007 VIRC informed the RDN that as of May 31st they would no longer accept drywall for recycling.

Alpine Disposal and Recycling (ADR) has been working with the City of Nanaimo and the RDN for the past twelve months towards establishing a drywall receiving facility on McGarrigle Road in Nanaimo. ADR has received the necessary development approvals from the City of Nanaimo to proceed with the construction of the facility with an expected completion date of September 1, 2007. The planned facility meets the requirements of the RDN for a Waste Stream Management License (WSML) and ADR will be able to acquire a WSML upon completion of the facility. In the interim, ADR can receive drywall at their Victoria operation.

In the very short time available, staff negotiated an agreement with ADR to haul and recycle drywall from CRTS at a comparable cost to the previous arrangement with VIRC.

ALTERNATIVES

1. Approve the issuance of a Purchase Order with Alpine Disposal and Recycling for drywall hauling and recycling.
2. Do not approve an agreement with Alpine Disposal and Recycling for drywall hauling and recycling.

FINANCIAL IMPLICATIONS

Alternative 1

The value of the drywall hauling and recycling agreement with ADR for the balance of 2007 is \$183,255. There are adequate funds in the 2007 Annual Budget for this service.

Alternative 2

The RDN could contract to send the drywall directly to New West Gypsum, the recycling plant on the mainland that receives drywall. Additional staff would be required at CRTS to affect the operational changes needed to accommodate this arrangement. The costs for this alternative are estimated to exceed the costs to have ADR handle the CRTS drywall.

Also, under this alternative, drywall would have to be stockpiled for a period of time while the necessary arrangements were made at CRTS and New West Gypsum. Stockpiling drywall is poor practice and the RDN has no appropriate site.

ENVIRONMENTAL IMPLICATIONS

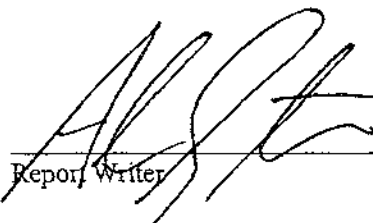
Drywall cannot be landfilled at the Regional Landfill because of the noxious gasses that are created when it comes into contact with water. These gases are detrimental to the environment and can also damage the gas collection system at the Regional Landfill.

SUMMARY/CONCLUSIONS

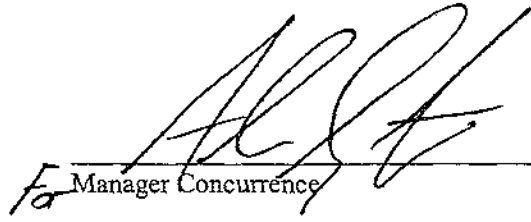
Drywall recycling options are extremely limited. Vancouver Island Recycling Centre has been recycling drywall from the Church Road Transfer Station for over ten years and recently provided the RDN with two days' notice that they were going to stop receiving drywall. Alpine Disposal and Recycling has been working on establishing a drywall receiving facility in the RDN and has received approval from the City of Nanaimo to proceed with construction. Staff negotiated an agreement with Alpine Disposal and Recycling to haul and recycle drywall from the Church Road Transfer Station.

RECOMMENDATION


That the Board approve the issuance of a Purchase Order with Alpine Disposal and Recycling for drywall hauling and recycling from the Church Road Transfer Station for \$183,255 for the period of June to December 2007.



Report Writer



For Manager Concurrence



General Manager Concurrence



CAO Concurrence

COMMENTS: