

**REGIONAL DISTRICT OF NANAIMO**

**COMMITTEE OF THE WHOLE  
TUESDAY, FEBRUARY 12, 2008  
7:00 PM**

*(RDN Board Chambers)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**DELEGATIONS**

- 5                    **Art Skipsey, Qualicum Beach Historical & Museum Society**, re Museum Expansion.
- 6                    **Michele Deakin, Mid-Island Vancouver Habitat Enhancement Society**, re Drinking Water Watershed Protection Action Plan.
- 7                    **Sheila Malcolmson, Gabriola Island Local Trustee**, re Drinking Water Watershed Protection Action Plan.

**MINUTES**

- 8-16                Minutes of the regular Committee of the Whole meeting held January 8, 2008.

**COMMUNICATIONS/CORRESPONDENCE**

- 17-19               **George Abbott, Minister of Health**, re Meat Inspection Regulation.
- 20                   **Association of Film Commissioners International**, re Funding Request for Vancouver Island North Film Commission.
- 21                   **B. Sepos, Oceanside Tourism Association (OTA)**, re OTA 4<sup>th</sup> Quarter Progress Report, 2008 Marketing Plan and 2008 Publications. (attachments in Board Info)
- 22-27               **South Wellington & Area Community Association**, re Nanaimo Airport Expansion Plans.

**BUSINESS ARISING FROM THE MINUTES**

**CORPORATE ADMINISTRATION SERVICES**

- 28-30               Policy -- Bylaws Not Requiring Inspector Approval.
- Administration & Transit Building Projects. (to be circulated)

**FINANCE & INFORMATION SERVICES**

**FINANCE**

- 31-33 Amendments to Purchasing Policy.
- 34-37 Local Calling Between the Nanaimo and Cowichan Valley Regional Districts.

**DEVELOPMENT SERVICES**

**BUILDING INSPECTION**

- 38-41 Building Inspection Service Bylaw Amendment Bylaw No. 787.07.
- 42-43 Zoning & Building Bylaw Contravention – 2663 Barnes Road – Area A.

**BYLAW ENFORCEMENT**

- 44-49 Agreement for Use of Nanaimo Animal Shelter Facilities.
- 50-54 Unsightly Premises – 1989 Main Road – Area A.

**PLANNING**

- 55-112 Regional Growth Strategy Review Background Report.
- 113-115 Sustainable Future Awards Program.
- 116-138 Cable Bay Development Proposal.

**ENVIRONMENTAL SERVICES**

**LIQUID WASTE**

- 139-140 2008 Water & Sewer Infrastructure Planning (Study) Grant Applications.
- 141-149 Package Sewage Treatment Systems Review.

**UTILITIES**

- 150-154 Fairwinds Sewerage Facilities Local Service Area Amendment Bylaw No. 947.03.
- 155-157 Team Watersmart Corporate Sponsorship – Fairwinds Community & Resort.
- 158-161 Proposed Drinking Water Watershed Protection Action Plan.

**RECREATION AND PARKS SERVICES**

- 162-172 2008 Brandt Wildlife Festival.

**TRANSPORTATION SERVICES**

## COMMISSION, ADVISORY & SELECT COMMITTEE

### **Intergovernmental Advisory Committee.**

173-176 Minutes of the Intergovernmental Advisory Committee meeting held December 13, 2007. (for information)

### **Transit Select Committee.**

177-180 Minutes of the Transit Select Committee meeting held January 17, 2008. (for information)

### **Electoral Area 'E' Parks and Open Space Advisory Committee.**

181-183 Minutes of the Electoral Area 'E' Parks and Open Space Advisory Committee meeting held December 3, 2007. (for information)

*1. That the following resolution from the Electoral Area 'E' Parks and Open Space Advisory Committee meeting be received for information:*

*a. That the 2008 Electoral Area 'E' Parks Function Provisional Budget be supported as presented.*

### **Electoral Area 'A' Recreation and Culture Commission.**

184-186 Minutes of the Electoral Area 'A' Recreation and Culture Commission meeting held January 9, 2008. (for information)

*1. That staff further research with School District 68 senior officials the School Board's interest in a potential agreement with the Regional District to supply recreation and cultural services in Electoral Area 'A' through the Community Schools program.*

*2. That staff explore the option of the Regional District retaining a coordinator to provide recreation and cultural services in Electoral Area 'A'.*

*3. That staff prepare an Electoral Area 'A' Recreation and Culture Grant In Aid Program for review at the next Area 'A' Recreation and Culture Commission meeting.*

### **District 69 Recreation Commission.**

187-196 Minutes of the District 69 Recreation Commission meeting held January 17, 2008. (for information)

*1. That an Agreement in Principle be approved with the Under 17 Hockey Challenge Society to host the allocated tournament games at Oceanside Place, and direct staff to work with the Society to work out the details of a formal partnership contract.*

2. *That funding be allocated for the U17 Hockey Challenge event from the Oceanside Place Function Budget and that the requisition be adjusted accordingly.*
3. *That staff prepare a report on the safety issues and the use of fifteen passenger vans by the RDN Recreation and Parks Department.*

**ADDENDUM**

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**BOARD INFORMATION (Separate enclosure on blue paper)**

**ADJOURNMENT**

**Pearse, Maureen**

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**From:** Art Skipsey [askipsey@telus.net]  
**Sent:** February 5, 2008 2:12 PM  
**To:** Pearse, Maureen  
**Subject:** presentation

On behalf of the Qualicum Beach Historical & Museum Society I ask for permission to address the R D N board. Our desire is to inform the Board of our plan to make a major addition to our museum to enable us to provide a world class paleontology exhibit. We believe this will greatly increase tourism, education and cultural activities in our district. I understand this would take the form of a 10 minute presentation to the committee of the whole. We would provide a copy of our information in advance.

A Skipsey, Pres.

**Lee, Clair**

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**From:** Michele Deakin  
**Sent:** October 30, 2007 12:24 PM  
**To:** Lee, Clair  
**Cc:** Faye Smith  
**Subject:** delegation to the committee of the whole

Hi Claire

I spoke with you yesterday. We would like to make a brief presentation at the RDN Committee of the Whole on ~~November 13th~~ February 12th.

We will be speaking to the item of the Drinking Water and Watershed Protection report.

Our Society name is Mid-Vancouver Island Habitat Enhancement Society. As far as I know right now, we will just have a verbal presentation. If we give a handout we will have it to you by ~~November 7th~~.

If we just give a copy of our presentation can we do that the evening of the event? We have done that at the Board meetings in the past.

Thanks Michele Deakin

30/10/2007

**Lee, Clair**

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**From:** Donnelly, Mike  
**Sent:** February 7, 2008 11:02 AM  
**To:** Lee, Clair  
**Cc:** 'Sheila Malcolmson'  
**Subject:** FW: committee of the whole, on drinking water protection proposal

Hi Clair

Sheila Malcolmson would like to speak re the DWWP Action Plan. Would you please arrange to have her appear as a delegation.

Thanks!

**Mike Donnelly ASCT**

Utilities Manager  
Regional District of Nanaimo

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954-3792 (Dist. 69) 390-6560 (Dist. 68) Toll Free 1-877-607-4111 [www.rdn.bc.ca](http://www.rdn.bc.ca)

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**From:** Sheila Malcolmson [mailto:[smalcolmson@islandstrust.bc.ca](mailto:smalcolmson@islandstrust.bc.ca)]  
**Sent:** Thursday, February 07, 2008 10:46 AM  
**To:** Donnelly, Mike  
**Subject:** committee of the whole, on drinking water protection proposal

hi Mike -

If it is appropriate, or helpful, I'd appreciate the chance to make a few comments to the RDN Committee of the Whole regarding its deliberations on the report of the Drinking Water / Watershed Protection Action Plan.

If I can be registered as a delegation for the February 12 meeting, I'd be grateful.

Thanks for your consideration,

Sheila Malcolmson  
Gabriola Island Local Trustee  
Islands Trust  
247-8078  
<http://www.islandstrust.bc.ca/ltc/gb/default.cfm>

07/02/2008

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE COMMITTEE OF THE WHOLE  
MEETING HELD ON TUESDAY, JANUARY 8, 2008 AT 7:00 PM  
IN THE RDN BOARD CHAMBERS

**Present:**

Director J. Stanhope	Chairperson
Director J. Burnett	Electoral Area A
Director B. Sperling	Electoral Area B
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director D. Bartram	Electoral Area H
Director S. Herle	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director C. Haime	District of Lantzville
Director L. McNabb	City of Nanaimo
Alternate	
Director J. Cameron	City of Nanaimo
Director B. Bestwick	City of Nanaimo
Director J. Manhas	City of Nanaimo
Director D. Brennan	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director M. Unger	City of Nanaimo

**Also in Attendance:**

C. Mason	Chief Administrative Officer
M. Pearce	Senior Manager, Corporate Administration
W. Thexton	A/Gen. Manager of Finance & Information Services
D. Trudeau	General Manager of Transportation Services
J. Finnie	General Manager of Environmental Services
P. Thorkelsson	General Manager of Development Services
T. Osborne	General Manager of Recreation & Parks
N. Tonn	Recording Secretary

**CALL TO ORDER**

The Chairperson welcomed Alternate Director Cameron to the meeting.

**DELEGATIONS**

**Gail Adrienne & Ron Tanasichuk, Nanaimo and Area Land Trust (NALT), re Annual Report.**

Mr. Tanasichuk provided highlights of Nanaimo and Area Land Trust's activities in 2007, a description of services provided by the Trust and an overview of proposed future services. A financial request was also made for the Board's approval for a grant of \$30,000.



**Regional Growth Monitoring Advisory Committee (RGMAC), re State of Sustainability Project Final Report.**

Ms. Janet Farooq, speaking on behalf of the Regional Growth Monitoring Advisory Committee, thanked Directors Holdom and Bartram for their input and guidance on the RGMAC and noted that all members of the committee realize that this project is merely touching the surface with respect to sustainability and commit themselves to any follow up resulting from the Board's review of the final report.

**MINUTES**

MOVED Director McNabb, SECONDED Director Biggemann, that the minutes of the Committee of the Whole meeting held November 13, 2007 be adopted.

CARRIED

**COMMUNICATIONS/CORRESPONDENCE**

**L. Taylor, City of Parksville, re 2008 Council Appointment to the Arrowsmith Water Service Management Committee.**

MOVED Director Holme, SECONDED Director McNabb, that the correspondence from the City of Parksville regarding the 2008 appointment to the Arrowsmith Water Service Management Committee be received.

CARRIED

**H. Chopra, Alberni-Clayoquot Regional District, re Request for Meeting for Proposed Second Road Connecting the Alberni Valley with Highway 19.**

MOVED Director Holme, SECONDED Director McNabb, that the correspondence from the Alberni-Clayoquot Regional District requesting a meeting with the RDN regarding a proposed second road connecting the Alberni Valley with Highway 19 be received.

CARRIED

**I. Chong, Minister of Community Services, re Review of the Regional Growth Strategy (RGS).**

MOVED Director Holme, SECONDED Director McNabb, that the correspondence from the Minister of Community Service regarding the RDN's review of the Regional Growth Strategy, be received.

CARRIED

**J. Doyle, Auditor General, re Delegation of Private Forest Lands from Tree Farm Licenses (TFLs).**

MOVED Director Holme, SECONDED Director McNabb, that the correspondence from the Auditor General regarding receipt of our letter requesting a review of the deletion of private forest lands from all TFLs on Vancouver Island, be received.

CARRIED

**FINANCE & INFORMATION SERVICES**

**FINANCE**

**Local Calling Area – Bowser to Union Bay – Area 'H'.**

MOVED Director Bartram, SECONDED Director McNabb, that the Regional District of Nanaimo support an application to the CRTC to introduce local calling between Bowser and Union Bay.

CARRIED

**Mileage Rate Update.**

MOVED Director Westbrook, SECONDED Director Burnett, that the rate for reimbursement of personal vehicle use be adjusted to \$.50 per kilometer effective December 1, 2007.

CARRIED

**Nanoose Bay Fire Hall – Seismic Reconstruction.**

MOVED Director Holme, SECONDED Director Manhas, that funds in an amount up to \$60,000 be released from the Nanoose Bay Fire building reserve fund for the purpose of completing an engineering review and developing design options to bring the fire hall to full post disaster standards.

CARRIED

MOVED Director Holme, SECONDED Director Manhas, that staff be authorized to approach Johnston Davidson Architecture for a quote on this assignment on a sole source basis.

CARRIED

**Seismic Review – Regional District Fire Halls.**

MOVED Director Young, SECONDED Director Bartram, that 2008 fire department budgets be amended as outlined in the staff report for the purpose of undertaking seismic reviews and developing an overall building improvement strategy with the exception of Electoral Area 'C', which will be using its existing budget to participate in the study.

CARRIED

**Fire Hall Facility Planning Review.**

MOVED Director Bartram, SECONDED Director Brennan, that a facility planning review of Regional District fire halls be deferred to 2009.

CARRIED

MOVED Director Bartram, SECONDED Director Brennan, that staff be authorized to use funds from the Dashwood and Coombs Hilliers reserves to provide assistance in evaluating the Dashwood building expansion and a fire hall location for the Coombs Hilliers fire department.

CARRIED

**Infrastructure Funding for Fire Halls – Resolution to AVICC.**

MOVED Director Unger, SECONDED Director McNabb, that the following resolution requesting the Province and Canada to provide infrastructure funding for emergency services buildings be approved and forwarded to the conference of the Association of Vancouver Island Coastal Communities:

WHEREAS all local governments are legislated to prepare and maintain active emergency plans for their communities;

AND WHEREAS communities expect fire departments to play a key role in responding to emergency events;

AND WHEREAS fire halls in many communities are aging and many would suffer long term damage in the event of an earthquake;

AND WHEREAS fire departments contribute to the safety of all persons and property in the Province of BC;

AND WHEREAS there are no designated categories in current Provincial or Federal infrastructure programs to assist with constructing fire halls or to address seismic upgrades;

NOW THEREFORE BE IT RESOLVED that the Province of BC and Government of Canada include seismic upgrading and construction of fire halls as eligible for funding in both current and future infrastructure grant programs.

CARRIED

**Funding for Victim Services & Restorative Justice Programs – Resolution to AVICC.**

MOVED Director Biggemann, SECONDED Director Westbrook, that the resolution regarding additional funding support for Victim Services and Restorative Justice programs be approved and be forwarded to the annual conference of the Association of Vancouver Island and Coastal Communities.

CARRIED

**Municipal Fiscal Imbalance – Resolution to AVICC.**

MOVED Director Westbrook, SECONDED Director McNabb, that the resolution requesting the Province to address the fiscal imbalance as presented in this report be endorsed and forwarded on behalf of the Regional District of Nanaimo to the annual conference of the Association of Vancouver Island and Coastal Communities, to the Union of BC Municipalities and to the Federation of Canadian Municipalities.

CARRIED

**2008 Parcel Tax Rolls.**

MOVED Director Holme, SECONDED Director Burnett, that “Regional District of Nanaimo Year 2008 Assessment Roll Preparation Bylaw No. 1541, 2008” be introduced for first three readings.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that “Regional District of Nanaimo Year 2008 Assessment Roll Preparation Bylaw No. 1541, 2008” having received three readings, be adopted.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that the Board appoint the Chairperson, the Senior Manager, Corporate Administration and the General Manager, Finance and Information Services to preside as the 2008 parcel tax review panel.

CARRIED

***DEVELOPMENT SERVICES***

**BYLAW ENFORCEMENT**

**Building & Zoning Bylaw Contraventions – Parry’s RV Park & Campground, 380 Martindale Road – Area ‘G’.**

MOVED Director Bartram, SECONDED Director Herle, that staff be directed to register a Notice on title pursuant to Section 57 of the *Community Charter* and should the outstanding bylaw contraventions not be resolved within ninety (90) days, that legal action be pursued to ensure Lot A, Plan 30121, District Lot 42, Nanoose Land District, is in compliance with “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” and “Regional District of Nanaimo Building Regulations & Fees Bylaw No. 1250, 2001”.

CARRIED

**Unightly Premise – 1532 Marine Circle – Area ‘G’.**

MOVED Director Holme, SECONDED Director Biggemann, that the staff report be received and staff be directed to prepare a report for the next Board meeting with a resolution requiring that the owner clean up the property pursuant to the “Unightly Premises Regulatory Bylaw No. 1073, 1996”.

CARRIED

**Bylaw Contravention – 1790 Claudet Road – Area ‘E’.**

MOVED Director Holme, SECONDED Director Herle, that staff be directed to register a Notice on title pursuant to Section 57 of the *Community Charter* and should the outstanding bylaw contraventions not be resolved within ninety (90) days, that legal action be pursued to ensure Lot 4, District Lot 84, Nanoose District, Plan 47545, is in compliance with the “Regional District of Nanaimo Building Regulations & Fees Bylaw No. 1250, 2001”.

CARRIED

**Bylaw Contravention – 2090 Bramley Road – Area ‘C’.**

MOVED Director Young, SECONDED Director Bartram, that staff be directed to register a Notice of Bylaw Contravention on title pursuant to Section 57 of the *Community Charter* and proceed with legal action necessary to ensure the property legally described as Parcel A (DD 4495N), Section 13, Range 2, Cranberry Land District, is brought into compliance with “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” and “Regional District of Nanaimo Building Regulation and Fees Bylaw No. 1250, 2001”.

CARRIED

**Bylaw Contravention – 2820 Extension Road – Area ‘C’.**

MOVED Director Young, SECONDED Director Burnett, that staff be directed to register a Notice of Bylaw Contravention on title pursuant to Section 57 of the *Community Charter* and proceed with legal action necessary to ensure the property, legally described as Lot 11, Block 4, Section 13, Range 2, Cranberry Land District, Plan 716, is brought into compliance with “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, and “Regional District of Nanaimo Building Regulation and Fees Bylaw No. 1250, 2001”.

CARRIED

**PLANNING**

**Regional Growth Strategy Review.**

MOVED Director Westbrook, SECONDED Director Herle, that the Regional District of Nanaimo receive the population profile and land inventory reports titled Population and Housing Change in the Nanaimo Region, 2006 to 2036 for the Regional Growth Strategy Review and Regional District of Nanaimo Regional Growth Strategy Review Background Report: Land Inventory and Residential Capacity Analysis.

CARRIED

**State of Sustainability Project – Final Report.**

MOVED Director Holdom, SECONDED Director Bartram, that the Regional Growth Monitoring Advisory Committee’s Final Report for the State of Sustainability Project be received.

CARRIED

MOVED Director Holdom, SECONDED Director Bartram, that the Final Report for the State of Sustainability Project be referred back to staff and an assessment of the implications of implementing the recommendations in the report be prepared and that the report also be referred to the Regional Growth Strategy review for consideration of those recommendations pertaining to planning and growth management.

CARRIED

**ENVIRONMENTAL SERVICES**

**SOLID WASTE**

**Garbage & Recycling Collection Contract Extension.**

MOVED Director Westbrook, SECONDED Director McNabb, that the Board approve an additional one-year extension to Waste Services Inc. for garbage and recycling collection services.

CARRIED

**Garbage & Recyclable Materials Collection Rates Amendment Bylaw No. 1009.11.**

MOVED Director Westbrook, SECONDED Director Herle, that "Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.11, 2008" be introduced and read three times.

CARRIED

MOVED Director Westbrook, SECONDED Director Herle, that "Regional District of Nanaimo Garbage and Recyclable Materials Collection Rates Amendment Bylaw No. 1009.11, 2008" having received three readings be adopted.

CARRIED

**School Education Program.**

MOVED Director McNabb, SECONDED Director Westbrook, that the Regional District continues to support the environmental education work of the Nanaimo Recycling Exchange by entering into a three year contract (2008-2010) for school programs K through 12.

CARRIED

**UTILITIES**

**Morningstar Streetlighting Local Service Area Amendment Bylaw No. 869.07.**

MOVED Director Holme, SECONDED Director McNabb, that "Morningstar Streetlighting Local Service Area Amendment Bylaw No. 869.07, 2008" be introduced and read three times.

CARRIED

**COMMISSION, ADVISORY & SELECT COMMITTEE**

**Regional Parks and Trails Advisory Committee.**

MOVED Director McNabb, SECONDED Director Bartram, that the minutes of the Regional Parks and Trails Advisory Committee meeting held November 6, 2007 be received for information.

***Presentation - Harriet Rueggeberg, Lanarc Consultants Ltd., re Development Cost Charges for Regional Park Acquisition and Improvement.***

Ms. Rueggeberg provided a power point overview of Lanarc Consultants' final report on development cost charges for Regional Park acquisition and improvements.

MOVED Director Westbrook, SECONDED Director Herle, that a regional parks development cost charges bylaw be considered by the Regional Board, pending further discussion with the four member municipalities, based on the recommended scenario outlined in Table 6 of the DCC Review Final Report.

CARRIED

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

MOVED Director McNabb, SECONDED Director Bartram, that the minutes of the Electoral Area 'G' Parks and Open Space Advisory Committee meeting held November 8, 2007 be received for information.

CARRIED

MOVED Director Bartram, SECONDED Director Brennan, that staff do a preliminary investigation for an extension of the Qualicum Beach trail from Yambury Road through to Stanhope Road in Electoral Area 'G'.

CARRIED

MOVED Director Bartram, SECONDED Director Herle, that the Electoral Area 'G' Parks and Open Space Advisory Committee supports the 2008 Electoral Area 'G' Community Parks Function budget, as presented.

CARRIED

**Electoral Area 'A' Parks and Greenspace Advisory Committee.**

MOVED Director Burnett, SECONDED Director McNabb, that the minutes of the Electoral Area 'A' Parks and Greenspace Advisory Committee meeting held November 15, 2007 be received for information.

CARRIED

MOVED Director Burnett, SECONDED Director Manhas, that staff examine the possibility of developing the access to Quennell Lake at Ritten Road and the associated liabilities.

CARRIED

MOVED Director Burnett, SECONDED Director Manhas, that staff be directed to proceed with the development of the playground at Thelma Griffiths Park as proposed in consultation and collaboration with the South Wellington community.

CARRIED

MOVED Director Burnett, SECONDED Director McNabb, that the Electoral Area 'A' Parks and Greenspace Advisory Committee supports the 2008 Electoral Area 'A' Community Parks function budget, as presented, with the addition of \$10,000 designated for Thelma Griffiths Park playground development.

CARRIED

**Electoral Area 'F' Parks and Open Space Advisory Committee.**

MOVED Director Biggemann, SECONDED Director Bestwick, that the minutes of the Electoral Area 'F' Parks and Open Space Advisory Committee meeting held November 19, 2007 be received for information.

CARRIED

MOVED Director Biggemann, SECONDED Director Young, that the Electoral Area 'F' Parks and Open Space Advisory Committee supports the 2008 Electoral Area 'F' Community Parks function budget, as presented.

CARRIED

**Electoral Area 'H' Parks and Open Space Advisory Committee.**

MOVED Director Bartram, SECONDED Director Sperling, that the minutes of the Electoral Area 'H' Parks and Open Space Advisory Committee meeting held November 21, 2007 be received for information.

CARRIED

MOVED Director Bartram, SECONDED Director Unger, that the Electoral Area 'H' Parks and Open Space Advisory Committee supports the 2008 budget as presented, with the addition of consulting fees for Henry Morgan Community Park.

CARRIED

**District 69 Recreation Commission.**

MOVED Director Bartram, SECONDED Director Unger, that the minutes of the District 69 Recreation Commission meeting held November 22, 2007 be received for information.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that the District 69 Recreation Commission supports the 2008 Annual Budget and Five Year Capital and Financial Plan for the District 69 Recreation Coordinating Function, as presented.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that the District 69 Recreation Commission support the 2008 Annual Budget and Five Year Capital and Financial Plan for Oceanside Place, as presented.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that the District 69 Recreation Commission support the 2008 Annual Budget and Five Year Capital and Financial Plan for Ravensong Aquatic Centre, as presented.

CARRIED

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**Regional Growth Strategy – Cable Bay Development Proposal.**

MOVED Director Burnett, SECONDED Director Young, that Regional District staff be directed to prepare a report for consideration by the Board outlining the specifics of the Cable Bay development proposal, particularly as it relates to Electoral Area lands proposed for incorporation, the implications of the incorporation of these lands for development within the context of the Regional Growth Strategy, and the statutory requirements for review of this application (including boundary adjustment process and RGS amendment – UCB change process).

CARRIED

**Alberni Valley Proposed Second Road Connection.**

MOVED Director McNabb, SECONDED Director Holme, that an invitation be made to the Alberni-Clayoquot Regional District to give a presentation to the Board on a proposed second road connection connecting the Alberni Highway with Highway 19.

CARRIED

**BOARD INFORMATION**

**UBCM Sponsored Conferences.**

MOVED Director Bartram, SECONDED Director Herle, that staff prepare a report for the Board's consideration on the cost of funding electoral area representation at UBCM sponsored conferences.

CARRIED

**ADJOURNMENT**

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

CARRIED

TIME: 8:44 PM

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CHAIRPERSON





CAO	<input checked="" type="checkbox"/>	GMFBIS	<input type="checkbox"/>
GMDS	<input checked="" type="checkbox"/>	GMR&PS	<input type="checkbox"/>
CMES	<input type="checkbox"/>	OMTS	<input checked="" type="checkbox"/>
JAN - 8 2008			
SMCA	<input checked="" type="checkbox"/>		<input type="checkbox"/>
CHAIR	<input checked="" type="checkbox"/>	BOARD	<input checked="" type="checkbox"/>
<i>Correspondence</i>			

705293

JAN 04 2008

Mr. Joe Stanhope  
 Chair  
 Regional District of Nanaimo  
 6300 Hammond Bay Rd  
 Nanaimo BC V9T 6N2

Dear Mr. *Joe* Stanhope:

The Honourable Gordon Campbell, Premier, has asked me to respond to your letter of October 30, 2007, regarding the Regional District of Nanaimo Board's concerns about the impact of the Meat Inspection Regulation on small businesses in the regional district and on Vancouver Island.

Provincial licensing and inspection have been required in some parts of the province (including Vancouver, Victoria, Vernon, Abbotsford, the Sunshine Coast and the South Peace), starting in the mid 1960s. The regulation will now ensure that all British Columbians have the same protection afforded by meat food safety standards and inspection, no matter where in the province they live.

The province has taken significant steps to assist small businesses in adjusting to the Regulation. As a result, the number of provincially licensed abattoirs has more than doubled between 2004 and 2007, and there are now 36 provincially licensed abattoirs across the province (in addition to 13 federally registered abattoirs serving the inter-provincial and export markets). On Vancouver Island, four poultry processing plants and one red meat plant have recently become provincially licensed. In addition, a red meat plant has been licensed on Saturna Island and on Gabriola Island. Other operators across the province are still working towards upgrading or new construction and will be licensed in the coming months. The province is providing support to operators who are still completing facility upgrades by issuing them a temporary transitional licence.

The Meat Inspection Regulation continues to strengthen the province's meat surveillance and inspection system by supporting the rapid identification, tracking and elimination at source of food-borne risks to public health. This will promote public confidence in the province's \$22 billion per year agricultural-food industry and ensure that BC's food safety standards are consistent across the province and are in line with other jurisdictions in Canada.

...2

As part of a commitment to help small producers make the transition, the province will allow temporary transitional licenses, which will expire after six months, for processors whose facility upgrades to the new standards are already in progress. Where the BC Centre for Disease Control (BCCDC) has already approved a construction plan under Section 8 of the Meat Inspection Regulation, operators can get a 'Class C' transitional licence. Under Class C, the processor's meat must be labelled as uninspected and is restricted to direct farm gate sales only – not for resale to retailers or restaurants.

In addition to transitional licences, the province has already taken the following steps to accommodate the needs of smaller businesses in adjusting to the Regulation:

- In early 2006, the province became aware that meat producers and processors, particularly those that are small-scale and in more isolated communities, could have difficulty complying with the Regulation by September 1, 2006. In response, government provided a one-year extension, making the full implementation date September 30, 2007.
- The province recognized that industry had some concerns regarding the financial effects of complying with the Regulation in areas where it did not previously apply. For that reason, we announced a Meat Transition Assistance Program (MTAP), with funding of \$5 million to help the slaughter industry upgrade or build facilities and develop provincially licensed capacity in areas outside currently designated meat inspection areas. For more information on this program please visit the BC Food Processors Association (BCFPA) website at: <http://www.bcfpa.ca/mtap.html>.
- The Ministry of Health, BCCDC, and Ministry of Agriculture and Lands, have been working with the BC Food Processors Association (BCFPA) through the BC Meat Industry Enhancement Strategy (MIES) to better address the needs of local agriculture and to help industry adjust to the Meat Inspection Regulation. The BCFPA has representation from small-scale businesses and promotes food security interests at the local level. The BCFPA organization's website provides useful information for businesses and consumers regarding the importance of local food systems as well as helpful tools for businesses adjusting to the Regulation (e.g., regulatory guide, self-help and support tools).
- Within the boundaries of this outcome-based Regulation, the BCCDC, the entity responsible for approval of meat slaughter establishments under the Regulation, applies a practical and flexible approach to the approval process. This has allowed small businesses to adopt creative slaughter establishment arrangements that may not have been possible under the former Regulation and/or federal legislation, such as the approval of mobile abattoirs and food safety alternatives to traditional infrastructure.

...3

The province recognizes that the move to province-wide licensed slaughter is a significant adjustment for unlicensed operators who have traditionally engaged in farm-gate meat slaughter and sales. To address this concern, the Regulation was purposely drafted in terms of the minimum outcomes needed to protect the public's interest in having a safe meat supply. This provides some built in flexibility that should enable small-scale meat producers to comply with the Regulation in a practical and cost-effective way. This strategy aims to support the viability of smaller businesses, which in turn should preserve the same level of access to local level, agri-food markets for consumers. The inspection process also provides an excellent business opportunity for small slaughter operations to sell their inspected meat product anywhere in the province.

The province is working closely with industry on a regional basis to facilitate the adjustment of business to the Regulation and to champion the flexibility and benefits inherent under the Meat Inspection Regulation. We encourage you to share the information provided with any local producers or slaughter establishment operators that perceive difficulty in complying with the Regulation. The province is committed to providing flexibility and support in order to ensure that local agricultural-food/organic markets remain secure, viable and competitive. We are also confident that the Regulation will enable BC livestock producers and processors to develop the facilities that are necessary to provide safe meat products for all citizens in all parts of BC.

Additional information on BC's Meat Inspection Regulation is available at: [www.health.gov.bc.ca/protect/meat\\_inspection.html](http://www.health.gov.bc.ca/protect/meat_inspection.html). For more information on the Meat Transition Assistance Program, please contact:

Mr. Don Davidson  
Meat Industry Enhancement Strategy Project Manager  
British Columbia Food Processors Association  
Telephone: 604 961-9237  
Email: [Don.Davidson@bcfpa.ca](mailto:Don.Davidson@bcfpa.ca).

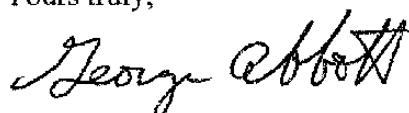
For information on provincially-licensed slaughter plants, please contact:

Mr. Larry Copeland  
Program Director  
BC Centre for Disease Control  
Main Floor, 655 12th Avenue West  
Vancouver BC V5Z 4R4  
Telephone: 604 660-5357

You can visit the website at: <http://www.bccdc.org/division.php?item=7>.

I appreciate the opportunity to respond.

Yours truly,



George Abbott  
Minister



# AFCI

ASSOCIATION OF  
FILM COMMISSIONERS  
INTERNATIONAL

CAO	<input checked="" type="checkbox"/>	GME&IS	
GMDS		GMR&PS	
GMES		GMS	
JAN 18 2008			
SMCA		BOARD	<input checked="" type="checkbox"/>
CHAIR			<i>Commissta</i>

January 9, 2008

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

Greetings

We understand you have received a request for funding from the Vancouver Island North Film Commission. The AFCI would like to support this request.

The Vancouver Island North Film Commission is well respected throughout the entertainment industry. This high level of respect is not easy to come by. It comes from your region's investment in a film commission program and in staff like Joan Miller who are knowledgeable, personable, have a strong work ethic, and who have the ability to deliver. The Vancouver Island North Film Commission has generated tremendous economic impact for the area, as well as provided an adjunct marketing program for your overall tourism mission.

It is an exciting time for your region as you prepare to host the world media in 2010. Vancouver Island North Film Commission is well positioned to participate in many valuable film and television marketing events throughout the world. It would be regrettable to see Vancouver Island communities and Regional Districts devalue that film commission investment through funding reductions or lack of participation in a joint fair funding model.

The AFCI well understands the budget challenges local governments are facing but we urge you to consider the minimal level of investment a film commission takes against the substantial revenue and marketing exposure the program generates. We can provide additional anecdotal information about film commission success stories if needed.

Thank you for your consideration and please let us know if we can help further.

Sincerely,

Robin James  
President

Bill Lindstrom  
Chief Executive Officer

### BOARD OF DIRECTORS

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PACIFIC FILM & TELEVISION COMMISSION

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ILE DE FRANCE FILM COMMISSION

### STAFF

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CHIEF EXECUTIVE OFFICER

SUE CLARK-JONES, CMP  
DIRECTOR OF MEMBERSHIP & EVENTS

KEVIN CLARK  
OPERATIONS MANAGER

Laurie Lehmann  
EDUCATION SERVICES COORDINATOR

109 EAST 17TH ST., SUITE 18  
CREYENNE, WY 82001 USA  
1-307-637-4422

INFO@AFCL.ORG  
WWW.AFCL.ORG

ASSOCIATION OF FILM COMMISSIONERS INTERNATIONAL  
GLOBAL PERSPECTIVE • LOCAL IMPACT



**PARKSVILLE AND  
QUALICUM BEACH**  
*Vancouver Island's Oceanside Region*

RDN			
CAO	<input checked="" type="checkbox"/>	GMF&IS	<input type="checkbox"/>
GMDS	<input type="checkbox"/>	GMR&PS	<input type="checkbox"/>
GMES	<input type="checkbox"/>	GMTS	<input type="checkbox"/>
JAN 31 2008			
SMCA	<input type="checkbox"/>		<input type="checkbox"/>
CHAIR	<input type="checkbox"/>	BOARD	<input checked="" type="checkbox"/>
<i>Blain Sepos</i>			

January 24, 2008

Chairperson Joe Stanhope and Regional District Board of Directors  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC V9T 6N2

Dear Chairperson Stanhope and Board of Directors:

On behalf of the OTA Board of Directors, staff, and members, I thank you for your support in 2007 and we look forward to continuing our partnership in 2008 and beyond.

I have enclosed the following for your review:

1. OTA's fourth quarter progress report toward Schedule A of our Service Agreement.
2. OTA's 2008 Marketing Plan.
3. Copies of OTA's 2008 publications.

Please contact me with any questions.

Best regards,

Blain Sepos  
Executive Director

\* Attachments in Board Info

Cc: Mr. Tom Osborne, RDN Recreation and Parks  
Mr. Al Tully, Chair – Oceanside Tourism Association

**OCEANSIDE TOURISM ASSOCIATION**

*The Destination Marketing Organization representing:*

Parksville • Qualicum Beach • Nanoose Bay • French Creek • Lighthouse Country • Arrowsmith Coombs Country





Morden Mine circa 1917,

# SWACA

South Wellington & Area  
Community Association

2969, Granby Rd  
Nanaimo, BC  
V9X 1S7

(Pictures courtesy of Ray Knight & Helen Tilley)



Morden Mine Today.

Jan. 29, 2008.

FROM SWACA : South Wellington and Area Community Association:

RE: Nanaimo Airport Expansion Plans.

TO: RDN Councillors  
6300 Hammond Bay Rd.  
Nanaimo, B.C.  
V9T 6N2.

RDN	
CAO	GMF&IS
GMDS	GMR&PS
GMES	GMTS
FEB - 1 2008	
SMCA	
CHAIR	BOARD
Correspondence	

This is a letter to inform you of the concerns that were voiced by citizens within our community at a community meeting on December 18, 2007. We are concerned that although the Nanaimo Airport Commission has been investing time and money to present its proposal for airport expansion in Nanaimo our views are not being heard and factored into the decision as to whether the airport should be expanded and whether it should receive government support or money if the project does go ahead.

There were 21 community members at the meeting plus the presenter and CEO for the Nanaimo Airport Commission who made a 35 minute presentation and then listened to

our concerns. Following is a list of the concerns expressed: *No person spoke in favor of the proposed expansion.*

**1. The decision making process:**

- We are forwarding our own letter as we feel that people involved in the decision making need to be aware of some of the local concerns and there does not seem to be a process for that input.

- What might be considered third party public meetings have been yet more presentation by the proponent and statements of support by the people proposing the project. Questioners and those expressing concern have been heard but where have the concerns gone?

**2. Land use issues:** At a time when food supply is becoming more of a concern and the subsequent need to conserve rural land for farming is growing the expansion would use up more land rural farm land.

- There was concern about more development or exclusion of land from the Agricultural Land Reserve.

- There was concern about increased nonconforming use of Rural Land to add to an airport that is already operating in a legally nonconforming use of rural land position.

- There was a concern that the intent of the Official Community Plan was not being honored and that the Nanaimo Airport Commission intends to develop on what was

thought to be a Development Permit Area without the process that the local people thought was appropriate and guaranteed.

**3. Aquifer concerns:** At a time when safe water supply is becoming a greater public concern this expansion would increase the risk to the Cassidy aquifer, one of the largest aquifers on Vancouver Island.

- There was concern about increased runway and parking runoff of water and pollutants and eventual penetration into the underlying aquifer.

- There was concern about increased sewage and other contamination problems associated with increased usage.

- There was a suggestion that considering the increased awareness of the importance of aquifers and the seemingly incompatibility of the expansion with the aquifer concerns a government investigation or inquiry should be in order before the project be allowed to proceed.

#### **4. Social Concerns:**

- There was concern about increased traffic and noise pollution that would result from an expanded airport in a rural area.

- There was a feeling that although present noise and traffic levels may be acceptable and that people have lived with the airport in the neighborhood an expanded airport would be undesirable and unreasonable.

#### **5. Economic Impact:**



- There was a concern that the values of rural residential property could be negatively impacted.

## **6. Concern about misleading presentations made by the Nanaimo Airport**

### **Commission.**

- The presentations have consistently put the safety issues together with the expansion. The safety concerns could be addressed without the airport expansion and flights in inclement weather could be accommodated without airport expansion.

- The survey regarding the public opinion did not present the whole picture when they asked for public opinions. We suggest that had people been presented with all of the information they might have responded differently. Asking people that have not been presented with some of the issues if they would like and use a larger, safer and more modern airport with direct and more convenient flights is not really reasonable.

- The survey was not random and the questions were leading.

- The presentations listed the 737 series 700 as the target plane. The new airport would allow other planes that would be noisier.

**7. Integrated transportation systems:** At a time when public transportation, energy consumption and emissions are becoming increasingly important in the decision making process we need to integrate existing infrastructure such as highways, rail and marine services.

- There was a feeling that we need to develop an integrated public transportation strategy if public funds are to be spent on transportation on Vancouver Island. Public funds should not be used to support possibly outmoded or undesirable transportation structures.

### **8. Public funding and process.**

- There was a concern that using public funding for a private, not for profit, enterprise that took over the airport with the understanding that no public funding or subsidization would be required is questionable.

- A cost benefit analysis made public if public money is involved should be done and made available.

- The business plan is questionable and leaves questions unanswered.

- There is a need for an impartial environmental assessment hearing and report.

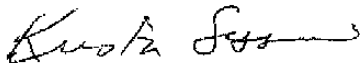
- An independent survey of the public with regards to desirability should be necessary.

- A process that could reject the expansion if it is found to not stand up to public scrutiny should be available as public money and public impact is involved.

**9. Fuel consumption and emissions:** The awareness that we need to consider consumption of our fossil fuel supply and the subsequent emissions is growing. Air traffic is one of the least efficient when using consumption and emissions as the criteria.

**SUMMARY:** These were concerns raised at our community meeting. Thank you for considering these points and hopefully they will help to identify some community concerns. Could you please let us know that you have received our letter and if you have any suggestions as to how we can be better heard we would be glad to receive them.

Sincerely,



Krista Seggie,

Chair for South Wellington and Area Community Association  
2969 Granby Rd.  
Nanaimo, B.C.  
V9X 1S7

cc. CVRD, RDN, Nanaimo City Council, Ladysmith City Council, Duncan City Council,  
Minister of Transport: Federal and Provincial, Jean Crowder M.P., Doug Routley MLA.,  
Leonard Krog MLA, ICET,



RDN REPORT	
CAO APPROVAL <i>(initials)</i>	
EAP	
COW	<i>Feb. 12th</i>
JAN 28 2008	
RHD	
BOARD	

## MEMORANDUM

**TO:** Carol Mason  
Chief Administrative Officer

**DATE:** January 28, 2008

**FROM:** Maureen Pearse  
Senior Manager of Corporate Administration

**FILE:**

**SUBJECT:** Bylaws Not Requiring Inspector Approval Policy

### PURPOSE

To consider the attached policy which outlines the proposed process for the Regional District of Nanaimo with respect to the timing between the introduction and approval of boundary and requisition limit amendment bylaws no longer requiring Inspector approval.

### BACKGROUND

At the July 24, 2007 Board meeting, the Board was advised that certain bylaws no longer require Inspector of Municipality approval and recommended a time period of one month between introduction and approval of these types of bylaws. The Board endorsed the recommendation and directed staff to amend the procedure bylaw to incorporate this process. In consultation with legal counsel, staff were advised that it is not necessary to amend the Procedure Bylaw to deal with the procedure applicable to these types of bylaws but recommended that this could be done by way of a policy rather than an actual bylaw amendment. The advantage of doing it as a policy is that there would then be flexibility for the Board if need be.

The attached policy is provided to outline the process of requiring one month between introduction and adoption of the bylaws that no longer require Inspector approval.

### ALTERNATIVES

1. Endorse the Bylaws Not Requiring Inspector Approval Policy as presented.
2. Endorse the Bylaws Not Requiring Inspector Approval Policy as amended.

### FINANCIAL IMPLICATIONS

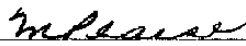
There are no financial implications related to the adoption of this policy.


**CONCLUSIONS**

The attached policy outlines the time period required between introduction and adoption of bylaws no longer requiring Inspector approval. Staff are recommending that a time period of one month be required between the introduction and adoption of boundary and requisition bylaws no longer requiring Inspector approval.

**RECOMMENDATION**

That the attached "Bylaws Not Requiring Inspector Approval Policy" be approved.

  
\_\_\_\_\_  
Report Writer

  
\_\_\_\_\_  
C.A.O. Concurrence

# REGIONAL DISTRICT OF NANAIMO

## P O L I C Y

SUBJECT: <i>Bylaws Not Requiring Inspector Approval</i>	POLICY NO:
	CROSS REF.:
EFFECTIVE DATE:	APPROVED BY:     Board
REVISION DATE:	PAGE             1   OF    1

**PURPOSE:**

To establish the process for bylaws no longer requiring the Inspector of Municipalities approval.

**POLICY:**

The following types of service bylaws no longer require approval of the Inspector of Municipalities:

**Boundary Amendments**

Boundary amendments done through a petition will no longer require Inspector approval provided that the regional district receives a valid and sufficient petition for properties coming in or out of the service area. Establishment area bylaws will continue to require the Inspector's approval.

**Requisition Limit Amendments**

Requisition limit amendments for a service that does not increase by more than 25% over a five year period will no longer require Inspector approval. Any requisition limit increases greater than 25% over five years continue to require Inspector approval.

**PROCEDURE:**

That boundary amendment and requisition limit amendment bylaws that no longer require Inspector approval be given at least a one month time period between the introduction and adoption of the bylaw.



RON REPORT	
CAO APPROVAL <span style="float: right;">(3)</span>	
EAP	
COW	✓ Feb. 12th
DEC 28 2007	
RHD	
BOARD	

**MEMORANDUM**

**TO:** C. Mason  
Chief Administrative Officer

**DATE:** December 20, 2007

**FROM:** N. Avery  
General Manager, Finance &  
Information Services

**FILE:**

**SUBJECT:** Amendments to purchasing policy

**PURPOSE:**

To obtain approval to amend the dollar limits for making purchases and to add authority for the settling of minor legal actions and claims.

**BACKGROUND:**

Staff recently undertook a review of the limits for making purchases to address concerns that more and more relatively routine purchases require Chief Administrative Officer approval. The current limits have been in effect since 1999. The Regional District has also introduced some Superintendent positions which are not identified in the policy.

Staff surveyed 15 jurisdictions – 4 Regional Districts and 11 municipalities. The general results were limits as follows:

	Regional District of Nanaimo	Survey Average
Supervisors	\$3,000	Referred to Manager
Superintendent	Not defined	Referred to Manager
Manager	\$10,000	\$10,000 to \$25,000
General Manager	\$25,000	\$50,000 to \$75,000
Chief Administrative Officer	\$100,000	\$100,000 to \$200,000

The lower limits of the surveyed jurisdictions came from smaller Regional Districts and municipalities – the Regional District of Nanaimo is more comparable in size to the larger municipalities and would benefit administratively from an adjustment to the current limits. Staff propose the following:

	Current Limit	Revised Limit
Supervisors	\$3,000	\$5,000
Superintendent	Not defined	\$10,000
Manager	\$10,000	\$20,000
General Manager	\$25,000	\$50,000
Chief Administrative Officer	\$100,000	\$150,000

Staff also noted that a number of larger jurisdictions gave senior staff and/or the Chief Administrative Officer authority to settle small monetary claims. These could be claims for damages for instance where trees from a Regional District park cause damage to a neighbouring property or where there might be some inference of blame from the operations of Regional District infrastructure (sewer backups etc.). While there have been very few claims of this sort, in the absence of any limit, in theory all small claims need to be reported to the Board. Staff recommend that the General Manager, Financial Services be authorized to settle small claims up to \$5,000 and the Chief Administrative Officer be authorized to settle amounts up to \$25,000.

**ALTERNATIVES:**

1. Approve the amended policy as presented.
2. Propose alternative amendments and approve the policy as further amended.

**FINANCIAL IMPLICATIONS:**

Alternative 1

The amendment to the purchasing limits primarily reduces the requirement for Chief Administrative Officer approval of lower dollar value items. In 2006 and to date in 2007, almost 200 invoices had values greater than \$25,000. Staff estimate that the CAO would have signed off on more than half of those as some would have been progress claims under contracts authorized by the Board. Raising the limit for General Manager approval from \$25,000 to \$50,000 reduces the number of approvals to less than 145 invoices – again, CAO approval is likely required on about 75 of those purchases.

With respect to paying compensation for small claims, staff recall two payments made related to sewer backup, otherwise all claims have been reported to the Board.

**SUMMARY/CONCLUSIONS:**

Staff are recommending changes to the purchase authority limits to maintain administrative efficiency. The current General Manager limit has been \$25,000 since 1999 and in 2006 resulted in over 100 invoices being directed to the CAO for approval. A survey of 15 local government jurisdictions also indicates that our limits are low relative to our peers.

Staff also recommend providing limited authority to senior staff and the Chief Administrative Officer to settle small claims for compensation in situations where there is reason to expect some finding against the



Regional District. These would be primarily minor property damage claims.

**RECOMMENDATION:**


1. That the purchasing authority limits in Policy A2.9 be established as follows:

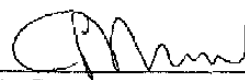
	<b>Revised Limit</b>
Supervisors	\$5,000
Superintendent	\$10,000
Manager	\$20,000
General Manager	\$50,000
Chief Administrative Officer	\$150,000

2. That a new section 8.2 under Emergencies/Legal Actions be added as follows:

8.2 Legal actions and claims against the Regional District may be settled with the approval of:

- (a) for amounts up to \$5,000 – the General Manager, Finance & Information Services
- (b) for amounts up to \$25,000 – the Chief Administrative Officer

  
 \_\_\_\_\_  
 Report Writer

  
 \_\_\_\_\_  
 C.A.O. Concurrence

**COMMENTS:**



RDN REPORT		
CAO APPROVAL		
EAP		
COW	✓	Feb. 12th
FEB - 4 2008		
RHD		
BOARD		

**MEMORANDUM**

**TO:** C. Mason  
Chief Administrative Officer

**DATE:** February 4, 2008

**FROM:** N. Avery  
General Manager, Finance &  
Information Services

**FILE:**

**SUBJECT:** Proposed Costs for Local Calling between the Nanaimo and Cowichan Valley  
Regional Districts

**PURPOSE:**

To obtain approval to instruct Telus to apply for a local calling area between the Cowichan Valley and Nanaimo Regional Districts.

**BACKGROUND:**

Telus recently provided results to staff with respect to creating a local calling area in the central island region (Regional Districts of Nanaimo and Cowichan Valley). The local calling area would include all of the Nanaimo Regional District and most of the Cowichan Valley Regional District (CVRD) as shown on the attached illustration. Some of the areas in the Cowichan Valley already have local calling, however, local calling between and within the Nanaimo Regional District is very limited. The matrix attached shows where long distance (LD) is currently in effect – with local calling, all of those areas would be toll free local calls.

The rates calculated by Telus are higher than \$1.00 per line per month. This means that both local governments have to participate in a referendum to get approval to proceed. The referendum is conducted by an independent third party contracted through Telus and is carried out as a mail in ballot sent with telephone bills. The estimated cost is between \$190,000 and \$200,000. It is up to the local governments to determine how this cost will be recovered from property owners.

If the two Regional District Boards approve going forward with the initiative, Telus would send our application to the Canadian Radio-television & Telecommunications Commission (CRTC). The Commission reviews the proposal and is at liberty to make changes to the rates as they see fit. Once CRTC approval is received, the referendum is held and if successful Telus proceeds to make any changes to its equipment and programming. It is likely to take up to two years to finalize the changes. The rates noted below are charged for 36 months, thereafter the “surcharge” is terminated and local calling is a permanent change.

Telus’ role is to support our interest in this initiative by undertaking the studies and making an application to the CRTC. It is our role to answer any questions from citizens regarding the changes. Telus requires us to identify a key contact for this purpose.

**ALTERNATIVES:**

1. Approve the initiative to bring local calling to the Nanaimo and Cowichan Valley Regional Districts at a single unified rate.
2. Approve the initiative to bring local calling to the Nanaimo and Cowichan Valley Regional Districts with different rates for core and non-core areas.
3. Decline to participate further in the local calling initiative between the Nanaimo and Cowichan Valley Regional Districts.

**FINANCIAL IMPLICATIONS:**

Telus provided us with two alternatives for implementation. These are shown in the table below. Under the first alternative, rates would be different between core and non-core areas. Under the second alternative all areas would be "averaged" together and the line rates would be the same regardless of location.

**Core areas** include: Nanaimo, Cedar, Wellington, Gabriola Island, Lantzville and Ladysmith

**Non-core areas** include: Bowser, Qualicum Beach, Parksville, Nanoose, Chemainus, Duncan, Youbou, Lake Cowichan, Cobble Hill/Mill Bay

Type of Service	Alternative 1 – Core /Non-core	Alternative 2 – Single Rates
Core Residential	\$0.90	\$1.90
Non-core Residential	\$2.85	\$1.90
Core Business	\$1.90	\$3.00
Non-core Business	\$4.25	\$3.00

Under the unified rate alternative, the cost to a single line residential customer would be \$22.80 per year or \$68.40 over the 36 month implementation period. In staff's opinion the thrust of this initiative is to achieve a level playing field and so recommend that if the Board supports the initiative that the single unified rate be the preferred option.

Staff estimate that it will cost a property with an assessed value of \$100,000 between \$0.55 and \$0.60 cents if the referendum costs are recovered on the basis of assessments across the two Regional Districts. This is a one time cost and would apply for either alternative chosen. The General Administration 2008 budget would be adjusted to include our share of the referendum cost.

CVRD staff have indicated that they will be recommending approval and recovery of the costs on the basis of assessments between us as outlined above.

**OTHER COMMENTS**

Telus' experience is that very few local calling areas have been fully implemented. Reasons include greater and increasing penetration of cell phones and VOIP (Voice over Internet Protocol) services which do not pay the additional line costs – and therefore would not care whether the initiative is successful or not. Additionally, businesses, who tend to be prime beneficiaries of the changes, do not participate in the referendum.

**SUMMARY/CONCLUSIONS:**


Telus has advised staff that the cost to introduce local calling across the Nanaimo and Cowichan Valley Regional Districts is more than \$1.00 per line per month. This means that an independently conducted referendum must be successful before local calling can be implemented. Staff estimate that the cost for the referendum is about \$.55 to \$.60 cents per \$100,000 of property value and is therefore not a financial impediment to further consideration. In terms of the rate schedule itself, staff recommend a single unified rate of \$1.90 per residential line per month (\$3.00 for each business line). It could take up to two years before the changes are fully effected.

Both Regional District Boards must now endorse sending an application to the CRTC for approval. CVRD staff have indicated that they will be recommending approval and recovery of the costs on the basis of assessments between us as outlined above. The referendum would likely be held sometime in mid-2008 as a mail in ballot. Our 2008 budget would be amended to include our share of the referendum cost.

**RECOMMENDATION:**

1. That the Regional District of Nanaimo support an application to the CRTC to introduce local calling between the Nanaimo and Cowichan Valley Regional Districts at a single unified rate.
2. That the 2008 budget be amended to include a share of referendum costs, which are approved to be recovered on the basis of converted taxable values within both Regional Districts.

  
Report Writer

  
C.A.O. Concurrence

# Current Local Calling Routes Matrix

Proposed Local Calling Area - Revised Combination Central Island																
	To Exchange	Ladysmith	Chemainus	Duncan	Cedar	Nanaimo	Wellington	Gabriola Island	Lantzville	Nanoose Bay	Parksville	Qualicum Beach	Bowser	Cobble Hill / Mill Bay	Lake Cowichan	Youbou
From Exchange	Prefixes															
Ladysmith	(250) 245							LD		LD	LD	LD	LD	LD	LD	LD
Chemainus	246,416				LD	LD	LD	LD	LD	LD	LD	LD	LD	LD	LD	LD
Duncan	701;709;715;737;746;748	LD			LD	LD	LD	LD	LD	LD	LD	LD	LD		LD	LD
Cedar	722		LD							LD	LD	LD	LD	LD	LD	LD
Nanaimo	616;714;716;734;739;740;741;753;754;755		LD							LD	LD	LD	LD	LD	LD	LD
Wellington	729;751;756;758;760		LD							LD	LD	LD	LD	LD	LD	LD
Gabriola Island	247	LD	LD							LD	LD	LD	LD	LD	LD	LD
Lantzville	390		LD							LD	LD	LD	LD	LD	LD	LD
Nanoose Bay	468	LD	LD		LD	1-way	1-way	LD	LD					LD	LD	LD
Parksville	248;947;951;954	LD	LD		LD	LD	LD	LD	LD					LD	LD	LD
Qualicum Beach	739;752	LD	LD		LD	LD	LD	LD	LD					LD	LD	LD
Bowser	757	LD	LD		LD	LD	LD	LD	LD					LD	LD	LD
Cobble Hill / Mill Bay	733, 743	LD	LD		LD	LD	LD	LD	LD	LD	LD	LD	LD		LD	LD
Lake Cowichan	749	LD	LD	1-way	LD	LD	LD	LD	LD	LD	LD	LD	LD	LD		
Youbou	745	LD	LD	1-way	LD	LD	LD	LD	LD	LD	LD	LD	LD	LD		

Shaded cells depict an existing local calling route

LD - Cells noted with "LD" depict a route where long distance charges apply today

All cells containing LD will become local calling routes under the proposed Central Island LCA Expansion



BDN REPORT	
CAO APPROVAL <i>(Signature)</i>	
EAP	
COW	✓ Feb 12/08
FEB - 4 2008	
RHD	
BOARD	

**MEMORANDUM**

**TO:** Paul Thorkelsson  
General Manager, Development Services

**DATE:** January 29, 2008

**FROM:** Tom Armet  
Manager, Building and Bylaw Services

**FILE:** 3900-20-787.07

**SUBJECT:** Amendment Bylaw No 787.07 – Inclusion in a Building Inspection Area  
Electoral Area ‘H’ – 820 Horne Lake Road

**PURPOSE**

To consider a parcel located in Electoral Area ‘H’ for inclusion into a Building Inspection Service Area.

**BACKGROUND**

The purpose of this report is to seek Board approval for inclusion of the parcel legally described as Lot 2, Block 347, Plan 33670, Newcastle and Alberni District, located at 820 Horne Lake Road, Electoral Area ‘H’, into a Building Inspection Service Area (*see Attachment No. 1 for location*).

At the regular meeting held January 22, 2008, the Board gave 3<sup>rd</sup> reading to “Regional District of Nanaimo Land Use & Subdivision Bylaw No. 500.345, 2007,” to rezone the noted property to facilitate the subdivision of the parent parcel to create seven parcels. The Board further directed staff to prepare the required bylaw changes necessary to implement building inspection service to this development and bring a report with the bylaw amendment forward for consideration by the Board.

**ALTERNATIVES**

1. To consider “Regional District of Nanaimo Building Inspection Service Bylaw Amendment Bylaw No. 787.07, 2008,” for adoption.
2. To not consider “Regional District of Nanaimo Building Inspection Service Bylaw Amendment Bylaw No. 787.07, 2008.”

**FINANCIAL IMPLICATIONS**

This development is located a short distance outside the present Building Inspection Service Area boundary. Current staff levels are adequate to provide building inspection service to this development with minimal budget implications. Increased permit fee revenues will largely offset any additional costs of providing this service.

**VOTING**

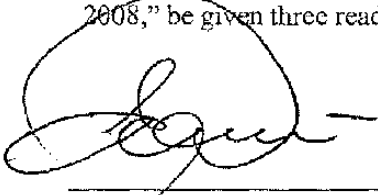
All Directors – one vote.

**CONCLUSION**

At the direction of the Board, the required bylaw changes necessary to implement building inspection service to a seven lot development located at 820 Horne Lake Road, Electoral Area 'H', have been prepared for consideration. Inclusion of this development in a Building Inspection Service Area is in keeping with the Board's Strategic Plan (Sustainable Communities) goal, which seeks to implement building inspection services across all electoral areas. Once the service is established on this parcel, an amendment to Schedule 'A' of "Regional District of Nanaimo Building Regulation and Fees Bylaw No. 1250, 2001," will be required to reflect this inclusion.

**RECOMMENDATION**

That "Regional District of Nanaimo Building Inspection Service Bylaw Amendment Bylaw No. 787.07, 2008," be given three readings.



Report Writer



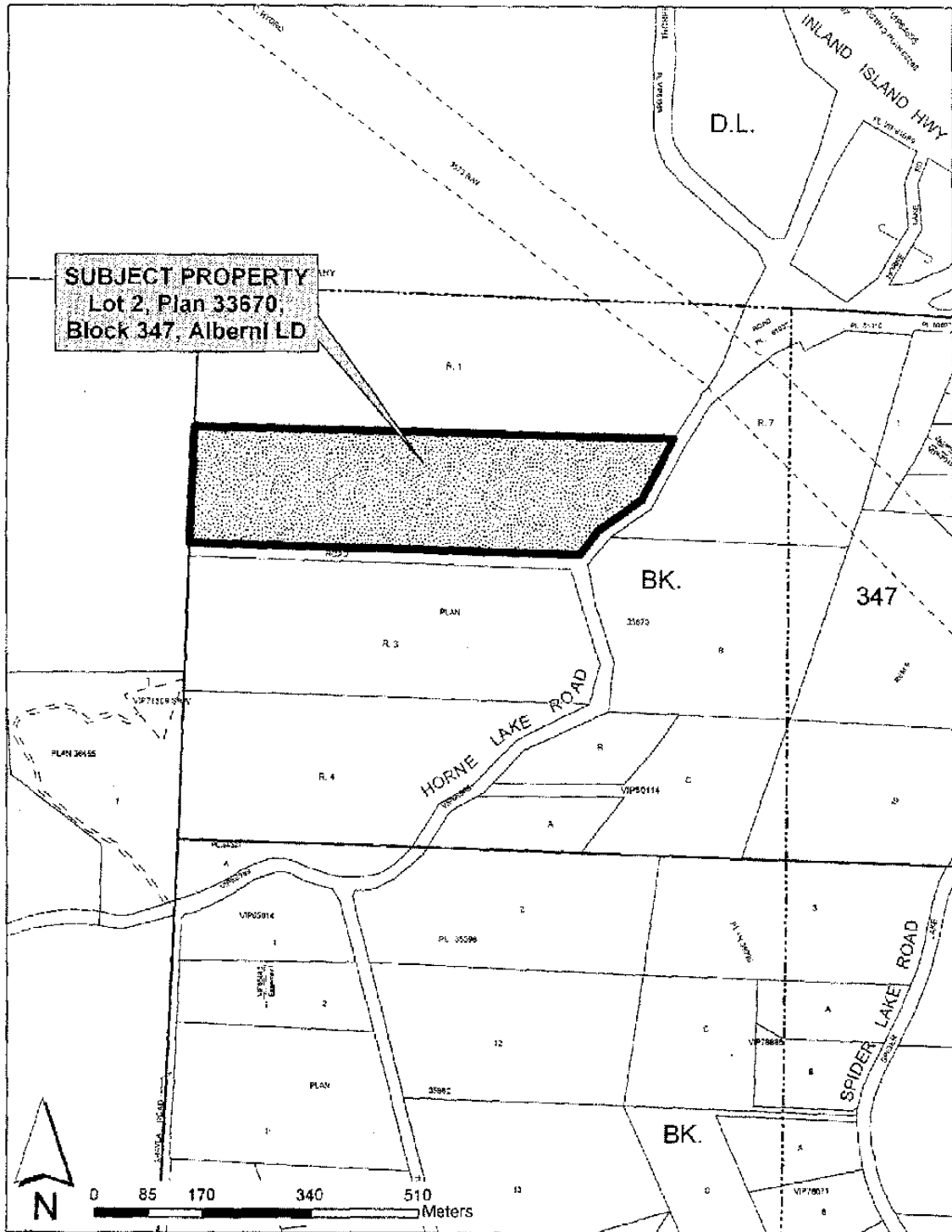
CAO Concurrence



General Manager Concurrence

COMMENTS:

ATTACHMENT NO. 1





**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 787.07**

**A Bylaw to Amend “Regional District of Nanaimo  
Building Inspection Extended Service Establishment Bylaw No. 787, 1989”**

WHEREAS the Board has enacted “Regional District of Nanaimo Building Inspection Extended Service Establishment Bylaw No. 787, 1989”;

AND WHEREAS the Board wishes to amend the boundaries of the Service Area to include Lot 2, Block 347, Plan 33670, Newcastle and Alberni District, within Electoral Area ‘H’;

AND WHEREAS the Board has been petitioned to expand the local service area;

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

1. “Regional District of Nanaimo Building Inspection Extended Service Establishment Bylaw No. 787, 1989,” is amended as follows:

Deleting Section 2 and replacing it with the following:

**“2. Service Area.**

Electoral Areas ‘A’, ‘B’, ‘C’, ‘E’, ‘G’, and ‘H’ include participating areas for this service.

The service shall consist of those parts of Electoral Areas ‘A’, ‘B’, ‘C’, ‘E’, ‘G’, and ‘H’ as outlined on Schedules ‘A’, ‘B’, ‘C’, ‘D’, and ‘E’, which are attached hereto and form part of this bylaw.”

2. This bylaw may be cited as “Regional District of Nanaimo Building Inspection Service Bylaw Amendment Bylaw No. 787.07, 2008.”

Introduced and read three times this 26<sup>th</sup> day of February 2008.

Received approval from the Inspector of Municipalities this    day of    2008.

Adopted this    day of    , 2008.



RDN REPORT	
CAO APPROVAL	
EAP	
CCW	✓ Feb. 12th
JAN 31 2008	
RHD	
BOARD	

MEMORANDUM

TO: Tom Armet  
Manager, Building & Bylaw Services

DATE: January 29, 2008

FROM: Jerry Schaefer  
Building Bylaw Compliance Officer

SUBJECT: 2663 Barnes Road – Zoning and Building Bylaw Contravention

PURPOSE

To obtain Board approval to file a Notice of Bylaw Contravention on the title of the above-noted property.

BACKGROUND

- Property: 2663 Barnes Road, Electoral Area 'A'
- Legal Description: The westerly 10 acres of the easterly 45 acres of Section 17, Range 3, Cedar Land District
- Property Owner: Five Cedar Poultry Farm Ltd., Inc. No. 283,025

This property is zoned Rural 4 (RU4) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987." Agricultural buildings that house livestock or store manure are required to meet a setback of 30 metres from property lines. Other agricultural buildings are required to meet a setback of 8 metres. In consideration of a legal opinion obtained from the Regional District of Nanaimo solicitors, chickens are not considered livestock.

The previous owners of the subject property extensively rebuilt and expanded an agricultural building that did not meet current setbacks. This building was built prior to the adoption of a land-use bylaw; therefore, it was accepted by the Regional District of Nanaimo (RDN) as having non-conforming status as per Section 911 of the Local Government Act. The extent of the modifications was such that the accepted non-conforming status was lost as per the same section of the Local Government Act, and any modifications made were subject to "Regional District of Nanaimo Land Use and Subdivision Bylaw 500, 1987."

Staff received a complaint from the adjacent property owner regarding the encroaching building, and subsequently staff began an investigation. The owner of the subject property complied with staff instructions to apply for a building permit for the work carried out by the previous owners and to make an application with the RDN Planning Department for a variance for the setback encroachment. The variance application was denied by the Board, and the property owner was instructed to remove the portion of the building that was within the required setback.

The property owner informs staff that while he intends to comply with these requirements, at this time the building is occupied by approximately 1500 laying chickens. He further states that it is impossible to carry out these modifications while the chickens are in the building without suffering significant losses due to the stress to the birds. He also states that he has no options in terms of relocating them to another building on the property. The cycle for the current batch of chickens will end in May 2008 at which time the building will be empty and the modifications to the building can be undertaken. In order to comply

prior to May 2008, the owner states the current batch of chickens would have to be terminated in the middle of their laying cycle.

**ALTERNATIVES**

1. That a Notice of Bylaw Contravention be registered on the title of the property and that staff be directed to take the necessary legal action should these contraventions remain unresolved after June 30, 2008.
2. That a Notice of Bylaw Contravention be registered on the title of the property and that staff be directed to take the necessary legal action to obtain compliance as soon as possible.
3. That a Notice of Bylaw Contravention not be registered on title at this time and staff be directed to continue to seek voluntary compliance with the zoning and building regulations.

**FINANCIAL IMPLICATIONS**

Estimated cost of legal action is approximately \$4,000, including disbursements.

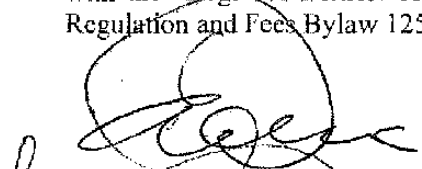
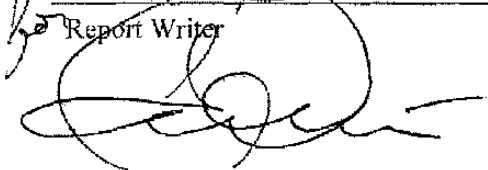
**CONCLUSION**


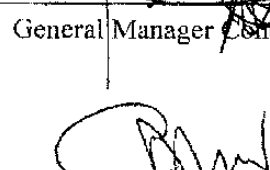
The subject building was built prior to the adoption of the "Regional District of Nanaimo Land Use and Subdivision Bylaw 500, 1987," and was accepted as non-conforming. Modifications were carried out by the previous owner after Bylaw 500 was adopted that resulted in the loss of non-conforming status. The current property owner has complied with all staff instructions to bring his property into compliance, but states that he will be unable to demolish the offending portion of the building until May 2008 as the building is currently occupied by approximately 1500 chickens. In order to complete the works immediately, the current batch of chickens would have to be slaughtered mid-cycle.

Staff feels that pursuing legal action to obtain immediate compliance would be fruitless as those proceedings could easily run into May, at which time the owner states he will willingly comply. In staff's opinion, voluntary compliance and compliance through legal action started now would both result in a resolution after May 2008. One direction would cost the RDN \$4,000, and the other would have no financial implications.

**RECOMMENDATIONS**

That staff be directed to register a Notice of Bylaw Contravention on the subject property title pursuant to Section 57 of the *Community Charter*, and should the outstanding bylaw contravention not be resolved by June 30, 2008, further legal action be taken to ensure that the property, legally described as the westerly 10 acres of the easterly 45 acres of Section 17, Range 3, Cedar Land District, is in compliance with the "Regional District of Nanaimo Land Use and Subdivision Bylaw 500, 1987," and "Building Regulation and Fees Bylaw 1250, 2001."

  
\_\_\_\_\_  
Report Writer  
  
\_\_\_\_\_  
Manager Concurrence

  
\_\_\_\_\_  
General Manager Concurrence  
  
\_\_\_\_\_  
CAO Concurrence

COMMENTS:



RDN REPORT	
CAO APPROVAL	
EAP	
CGW	✓ Feb. 12/08
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BOARD	

## MEMORANDUM

**TO:** Paul Thorkelsson  
General Manager, Development Services

**DATE:** January 29, 2008

**FROM:** Tom Arnet  
Manager, Building and Bylaw Services

**FILE:** 0470 20

**SUBJECT:** Agreement for Use of Nanaimo Animal Shelter Facilities

### PURPOSE

To approve an agreement between the Regional District of Nanaimo (RDN) and the City of Nanaimo for use of the Nanaimo Animal Shelter facilities by the Regional District.

### BACKGROUND

The Regional District of Nanaimo provides animal control services in District 68 under agreement with the Nanaimo Animal Shelter Limited. The City of Nanaimo maintains the building used by our contractor, located at 1260 Nanaimo Lakes Road, and rents space to the RDN on a monthly basis. The previous agreement for use of the building was made in November 1995 without a renewal date.

The RDN recently renewed the agreement for animal control services with the Nanaimo Animal Shelter Limited, expiring on December 31, 2009. The Nanaimo Animal Shelter Limited provides animal control services to the City of Nanaimo and the Regional District of Nanaimo Electoral Areas A, B, C, and District of Lantzville from the facility at 1260 Nanaimo Lakes Road.

The City of Nanaimo is desirous of renewing the agreement with the RDN for rental of space in the building until the expiration of our animal control agreement.

### ALTERNATIVES

1. To approve an agreement between the Regional District of Nanaimo (RDN) and the City of Nanaimo for use of the Nanaimo Animal Shelter facilities by the Regional District.
2. To not approve the agreement.

### FINANCIAL IMPLICATIONS

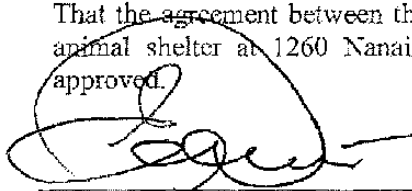
The Regional District of Nanaimo entered into an agreement with the City of Nanaimo on November 28, 1995, for use of the shelter building at a rate of \$250 per month. The City of Nanaimo is proposing to renew the agreement until December 31, 2009, at the same rate. There are no practical alternatives to the rental of this facility from the City of Nanaimo. The animal control budget currently reflects this rental cost.

**CONCLUSION**


This is a proposal to renew the agreement between the City of Nanaimo and the Regional District of Nanaimo for use of their building at 1260 Nanaimo Lakes Road in conjunction with the delivery of animal control services for the RDN by the Nanaimo Animal Shelter Limited. There are no practical alternatives to the use of this facility.

**RECOMMENDATION**

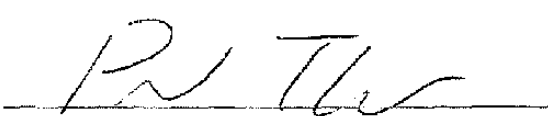
That the agreement between the City of Nanaimo and the Regional District of Nanaimo for use of the animal shelter at 1260 Nanaimo Lakes Road for the administration of animal control services be approved.



Report Writer



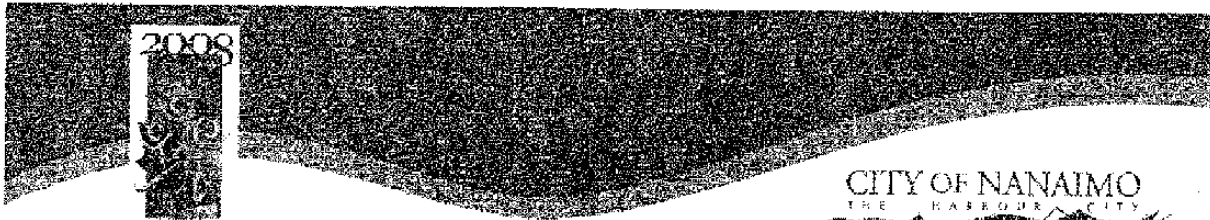
CAO Concurrence



for General Manager Concurrence

COMMENTS:

ATTACHMENT NO. 1



CULTURAL CAPITAL  
CAPITAL CULTURELLE  
CANADA / CANADA

December 17, 2007

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

Attention: T.W. (Tom) Armet  
Manager, Building & Bylaw Services

RECEIVED  
DEC 18 2007  
REGIONAL DISTRICT  
OF NANAIMO

CITY OF NANAIMO  
THE HARBOUR CITY  
DEVELOPMENT SERVICES

OUR FILE: LD000899

Dear Mr. Armet:

Re: Agreement for Use of Nanaimo Animal Shelter Facilities

Further to our telephone conversation of last week, we are enclosing three copies of our Agreement between the Regional District of Nanaimo and the City of Nanaimo for use of the Nanaimo Animal Shelter facilities by the Regional District.

Please note that this Agreement is for the term January 1, 2008 to December 31, 2009 to coincide with your agreement with the Nanaimo Animal Shelter.

Please have all three copies executed and returned to my attention. I shall arrange for execution on behalf of the City of Nanaimo and will forward a fully executed copy for your records.

If you have any questions in this regard, please email me at [trudi.margueratt@nanaimo.ca](mailto:trudi.margueratt@nanaimo.ca) or call me at 755-4475.

Yours truly,

Trudi Margueratt, Property Services Agent  
Property Services Division  
Development Services Department

Enc. (3)

cc: Randy Churchill, City of Nanaimo

Attachment: LD000899

**ATTACHMENT NO. 2**

**Page 1 of 3**

**AGREEMENT**

**THIS AGREEMENT** made this \_\_\_\_\_ day of January, 2008

**BETWEEN:**

**REGIONAL DISTRICT OF NANAIMO**  
6300 Hammond Bay Road  
Nanaimo, BC  
V9T 6N2

(hereinafter call the "Regional District")

**OF THE FIRST PART**

**AND:**

**CITY OF NANAIMO**  
455 Wallace Street  
Nanaimo, BC  
V9R 5J6

(hereinafter call the "City")

**OF THE SECOND PART**

**WHEREAS:**

- A. The City maintains an animal shelter on lands at 1260 Nanaimo Lakes Road, legally described as Lot 1, Plan 8656, Subdivision of Sections 1, 3 and 4, Range 8, Mountain District and Sections 1 and 4, Nanaimo District, Plan 8656 (the "Shelter"); and
- B. The Regional District wishes to arrange for use of the Shelter by the contractor responsible for administration of the animal control program of the Regional District for Electoral Areas A, B, C and D (the "Contractor"); and
- C. The City uses the same Contractor to carry out its animal control program and has consented to the use of the Shelter by the Contractor on behalf of the Regional District.

**ATTACHMENT NO. 2**

**Page 2 of 3**

**NOW THIS AGREEMENT WITNESSES** that in consideration of the premises and the permission hereby granted by the City of Nanaimo to the Regional District of Nanaimo, the license fee and the covenants hereinafter set forth and for other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties hereto covenant and agree each with the other as follows:

1. The Regional District's Contractor may use the Shelter in connection with the administration of the animal control program of the Regional District for Electoral Areas A, B, C and D for a term of two years from January 1, 2008 to December 31, 2009.
2. The Regional District shall pay to the City the sum of \$250.00 (plus GST) per month during the term of this Agreement, payable on or before the 15<sup>th</sup> day of each month.
3. Either party may terminate this Agreement on 30 days' written notice by either party.
4. The Regional District shall indemnify and save harmless the City of and from all claims, demands, actions, causes for action and expenses arising from the negligent act or omission of the Contractor carrying out the Regional District's animal control program except insofar as such claims, demands, actions, causes of actions or expenses arise from the negligence of the City, its officers or employees.
5. This Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors and permitted assignees.
6. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
7. Wherever the singular, masculine and neuter are used throughout this Agreement, the same shall be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
8. No remedy under this Agreement shall be deemed exclusive but shall, where possible, be cumulative with all other remedies at law or in equity.
9. This Agreement shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.



**ATTACHMENT NO. 2**

**Page 3 of 3**

**IN WITNESS WHEREOF** the parties hereto have set their hands and seals as of the day and year first above written.

The Corporate Seal of the )  
**REGIONAL DISTRICT OF NANAIMO** )  
was hereunto affixed in the presence of: )  
\_\_\_\_\_)  
\_\_\_\_\_)  
\_\_\_\_\_)

(seal)

The Corporate Seal of the )  
**CITY OF NANAIMO** )  
was hereunto affixed in the presence of: )  
\_\_\_\_\_)  
General Manager of Development Services )  
\_\_\_\_\_)  
Director of Legislative Services )

(seal)



RDN REPORT	
CAO APPROVAL	
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GOW	✓ Feb. 12/08
FEB - 4 2008	
RHD	
BOARD	

**MEMORANDUM**

**TO:** Tom Arnet  
Manager Building and Bylaw Services

**DATE:** January 25, 2008

**FROM:** Maude Mackey  
Bylaw Enforcement Officer

**FILE:** 169A07

**SUBJECT:** Contravention of Unsightly Premises Regulatory Bylaw No. 1073, 1996  
Electoral Area 'A' – 1989 Main Road

**PURPOSE**

To obtain Board direction regarding an ongoing property maintenance contravention on the above-noted property.

**BACKGROUND**

Property: 1989 Main Road – Electoral Area 'A'

Legal Description: Lot 5, Section 13, Range 7, Plan VIP1643, Cranberry Land District

Property Owner: Karel Nemecek  
1989 Main Road,  
Nanaimo, BC V9X 1T6

In July 2007 the Electoral Area 'A' Director contacted staff on behalf of several Main Road residents to complain about the condition of the above-noted property. Concern was expressed about the property being unsightly due to the large accumulation of scrap wood and other materials as well as being a potential fire hazard. A recent inspection confirmed that the house is completely surrounded by large piles of scrap wood that appear to have come from demolitions and other discarded sources and have been on the property for several years. The property also contains assorted discarded material such as metal scraps and plastic pails (see Attachment No. 1 for photos).

Staff subsequently requested the owner to clean up the property, and a follow-up inspection indicated that he relocated and restacked some of the wood but did not actually remove any from the property. Mr. Nemecek maintains that the wood is for personal heating and is used and replenished. Further discussions with Mr. Nemecek have been unsuccessful in convincing him to remove the scrap lumber and clean up the property. A Notice of Hearing was delivered to Mr. Nemecek (see Attachment No. 2).

**ALTERNATIVES**

1. To notify the property owner and bring forward a Resolution requiring the property be cleaned up pursuant to "Unsightly Premises Regulatory Bylaw No. 1073, 1996."
2. To not consider a clean up Resolution pursuant to "Unsightly Premises Regulatory Bylaw 1073, 1996."

**FINANCIAL IMPLICATIONS**

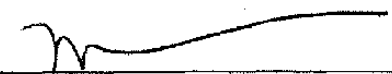
If the Board directs the property owner to remove the identified materials from the property, any costs incurred by the Regional District or its agent, with respect to the removal, can ultimately be recovered from the property owner as taxes in arrears. Mr. Nemecek is not likely to allow a contractor to remove his wood debris and to do so would ultimately require both a court order and an enforcement order. There is no guarantee that the Courts would award such an order, and the related costs can quickly escalate to a minimum \$3,000.

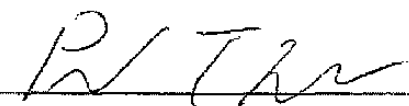
**CONCLUSION**


The condition of this property, located in an area of mixed industrial and residential zoning is the subject of complaints from area residents. The properties on the West side of Main Road, including the subject property, are zoned for industrial use; and in most cases, they are being used for that purpose. The properties on the East side of Main Road are zoned for residential use and are compliant with Bylaw 1073. Although the property is zoned industrial, Mr. Nemecek has never established an industrial use on his property and much of the same wood debris has been on the property since the mid 1990s. Area residents are concerned about the unsightly and potentially unsafe condition of the property and are requesting that the Regional District of Nanaimo apply and enforce the same standards as required of them. The owner has failed to clean up the property as directed, and a Board Resolution (*see Attachment No. 3*) appears to be the only option remaining to bring this property into compliance with Regional District of Nanaimo regulations.


**RECOMMENDATION**

That should this matter not be rectified by February 26, 2008, pursuant to "Unsightly Premises Regulatory Bylaw No. 1073, 1996," the Board directs the owner of the above-noted property to remove from the premises those items as set out in the attached Resolution within (14) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the owner's cost.

  
\_\_\_\_\_  
Report Writer

  
\_\_\_\_\_  
For General Manager Concurrence

  
\_\_\_\_\_  
Manager Concurrence

  
\_\_\_\_\_  
CAO Concurrence

**COMMENTS:**

Attachment No. 1



**Attachment No. 2**

**IN THE MATTER OF SECTION 725(1) OF THE LOCAL GOVERNMENT ACT  
R.S.B.C. 1996 CHAPTER 323 AND AMENDMENTS**

**AND**

**IN THE MATTER OF Lot 5, Section 13, Range 7, Plan VIP1643, Cranberry Land District**

**TO:** Karel Nemecek  
1989 Main Road  
Nanaimo, BC V9X 1T6

**NOTICE OF HEARING**

TAKE NOTICE that the Board of the Regional District of Nanaimo pursuant to Section 725(1) of the Local Government Act R.S.B.C. 1996 Chapter 323 and amendments and "Unsightly Premises Regulatory Bylaw No. 1073, 1996," will at the hour of 7:00 pm on the 12<sup>th</sup> day of February, A.D. 2008 in the Regional District of Nanaimo Board Chambers, 6300 Hammond Bay Road, Nanaimo, British Columbia, hear representation by the Senior Manager Corporate Administration as to whether, with respect to the lands more particularly described above, the owner(s)/occupier(s) shall be required to remove the accumulation thereon of all discarded and disused materials and debris.

AND FURTHER TAKE NOTICE that should the Board require the owner(s)/occupier(s) to remove the described accumulation, and the owner(s)/occupier(s) default, the Board may direct its employees and others to enter and effect the removal at the expense of the person defaulting. The charges for doing so, if unpaid on December 31<sup>st</sup> in the year in which the Regional District effects the removal, shall be added to and form part of the taxes payable in respect of the real property in question, as taxes in arrears.

AND FURTHER TAKE NOTICE that should you wish to make representation to the Board regarding the lands and premises listed above, you should appear at that time, date, and place to make your presentation.

THIS NOTICE is given by the Senior Manager Corporate Administration of the Regional District of Nanaimo, this 28<sup>th</sup> day of January, A.D. 2008.

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Senior Manager Corporate Administration

Attachment No. 3

**REGIONAL DISTRICT OF NANAIMO  
RESOLUTION  
UNSIGHTLY PREMISES REGULATORY BYLAW NO. 1073, 1996**

MOVED Director , SECONDED Director , that pursuant to the provisions of the "*Unsightly Premises Regulatory Bylaw No. 1073, 1996*," and amendments thereto, IT IS HEREBY RESOLVED that the owner(s)/occupier(s) of the respective premises set forth below be notified to remove the accumulation of discarded and disused materials/debris and to take such remedial measures as are specified:

**PROPERTY DESCRIPTION:** Lot 5, Section 13, Cranberry Land District, VIP1643, Range 7

**LOCATION:** 1989 Main Road

**OWNER:** Karel Nemecek  
1989 Main Road  
Nanaimo, BC V9X 1T6

**UNSIGHTLY ACCUMULATION:** Various discarded, disused materials/debris.

**REMEDIAL MEASURES:** To remove the accumulation of discarded, disused materials/debris leaving the property clean and tidy.

**AND BE FURTHER RESOLVED** that the Bylaw Enforcement Officer of the Regional District of Nanaimo BE AND IS HEREBY AUTHORIZED in default of such removal or remedial measures being undertaken by the owner(s)/occupier(s), within fourteen (14) days of receipt of notice to do so, to carry out or have such work carried out and the expense charged to the owner(s)/occupier(s). If unpaid by December 31<sup>st</sup> in the year in which the work is done, the expenses shall be added to and form part of the taxes payable on that real property as taxes in arrears.

I hereby certify the foregoing to be a true and correct copy of the resolution passed by the Board of the Regional District of Nanaimo at its regular meeting held February 26, 2008.

DATED at Nanaimo, BC this 26<sup>th</sup> day of February 2008.

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Senior Manager Corporate Administration



RDN REPORT	
CAC APPROVAL	
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BOARD	

MEMORANDUM

TO: Paul Thompson  
Manager of Long Range Planning

DATE: February 1, 2008

FROM: Stephen Boogaards  
Planner

FILE: 6780 30

SUBJECT: Regional Growth Strategy Review Background Report - Shaping Our Future:  
Implications of the State of Sustainability Report for the Regional Growth Strategy

PURPOSE

To receive the Regional Growth Strategy Review background report titled "Shaping Our Future: Implications of the State of Sustainability Report for the Regional Growth Strategy".

BACKGROUND

The Regional Board directed Regional District staff to undertake a review of the Regional Growth Strategy at its March 27, 2007 meeting. The approved "Regional Growth Strategy Review Work Plan, March 1, 2007," consists of a four phase work plan. A component of the initial phase of the work plan is the preparation of a background report on the implications of the State of Sustainability indicators for the Regional Growth Strategy (RGS). The findings of the State of Sustainability Report have implications for the Regional Growth Strategy as it indicates where action is needed to improve the region's sustainability.

The background report titled Implications of the State of Sustainability Report for the Regional Growth Strategy Review (Implications Report) provides an assessment of each of the 41 indicators in the State of Sustainability Report with respect to possible implications for the RGS. The results for each indicator in the State of Sustainability report were assessed to determine if the sustainability issues raised by each indicator could be addressed in the Regional Growth Strategy.

The Implications Report identifies five types of implications for the RGS based on the results of the indicators. The possible implications for the RGS are: new policies could be added to the RGS; benefits could be realized from stronger or improved policies; more focus is needed on implementation; implications not apparent as it is not clear how the indicator can be addressed in the RGS; and, no action is needed as the policy seems to have been effective. A summary of the implications of each sustainability indicator for the RGS is provided in Attachment 1 – Implications of Indicators for the RGS. The complete Implications Report is provided as Attachment 2.

The review of the sustainability indicators and their implications have suggested that many of the RGS policies may be improved to better address the vision for a sustainable region. The Implications Report has identified that the RGS is currently limited in addressing the social and economic aspects of sustainability as its main intent is to manage land use and development. The RGS may need to expand its content to address other sustainability issues related to society and economy, such as affordable housing. As part of the next phase of the RGS Review, the Implications Report, along with the other background reports, will be used in the preparation of discussion papers on how to improve the RGS.

ALTERNATIVES

1. That the RDN receive the report "Shaping Our Future: Implications of the State of Sustainability Report for the Regional Growth Strategy Review."

2. That the RDN not receive the report "Shaping Our Future: Implications of the State of Sustainability Report for the Regional Growth Strategy Review" and provide further direction for staff.

### FINANCIAL IMPLICATIONS

There are no direct financial implications for the report.

### GROWTH MANAGEMENT IMPLICATION

The Regional Growth Strategy is the key document in guiding the management of growth and development on a region wide basis. The implications of the *State of Sustainability* report for the Regional Growth Strategy are that many of its policies may be improved to better support the Regional District's vision of a sustainable region. The report identifies policies that may be added, strengthened or implemented within the Regional Growth Strategy. Subsequent discussion papers in the Regional Growth Strategy review will include policy options for changes that have been identified within the implications paper.

### PUBLIC CONSULTATION IMPLICATIONS

The information in these reports will be made available to the public as part of the Regional Growth Strategy Review process.

### SUMMARY

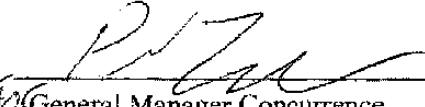
The Regional Board has approved the Regional Growth Strategy Work Plan that consists of four phases. Part of the initial phase of the Regional Growth Strategy (RGS) review is the preparation of a background report of the implications of the *State of Sustainability* report for the RGS.


The implications report reviewed the 41 indicators of the *State of Sustainability* assessment and determined if the indicator had an implication for the RGS. For each indicator the implications report identified the changes that needed to be made to the RGS to achieve the Regional District's vision for a sustainable region. The review of indicators identified the following five types of implications for the RGS: new policies could be added; policy may need strengthened or improved; more focus is needed on implementation; no action is required as indicator cannot be addressed in RGS; and, no action is required as the policy seems to have been effective. The implications report suggests the RGS may also include social and economic considerations, such as affordable housing.


### RECOMMENDATION

That the Regional District of Nanaimo receive the *State of Sustainability* implications report as outlined in Attachment 1 Shaping Our Future: Implications of the State of Sustainability Report for the Regional Growth Strategy.

  
Report Writer

  
General Manager Concurrence

  
Manager Concurrence

  
CAO Concurrence



Attachment 1

Implications of Indicators for the Regional Growth Strategy					
Indicator	New Policy	Strengthen Policy	Implement Policy	No. Clear Implications	Policy Effective
Water Consumption		✓	✓		
Groundwater Elevations		✓	✓		
Groundwater Quality		✓	✓		
Impermeable Surface Area	✓	✓	✓		
Volume of Water Extracted		✓	✓		
Stream Temperature		✓	✓		
Water Quality in Selected Lakes and Rivers		✓	✓		
Amount of Land & Length of Watercourses Protected by Park or Development Permit Area Designation		✓	✓		
Ground Level Ozone		✓	✓		
Fine Particulate Matter	✓	✓	✓		
Greenhouse Gas Emissions	✓	✓	✓		
Managed Forest Lands/Resource Lands and Open Space Subdivisions		✓	✓		
Current and Projected Age Class Distribution for Arrowsmith Timber Supply Area	✓			✓	
Amount of Agriculture Land Reserve	✓	✓			
Proportion of Farmland in Crops	✓			✓	
Sustainable Farming Practices	✓			✓	
Farms Reporting Sale of Organic Products	✓			✓	
Amount of Electricity and Natural Gas Consumed	✓				

Indicator	New Policy	Strengthen Policy	Implement Policy	No Clear Implications	Policy Effective
Mode of Transportation to Work and Location to Work		✓	✓		
Bus Rides per Capita		✓	✓		
Residences Within Walking Distance of Amenities		✓			✓
Residents Inside Urban Containment Boundaries Living Within Walking Distance of a Bus Stop	✓	✓	✓		
Vehicles per Household	✓	✓	✓		
Motor Vehicle Accident Rates	✓	✓	✓		
Population Growth and Density, & Amount of Land in Urban Containment Boundaries			✓		
Amount of Land Outside Urban Containment Boundaries that May Be Subdivided into Parcels Smaller than 4 or 10 Hectares			✓		
Amount of Waste to Landfill, Amount of Waste Diverted, and Amount of Waste Recycled					✓
Quality of Biosolids from Wastewater Treatment Plants					✓
Residents in Core Housing Need	✓				
Applicants on Wait List for Subsidized Housing	✓				
Average Annual Income Compared to Cost of Living		✓	✓		
Households Below Low Income Cut-Off	✓	✓	✓		
Educational Attainment	✓			✓	
Unemployment Rate		✓	✓		
Crime Rate		✓	✓		
Participation in Recreational and Cultural Programs	✓				✓

Indicator	New Policy	Strengthen Policy	Implement Policy	No Clear Implications	Policy Effective
Participation in Elections				✓	
Amount of Active and Nature Park Land	✓	✓	✓		
Birth Weight				✓	
Life Expectancy at Birth				✓	
Live Births to Teenage Mothers				✓	
Business Formations and Bankruptcies	✓	✓			✓
Taxes Paid Per Capita	✓			✓	
Personal Income from Top Three Industries as a Proportion of Personal Income in Region and Personal Income from Industry	✓	✓			
Employment by Industry Sector		✓	✓		
Amount of Retail Space Inside and Outside of the Urban Core Areas			✓		✓
Economic Health of Agriculture			✓		



**Regional Growth Strategy Review 2007-2008**

**Implications of the State of Sustainability Report for  
the Regional Growth Strategy Review**

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## 1.0 INTRODUCTION

The Regional District of Nanaimo recently released a report titled *Prospering Today, Protecting Tomorrow: The State of Sustainability of the Regional District of Nanaimo*. Using 41 sustainability indicators, that report provides an assessment of how the Regional District is progressing towards meeting its stated sustainability goals. In general, the indicators show that there is still significant work to be done to meet our sustainability goals. The findings of the State of Sustainability Report have implications for the Regional Growth Strategy as it indicates where action is needed to improve the region's sustainability.

The purpose of this report is to provide more detail on the implications of the State of Sustainability Report for the Regional Growth Strategy. Generally, this report attempts to answer the question: do the results of the State of Sustainability Report indicate that improvements are needed to the RGS if it is to be more effective in supporting the Regional District's goals, policies and actions regarding its vision for a sustainable region.

Specifically, this report provides an assessment of the implications for each of the 41 indicators for the RGS. Included in the assessment is whether a particular sustainability indicator can be addressed in the RGS and if it can suggestions are made on how the RGS can be strengthened or improved.

This assessment of implications for the RGS will also provide context for subsequent discussion papers on how the RGS can be changed to better support the vision for a sustainable region.

## 2.0 FORWARD FOR ENVIRONMENTAL CAPITAL IMPLICATIONS

The indicators for environmental capital were designed to determine if our important ecosystems and ecological features, air and water are protected and healthy and if we are using our natural resources in a sustainable manner. The indicators highlighted the following main points:

- Our water resource is in a state of decline and cannot be sustained given our present consumption behaviours and land use methods;
- At 9.5%, our impermeable surface area may be interfering with stormwater flows needed to sustain aquatic life;
- Our population outside of the Urban Containment Boundary (UCB) is growing faster than inside the UCB and our land use bylaws permit the subdivision of many more small acreages;
- Our open space and forest lands are being converted to other uses;
- Much of our agricultural land is not being farmed;
- Our air quality frequently exceeds the recommended acceptable health levels for ground level ozone;
- Our per capita electricity and natural gas consumption rates are high compared to other areas and continue to increase;
- We rely heavily on the private automobile as our main source of transportation and our per capita number and use of private automobiles are increasing. Transportation is the greatest contributor to our green house gas emissions load;
- Our public transit ridership remains low even though most residents live within walking distance of a bus stop;
- Our waste generation is increasing, but a large portion of the waste is being diverted and recycled;

The indicators used to assess the state of the region's environmental capital are summarized below along with the implications each indicator has for the Regional Growth Strategy.

## 3.0 THERE IS A SAFE, SUFFICIENT SUPPLY OF WATER

### 3.1 WATER CONSUMPTION

*Grade: Below Average*

*Trend: Getting Worse*

The Regional District of Nanaimo consumes considerably more water per capita than the provincial average. In 2003, the RDN consumed 471 L/day compared to the provincial average of 425 L/day per capita. Furthermore, the rate of water consumption is greater than the population growth, indicating that each person is consuming more water. From 2001 to 2004, the total water consumed increased by 8% while the population increased only 3.8%. Please note that the consumption rate for the RDN does not include water use from private suppliers.

#### 3.1.1 Relevance to Sustainability

Water demand increases as economic activity and population increase, consequently affecting ecosystems when the surface and groundwater are not replenished. Over consumption of water resources may impact local communities, agricultural production, recreational uses and ecosystem function.

#### 3.1.2 Implications

The RGS policies on Environmental Protection recognise the value of surface and groundwater resources, through the participation of member local governments in integrated management projects and the identification of groundwater resources. However, the *State of Sustainability* report suggests that the water consumption has increased faster than population growth, indicating that people are using more water per capita. The indicator implies that the RGS policies for the sustainable use of water resources could be more effective. More focus on implementation and stronger policy is required for water conservation goals to be achieved.

### 3.2 WATER ELEVATION

*Grade: Cannot be Assessed*

*Trend: Stable to Getting Worse*

There are some areas within the RDN with decreasing groundwater elevations indicating that groundwater is being over consumed and cannot replenish at the current rates of water consumption. Some aquifers in the Parksville / Qualicum area have lost almost 26% of their capacity. Significant water table drops in the Cassidy and Parksville /

Qualicum Beach Areas generate reason for concern. As well, three production wells in the Nanoose Peninsula area are in a state of decline. Generally, the aquifers in the Lantzville and Bowser/Deep Bay areas are maintaining recharge levels. Data was not available for all water purveyors.

### **3.2.1 Relevance to Sustainability**

Groundwater provides for communities and economic activity, as well as fresh water to discharge areas such as lakes, streams, estuaries and the foreshore. Ecosystems that rely on groundwater to replenish water bodies are impacted when water is not being returned to the aquifer.

### **3.2.2 Implications**

The policies of the RGS Environmental Protection goal do recognise the need to identify and protect the groundwater resources in the Nanaimo region. The water elevation indicator suggests that the high demand on groundwater resources for human settlement has diminished the quantity of water available in some of the region's aquifers. Due to the high rate of development within the region, the decline in groundwater in some areas will not improve without intervention. The existing RGS policy has not proven to be effective in reducing water consumption. More focus on implementation and stronger policy will assist in achieving sustainable water use goals.

## **3.3 GROUNDWATER QUALITY**

*Grade: Cannot be Assessed      Trend: Getting Worse*

Water quality is generally within drinking water standard guidelines. Many wells were only tested for bacteria. Of the other wells tested, elevated electrical conductivity and/or chloride concentrations were found in a well in Lantzville and in wells in the Parksville and the Qualicum Beach areas. Normally, fresh water floats on top of salt water. Elevated conductivity levels indicate the presence of salt in the water, which means that the water table is being drawn down to the point where the fresh water and salt water are mixing and becoming brackish. This tends to occur more frequently along coastal areas.

### **3.3.1 Relevance to Sustainability**

Groundwater provides for communities and ecosystems, as it discharges into streams and freshwater bodies. Any decrease in the quality of groundwater will increase the costs of treatment for human consumption, as well affect the water quality in riparian ecosystems, adversely affecting habitat for fisheries.

### **3.3.2 Implications**

The Environmental Protection policies of the RGS do address the need to protect the quality of groundwater and surface water, which are connected through discharge. The indicators suggest that the water quality in the region overall is good, and do not indicate any increasing or decreasing trends in pH, electrical conductivity, or chlorine concentrations, with a few localized exceptions. While there are no major concerns with groundwater quality, the RGS could include stronger policies regarding the identification and protection of groundwater resources. Implementation of policies through official community plans and other means would be key to protecting the groundwater resource.

## **3.4 IMPERMEABLE SURFACE AREA**

*Grade: Well Below Average*

*Trend: Getting Worse*

Many areas of the RDN are at or beyond the point where impermeable surfaces can have an impact on the surface and groundwater flow. Approximately 9.5% of the RDN is covered by impervious surface. Impervious surface areas that exceed 8-10% reduce interflow to the point that streams cannot maintain a sufficient base flow to sustain life, which can result in a loss of approximately 80% of the fish stock. Notably, we rely on streams for drinking water. The amount of impermeable surface area in the region has reached a level where a reduction in recharge and interflows has occurred. Lowered recharge and interflow rates lead to a reduction in the amount of water transmitted and stored in aquifers, ultimately reducing the amount of water available for human consumption and for streams.

### **3.4.1 Relevance to Sustainability**

Impermeable surface areas affect the amount of water that can recharge aquifers. Impermeable surfaces stop the rainwater from seeping into the ground and often rainwater is diverted far from its source meaning that water is not replenishing both riparian areas and aquifers. The decrease in water resources impacts communities and

ecosystems dependent on potable groundwater. As well, impervious surfaces increase the intensity of runoff which in turn increases the potential for erosion of fish habitat and damage to the built environment.

#### **3.4.2 Implications**

The Environmental Protection policies in the RGS address the amount of impermeable surfaces in the region indirectly through the collaboration between the RDN and municipalities on integrated management projects. Many areas in the RDN have already exceeded the recommended impermeable surface coverage at which there is no impact on water sources. The indicator results suggest that existing policy within the RGS has not effectively addressed mitigation of the impact of impermeable surfaces. Policy may be added to provide more specific direction for limiting impervious surfaces and rainwater management that mimics natural processes.

### **3.5 VOLUME OF WATER EXTRACTED**

*Grade: Well Below Average      Trend: Uncertain*

Approximately, 4.4 million cubic metres of groundwater were used in the region in 2004. The groundwater usage increased slightly between 2002 and 2004. The causes for the increase were partially attributed to an increase in population growth and development. Data from several of the large water purveyors, private wells and suppliers was not supplied. Therefore, the analysis does not supply a good representation for the entire region.

#### **3.5.1 Relevance to Sustainability**

The increase in development also increases the volume of water extracted from aquifers, which in turn can reduce groundwater reserves. Unsustainable use of water places more pressure on water sources for existing communities and ecosystems.

#### **3.5.2 Implications**

Within the RGS policies on Environmental Protection, the member local governments agreed to take measures to identify and to protect groundwater resources in the region. The *State of Sustainability* report indicates that groundwater is being extracted in some places at a greater rate than it is being recharged. The report also suggests that data is not currently available to effectively gauge the volume of water extracted over long term

periods. Stronger policy may be required with respect to monitoring water use and reducing the volume of water extracted. More focus on implementation would also aid in achieving sustainable water use goals.

### **3.6 STREAM TEMPERATURE**

*Grade: Meeting the Average*

*Trend: Stable to Getting Worse*

Water temperature is used as a general indicator of the impacts of land development because groundwater discharge to surface water streams moderates the stream temperature. Therefore, increases in stream temperature demonstrate a reduction in groundwater discharge into streams most likely caused from development. The temperature of most of the streams have neither increased nor decreased substantially. The winter temperature decreased and the summer temperature increased for Nile Creek, indicating that the groundwater flow into Nile Creek has declined over the past 10 years.

#### **3.6.1 Relevance to Sustainability**

Groundwater resources provide a potable water resource for communities and economic activity, and are a contributor to the health of riparian ecosystems through discharge into streams. Decreases in groundwater discharge to streams may indicate that there is less water available in storage, which may be caused by reduced infiltration or increased water extraction or a combination of both.

#### **3.6.2 Implications**

The Environmental Protection policies in the RGS support taking measures to identify and protect surface and groundwater resources. With the exception of Nile Creek, the stream temperature data do not indicate stream temperatures are either increasing or decreasing. But the data sources are limited for stream temperatures, and do not represent long term trends. While there is no indication that current RGS policies are not working with respect to regulating stream temperature, stronger policies to protect groundwater and more focus on the implementation of policies will support the sustainable use of groundwater which in turn will assist with maintaining natural stream temperature cycles.

## 4.0 IMPORTANT ECOSYSTEMS AND ECOLOGICAL FEATURES ARE PROTECTED, HEALTHY AND PRODUCTIVE

### 4.1 WATER QUALITY IN SELECTED LAKES AND RIVERS

*Grade: Well Below Average*      *Trend: Uncertain*

Water quality usually complies with drinking water guidelines; however, cadmium and lead levels did not comply with acceptable levels in some watercourses. Specifically, high cadmium levels in the large water resources of Brannen Lake, Green Lake, Englishman River and Little Qualicum River as well as a spike in lead concentrations in the Englishman River (in 2001) beyond Canadian Water Quality Guideline standards demonstrate reason for concern.

#### 4.1.1 Relevance to Sustainability

Water quality indicates the health of a water body and the presence of harmful contaminants. Contaminated water sources may contain toxic substances hazardous to human health and wildlife. The indicator suggests that poor water quality also has economic impacts on fisheries and aquaculture, tourism and recreation.

#### 4.1.2 Implications

The policies for Environmental Protection support the protection of the supply and quality of surface water resources and aquatic habitat. The high contamination levels in selected lakes suggest that the policy has not effectively addressed the connection between land use policy and contamination of surface water. The findings in the *State of Sustainability* report are also limited by the available data. RGS policies could be improved to provide more direction for monitoring and protecting water quality.

### 4.2 AMOUNT OF LAND AND LENGTH OF WATERCOURSE PROTECTED BY PARK OR DEVELOPMENT PERMIT AREA DESIGNATION

*Grade: Data Cannot be Assessed*      *Trend: Uncertain*

A substantial portion of the region's land base is protected within parks, federal wildlife reserves, or on land owned by conservation organizations. As well additional lands are located within development permit areas that were established for the purpose of



protecting the natural environment. The two types of areas combined encompass approximately 23% of the RDN land base. The report indicates that 21% or 45, 075 hectares of the region's land base is located in development permit areas which among other features include the protection of 288 eagle and heron perch trees. The recently adopted Fish Habitat Protection Development Permit Areas also provides increased protection for fish habitat and fresh water resources.

#### **4.2.1 Relevance to Sustainability**

Development permit areas are intended to protect natural ecosystems recognised in Official Community Plans, such as watercourses, coastlines, sensitive habitat or other natural areas. These areas are environmentally or culturally significant, and recognised in OCPs as an important community resource.

#### **4.2.2 Implications**

The Environmental Protection goal does contain policies for the protection of environmentally sensitive areas, which is the intention of most development permits. While 23% of the region is designated as a development permit area, the data has not been collected to determine the effectiveness of development permits in reducing the loss of environmental assets. Other indicators do suggest that RGS policies could be strengthened and implemented to provide greater protection for sensitive areas.

## **5.0 THE AIR IS CLEAN AND SAFE TO BREATHE**

### **5.1 GROUND LEVEL OZONE**

*Grade: Well Below Average      Trend Stable*

Data from the air quality monitoring site on Labieux Road shows that the ozone levels in the City of Nanaimo frequently exceeds the health reference level of 20 ppb and are increasing over time. Since 1999, the health reference levels have been exceeded between 37% and 51% of the time. The ozone levels for the City of Nanaimo appear high considering the strong prevailing winds in the area. While the ground level ozone levels were consistently well below the Canada Wide Standard of 65 ppb, it is likely that some residents are experiencing health problems on the days when ozone levels exceed 20 ppb. Ground level ozone poses a great risk to human, wildlife, and ecosystem health. There is no safe level for ozone only a threshold level where health

problems increase significantly. More monitoring stations distributed throughout the region would help provide a regional perspective on ground level ozone.

#### **5.1.1 Relevance to Sustainability**

The concentration of ground level ozone indicates the impact that automobiles and other emissions contributors are having on air quality. The indicator acknowledges the effect that even low concentrations of ozone have on human health and wildlife.

#### **5.1.2 Implications**

The Urban Containment, Environmental Protection, Improved Mobility and Nodal Structure policies of the RGS promote good air quality by encouraging land use patterns that support alternative modes of transportation such as walking, cycling or public transit. While direction for more active transportation and public transit is provided in several policies in the RGS, it appears that they have not been effective in stopping the increase in ground level ozone concentrations. More needs to be done with respect to implementing policies related to urban containment, nodal development, active transportation and public transit. Efforts to reduce the levels of ground level ozone will also aid in reducing greenhouse gas production.

### **5.2 FINE PARTICULATE MATTER**

*Grade: Data Cannot be Assessed*

*Trend Uncertain*

Data from the air quality monitoring site on Labieux Road shows that the fine particulate matter levels in the City of Nanaimo occasionally exceed the health reference levels of 15 mg/m<sup>3</sup> but have consistently remained within the Canada - Wide Standards of 30 mg/m<sup>3</sup>. Data for the rest of the region is not available. Given that scientists have concluded there is no effects threshold for particular matter and that there are times when the health reference levels have been exceeded, it is likely that residents are experiencing occasional health problems related to poor air quality as once inhaled PM<sub>2.5</sub> remain in the lungs forever.

#### **5.2.1 Relevance to Sustainability**

The concentration of fine particulate matter in the atmosphere is an indicator of the suitability of the air to human and environmental health. Harmful substances such as toxic trace metals can be deposited in the respiratory tract and may result in respiratory

problems or premature death. The main sources of fine particulates are dust from roads, soot from fires, vehicle emissions and industrial activity.

### 5.2.2 Implications

The Environmental Protection, Improved Mobility and Nodal Structure policies address changing behaviour in regards to mode of transportation. The *Local Government Act* requires the RGS to work towards reducing and preventing air, land and water pollution. The regional growth strategy does not currently address all sources of emissions affecting air quality. Policies for transportation and other sources of air pollution may need to be strengthened to reduce fine particulate matter in the atmosphere. As well, more focus is needed on implementing policies related to supporting more compact forms of development.

## 6.0 ALL NATURAL RESOURCES ARE CONSERVED, AND RENEWABLE RESOURCES ARE AVAILABLE IN PERPETUITY

### 6.1 MANAGED FOREST LANDS / RESOURCE LANDS AND OPEN SPACE SUBDIVISIONS

*Grade: Cannot be Assessed*      *Trend: Getting Worse*

The region's managed forests and other resource lands are being developed over time. Nearly all of the managed forest land is in the RGS Resource Lands and Open Space land use (RLOS) designation. Seventy-three percent of our region's land base or 152,902 hectares is managed forest. Between 1994 and 2005, 2,942 hectares of RLOS designated lands were developed with most of this development occurring in 2002 (63%).

#### 6.1.1 Relevance to Sustainability

This indicator is important to our sustainability as it measures the amount of land available for agriculture, forestry, public recreation and environmental preservation. As a result, the balance of land within the RLOS directly impacts the region's ability to produce goods, employ residents, support recreational opportunities, and provide environmental stability.

### **6.1.2 Implications**

The RGS contains policies that provide direction for protecting rural integrity and for limiting development in rural areas. In 2006 the RDN increased the minimum parcel size for subdivision to 50 hectares for much of the private managed forest lands and some Crown lands. The purpose of this zoning change was to discourage conversion of resource lands to other uses. No information is yet available on the effect of this rezoning. However, for much of the RDN, official community plan policies to increase the minimum parcel size in rural areas have not been implemented. Policies related to rural parcel size and development could be improved and more focus could be placed on implementing the policies.

## **6.2 CURRENT AND PROJECTED AGE CLASS DISTRIBUTION FOR ARROWSMITH TIMBER SUPPLY**

*Grade: Well Below Average      Trend: Stable*

The portion of the Arrowsmith Timber Supply Area (TSA) within the RDN has an unbalanced age class distribution, for both the timber and the forested non-timber harvesting land bases. Within the RDN, 93% of the trees are less than 120 years old. The entire Arrowsmith TSA has a small distribution of trees aged 60 to 240 years old. A large percentage of area contains trees under 60 years of age in the timber-harvesting land base and trees older than 240 years in the forested non-timber harvesting land base.

### **6.2.1 Relevance to Sustainability**

Age class distributions in trees affect biodiversity and local employment. Failure to maintain diversity in tree ages affect the provision of habitat for species dependent on mature forests, as well may lead to a timber supply shortfall with serious negative economic impacts.

### **6.2.2 Implications**

While RGS policies can address the conversion of forest lands to other uses, it does not appear that the RGS can address the age class distribution of trees in forests. Regulation of silviculture and related forestry industries is outside of the jurisdiction of local governments. As forestry operations and practices fall under provincial jurisdiction,

it is not clear how this indicator can be addressed in the RGS except perhaps under cooperation among jurisdictions.

### **6.3 AMOUNT OF AGRICULTURAL LAND RESERVE (ALR)**

*Grade: Well Below Average      Trend: Getting Worse*

The amount of land within the Agricultural Land Reserve (ALR) continues to decline. Since 1974, the amount of land within the ALR has declined by 12%. However, the majority of exclusions (11.3%) occurred prior to 1994. Since this time the decline has occurred at a much slower rate.

#### **6.3.1 Relevance to Sustainability**

Agriculture is important for a sustainable region as it provides a local food source, reduces transportation costs for shipping food from other areas, generates economic spin-offs, and promotes cultural and social values through farmers markets, festivals, and non-profit organizations.

#### **6.3.2 Implications**

The RGS supports the protection of ALR land through the policies for Rural Integrity. While it is not clear how effective the RGS has been in supporting agriculture and protecting farm land, the RGS could provide more direction in this regard. As well, the RGS could include policies related to support for farming and related economic activities.

### **6.4 PROPORTION OF FARMLAND IN CROPS**

*Grade: Meeting the Average      Trend: Getting Better*

The RDN's land in crops is increasing, both in hectares and in proportion to the total farmland. Between 1991 and 2001, the amount of land in crops throughout the region increased 63% from 2508 hectares to 4,050 hectares, compared to the province's increase of only 9%. In 2001, the RDN had 33% of the land in crops, considerably higher than the provincial average of 23%.

#### **6.4.1 Relevance to Sustainability**

The proportion of farmland in crops increases the amount of food that can be produced and consumed locally. Locally grown and consumed food improves the health of

residents, and benefits the local economy through employment and the environment through less transportation.

#### **6.4.2 Implications**

While there are limitations to what the RGS can do to encourage farming, there may be opportunities for the RGS to provide direction on how to make sure that lands remain available for farming.

### **6.5 SUSTAINABLE FARMING PRACTICES**

*Grade: Slightly Below Average*

*Trend: Getting Better*

In 2001, 8.62% of the region's farmland in crops applied insecticides and fungicides, which was slightly higher than the provincial average of 8.45%. The amount of chemical application in the region increased between 1991 and 1996, but then declined slightly between 1996 and 2001 to 8.62%. Because the analysis does not account for the local weather conditions, soil and crop production types, and volume, toxicity, type or necessity of application for insecticides and pesticides, the results cannot be accurately compared to other regions.

#### **6.5.1 Relevance to Sustainability**

Sustainable farming practices benefit the environment by reducing contaminants that may negatively affect ecosystems or human health. The farming practices may also have an economic benefit by adding value to products and reducing operating costs for farmers.

#### **6.5.2 Implications**

Presently, the policies within Rural Integrity deal with the location and amount of land available for farming and not the manner in which the activity is undertaken as this responsibility is left to individual farmers and the Ministry of Agriculture. At first glance it does not appear that the RGS can directly address the practices of farmers. However, it may be possible to provide some direction in this regard as the RGS can deal with environmental protection and cooperation with other agencies.

## 6.6 FARMS REPORTING SALE OF ORGANIC PRODUCTS

*Grade: Well Below Average*

*Trend: Uncertain*

The RDN has a very low percentage of farms producing certified organic products, less than the provincial average and other comparable regions. In 2001, the RDN had five farms, or 1.02 percent of all farms, reporting production of certified organic products, which is lower than the provincial rate of 1.57% and the Capital Regional District rate of 3.08%.

### 6.6.1 Relevance to Sustainability

The use of pesticides and other toxic contaminants are a hazard to the natural environment and may adversely impact human health. Organic crops also have added value and are more profitable for the farmer to cultivate.

### 6.6.2 Implications

Presently, the policies within Rural Integrity deal with the location and amount of land available for farming and not the manner in which the activity is undertaken as this responsibility is left to individual farmers and the Ministry of Agriculture. At first glance it does not appear that the RGS can directly address the practices of farmers. However, it may be possible to provide some direction in this regard as the RGS can deal with environmental protection and cooperation with other agencies.

## 7.0 ENERGY REQUIREMENTS ARE REDUCED/ ENERGY IS OBTAINED IN WAYS THAT MINIMIZE NEGATIVE IMPACTS ON THE ENVIRONMENT AND GREENHOUSE GASES ARE MINIMIZED

### 7.1 AMOUNT OF ELECTRICITY AND NATURAL GAS CONSUMED

*Grade: Well Below Average*

*Trend: Getting Worse*

The regional consumption of electricity and natural gas is increasing and there is no energy manufactured in the region. From 1994 to 2004, the region's per capita electricity consumption increased by 9%, which exceeds both Greater Victoria and the Lower Mainland. The amount of electricity used increased 19% from 1.12 billion kilowatt hours in 1994 to 1.38 billion kilowatt hours in 2004. During this time, residential consumption increased 17% while commercial consumption increased 21%.

### **7.1.1 Relevance to Sustainability**

The production of electricity and the consumption of non-renewable fossil fuels affect the environmental health of the region. Hydro dams, the primary source of electricity in the province, impact the aquatic ecosystems it relies on to produce electricity. Hydro also disrupts other habitats with the construction of required infrastructure to supply electricity to individual homes. The consumption of natural gas reduces reserves of fossil fuel resources and contributes to greenhouse gas emissions in the atmosphere.

### **7.1.2 Implications**

The RGS does not currently address energy use in the region. Therefore the RGS does not provide direction with respect to energy conservation or local energy sources. However, the *Local Government Act* requires the RGS to work towards planning for energy supply and promoting efficient use, conservation and alternative forms of energy. The RGS may include stronger policy to support energy efficient services. As well, new provincial legislation expected this spring will require a RGS to include policies and targets for greenhouse gas reduction.

## **7.2 GREENHOUSE GAS EMISSIONS**

*Grade: Data Cannot be Assessed*

*Trend: Uncertain*

In 2002, the region produced approximately 667,769 tonnes of greenhouse gas emissions. At 73%, the transportation sector was the greatest polluter, followed by buildings at 23% then solid waste at 4%. On average, each person generates 4.6 tonnes of greenhouse gas emissions.

### **7.2.1 Relevance to Sustainability**

Carbon dioxide emissions, largely from vehicles, are a greenhouse gas that prevents the sun's energy from escaping from the earth's atmosphere, consequently increasing the earth's temperature. The world's top scientists are in agreement that the change will bring variability and extreme weather, causing unusual floods, droughts and storms that will affect local government services, assets and infrastructure.

### **7.2.2 Implications**

The main focus of the RGS for reducing emissions of greenhouse gases is urban containment and nodal development. Having people live close to where they work, go to



school, shop and play will reduce the reliance on the automobile and support other modes of transportation such as walking, cycling and public transit. As well, focussing development in urban areas will help preserve forest lands and other natural areas which help to reduce the amount of GHGs getting into the atmosphere. Currently, the RGS does not address energy efficiency in buildings. As stated above, new provincial legislation expected this spring will require a RGS to include policies and targets for greenhouse gas reduction.

### **7.3 MODE OF TRANSPORTATION TO WORK, AND LOCATION OF WORK**

*Grade: Well Below Average*

*Trend Getting Worse*

Employed residents are increasingly reliant on private automobiles to commute to work, despite living closer to work than those in other regions. Markedly, 88% of residents in the region commute to work by private vehicle which is 6% higher than the provincial average. The number of people commuting to work as drivers has increased while the number of passengers has decreased, indicating there are more single occupant vehicles on the road. Only 8% of residents choose to commute by walking or cycling. While the number of users is increasing, still only 2% of workers use public transit to commute to work.

#### **7.3.1 Relevance to Sustainability**

The distance to travel to work and the mode of travel by residents determine environmental impacts for the emission of greenhouse gases and social impacts of the physical health of the population. The more time residents spend driving, the more susceptible they are to chronic illnesses and weight gain.

#### **7.3.2 Implications**

The RGS does provide direction for encouraging active modes of transportation and transit, particularly in the policies for the Nodal Structure and Improved Mobility goals. The policies address designing communities to maximize the practicality of walking, cycling or using transit by residents. The indicator suggests that despite living closer to work, the dependence on automobiles has increased. The increase in vehicles may be reflected in density and infill goals not being met and existing land use patterns not being conducive to efficient public transit. More focus on implementation is likely needed to achieve the goals related to nodal development and transportation alternatives.

## **7.4 BUS RIDES PER CAPITA**

*Grade: Data Cannot be Assessed*

*Trend: Getting Better*

The number of people using public transit is increasing in the region. Between 1998 and 2004, ridership increased 39% per capita. However, the number of riders remains low. Only 2% of people chose public transit as a means of travel to work. Ridership is an indication of the efficiency of the public transit system.

### **7.4.1 Relevance to Sustainability**

Public transit provides a more environmentally efficient transportation service than personal vehicles as buses have a higher passenger capacity, reducing the required number of cars and greenhouse gas emissions. Higher bus rides per capita reduce harmful emissions in the atmosphere that affect human health.

### **7.4.2 Implications**

The RGS does support public transit service in several goals, including Nodal Structure and Improved Mobility. The indicator suggests that bus ridership per capita has increased, but there is still room for improvement. As suggested by the previous indicator, the majority of residents still use a personal vehicle on their commute to work. The effectiveness in the delivery of transit services may still be improved. The continued implementation of policy related to urban containment and nodal development will assist in increasing the efficiency of public transit services.

## **7.5 RESIDENTS WITHIN WALKING DISTANCE OF AMENITIES**

*Grade: Well Below Average*

*Trend: Getting Better*

There has been an increase in the proportion of residences within 400 m of schools, retail outlets and services, indicating that some nodal development is occurring. When amenities are close by people tend to walk more and use their vehicle less. However, even though nodal development and proximity to amenities may be improving, vehicle use is not declining. More worrisome is that the indicator demonstrates that the percentage of residences within walking distance to green space and recreation is declining because green space is being used for the development of residences and amenities.

### **7.5.1 Relevance to Sustainability**

Close proximity to amenities permits active transportation such as cycling or walking, instead of relying on personal vehicles. Walking, instead of driving, promotes healthy lifestyle among residents, reduces the deterioration of infrastructure and increases air quality.

### **7.5.2 Implications**

The Nodal Structure goal of the RGS does direct nodes to be designed to include places to live, work, play, shop and access services. The indicator suggests that residences within 400m of multiple amenities have increased within nodes between 2000 and 2005. The policy appears to have contributed to the encouragement of developments where residents can walk to amenities. Despite more people living closer to amenities there are more cars on the road and people are driving more. Other policies that address transportation and mobility may need to be strengthened along with more focus on implementation.

## **7.6 RESIDENCES INSIDE URBAN CONTAINMENT BOUNDARIES WITHIN WALKING DISTANCES OF A BUS STOP**

*Grade: Slightly Below Average*

*Trend: Uncertain*

Most residents that live within the Urban Containment Boundary are within walking distance of a bus stop. In 2001, 89% of residents inside urban containment boundaries lived within 400 m of a bus stop. Therefore, many people have access to public transit, yet few take advantage of the service.

### **7.6.1 Relevance to Sustainability**

The indicator measures the potential for residents to access public transit services. Public transit may increase mobility options for people without access to a personal vehicle and reduce the emissions of greenhouse gases into the atmosphere.

### **7.6.2 Implications**

The RGS addresses the provision of public transit within urban containment boundaries through policies to improve land use patterns and increase opportunities and access to transit. The indicator suggests that the majority of residences inside the UCB are within walking distance of a transit stop, but it does not indicate if the proximity to a

transit stop has increased ridership. Other factors may deter residents from using transit, such as schedules, transferring or length of trip. Policies to support public transit may be strengthened but other initiatives should focus on other factors relating to the effective use of transit.

## **7.7 VEHICLES PER HOUSEHOLD**

*Grade: Well Below Average*

*Trend Getting Worse*

The report states that the number of vehicles per household is increasing. In only two years between 2001 and 2003, the number of insured vehicles per household increased from 2.21 to 2.22 vehicles in our region. Our vehicle rates are exceptionally high compared to Vancouver and Victoria's which have less than 1.11 vehicles per household. Qualicum Beach has the greatest number of vehicles per household at 2.73.

### **7.7.1 Relevance to Sustainability**

The number of vehicles per household relates to the incidence of vehicle use on local roads. Higher vehicle use contributes more greenhouse gases into the atmosphere and increases the frequency of motor vehicle accidents. As well, higher vehicle use affects the health of people in the region as more vehicles means more pollution and because people are not using active forms of transportation.

### **7.7.2 Implications**

The Improved Mobility policies in the RGS supports providing information to the public about the benefits of environmentally friendly modes of transportation and the consequences of automobile travel. The increase in the number of cars per household would indicate that the policy has not been effective. The policy may not be effective because residents do not have access to practical environmentally friendly transportation means or the information has not been provided. New policies could be added to assist in discouraging automobile use along with more focus on implementation. As well, more emphasis could be placed on implementing the policies on urban containment and nodal development.

## **8.0 LAND AND RESOURCES ARE EFFICIENTLY USED, AND NEGATIVE IMPACTS OF LAND USE AND DEVELOPMENT ARE MINIMIZED**

### **8.1 POPULATION GROWTH AND DENSITY, AND AMOUNT OF LAND IN URBAN CONTAINMENT BOUNDARIES**

*Grade: Slightly Below Average*

*Trend: Getting Better*

The population density inside the urban containment boundaries (UCB) remains higher than the rural areas; however the population outside of the UCB is growing at a faster rate. In 2001, the population density inside the UCB was 8.62 persons per hectare compared to 0.19 persons per hectare in the rural areas. However, population growth in the rural areas is occurring at a faster rate. During 1991 to 2001, the population in the rural areas increased by 46% while the population inside the UCB increased by only 15%, indicating that many people still prefer to live in a rural setting.

#### **8.1.1 Relevance to Sustainability**

Maintaining high residential density within the urban containment boundaries reduces development pressure on rural lands and green spaces. Higher densities of urban centres also permit more efficient delivery of services, greater mixing of land uses and promotes walking or cycling. More people living closer to where they work, shop and go to school also helps reduce the amount of greenhouse gas emissions from automobile use.

#### **8.1.2 Implications**

The majority of the goals of the RGS deal with urban growth management. The Strong Urban Containment goal supports only approving new urban development within the Urban Containment Boundaries. The indicator suggests that the policy has been effective since the density of urban growth centres continue to increase. However, the population growth rate is still higher outside of the urban containment boundaries, contrary to the intent of the policy. A recent effort to decrease densities outside of the Urban Containment Boundary is to increase minimum parcel size on forestry land to 50 hectares (as mentioned above). Further efforts in the implementation RGS policies are needed to encourage growth inside the UCB and discourage growth in the rural areas.

## **8.2 AMOUNT OF LAND OUTSIDE OF URBAN CONTAINMENT BOUNDARIES THAT MAY BE SUBDIVIDED INTO PARCELS SMALLER THAN 4 OR 10 HECTARES**

*Grade: Data Cannot be Assessed*

*Trend: Uncertain*

At the time of the State of Sustainability Report there were 41,686 hectares of land that could be subdivided into parcels smaller than 4 or 10 hectares. If the 41,686 hectares was divided into only 10 hectare lot sizes, there would be an additional 4,168 lots. In 2006 the RDN adopted amendments to its zoning bylaw to maintain a 50 hectare minimum parcel size for forest resource lands.

### **8.2.1 Relevance to Sustainability**

The intent of the RGS is to direct development inside the urban containment boundaries, and reduce the amount of development outside of the boundaries. Subdivisions of land with lots less than 4 hectares will allow for a greater amount of people living in the rural areas than will subdivisions where the minimum parcel size is 10 hectares. This will have a greater impact on the rural integrity of areas outside of the urban containment boundary and will also contribute to more greenhouse gas emissions because more people will be driving longer distances.

### **8.2.2 Implications**

The RGS does address rural subdivisions in the Urban Containment and Rural Integrity goals. The Rural Integrity goal supports investigating the ideal minimum parcel size for Resource Lands and Open Space. The RDN has increased the minimum parcel size on forestry lands to 50 hectares in 2006, complying with the previous RGS policy. The indicator does not gauge the performance of the changes in the region, so there is no certainty that the RGS policy has been effective. Further implementation is needed to achieve the intended effect of the policy.

## **9.0 WASTE IS MINIMIZED, TREATED AND DISPOSED USING ENVIRONMENTALLY SOUND METHODS**

### **9.1 AMOUNT OF WASTE TO THE LANDFILL, AMOUNT OF WATER DIVERTED, AND AMOUNT OF WASTE RECYCLED**

*Grade: Meeting the Average*

*Trend: Getting Better*

There is an increasing amount of waste generated and disposed at the landfill; however a greater portion of the waste that is generated is being diverted and recycled. Between 1998 and 2004, the amount of waste generated in the region increased 27% from 101,795 tonnes to 137,826 tonnes and the amount of waste sent to the landfill increased by 13% from 58,057 tonnes to 65,666 tonnes. However, during the same period, the amount of waste recycled increased by 63% from 38,365 tonnes to 62,762 tonnes and the amount of waste reduced and/or recycled increased by 75% from 5,376 tonnes to 9,398 tonnes. The region's Zero Waste Plan is helping to reduce the amount of waste going to the landfill.

#### **9.1.1 Relevance to Sustainability**

As existing landfills reach capacity, finding appropriate sites for landfills is complicated by environmental constraints or resistance from neighbouring residents. Much of the waste may be diverted and recycled, reducing much of the environmental and economic costs of operating landfills and reusing many renewable resources such as plastics and metals.

#### **9.1.2 Implications**

The Environmental Protection policies do support a zero waste objective, being the elimination of the need for waste disposal. The indicator suggests that the amount of waste disposed at the landfill is increasing, due to population growth, but the amount of waste being diverted and recycled also has increased. The region has been doing well and continues to improve in comparison with other regions, so there appears to be no need to change the existing policy in the RGS.

## 9.2 QUALITY OF BIOSOLIDS FROM WASTEWATER TREATMENT PLANTS

*Grade: Exceeding the Average*

*Trend: Getting Better*

The quality of the biosolids from the waste water treatment plants in Nanaimo and French Creek are well within the provincial standards. The center in Nanaimo has decreased concentrations of arsenic, cadmium, mercury and lead. The center in French Creek has generally stable mercury levels but its lead content is on the rise.

### 9.2.1 Relevance to Sustainability

The quality of biosolids determines if the waste can be used in fertilizers for landscaping, forestry or landfill closure. Reusing waste for productive purposes decreases the amount of biosolids requiring disposal.

### 9.2.2 Implications

The RGS does not address the quality of biosolids produced by the sewage treatment process. The RGS growth strategy may include a policy for quality and reuse of biosolids but the indicator suggests that it would be unnecessary. The region exceeds the provincial average for the quality of biosolids.

## 10.0 FOREWORD FOR SOCIAL CAPITAL IMPLICATIONS

The indicators for social capital were designed to determine if residents were healthy, educated, employed, safe, mobile, properly housed, and prosperous. The indicators highlighted the following main points:

- The region lacks affordable housing and has an exceptionally high and growing number of families in need of subsidized housing;
- The region has a growing number of poor and working poor as the cost of living is rising faster than pay rates;
- The region has an increasing number of lower paying jobs in the service sector;
- The region's education levels are lower than the provincial average;
- There is a substantially higher than average juvenile break and enter rate;



- There is a higher than average teen pregnancy rate;
- The region lacks sufficient, safe and efficient low-cost environmentally friendly transportation alternatives;
- There are a growing number of pedestrians and cyclists being hit on our roadways;
- The majority of residents rely on private automobiles - the demand and use of private vehicles is increasing substantially and greatly exceeds other regions.

The indicators used to assess the state of the region's social capital are summarized below along with the implications each indicator has for the Regional Growth Strategy.

## **11.0 RESIDENTS ARE HEALTHY, AND HEALTHCARE SERVICES AND FACILITIES ARE AVAILABLE WHEN NEEDED**

### **11.1 BIRTH WEIGHT**

*Grade: Meeting the Average*

*Trend: Getting Better*

The number of low birth weight rates is declining in the region and in 2003 was below the provincial average. Between 1998 and 2003, the rate of low birth weight babies declined from 46 to 43 occurrences per 1,000 women, or 4.6% to 4.3%, which is below the provincial average and provincial target of 5.1%. The declining trend of low birth weights indicates that women have improved their living conditions by mitigating the factors that cause low birth weight babies.

#### **11.1.1 Relevance to Sustainability**

The birth weight is an indicator for the health and economic conditions of the community. The indicator suggests that birth weight is related to other indicators of quality of life, such as poverty, inadequate housing, drug and alcohol abuse, or poor nutrition.

#### **11.1.2 Implications**

The RGS does not address birth weight, nor is it within the scope of the RGS to provide policies for birth weight. But the RGS may include policies for social factors affecting birth weight, such as affordable housing.

## **11.2 LIFE EXPECTANCY AT BIRTH**

*Grade: Well Below Average*

*Trend: Getting Better*

The average life expectancy in the region is increasing, but remains below the provincial average. Between 1991 and 2003, the life expectancy in the region increased from 79.4 years to 79.9 years, which is lower than the provincial average of 80.8 years, Vancouver Island's rate of 80.4 years, and the Vancouver Coastal rate of 82.0 years. For an unknown reason, the life expectancy in the region peaked at 80.25 in 2002 and then declined again. Life expectancy rates are used to determine the health and social development of an area. Notably, the region is experiencing a large influx of retirees which influences the social and economic characteristics of the region.

### **11.2.1 Relevance to Sustainability**

The life expectancy at birth is an indicator for the health and economic conditions of the community. The indicator suggests that life expectancy is related to other social factors, such as education, poverty, nutrition and access to health care.

### **11.2.2 Implications**

The RGS does not address life expectancy, nor is it within the scope of the RGS to provide policies for life expectancy. The Regional Growth Strategy currently has no policies that address the social impacts of our built environment because its purpose is intended to guide land use rather than act as a tool to deal with social issues. However, the design of buildings and neighbourhoods can either promote or prevent socialization and physical activity, and improve mental health, injury and disease prevention. The RGS may also address some of the factors that determine life expectancy, such as affordable housing or access to parks and recreation.

## **11.3 LIVE BIRTHS TO TEENAGE MOTHERS**

*Grade: Slightly Below Average*

*Trend: Getting Better*

From 1998 to 2003, the teen pregnancy rate has declined throughout the region but remains above the provincial average. There are approximately 14.7 live births per 1,000 teenage women in the region compared to 13.7 live births in the province. Qualicum Beach is the only location in the region that is below the provincial average, most likely because of the higher average age of its residents. Internationally, our region

is well above other countries such as Japan and Switzerland who experience 5 live births per 1,000 teenage women.

#### **11.3.1 Relevance to Sustainability**

The indicator suggests that the number of live births has an impact on the health or economic status of the teen parent, the child and the community. Due to their age and financial condition, teen parents may not be able to provide adequate parental care for their child.

#### **11.3.2 Implications**

The RGS does not address live births to teenage mothers, nor is it within the scope of the RGS to provide policies for live births to teenage mothers. However, the RGS may include policies for social factors affecting births to teenage mothers, such as affordable housing.

### **11.4 MOTOR VEHICLE ACCIDENT RATES**

*Grade: Slightly Below Average*

*Trend: Stable*

From 2000 to 2003, the number of motor vehicle accidents declined slightly. But in comparison with other communities in the regional district, Nanaimo experienced almost double the number of vehicles accidents than Qualicum Beach. While motor vehicle accidents in the region remained fairly stable, the number of pedestrian related incidents increased 20%, and the number of cyclist related accidents climbed an alarming 40%. In general, municipalities that provide infrastructure and resources for pedestrian and cycling travel experience fewer incidents.

#### **11.4.1 Relevance to Sustainability**

The number of motor vehicle accidents has social and economic consequences of death or injury to driver, pedestrians or cyclists. The indicator suggests effects on quality of life for households through lost income, greater costs to the health care system and higher insurance rates.

#### **11.4.2 Implications**

One objective of the Nodal Structure Goal is that communities be designed to maximize personal safety and security, such as on roadways. Other RGS policies also support

environmentally friendly modes of transportation which may reduce the number of vehicles on the road, and the number of collisions. The indicator has remained stable despite the policies of the RGS. Stronger policies on good urban design and alternative transportation could be added to the RGS. As well, more effort could be focussed on implementing the Nodal Development policies.

## **12.0 RESIDENTS ARE EDUCATED OR TRAINED SO THEY ARE QUALIFIED FOR EMPLOYMENT**

### **12.1 EDUCATIONAL ATTAINMENT**

*Grade: Well Below Average*

*Trend: Getting Better*

The Regional District is improving but remains below the provincial average with regard to educational attainment levels. Since 1991, the percentage of residents with university level education has increased from 17% to 22%. From 1991 to 2001, the percentage of persons in the region with trade certificates and diplomas increased significantly from 5% to over 15%. Notably, more residents are choosing to go back to school later in life to achieve their grade 12 equivalent and complete trade, certificate and diploma courses. Malaspina University-College's transition to a degree-granting university could help improve regional education levels.

#### **12.1 Relevance to Sustainability**

Education attainment provides residents with the capacity to undertake higher levels of employment and improve their income. The indicator also recognises the role education plays in increasing environmental and ethical awareness and effective public participation in decision making.

#### **12.1.2 Implications**

It is not clear how the RGS can address education attainment levels. Perhaps policies could be added under the goal on Cooperation Among Jurisdictions.

## 13.0 A WIDE VARIETY OF EMPLOYMENT OPPORTUNITIES EXIST, AND RESIDENTS ARE EMPLOYED

### 13.1 UNEMPLOYMENT RATE

*Grade: Well Below Average*

*Trend: Getting Better*

The unemployment rates for the City of Nanaimo have fluctuated greatly over the past decades and in 2004 were higher than the provincial average or Victoria and Vancouver. The unemployment rates for the region were not supplied. In 2004, the unemployment rate for Nanaimo dropped to 7.8% from a high of 12.5% in 2001. At 3.7%, Employment insurance rates for the region remain slightly above the provincial average of 3.6%. The report attributes the higher than average unemployment rates to a less diversified employment sector.

#### 13.1.1 Relevance to Sustainability

Unemployment is a major contributor to the economic health and the amount of poverty within a community. Poor economic performance and poverty are contrary to the concept of sustainability. A sustainable region would be able to meet its environmental, social and economic objectives without compromising quality of life.

#### 13.1.2 Implications

The Vibrant and Sustainable Economy policies of the RGS direct local governments to attract economic development through the dissemination of information about opportunities in the region to business. The performance of the local economy and the attraction of economic development are related to employment opportunities. The indicator suggests that the unemployment rate for the region has been improving, though it is still above the provincial average. The RGS may make further provisions to encourage economic development. The *Local Government Act* allows the RGS to include provisions for economic development that supports the unique character of communities. The Vibrant Economy Goal may be expanded with more specific development policies and more focus could be placed on implementation.

## 14.0 POVERTY IS MINIMIZED, AND RESIDENTS CAN MEET THEIR BASIC NEEDS

### 14.1 AVERAGE ANNUAL INCOME COMPARED TO COST OF LIVING (REAL INCOME PER CAPITA)

*Grade: Well Below Average*

*Trend: Getting Worse*

The average income in the region has been declining since 1990 and is lower than the provincial average and other comparable jurisdictions. Between 1995 and 2000, the cost of living rose 5% while the average gross income increased by only 4.5%. Notably, the average income dropped by almost \$2,000 per year between 1990 and 1995 and did not recover until after 2000.

#### 14.1.1 Relevance to Sustainability

The indicator states that the increasing cost of goods and services, in comparison with the rise in average income and purchasing power, may contribute to a decline in the economy. Less disposable income for residents may precipitate an outmigration from the region, contrary to the goal of economic sustainability.

#### 14.1.2 Implications

The RGS supports the attraction of desirable economic development activity to the region, including businesses that offer high wages. The indicator shows that the RDN has an average lower income than the provincial average and other jurisdictions. The other jurisdictions that are below the provincial average are the Capital Regional District, Comox-Strathcona Regional District and the North Okanagan Regional District. The indicator may not be accurate due to the number of retirees dependent on pensions and retirement savings. Despite this limitation, and the strong economy of the region, the indicator implies that wages are not keeping up with living costs. The economic policies may be strengthened for more emphasis on the role local governments will play in attracting desirable business to the region, to reflect the findings of the indicator.

## 14.2 HOUSEHOLDS BELOW LOW INCOME CUT-OFF

*Grade: Meeting the Average*      *Trend: Uncertain*

Up until 2001, the number of households below the low income cut-off was increasing. Between 1991 and 2001, the percent of households below low-income cut off increased from approximately 14.9% to 17.4%. In 2001, more than 21,000 people in the region were below the low income cut-off. Our region is below the provincial average, but above other Vancouver Island regional districts.

### 14.2.1 Relevance to Sustainability

The indicator depicts the region's incidence of poverty and the effectiveness of government programs to alleviate poverty. Determined by low wages, high living costs and under employment, poverty may place stresses on health care and social services to provide for households in need.

### 14.2.2 Implications

The RGS does not include any policies that directly address the incidence of low income in the region. Traditionally, the promotion of employment services has been the jurisdiction of the federal government. The RDN is permitted to include other provisions that affect income. The *Local Government Act* permit the RGS to include policies for economic development that support the unique character of communities and for the provision of adequate and affordable housing, two characteristic that can affect average regional income. The Vibrant and Sustainable Economy goal does promote desirable economic development, such as business with high wages, as per the *Local Government Act*. The RGS could strengthen existing policies and include new policies related to economic vitality. The RGS may also include policies on affordable housing.

## 15.0 HOUSING IS AFFORDABLE, AND A VARIETY OF DIFFERENT TYPES AND SIZES OF HOUSING IS AVAILABLE

### 15.1 RESIDENTS IN CORE HOUSING NEED

*Grade: Well Below Average*      *Trend: Getting Worse*

There are an increasing number of people in need of affordable and suitable housing in the region. Approximately, 75% of people in the region own their homes; the remainder

are rented. From 1991 to 2001, the number of homeowners in need of affordable and suitable housing increased by 57.7%, which was by far the highest increase in the province. In 2001, the region had the highest percentage of renters (36%) in need of affordable and suitable housing, above the provincial average of 31%. In contrast, comparable regions and the province as a whole experienced positive reductions in this category. If no actions are taken aimed specifically at providing a range a housing options, the need for affordable housing will most likely increase as property values continue to climb.

#### **15.1.1 Relevance to Sustainability**

The indicator provides the number of residents living in an inadequate or unaffordable housing unit. The state of housing for people living in core housing need may be either that the house is in poor condition, it is not large enough for the residents or the tenants are paying more then 30% of their income for the accommodation. In any of the conditions, basic needs for housing are not being met.

#### **15.1.2 Implications**

The RGS currently provides direction to provide a range of housing types and to provide housing for all income levels. The *Local Government Act* permits local governments to include provisions to provide for affordable, adequate and appropriate housing within the RGS. More specific policies and targets could be included in the RGS on affordable housing and more focus could be placed on implementation.

### **15.2 APPLICANTS ON WAIT LIST FOR SUBSIDIZED HOUSING**

*Grade: Well Below Average*

*Trend: Uncertain*

Compared to the provincial average, the Regional District has a high number of applicants awaiting family and senior subsidized housing and the longest wait periods. At 6.7%, the number of applicants awaiting family housing is almost double that of the province. This correlates into a wait time of approximately 7 years. The outlook for senior subsidized housing in the region is not as bleak with wait periods of less than a year. With 0.7% of applicants waiting for subsidized senior's housing, the region exceeds the provincial average of 0.5%, but is lower then many other regional districts in BC. Most likely the low number of applicants for senior housing can be attributed to a wealthier senior population.



### **15.2.1 Relevance to Sustainability**

The indicator depicts the need for the provision of affordable housing within the region. Access to adequate and suitable housing is important to maintain quality of life in the region and ensure that basic needs are met.

### **15.2.2 Implications**

While the RGS does address affordable housing through policies to provide a range of housing types, it does not include any policies with respect to the provision of subsidized housing within the region. The high number of people on the waitlist for subsidized housing within the region suggests that the RGS could provide more direction on this particular aspect of affordable housing. The *Local Government Act* permits local governments to include provisions to provide for affordable, adequate and appropriate housing within the RGS. Another option is to develop a regional affordable housing strategy.

## **16.0 THE NEED FOR TRAVEL IS MINIMIZED AND NECESSARY TRIPS DO NOT REPLY SOLELY ON PRIVATE AUTOMOBILE TRAVEL**

### **16.1 MODE OF TRANSPORTATION TO WORK, LOCATION OF WORK**

Please refer to Section 7 – Energy Requirements are Reduced / Energy is Obtained in ways that Minimize Impacts on the Environment and Greenhouse Gases are Minimized

### **16.2 BUS RIDES PER CAPITA**

Please refer to Section 7 – Energy Requirements are Reduced / Energy is Obtained in ways that Minimize Impacts on the Environment and Greenhouse Gases are Minimized

### **16.3 RESIDENCES WITHIN WALKING DISTANCES OF AMENITIES**

Please refer to Section 7 – Energy Requirements are Reduced / Energy is Obtained in ways that Minimize Impacts on the Environment and Greenhouse Gases are Minimized

## **16.4 RESIDENCES INSIDE URBAN CONTAINMENT BOUNDARIES WITHIN WALKING DISTANCE TO A BUS STOP**

Please refer to Section 7 – Energy Requirements are Reduced / Energy is Obtained in ways that Minimize Impacts on the Environment and Greenhouse Gases are Minimized

## **16.5 VEHICLE PER HOUSEHOLD**

Please refer to Section 7 – Energy Requirements are Reduced / Energy is Obtained in ways that Minimize Impacts on the Environment and Greenhouse Gases are Minimized

## **17.0 THE REGION IS A SAFE PLACE TO LIVE, AND RESIDENTS CARE FOR AND RESPECT EACH OTHER**

### **17.1 CRIME RATE**

*Grade: Slightly Below Average*

*Trend: Getting Better*

Since 1999, the crime rate for serious violent crime, break and enter and non-cannabis drug offences has declined in the region for both juvenile and adults. The adult non-cannabis drug offences in the region dropped 43% per 10,000 people. However, from 2002 to 2003, there was an increase in juvenile and adult serious violent crime, adult break and enter, and adult non-cannabis drug offences. At 6.9 crimes per 1,000 people, the regional juvenile break and enter crime rate was substantially higher than the provincial average of 3.9 crimes per 1,000 people. While the crime rate for the region has declined overall, property crimes for the City of Nanaimo increased 35% from 5,705 in 1999 to 7,693 in 2004, and the overall rate of crime within the City increased by 29%.

#### **17.1.1 Relevance to Sustainability**

Crime directly threatens residents' safety and security, as well affects the quality of life in the region. Crime is also a reflection of other social and economic influences, such as poverty or unemployment that affect the regions liveability.

#### **17.1.2 Implications**

The Nodal Structure goal of the RGS does provide some direction for addressing crime by recommending that nodes be designed to maximize personal safety and security. Overall, the indicator suggests that the crime rate has decreased, with a small increase

in the juvenile crime rate. The RGS could provide more direction to maximize safety and security and more focus could be placed on implementation.

## 18.0 THERE ARE A VARIETY OF OPPORTUNITIES FOR RESIDENTS TO INTERACT WITH EACH OTHER AND NATURE

### 18.1 PARTICIPATION IN RECREATIONAL AND CULTURAL PROGRAMS

*Grade: Slightly Below Average*

*Trend: Getting Better*

The report analysed the amount of participants in recreational and cultural programs offered only by the City of Nanaimo, RDN, and Malaspina University-College. The number of users, admissions and enrolments in recreational and cultural programs has increased in the programs offered by the local governments and the university overall, the only exception being a decline in enrolment between 2002-2004, in Malaspina's continuing studies courses. The greatest increase occurred in the number of admissions at the Ravensong Aquatic Center, which experienced nearly doubled admissions between 2002 and 2005.

#### 18.1.1 Relevance to Sustainability

The participation of residents in programs offered by local government and educational institutions suggest the level of activity in resident's leisure time, as well as gauging the quality of programs being offered by institutions. An active lifestyle in the community implies that the institutions are providing for resident's recreational needs, an aspect to a high quality of life.

#### 18.1.2 Implications

The RGS does not deal specifically with the provision of recreational and cultural programs. Also, the *Local Government Act* does not specifically mention recreation or cultural programs in the matters to be dealt with by the RGS. But the RGS is not limited by the content of the *Local Government Act*, and recreational programs have traditionally been controlled by local government. Despite the improvement in the participation in programs, the RGS may include policies to support cultural and recreational programs by recognizing these programs and the facilities where they occur as community

amenities. Also, RGS policies could support the provision of recreational, cultural and educational facilities as part of approvals for new developments.

## **18.2 PARTICIPATION IN ELECTIONS**

*Grade: Slightly Below Average*

*Trend: Stable*

The region has comparable voter turnout for elections with other regions and the province as a whole. Within the region, voter turn out for federal elections increased 3%, provincial elections decreased about 5%, and municipal elections fluctuated and ranged from a low of 28% of registered voters in Parksville to a high of 65% in Qualicum Beach. The average percentage of voters in the region, approximately 67% for federal elections and 72% for provincial elections, is aligned with the provincial average and other regions.

### **18.2.1 Relevance to Sustainability**

The amount of participation in elections reflects the engagement and interest of residents in decision making. The indicator suggests that low turnout is a result of unfamiliarity with the voting process, apathy, disempowerment and the state of community well being.

### **18.2.2 Implications**

The RGS does not have any policies for public engagement in elections. It is not clear how the RGS could be used to influence this indicator.

## **18.3 AMOUNT OF ACTIVE AND NATURE PARKLAND**

*Grade: Meeting the Average*

*Trend: Uncertain*

The region contains 3,525.5 hectares of community, regional and provincial parks or 27.75 hectares of park land per 1,000 residents. The amount of park land per resident is high in comparison to the average amount of park land in other North American cities. Parks not only supply an area for socializing but support a longer, healthier and more productive lifestyle.

### **18.3.1 Relevance to Sustainability**

The provision of parks and open space promote healthy, active lifestyles among the community and provides active transportation corridors within urban areas. Maintaining

community parks and open spaces also support the protection of ecosystems and habitat for wildlife.

### 18.3.2 Implications

The intention of the RGS is to maintain resource land and open space, including many different types of parkland. Nodal Structure Goal policies also recommend that 20% of a node consist of open space / parkland. The indicator suggests that parkland per resident is high, but questions the quality of parkland in the region. Adequate parkland should consider access, attractiveness or quality in addition to quantity. The *Local Government Act* suggests that the RGS include a statement on preserving and linking urban and rural open space, including parks and recreation. The RGS only addresses the connection between urban and rural open spaces in a very general way. The RGS could include more specific policies on these connections and the relationship with other policies such as transportation.

## 19.0 FORWARD FOR ECONOMIC CAPITAL IMPLICATIONS

The indicators for economic capital were designed to determine if there are jobs, trained and educated labour, a favourable tax system, positive economic growth and a diversity of types and sizes of business. The indicators highlighted the following main findings:

- There is a growing number of businesses and an increasingly diverse range of employment generating industries;
- The region has a growing number of poor and working poor as the cost of living is rising faster than pay rates;
- The region has an increasing number of lower paying jobs and the top employment sector provides lower than average incomes;
- The education levels are lower than the provincial average;
- There are a high number of low income farms;
- A large proportion of the region's retail space exists in the urban core areas.

The indicators used to assess the state of the region's economic capital are summarized below along with the implications each indicator has for the Regional Growth Strategy.

## 20.0 THERE IS POSITIVE ECONOMIC GROWTH IN THE REGION

### 20.1 AVERAGE ANNUAL INCOME COMPARED TO THE COST OF LIVING (REAL INCOME PER CAPITA)

Please refer to Section 14 – Poverty is Minimized, and Residents can meet their Basic Needs

### 20.2 BUSINESS FORMATIONS AND BANKRUPTCIES

*Grade: Slightly Below Average*

*Trend: Getting Better*

Since 1990, there have been a decreasing number of business bankruptcies in the City of Nanaimo and an increasing number of business formations throughout the region. From 2000 to 2004, the number of bankruptcies has declined from 48 to 19. Between 1990 and 2004, the number of business incorporations increased from 380 to 606, indicating a positive economic trend.

#### 20.1.1 Relevance to Sustainability

Business formation and bankruptcies are a gauge for the performance of the economy. As an economy grows, the number of business formations increase and the number of bankruptcies decrease. Diversification in the number of businesses also reduces the reliance on one employer, and reduces the effect of the failure of a single large employer.

#### 20.1.2 Implications

The Vibrant and Sustainable Economy Goal of the RGS supports the linkage of economic development with land use and rural and environmental protection. Existing RGS policies focus on land use aspects of the economy such as maintaining land and access for natural resource related activities such as farming, forestry and aggregate extraction. Other land use related policies include limiting land needed for retail related activities while at the same time ensuring there is enough land for light industrial uses. The RGS also recommends that infrastructure and access be improved to attract desirable economic development. A sustainable region would have a diversified economy that is less susceptible to the failure of a single business or industry. The

indicator implies that the region has developed a healthy economy, with increasing numbers of business formations and decreasing business bankruptcies. Though there is no comparable information from other jurisdictions, the indicator suggests that the region is graded as fair and moving towards sustainability. As the RGS currently focuses on land use and not on business formations/bankruptcies it is difficult to make a link between the RGS policies and the indicator. There may be a need to look at how the RGS could support the economy in addition to the existing policies on land use.

## 21.0 THE TAX SYSTEM FAVOURS SUSTAINABLE, ENVIRONMENTALLY RESPONSIBLE ECONOMIC ACTIVITIES

### 21.1 TAXES PAID PER CAPITA

*Grade: Meeting the Average      Trend: Uncertain*

The level of municipal property taxes paid per person is increasing in the region but less rapidly than in Vancouver and Victoria. Between 2000 and 2004, the municipal property taxes in the region increased an average of \$90 per capita from \$538 to \$628. Residential property owners paid in the range of \$420 to \$496 per person while non-residential property owners paid only \$174, which is less than half of the non-residential taxes per capita in Victoria (\$478) and Vancouver (\$451). The region has lower municipal taxes than Vancouver and Victoria per capita but the numbers do not account for the level of services provided. As well, this indicator only covers total taxes paid as there is no data on the amount of business taxes paid nor is there data on environmentally responsible economic activities.

#### 21.1.1 Relevance to Sustainability

Taxes are a source of revenue for government to use in the provision of public services and infrastructure, but it may also reduce the disposable income of residents if it is too high. Taxes that are too high may promote out migration from the region as business moves to other locations with lower taxes or may discourage personal saving and spending.

### 21.1.2 Implications

The implications of this indicator for the RGS are not clear. One possibility is that under the Goals for a Vibrant and Sustainable Economy and Cooperation Among Jurisdictions the RGS could provide direction for consistent levels of property taxation throughout the region and instituting incentives to attract green and other desired businesses.

## 22.0 THE ECONOMY IS CHARACTERIZED BY A DIVERSITY OF DIFFERENT TYPES AND SIZES OF BUSINESS

### 22.1 PERSONAL INCOME FROM TOP THREE INDUSTRIES AS PROPORTION OF PERSONAL INCOME IN REGION AND PERSONAL INCOME BY INDUSTRY

*Grade: Slightly Below Average*

*Trend: Stable*

The region has an increasingly diverse range of employment generating industries, which is a good indication of a healthy economy. Between 1990 and 2000, the percentage of top three income generating industries decreased from 36% to 33.8%, indicating economic diversification. The region's top three generating industries changed from Manufacturing, Retail and Construction in 1990 to Health and Social Service, Manufacturing and Retail in 2000, indicating that the economy is in transition. The employee incomes for two of the top three industries - manufacturing and retail - declined, while health and social services increased slightly.

#### 22.1.1 Relevance to Sustainability

The indicator provides an assessment of the diversity of employment within the region. More diverse job opportunities reduce the susceptibility of the economy in the occasion of the failure of a single industry. The requirements for a sustainable economy are industries that are goods and service producing, not entirely dependent on resource based industries, and provide above average wages to their employees.

#### 22.1.2 Implications

As stated above, the RGS policies focus on land use aspects of the economy such as maintaining land and access for natural resource related activities such as farming, forestry and aggregate extraction. Other land use related policies include limiting land



needed for retail related activities while at the same time ensuring there is enough land for light industrial uses. The RGS also recommends that infrastructure and access be improved to attract desirable economic development. A sustainable region would have a diversified economy that is less susceptible to the failure of a single business or industry. As the RGS currently focuses on land use and the promotion of certain types of businesses it is difficult to make a link between the RGS policies and the indicator. There may be a need to look at how the RGS could support diversification of the economy in addition to the existing policies on land use.

## **23.0 A WIDE VARIETY OF EMPLOYMENT OPPORTUNITIES EXIST AND RESIDENTS ARE EMPLOYED**

### **23.1 EMPLOYMENT BY INDUSTRY SECTOR**

*Grade: Slightly Below Average*

*Trend: Getting Worse*

The employment by occupation is remaining stable within the region. However, the top employment sectors in the region provide lower than average incomes. The top three employers in our region are health and social services, the retail trade and the accommodation/food and beverage service industries. Most workers are employed in retail (15%) followed by the health and social services industries (nearly 12%). The service sectors account for more than 79% of our regional economy and continues to grow while employment in resource extraction is declining. The region is experiencing a growth in employment with low incomes and low educational attainment levels such as retail, accommodation, food and beverage, which will negatively impact the region economically and socially. The statistics show that our economy is healthy and not dependent on a single industry.

#### **23.1.1 Relevance to Sustainability**

Employment by industry sector implies that diversity in employers reduces the susceptibility of the economy to the failure of a single industry. The indicator also suggests that industry determines household income, a determinant in people's ability to afford services and housing in the region.

### 23.1.2 Implications

The Vibrant and Sustainable Economy goal of the RGS supports attracting desirable economic activity to the region. The indicator suggests that diverse economic activity is attracted to the region, but the employment sectors that are growing are in low paying industries, such as retail and tourism. More focus on the implementation of the policy may be needed to attract desirable businesses, with high wages, to the region.

## 23.2 UNEMPLOYMENT RATE

Please refer to Section 13 – A Wide Variety of Employment Opportunities Exist, and Residents are Employed

## 24.0 A WIDE VARIETY OF EMPLOYMENT OPPORTUNITIES EXIST AND RESIDENTS ARE EMPLOYED

### 24.1 EDUCATIONAL ATTAINMENT

Please refer to Section 8 – Land and Resources are Effectively Used, and Negative Impacts of Land Use and Development are Minimized

## 25.0 THE URBAN CORE AREAS OF THE REGION ARE CHARACTERISED BY THEIR VITALITY

### 25.1 POPULATION DENSITY AND AMOUNT OF LAND IN URBAN CONTAINMENT BOUNDARIES

Please refer to Section 12 – Residents are Educated or Trained so they are Qualified for Employment

### 25.2 AMOUNT OF RETAIL SPACE INSIDE AND OUTSIDE OF THE URBAN CORE AREAS

*Grade: Slightly Below Average*

*Trend: Uncertain*

The study shows that 63% of the retail space is located outside of the urban core areas. The remaining 37% of retail space is spread across the urban core areas in the City of Nanaimo (22%), Parksville (8%) and Qualicum Beach (7%). The study concludes that

with the large amount of retail in the downtown cores in Nanaimo, Parksville and Qualicum Beach, they have the potential for vitality.

### **25.2.1 Relevance to Sustainability**

Downtown retail space promotes economic development in the area by centralising business activity to attract more consumers than a single business could do alone. The downtown location is accessible to consumers and support services by various modes of transportation, such as walking, cycling or transit.

### **25.2.2 Implications**

The intent of the RGS is to direct and encourage commercial development inside the urban containment boundaries at a scale that provides for the needs of the local community. The policies for the Nodal Development and Urban Containment Goals combine to support the majority of new retail inside of nodes. These nodes are identified for each of the municipalities and are designated as village centres in electoral areas. In order to progress towards sustainability, the amount of retail space should increase within the urban core areas and not be increased outside of the urban core areas. The implications for the RGS are that more focus should be placed on implementing the nodal development and urban containment policies.

## **26.0 REGIONAL CONSUMPTION OF PRODUCTS AND SERVICES PRODUCED IN THE REGION IN ECONOMICALLY VIABLE WAYS IS MAXIMIZED**

### **26.1 ECONOMIC HEALTH OF AGRICULTURE**

*Grade: Well Below Average      Trend: Stable*

Between 1991 and 2001 the total gross receipts and farm capital increased in the region. However, there are a high number of low income farms. During these ten years, farm capital nearly doubled and the total gross farm income increased from \$15.3 million to \$16.6 million, but the gross income per farm declined. In 2001, 84% of farms reported an income of less than \$25,000, which is much higher than the provincial average of approximately 66%. Only 7% of the farms in the region generate returns over \$100,000, which is approximately half of the provincial average. There are a number of variables that were not considered in the analysis. Gross farm receipts per hectare of agricultural

land may provide a more accurate look at the economic health of agriculture in the region.

#### **26.1.1 Relevance to Sustainability**

The economic health of agriculture ensures the ability of farmers to sustain farming operations and the maintenance of the region's food source. Access to local food sources reduces the need to import food into the region and reduces associated transportation costs.

#### **26.1.2 Implications**

The Vibrant and Sustainable Economy goal of the RGS supports maintaining the viability of agriculture within the region through an agricultural study and initiatives by the provincial government. The status of farm receipts for the industry has increased, while per farm receipts has decreased. More focus on implementation is required for the existing policies of the RGS including the recommended study on agriculture in the region to address issues and needs.

## **27.0 CONCLUSION**

The majority of indicators from the *State of Sustainability* report do have implications for the Regional Growth Strategy. The review of the indicators and their implications suggest that many policies in the RGS could be improved to better address the 22 characteristics of a sustainable region, as established in the State of Sustainability Project. Another implication from the indicator results is that there is a need to examine if new policies can be added to cover those aspects of sustainability that are not currently covered in the RGS. While the RGS is a key document in creating a sustainable region, its focus is limited as its main intent is to manage land use and development. There is a need to look at how the RGS can be used to further sustainability goals related to society and the economy. In addition, the RGS provides sufficient direction on many aspects of sustainable development but more resources need to be focussed on implementing the policies of the RGS. A summary of the implications for each indicator is provided in the table found in Appendix 1.

The implications outlined above, provide an assessment of the effectiveness of the RGS in addressing each indicator from the *State of Sustainability* report. This report identifies five different types of implications for the RGS based on the results of the indicators. The review of indicators identifies the following five types of actions: new policies could be added to the RGS; benefits could be realized from stronger or improved policies; more focus is needed on implementation; no action is identified as it is not clear how it can be addressed in the RGS; and, no action is needed as the policy seems to have been effective.

### **27.1 NEW POLICIES ADDED**

Several sections of the RGS do require updating to include content that is either supported in the *Local Government Act*, or contributes to the long term vision for a sustainable region. One of the more important challenges that is currently not addressed in any detail in the RGS is the provision of affordable housing in the region. Growth strategies in other jurisdictions have included specific policies on housing options and affordable housing.

Other areas where new policies can be added to the RGS will build upon existing goals. The Environmental Protection goal may include policies that provide recommendations for impermeable surfaces and reducing the consumption of electricity, natural gas and water. The former considerations may also be included in the goal for the delivery of efficient services. Currently the Efficient Services goals only include service delivery for water and sewer. As well, the provincial government is expected to introduce legislation in 2008 that will require a RGS to address greenhouse gas (GHG) production and to include targets for GHG reduction.

### **27.2 STRENGTHEN AND IMPLEMENT POLICY**

The majority of policies within the RGS do require changes to ensure that the document is still meeting its goals. The indicators suggest that many policies are not having their intended effect and either require strengthening or more focus is needed on implementation. Areas that appear to not be meeting the vision of a sustainable region include aspects of environmental protection, water consumption, level of growth in rural areas, transportation alternatives and economic diversity.

**28.0 APPENDIX 1**

**Appendix 1**

<b>Implications of Indicators for the Regional Growth Strategy</b>					
<b>Indicator</b>	<b>New Policy</b>	<b>Strengthen Policy</b>	<b>Implement Policy</b>	<b>No Clear Implications</b>	<b>Policy Effective</b>
Water Consumption		✓	✓		
Groundwater Elevations		✓	✓		
Groundwater Quality		✓	✓		
Impermeable Surface Area	✓	✓	✓		
Volume of Water Extracted		✓	✓		
Stream Temperature		✓	✓		
Water Quality in Selected Lakes and Rivers		✓	✓		
Amount of Land & Length of Watercourses Protected by Park or Development Permit Area Designation		✓	✓		
Ground Level Ozone		✓	✓		
Fine Particulate Matter	✓	✓	✓		
Greenhouse Gas Emissions	✓	✓	✓		
Managed Forest Lands/Resource Lands and Open Space Subdivisions		✓	✓		
Current and Projected Age Class Distribution for Arrowsmith Timber Supply Area	✓			✓	
Amount of Agriculture Land Reserve	✓	✓			
Proportion of Farmland in Crops	✓			✓	
Sustainable Farming Practices	✓			✓	

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Indicator	New Policy	Strengthen Policy	Implement Policy	No Clear Implications	Policy Effective
Farms Reporting Sale of Organic Products	✓			✓	
Amount of Electricity and Natural Gas Consumed	✓				
Mode of Transportation to Work and Location to Work		✓	✓		
Bus Rides per Capita		✓	✓		
Residences Within Walking Distance of Amenities		✓			✓
Residents Inside Urban Containment Boundaries Living Within Walking Distance of a Bus Stop	✓	✓	✓		
Vehicles per Household	✓	✓	✓		
Motor Vehicle Accident Rates	✓	✓	✓		
Population Growth and Density, & Amount of Land in Urban Containment Boundaries			✓		
Amount of Land Outside Urban Containment Boundaries that May Be Subdivided into Parcels Smaller than 4 or 10 Hectares			✓		
Amount of Waste to Landfill, Amount of Waste Diverted, and Amount of Waste Recycled					✓
Quality of Biosolids from Wastewater Treatment Plants					✓
Residents in Core Housing Need	✓				
Applicants on Wait List for Subsidized Housing	✓				
Average Annual Income Compared to Cost of Living		✓	✓		
Households Below Low Income Cut-Off	✓	✓	✓		
Educational Attainment	✓			✓	
Unemployment Rate		✓	✓		
Crime Rate		✓	✓		

Indicator	New Policy	Strengthen Policy	Implement Policy	No Clear Implications	Policy Effective
Participation in Recreational and Cultural Programs	✓				✓
Participation in Elections				✓	
Amount of Active and Nature Park Land	✓	✓	✓		
Birth Weight				✓	
Life Expectancy at Birth				✓	
Live Births to Teenage Mothers				✓	
Business Formations and Bankruptcies	✓	✓			✓
Taxes Paid Per Capita	✓			✓	
Personal Income from Top Three Industries as a Proportion of Personal Income in Region and Personal Income from Industry	✓	✓			
Employment by Industry Sector		✓	✓		
Amount of Retail Space Inside and Outside of the Urban Core Areas			✓		✓
Economic Health of Agriculture			✓		





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# MEMORANDUM

**TO:** Paul Thompson  
Manger of Long Range Planning

**DATE:** January 22, 2008

**FROM:** Chris Midgley  
Sustainability Coordinator

**FILE:** 6780 30 SFAP

**SUBJECT:** RDN Sustainable Future Awards Program

## PURPOSE

The purpose of this report is to seek Board approval to implement the Regional District of Nanaimo Sustainable Future Awards Program, including the establishment of an advisory committee to provide direction for the program and recommend winners to the Regional District of Nanaimo Board.

## BACKGROUND

The development and implementation of a regional sustainability awards program is identified as a key component of the "State of Sustainability Project", as approved by the Regional District of Nanaimo Board on January 13, 2003 (Regional District of Nanaimo, *State of Sustainability Report*, 2006, p. 3-4).

As part of the "State of Sustainability Project", the Sustainable Future Awards Program will honour people and groups whose actions, activities and initiatives contribute to one or more of the 22 characteristics of a sustainable region as defined in the *State of Sustainability Report*. The Program will also raise awareness about sustainability by engaging the public in thinking about local contributions to regional sustainability and highlighting the exemplary efforts from across the region.

To determine award recipients, a Sustainable Future Awards Advisory Committee will be established. This committee, composed of six residents from across the regional district and one member of the RDN Board, will identify and consider potential recipients and forward a list of recommended winners to the Board for approval. Details regarding implementation of the program and the roles and responsibilities of the advisory committee are outlined in the attached Terms of Reference.

## ALTERNATIVES

1. That the Board approve the development and implementation of the Regional District of Nanaimo Sustainable Future Awards Program, and the establishment of a Sustainable Future Awards Advisory Committee with the attached Terms of Reference.
2. That the Board approve the development and implementation of the Regional District of Nanaimo Sustainable Future Awards Program, and the establishment of a Sustainable Future Awards Advisory Committee with revised Terms of Reference.
3. That the Board not approve the development and implementation of the Regional District of Nanaimo Sustainable Future Awards Program, and the establishment of a Sustainable Future Awards Advisory Committee.

## FINANCIAL IMPLICATIONS

The costs associated with the implementation of the Sustainable Future Awards Program are minimal. Staff time will be limited to attendance at committee meetings and awards ceremonies, as well as preparation of materials for internal circulation, minutes and reports to the Board as necessary, and public outreach. These activities are to be coordinated by one RDN staff person.

Material costs of the Program will depend on the number of awards given, and will be limited to the cost of producing and framing an appropriate award certificate for each approved recipient. These costs have been accounted for in the 2008 Regional Growth Management budget.

## GROWTH MANAGEMENT IMPLICATIONS

While there are no tangible consequences for growth management, the awards program will serve an outreach and educational role, broadening awareness about regional sustainability. The resultant increase in knowledge and awareness may facilitate future efforts to manage growth according to established principles of sustainability.

## PUBLIC CONSULTATION IMPLICATIONS

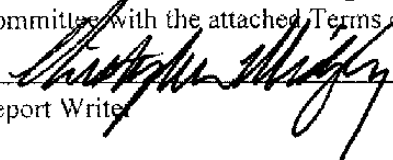
Implementing the Sustainable Future Awards Program flows directly from the public consultation process that produced the RDN's *State of Sustainability Report*. The program itself will not require additional public consultation, though public involvement will be necessary to bring forward a maximum number of nominees. This will be encouraged through a multi-media campaign.


## SUMMARY/CONCLUSIONS

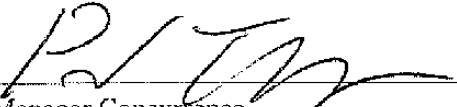
A regional sustainability awards program is considered a key component of the "State of Sustainability Project". Guided by the Regional Growth Monitoring Advisory Committee, the proposed RDN Sustainable Future Awards Program will provide an opportunity for the Board to acknowledge and celebrate local people and groups whose work is enhancing the environmental, social and economic well-being of residents of the Regional District of Nanaimo. This will raise awareness about sustainability in the region and inspire people to become involved in projects and activities that move the region toward a more sustainable future.

## RECOMMENDATION/S

That the Board approve the development and implementation of the Regional District of Nanaimo Sustainable Future Awards Program, and the establishment of a Sustainable Future Awards Advisory Committee with the attached Terms of Reference.

  
Report Writer

  
General Manager Concurrence

  
Manager Concurrence

  
CAO Concurrence

**COMMENTS:**  
*reports/development/2007*

## **SUSTAINABLE FUTURE AWARDS PROGRAM TERMS OF REFERENCE**

### **PROGRAM**

The RDN Sustainable Future Awards Program is a program to celebrate local people, actions, activities and initiatives that boost the environmental, social and economic well-being of residents of the RDN.

The purpose of the program is to acknowledge the good work being done in the region, raise public awareness of sustainability, and inspire citizens to contribute to the sustainability of the region.

To publicize the program:

- A dedicated section on the RDN web site will be created;
- A press release will be issued at the time the program is launched; and
- A media strategy will be developed to take advantage of free advertising such as a newspaper article or a story on cable TV.

### **COMMITTEE**

To coordinate the program, a Sustainable Future Awards Program Advisory Committee comprised of six community members and one RDN Director will be established. The primary role of the Committee will be to recommend recipients of Sustainable Future Awards to the Board for approval.

- Three committee members will reside in School District 68, and three in School District 69.
- Committee members should represent diverse backgrounds, interests and expertise.
- A committee Chair will be selected from the appointed community members.
- The committee members will seek out and nominate people, organizations and businesses that are doing work, or are involved in initiatives that contribute to a more sustainable region.
- The committee will also consider nominations sent in by the general public.
- The committee will meet up to four times a year or at the discretion of the Chair.
- The term for committee members is two years with three new members appointed each year. For the first year, three people will be appointed to a one year term and three to a two year term.

### **PROCESS**

The process of awarding recipients is designed to have the flexibility to recognize work of varying types and scales and to encourage a wide range of nominations throughout the year. The process is as follows:

- The committee meets to discuss potential award recipients including those identified by committee members and those nominated by the general public.
- Nominations from the general public must be received in writing (including email), and can be received at any time during the year.
- Nominations will require some research into why the recipient should be honoured.
- Those nominees whose actions, activities or initiatives contribute to one or more of the 22 characteristics of a sustainable region as defined in the *State of Sustainability Report* will be included in a list of recommended award recipients forwarded to the RDN Board for approval.
- RDN staff arranges the presentation of awards to the approved recipients.
- There is no limit on how many awards can be given out at one time.

### **FORM OF RECOGNITION**

- Award recipients will be presented with a framed certificate at a public meeting/event.
- A description of the recipients and their achievements will be posted on the RDN's web site.
- A press release will be issued each time recipients are honoured.



RDN REPORT		
CAO APPROVAL		
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BOARD		

**MEMORANDUM**

**TO:** Carol Mason  
Chief Administrative Officer

**DATE:** January 31, 2008

**FROM:** Paul Thorkelsson  
General Manager, Development Services

**FILE:** 6500 20 Nanaimo

**SUBJECT:** Cable Bay Development Proposal

**PURPOSE**

The intent of this report is to provide information to the Board with respect to the Cable Bay Development proposal currently under consideration by the City of Nanaimo.

**BACKGROUND**

The City of Nanaimo is currently undertaking a review of the City's Official Community Plan (OCP). In conjunction with this review, a number of significant development proposals are also under consideration. One such proposal, to develop the Cable Bay Lands, includes a significant portion of lands lying within the Regional District in Electoral Area 'A'. The inclusion of these lands for development have raised a number of questions and concerns in the community related to the scope of the proposed development, the implications of inclusion of electoral area land for development and the required process for review of this proposal. At the January 22, 2008 meeting of the RDN Board, staff was directed to prepare a report addressing these issues and concerns. The following is provided for the Board's information.

**PROJECT PROPOSAL**

The proposed project consists of development of 210 ha of land for a mixed-use resort development. The development lands, commonly referred to as the Cable Bay lands, are located in the south eastern corner of the City of Nanaimo adjacent to Electoral Area 'A'. Of the 210 ha included in the proposal, approximately 41 ha is devoted to large lot residential development (currently subdivided and being marketed), a remaining 130 ha is within the City of Nanaimo and approximately 40 ha lies outside of the municipal boundary within Electoral Area 'A'. This report is primarily concerned with this 40 ha parcel (the 40 ha parcel) of land in the electoral area. The overall proposal is planned to include a golf course resort centre and a broad range of residential housing from single family to low and medium density multiple family. The proposal also provides for the protection of identified environmentally sensitive areas. The attached documents from the proponent's OCP amendment application to the City of Nanaimo outlines the land designations and proposed land uses included in the proposal.

All of the lands in the current proposal within the municipality lie outside of the City's urban containment boundary and are designated as Rural Resource Lands in the OCP and Resource Lands and Open Spaces in the Regional Growth Strategy (RGS). Current zoning permits agricultural and large lot development. These lands were formerly in the Forest Land Reserve. Similarly, the 40 ha portion of the lands lying within Electoral Area 'A' was also in the former Forest Land Reserve and is zoned for a 50 ha minimum parcel size. The parcel is designated as Rural Resource Lands in the Area 'A' OCP and is designated as Resource Lands and Open Spaces in the Regional Growth Strategy. All of the municipal lands require an OCP amendment, rezoning and an amendment to the UCB for the development to proceed. In addition,

inclusion of the 40 ha parcel in Area 'A' within the City of Nanaimo through a municipal boundary extension is also required prior to the completion of the required OCP, RGS and zoning amendments.

## **GROWTH STRATEGY IMPLICATIONS**

As indicated previously this report focuses, in isolation, on the issues surrounding the 40 ha Electoral Area lands. The proposed development will receive full evaluation and review by the Intergovernmental Advisory Committee (IAC) and the new Sustainability Committee, which will provide recommendations for consideration by the full Regional District Board. It is expected that the RDN will receive referral information from the City of Nanaimo on the comprehensive development later in the year after the issue of the required municipal boundary extension has been finalized.

To provide some analysis of the implications of the inclusion of the 40 ha Electoral Area 'A' parcel in the development it is useful to examine the current land use designations of this land and the proposed changes for development which are not consistent with the goals of the RGS:

**Goal 1 – Strong Urban Containment.** Goal 1 of the RGS is intended to limit sprawl and fringe development by focusing development within the well defined UCB. The 40 ha parcel is outside the UCB and is located some distance from the Cedar Village Centre where development in this area is to be focused. Viewed in isolation from the comprehensive proposal the development of the Electoral Area parcel in the manner proposed is not supported by Goal 1 of the RGS agreement. The agreement amongst the RDN and member Municipalities outlines that any changes to the UCB should be considered following the process and criteria of the Urban Containment and Fringe Area Management Agreement (UCFAMIA). The Board will consider the comprehensive development proposal following this established process, once the issue of the required municipal boundary extension has been finalized.

**Goal 2 – Nodal Structure.** This goal of the RGS is intended to encourage mixed-use community development that includes places to live, work, learn, play, shop and access services. The bulk of the comprehensive development's Town Centre is proposed to be located within the area of the 40 ha parcel (see attachment documents for map). The proposal outlines a range of uses and intended services within this Town Centre area. Primarily, these uses are focused on the recreational aspects of the resort (Golf Course) and the variety of options for housing – places to live and play. Commercial uses are focused on support for the resort (clubhouse, hotel, restaurants, spa, specialty shops) and the residential (convenience store/gas bar, professional offices) uses. The proponents describe the nodal nature of the Town Centre as “a well planned, modern, environmentally sensitive, green nodal structure in the City of Nanaimo”. There is a significant opportunity for this development to be a showcase of a sustainable and green Town Centre that incorporates the most current ideas in sustainable development including leading edge concepts of district energy systems, on site power generation, water re-use and recycling and waste water treatment. It remains unclear at this time if this development will fully take advantage of this opportunity.

**Goal 3 – Rural Integrity.** This RGS goal is to promote and encourage the retention of large rural holdings on lands designated as Resource Lands and Open Space. The 40 ha parcel falls into this category. Under the RGS agreement the RDN and member municipalities have established that the minimum parcel size for this land designation will not be reduced below the minimum parcel sizes established in the OCP in place at the date of adoption of the RGS. This parcel, again viewed in isolation, under the Rural Integrity goal of the RGS would not be considered appropriate for development at this time. It is important to note that the RGS recognizes that development of Resource Lands could be necessary in the future. As a result the RGS commits to further study and analysis of the ideal and practical minimum parcel sizes for subdivision and development. To date this analysis has not been undertaken though it is expected to form part of the RGS review currently underway.

**Goal 4 – Environmental Protection.** Goal 4 is intended to provide protection for the environment and minimize the ecological damage related to growth and development. The 40 ha parcel does not include significant environmentally sensitive features beyond the general importance placed on aquifer protection throughout Area 'A'. The proposed development of the 40 ha parcel does include significant open green space represented primarily by golf course area. The proposal information speaks to the employ of environmentally sensitive practices in maintaining these areas. It is worth noting that the comprehensive proposal includes significant park dedication area and protection of identified environmentally sensitive areas. In terms of broader environmental protection and sustainability, and as discussed previously, the comprehensive proposal has a significant opportunity to promote and showcase sustainable practice in planning, design and construction.

**Goal 5 – Improved Mobility.** This RGS goal is intent on improving the diversity of mobility options within the region particularly with respect to reducing dependency on the automobile. The 40 ha parcel is located at some distance from the commercial core of the Cedar Village Centre and the City of Nanaimo. In this sense the development of these lands is not supportive of reducing automobile use and dependence. Residents of the Town Centre would be dependant on automobile based commuting to their place of work and for significant retail and commercial service requirements (beyond the convenience level proposed in the Town Centre). It is important to note that at build-out the comprehensive development does represent significant residential density and population that could potentially support transit service to the area. Additional transit linkages to the broader community and perhaps to the Duke Point Ferry Terminal are in keeping and supportive of improved mobility. This potential is not currently recognized in the Cable Bay proposal documents.

**Goal 6 – Vibrant and Sustainable Economy.** Goal 6 supports strategic economic development and linking commercial and industrial strategies to land use and rural, and environmental protection. On a broad evaluation, and based on the proponents market impact study, the comprehensive development does represent significant potential for economic development in the area. Under the policies of Goal 6 the RDN and member municipalities have agreed that tourism is an important part of the regional economy and should be enhanced over time by providing more tourism related facilities. The comprehensive proposal has this potential. It is important to note, however, that under the current RGS agreement development of Resource Lands and Open Space for tourism purposes (as a destination resort) is not expected to include permanent residential uses within the development.

**Goal 7 – Efficient Services.** Goal 7 is intended to provide cost efficient services and infrastructure where urban development is intended, and to provide services elsewhere for environmental or public health purposes only where it will not result in additional development. The 40 ha parcel is outside of the UCB in Area 'A' and is not intended for urban development and, therefore, under the RGS Policy 7B would not be identified to receive municipal servicing.

## **PROCESS IMPLICATIONS**

Under the current RGS agreement approval of the UCB amendment for the Cable Bay development requires referral of the proposed amendment to the RDN Board. The evaluation of the amendment proposal follows the criteria and process outlined in the UCFAMIA and includes a technical review by the IAC. Recently, an additional step has been added to this process. The Board will recall that the creation of the new Sustainability Committee (SC) was recently approved. This committee was established to provide an overview of the RGS, the broader sustainability initiatives undertaken by the Region and provide recommendations to the full Board on specific UCB amendment proposals. The IAC will provide technical assistance to the SC in this step in the UCB amendment process. It is expected that the SC will play a role in the evaluation of the UCB amendment for the Cable Bay project.

Given that a significant portion of the development lands lie outside of the City of Nanaimo, inclusion of these lands within the municipality is required before the UCB amendment proposal can be referred to the RDN. Nanaimo City Council recently approved the preparation and submission of the boundary amendment application to the Province of British Columbia. The RDN has received notice of this application (see attached).

The process for review of municipal boundary changes rests with the Minister of Community Services. In this process the requesting municipality takes the lead in consulting with those parties that are affected by the boundary extension. This information is forwarded to the Ministry for evaluation against the existing boundary extension criteria. It is important to note that the legislation governing municipal boundary extensions does not provide a formal role for the RDN and that the Board does not have any "veto" power in the process. The Ministry however recognizes that the regional districts are the local government and service provider for the unincorporated areas adjoining municipalities and should, therefore, have a role in the process. The municipality is expected make its best efforts to accommodate those interests. The time frame for this process is not defined, but is expected to take a minimum of six months before the Minister is able to make a recommendation on the issue.

With this timeframe in mind it is not expected that the RDN will receive a referral of the UCB amendment proposal until the fall of 2008. City of Nanaimo staff has provided a draft timeline for the revision of the UCB/boundary extension process. This information has been attached for the information of the Board.

#### **ALTERNATIVES**

1. To receive this report for information and provide this report as the RDN's comments on the City of Nanaimo's referral on the Municipal Boundary Extension, Cable Bay Lands - Electoral Area 'A'.
2. To receive this report for Information and provide further direction to staff.


#### **SUMMARY**

The City of Nanaimo has received an OCP amendment application for a comprehensive resort community on the Cable Bay Lands. All of the lands, both within and outside the City, are designated Resource Lands and Open Spaces in the Regional Growth Strategy. Development of these lands requires Official Community Plan, Urban Containment Boundary (RGS) and zoning changes in order to proceed. In addition, a significant portion of the 210 ha lands intended for development lie within the Regional District in Electoral Area 'A' and need to be included within the municipal boundary.

The inclusion of Electoral Area lands in this development proposal does raise a number of issues and inconsistencies with the Goals of the RGS. At this point in time a review and analysis of the comprehensive proposal has not occurred and will be undertaken by the RDN (through the IAC and Sustainability Committee) after the issue of municipal boundary extension has been finalized. The City of Nanaimo has sent a referral on the Boundary Extension application for the Cable Bay Lands requesting comments from the RDN. This report could be provided as a response to the referral as it focuses on the implications of the proposed use of lands in Electoral Area 'A' as part of the Cable Bay Lands development proposal.

**RECOMMENDATION**

That the Regional District Board receive this report for information and provide this report as the RDN's comments on the City of Nanaimo's referral on the Municipal Boundary Extension, Cable Bay Lands - Electoral Area 'A'.



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General Manager Concurrence



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CAO Concurrence





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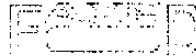
FAX: 390-0653

**CITY OF NANAIMO**  
THE HARBOR CITY

DEVELOPMENT SERVICES

File: OCP 00037  
0410-20-M01  
0470-30-R01-D2

Carol Mason, Chief Administrative Officer  
Regional District of Nanaimo  
5300 Hammond Bay Road  
Nanaimo, BC V9T 6N2



Dear Ms. Mason:

Re. Municipal Boundary Extension, Cable Bay Lands – Electoral Area 'A'

The City of Nanaimo is preparing a submission to the Province (Ministry of Community Services) for a municipal boundary extension to include lands currently within Electoral Area 'A' of the Regional District of Nanaimo (map attached). As per provincial legislation, we are forwarding our intent to expand the City boundary to the Regional District of Nanaimo for its comment.

Council at its 2008-JAN-28 meeting, passed the following resolution:

That council support an application to the Province for a municipal boundary extension under Section 20 of the *Local Government Act* to include within the City of Nanaimo boundary the subject property legally described as Section 19, Range 3, Cedar District, Except that Part in Plan VIP59194; which is the portion of the Cable Bay Lands property that is currently within Electoral Area 'A' of the Regional District of Nanaimo.

The inclusion of the 39 hectare (97 acre) property within the City limits would provide for a proposed destination resort development, comprising a golf course, residential and supporting commercial uses.

Please advise the City of any issues the RDN may have respecting the proposed municipal boundary extension. City staff would be pleased to meet with you to discuss boundary expansion or the Cable Bay application in its entirety at any time. It is our intent, once the boundary extension is completed, to advance the associated OCP and UCB amendments for the entire Cable Bay development to the same public hearing. We look forward to hearing from you at your earliest convenience.

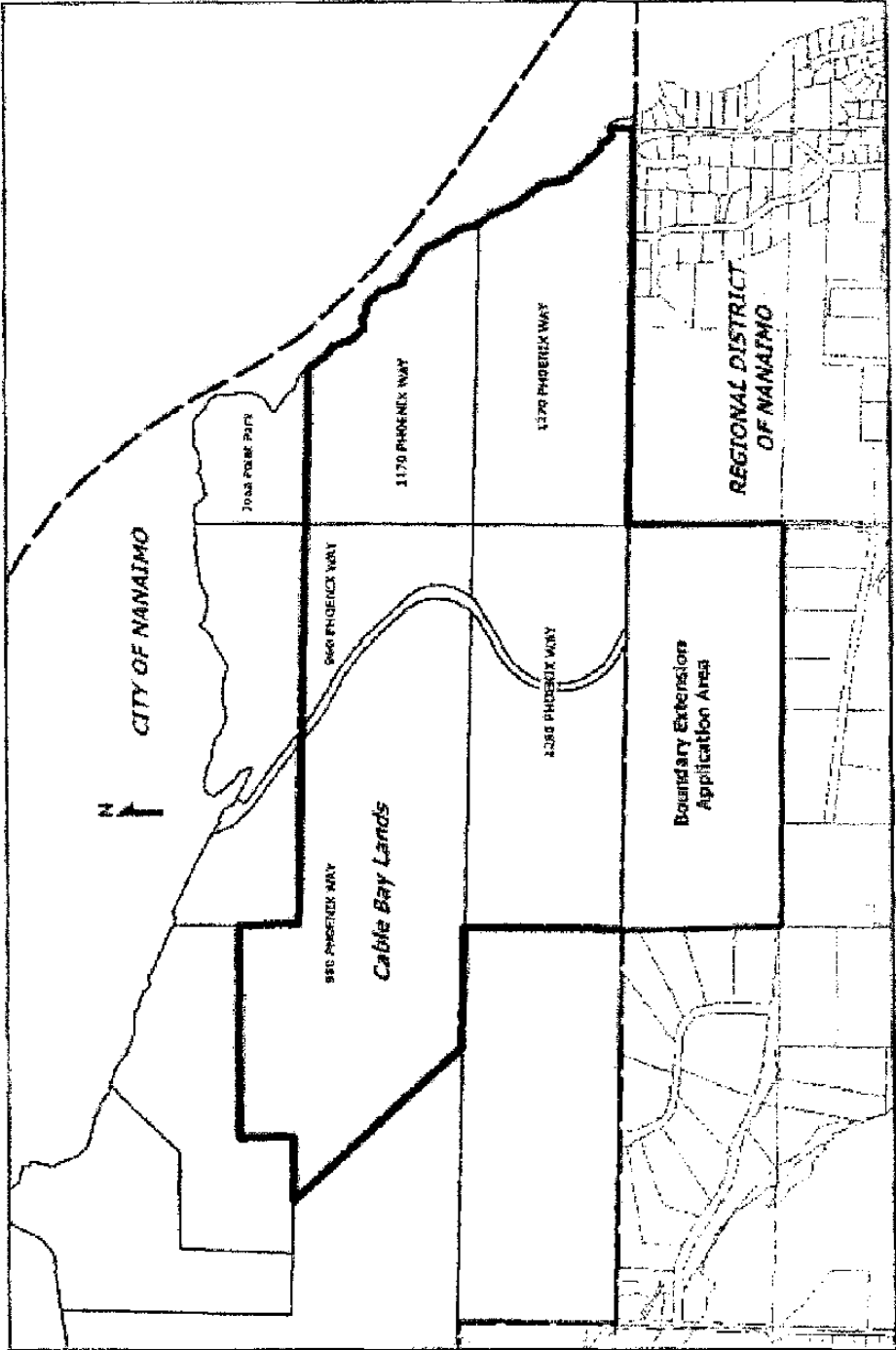
Sincerely,

Ted Swabey  
General Manager, Development Services

cc: Andrew Tucker, Director, Planning and Development  
Bruce Anderson, Manager, Community Planning

BA/ghp  
g:\corporate\in\ocp\3007Ag\RDN\_referral\_boundary\_extn

Subject Area





2008-JAN-07

File: OCP00037

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

Attention: Carol Mason, Chief Administrative Officer

Dear Ms Mason:

Re: OCP Amendment Application No. OCP00037  
PID Nos. 023 922 907; 004 674 502; 008 991 529; 008 747 741; 008 991 570  
950, 950, 1170, 1260 and 1270 Phoenix Way

The City of Nanaimo has received a revised OCP amendment application from Cable Bay Lands to amend the OCP to allow for a mixed-use resort development at the above-noted civic addresses.

The proposed development is intended to include single- and multiple-family residential development, golf course and other open space, commercial uses, etc., with a proposed road connection running from Maughan Road and connecting through to Lindsay Road. Servicing is proposed to include an upgrade, at the applicant's expense, to the Duke Point sewage treatment plant. The applicant is also requesting a UCB adjustment and boundary extension to bring approximately 97 acres of the land within the City (currently located in Electoral Area A of the Regional District of Nanaimo).

Please consider this letter and the attached copy of the aforementioned application as a formal referral of this application to the RDN for your review and comment.

It would be greatly appreciated if you could review this application and provide comments to the undersigned by 2008-JAN-23. Additionally, if you require further information, please do not hesitate to contact me at (250) 755-4473.

Sincerely,

Deborah Jensen  
Community Development Planner  
Community Planning Division  
Development Services Department

Telephone: 755-4473  
Facsimile: 755-4479  
E-mail: [deborah.jensen@nanaimo.ca](mailto:deborah.jensen@nanaimo.ca)

Enclosure  
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NOV 14 2007

## VINING SENINI

An Association of Lawyers and Law Corporations

Brett R. Vining\*  
Kent A. B. Locke  
R. Dean Olphant\*  
\*Denotes Law Corporation

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Tel: (250)754-1234  
Fax: (250)754-8080  
P. O. Box 190  
30 Front Street  
Nanaimo, B.C. V9R 5K8

OUR FILE: 205221  
REPLY TO: Brian J. Senini

November 14, 2007  
Delivered

CITY OF NANAIMO  
Development Services Department  
238 Franklyn Street  
Nanaimo, BC V9R 2X4

Attention: Ted Swabey and Andrew Tucker

Dear Sirs:

RE: OCP AMENDMENT APPLICATION NO. OCP37 (the "Application")  
950, 960, 1170, 1260 AND 1270 PHOENIX WAY (the "Cable Bay Lands")  
CABLE BAY LANDS INC. ("Cable Bay")

Further to my telephone conversation with each of you yesterday, I confirm that we are now ready to formally submit certain revised and additional documentation and plans in support of this Application, which was initially filed with my letter of November 1, 2006.

### Primary Access Roadway (Duke Point Connector)

The most significant revision to this Application concerns a change in the proposed primary vehicle access route from the Duke Point Highway to the Cable Bay Lands (the "Duke Point Connector").

The initial Application illustrated the Duke Point Connector via an extension of Phoenix Way through properties owned by the Regional District of Nanaimo, Pope & Talbot Ltd. and Island Timberlands Ltd. adjacent to the Harmac pulp mill.

Cable Bay has secured written agreements for the acquisition of additional lands to accommodate the construction of a far superior route for the Duke Point Connector which will utilize the existing overpass of the Maughan Road exit from the Duke Point Highway east through Lot A of Sections 19 and 20, Range 1, Cedar District, Plan 47582 ("Lot A") to Lindsey Road which currently terminates at the southwest corner of the Cable Bay Lands legally described as Section 19, Range 3, Cedar District, except that part in Plan VIP59194 ("Section 19").

Page 2  
November 14, 2007

The Duke Point Connector is illustrated on the enclosed revised plans prepared by Newcastle Engineering Ltd. titled "Duke Point Connector Road Preliminary Alignment Plan" and the "Off-site Water, Sewer and Primary Site Access Plan".

The enclosed Ward Consulting Traffic Assessment identified three potential primary vehicle access routes to the Cable Bay Lands noting the Duke Point Connector as the preferred route.

The land required to construct the Duke Point Connector through Lot A has been secured by a written agreement with the beneficial owner of the property, the Snunaymuxw First Nation (the "SFN").

Mr. David Mannix, Economic Development Officer of the SFN, has entered into negotiations with the legal title holder, the Crown Federal, for the transfer of title of Lot A from the Crown Federal to a development company of the SFN, which transfer of title will enable the SFN to dedicate as road that part of Lot A within the road access area to the Crown Provincial as represented by the Ministry of Transportation.

This road dedication will enable Cable Bay to construct the Duke Point Connector in accordance with the standards and specifications of the Ministry of Transportation. The preliminary alignment and design of the Duke Point Connector is the result of consultations between Newcastle Engineering Ltd. and the local district office of the Ministry of Transportation.

Cable Bay has also secured the land required to complete construction of Lindsey Road at its east end from the neighbouring property owner, which lands are legally described as Lot 1, Section 19, Range 2, Cedar District, Plan VIP67150.

Newcastle Engineering Ltd. has determined that municipal water and sanitary sewer services for the proposed development of the Cable Bay Lands can be provided from service mains constructed within the road bed of the Duke Point Connector as illustrated on the enclosed revised Off-Site Water, Sewer and Primary Site Access Plan.

#### **Additional Significant Changes to this Application**

Please find enclosed a Summary Statement highlighting additional significant changes to this Application.

Please note that the majority of these changes in the proposed development of the Cable Bay Lands have been made in direct response to the comments, concerns and recommendations received from your staff and from the concerned citizens of Nanaimo and Cedar since the filing of this Application in November of 2006.

Page 3  
November 14, 2007

Highlights of the significant changes and improvements to this Application are summarized as follows:

1. The new Duke Point Connector will provide a primary vehicle access route to service all of the Cable Bay Lands. This new route should significantly reduce the concerns of local residents regarding additional vehicle traffic generated from the development onto adjacent public roadways in Cedar.
2. The new route for the Duke Point Connector will also provide a main servicing corridor for the provision of municipal water and sanitary sewer service for all of the Cable Bay Lands within the proposed Resort Centre connected to existing municipal service mains with capacity for all of the Cable Bay Lands.
3. The revised plan for the Cable Bay Lands has eliminated the marina proposed at the south end of Dodds Narrows at the southeast corner of the Cable Bay Lands.
4. The revised plan for the Cable Bay Lands has reduced the proposed residential density by over 20% from 2,400 to 1,876 housing units.
5. The revised plan for the Cable Bay Lands has reduced the proposed commercial density by two-thirds from the proposed 150,000 square feet to not more than 50,000 square feet.
6. The revised plan eliminates all of the proposed high-rise towers, including the two 20 storey towers proposed for development immediately adjacent to Joan Point Park. The highest buildings in the revised plan will be 4 storey wood frame residential buildings.
7. The revised plan now includes a broader range of housing units with the addition of Assisted Daily Living facilities and Seniors' Congregate Housing facilities.
8. The revised plan includes a significant increase in the total area of open green space which will now comprise approximately 63.5% of the Cable Bay Lands area.

The enclosed Urbanics Consultants Economic Impact Analysis confirms that the proposed development of the Cable Bay Lands will have a substantial positive economic impact not only for the City of Nanaimo but for the greater Nanaimo and mid-island area.

The development will include substantial contributions in payment of Development Cost Charges and Building Permit fees, together with significant annual property tax revenues and construction and long term employment opportunities.

Page 4  
November 14, 2007

The revised Madrone Environmental Assessment confirms that the proposed development of the Cable Bay Lands will ensure the preservation and protection of significant trees and mature forests, in particular adjacent to Dodds Narrows, as well as riparian areas, identified archeological sites, raptor nest and perch trees, geotechnically sensitive areas and environmentally sensitive areas, including the largest of the Terrestrial Herbaceous Meadows located within the Cable Bay Lands.

#### **Revised Reports and Plans**

Please find enclosed the following revised reports and plans replacing those reports and plans enclosed with my November 1, 2006 submission letter, in support of this Application:

1. Schedule 1 concerning Regional Growth Strategy Goals;
2. Appendix No. 1 summarizing the proposed development of the Cable Bay Lands and particulars of the land uses proposed for the Resort Centre Land Use Designation;
3. OCP Amendment Application Plan;
4. Resort Land Use Plan;
5. Cable Bay Golf Resort Development Master Plan;
6. Off-site Water, Sewer and Primary Site Access Plan; and
7. Site Servicing Assessment Report (prepared by Newcastle Engineering Ltd.).

#### **New Reports and Plans**

Please find enclosed the following new reports and plans in support of this Application:

1. Duke Point Connector Road Preliminary Alignment Plan;
2. Ward Consulting Traffic Assessment;
3. Urbanics Consultants Economic Impact Analysis;
4. Madrone Environmental Assessment;
5. Revised Phase 1 Subdivision Plan; and

Page 5  
November 14, 2007

8. Summary Statement of Significant Changes to this OCP Amendment Application.

#### OCP Amendments

This Application includes the following specifically requested amendments to the Official Community Plan of the City of Nanaimo:

1. An amendment to the City of Nanaimo Urban Containment Boundary to include all of the Cable Bay Lands;
2. An amendment to the OCP Land Use Designations to include a new designation for "Resort Centre", incorporating the proposed land uses summarized on Page 3 of revised Appendix No. 1 and as illustrated on the revised Resort Land Use Plan;
3. An amendment to the OCP Land Use Designation from Rural Resort to Resort Centre for that part of the Cable Bay Lands coloured violet on the revised OCP Amendment Application Plan comprising approximately 132.37 hectares (327.11 acres); and
4. An amendment to the OCP Land Use Designation from Rural Resource to Suburban Neighbourhood for that part of the Cable Bay Lands coloured yellow on the OCP Amendment Application Plan comprising approximately 38.3 hectares (94.6 acres).

#### Municipal Boundary Extension

In addition, the proposed development of the Cable Bay Lands will require the City of Nanaimo to initiate a boundary extension application to the responsible ministry of the provincial government for Section 19 of the Cable Bay Lands, which is currently located in Electoral Area A (Cedar) of the Regional District of Nanaimo.

It will also be necessary to have these Cable Bay Lands included within both the Municipal and Urban Containment Boundaries of the City of Nanaimo, together with a Resort Use OCP Land Use Designation.

It will also be necessary for the City of Nanaimo to initiate discussions with the Regional District of Nanaimo for any required amendments to the Regional Growth Management Plan, the Urban Containment and Fringe Area Management Implementation Agreement and other related agreements.



Page 6  
November 14, 2007

We trust that you will find the revised and additional information, documents and plans to be in order. Should you require any additional information in order to proceed with this Application, please advise accordingly.

It is my understanding that following your review of this revised Application, it will be presented to the Plan Nanaimo Advisory Committee (PNAC) for their reconsideration followed by presentation to City Council.

I trust you will find the foregoing to be in order and wish to thank each of you and your staff for all of your able assistance with this Application.

Yours very truly,

VINING SENINI

Per:

BRIAN J. SENINI

BJS/bcs

Encs.

Cable Bay Lands Inc.  
Appendix No. 1  
Amended November 2007

Page 1

## Appendix No. 1

### Appendix to Application to amend the OCP

This project is located in the southeast corner of the City of Nanaimo. There are approximately 170.68 Ha (421.7 acres) of land located within the City of Nanaimo boundaries and another 39.38 Ha (97.3 acres) of land located in the Regional District of Nanaimo.

The current OCP designations for these properties are Rural Resource lands which permits limited development. The current zoning of the city lands is A2 which allows for agricultural use and large lot single family development. The property is outside of the Urban Containment Boundary (UCB) which does not allow for extension of City services to any of the property.

The proposed project is shown with the attached drawing entitled "Cable Bay Golf Resort Land Use Plan". The project includes a golf course, Resort Centre, and a broad range of residential housing from single family dwellings to low and medium density multiple family to seniors housing.

The project will include a significant environmental and greenspace component to provide protection of the environmentally sensitive areas on the site and a greenspace corridor along the Cable Bay Trail. The project proposes dedicating approximately 20.69 Ha (51.15 acres) for park land in this project plus setting aside Reserve of 28.66 Ha (70.82 acres). This represents 28.7% of the Resort Centre lands.

An area of 2 Ha (5 acres) from the Reserve will be dedicated for a community facility. The location of this facility will be determined during the Rezoning stage of this project.

The limited Town Center planned for the project will include the clubhouse for the golf course, swimming pool, tourist accommodations and commercial services for the local community and resort guests.

The Town Centre will provide for residential housing above the commercial space. It is anticipated to have between 40,000 to 50,000 sq ft of commercial space in the Town Center.

Within the current OCP the range of target gross densities for residential development is as follows:

- Low to medium density - 50 units/ha (20 units/ac)
- Medium to High density - 100 - 150 units/ha (40-60 units/ac)

This project incorporates clusters of higher densities separated by park and the greenspace of the golf course which will provide for vertical growth and minimize the impact on the environment.

It is anticipated to have approximately 80 hotel suites and 1200 residential units in the Town Centre which would have the highest densities with buildings ranging between two to four stories thereby yielding Medium to High density as defined in the OCP.

A further 248 multi-family residential units ranging between one to three stories designated as Low to Medium density would radiate outward from the Town Center.

As the residences are located still farther away from the Town Center, the density of the clusters continues to drop. The 350 single family units are generally located outside of the Town Center.

Farthest from the Town Center at the extreme eastern limits of the project are the acreage estates (lowest density units) within the Suburban Neighborhood.

In total there are projected 1876 units in the Resort Center and 34 units in the Suburban Neighborhood.

By clustering and mixing density, the project can achieve an economic development design with the average gross density for the combined Resort Center and Suburban Neighbourhood at a low 1.49 units/ha (3.66 units/ac).

The gross density for the Resort Center by itself is 11.1 units/ha (4.48 units/ac).

The density clustering allows the project to incorporate significant green space consisting of parks, trails, reserve and the golf course with the final result being pockets of urban density in a semi-rural atmosphere.

In total, the Resort Center will have 121.97 acres of natural park areas including significant environmentally sensitive areas. This is in addition to the existing City parks - Cable Bay Trail and Joan Point waterfront park which abut the property.

143.49 acres of golf fairways brings the total accessible space within the site to 265.46 acres of open green space which equates to 83.5% of the project.

The rural atmosphere is further preserved by provisions for preservation of forests on the ocean front and steep eastern facing slopes that are located on the waterfront acreages in the Suburban Neighbourhood.

The anticipated build out for the project will be between 12 to 15 years.

Cable Bay Lands Inc.  
 Appendix No. 1  
 Amended November 2007

Page 3

Land Designation	Land Use	Area	Description
<b>Suburban Neighbourhood</b>			
Suburban Neighbourhood	Low to Med Density Residential	37.63 Ha (94.60 Ac)	Large lot residential development 17 units Density 0.5 units/ha (0.2 units/ac)
	Road	3.2Ha (7.88 Ac)	
<b>Total for Suburban Neighbourhood</b>		<b>40.83 Ha (100.9 Ac)</b>	
<b>Resort Centre</b>			
	Golf	58.07 Ha (143.49Ac)	Destination Golf Course Open to the public 18 hole championship course Environmentally friendly design – use environmentally safe fertilizer, retain natural vegetation between fairways Provides Greenspace
	Town Centre Medium to High density areas	14.72 Ha (36.37 Ac)	Clubhouse Commercial Space – 4645 sq m (50,000 sq ft) Total 1200 residential units 2 to 4 stories Density 82 units/ha (33 units/ac)
	Low to Medium Density	38.15 Ha (94.27 Ac)	Mix of detached and attached single family housing 2 to 4 stories 678 units Density 17.7 units/ha (7.2 units/ac)
	Park /Reserve Dedication	49.36 Ha (121.97 Ac)	Dedicated for park use and protection of Environmentally Sensitive Areas. 28.7% of Resort Centre
	Parking Areas	.36 Ha (.89Ac)	For public parking while accessing trails and park
	Road	6.61 Ha (16.34 Ac)	
	Public Utility Lot	1.29 Ha (3.2 Ac)	Fire hall and Maintenance Yard sites
<b>Total Resort Center</b> <i>(City &amp; RDN lands combined)</i>		<b>169.2 Ha (418.11 Ac)</b>	1878 units Density 11.1 units/ha (4.48 units/ac)

Cable Bay Lands  
 Amended Site Servicing Assessment Plan  
 November 2007

**Revised Schedule 1 – To Submission Letter Re: OCP  
 Amendment Application – November 1, 2006**

Regional Growth Strategy Goals

Goal No. 1 – Urban Containment – *"To limit sprawl and focus development within well defined urban containment boundaries"*.

This project provides a resort and retirement oriented community within a 210.04 Ha (519.01 acres) area. By densification of population rather than using up the land base with 5 acre parcels as provided for under the present zoning on the city lands or a single parcel as per present zoning on the RDN lands, the project greatly reduces sprawl. Out of the 171.75 ha (424.41 acres) designated as Resort Centre the following areas are proposed:

	Ha	Ac
• Park dedication	20.89	51.15
• Urban Reserve	28.86	70.82
• Golf Course Development	58.07	143.49
• Hotel/clubhouse	1.81	4.47
• Medium Density Multi-family	12.91	31.90
• Low to Medium Density Multi-family	14.37	35.52
• Low Density Single Family	23.77	58.75
• Roadways	9.88	24.22
• Public Parking	.36	.89
• Fire hall site	.43	1.06
• Maintenance/Public works site	.86	2.14
<b>TOTAL</b>	<b>171.75</b>	<b>424.41</b>

*Note. Includes both City of Nanaimo and Regional District of Nanaimo Land*

Goal No. 2 – Nodal Structure – *"To encourage mixed used communities and include places to live, work, learn, play, shop and access services"*.

This resort designation will be a strong nodal structure in the southern portion of the City of Nanaimo. It will provide a golf course and other forms of recreational activities such as kayaking, tennis, hiking, bird watching, etc. There will be up to 50,000 square feet (4645 square meters) of commercial space which will provide resort and retirement oriented venues such as a club house, hotel, restaurants, spa, specialty shops plus a convenience store/gas bar, sports, medical and professional offices. There will be a large emphasis on all levels of seniors housing and venues focused on the needs of aging baby boomers. This will be a well planned, modern, environmental sensitive, green, nodal structure in the City of Nanaimo.

Cable Bay Lands  
Amended Site Servicing Assessment Plan  
November 2007

Goal No. 3 – Rural Integrity – *"To protect and strengthen the Region's rural economy and lifestyle".*

The decision to accommodate 1876 dwelling units in this area, rather than to accommodate a much smaller number of 2 Ha (5 acre) parcels will ease the demand on the surrounding rural areas to support the forecast increase in population in the City of Nanaimo and the Regional District of Nanaimo.

Both the construction of the project and the increased population and tourist base thereafter will benefit the local rural economy as well as the City of Nanaimo's economy.

Goal No. 4 – Environmental Protection – *"To protect the environment and minimize ecological damage related to growth and development".*

Extensive environmental studies have been done on this project by Madrone Environmental Consultants – the same professionals that the City of Nanaimo relied upon to perform the initial environmental audits for the City of Nanaimo. Cable Bay Lands Inc. will incorporate the recommendations of Madrone Environmental Consultants in its designs, and take the necessary steps to mitigate the effect of development and protect and improve the integrity of environmentally sensitive areas where possible.

A significant portion of property has been designated for environmental protection of specific areas containing species of white top aster (*Aster curtis*), Muehlenberg's centuary (*Centaurium muehlenbergii*), dune bentgrass (*Agrostis pallens*), Hooker's onion (*Allium acuminatum*), silkleaf onion (*Allium amplexans*), chaffweed (*Anagallis minima*) and Nuttall's quillwork (*Isoetes nuttallii*) which are designated as "species at risk" by the federal government.

There are some wetlands in the vicinity of the Cable Bay Trail. A large park area will be dedicated to ensure the protection of the integrity of these areas.

The golf course component of this project will be one visited by many people throughout the region and will incorporate the latest environmentally sustainable practices in turf care and water management.

Storm water management principles that will include retention, water quality improvement and zero increase in run off will be established throughout this project.

Cable Bay Lands  
Amended Site Servicing Assessment Plan  
November 2007

Green building construction technology will be included in all forms of construction. Provision for recycling will be incorporated in the building architecture on this project.

Goal No. 5 -- Improved Mobility -- *"To improve and diversify mobility options within the region, increasing transportation efficiency and reduced dependency on the automobile"*.

A new road connecting Lindsey Road to Maughan Road just north of the existing Duke Point Highway will efficiently route traffic to and from the site minimizing traffic impact on the surrounding community and greatly improving mobility in the region.

The nodal design of the project and extensive proposed trails will allow residents residing within this development or visiting it as a tourist to walk to on site venues and services.

Goal No. 6 -- Vibrant and Sustainable Economy- *"To support economic and strategic development to link commercial and industrial strategies to the land use and rural environment for the protection priorities of the region"*.

Hundreds of jobs will be created in this development for local trades and support services during the projected 12 to 15 year build out period and thereafter for golf course operation and maintenance, hotel and restaurant staff, other resort facilities, seniors facilities staff and the various business and commercial venues.

The development of the regulation 18 hole golf course and accompanying Five Star hotel and related venues in this portion of Nanaimo will greatly augment the economic strategies of the City of Nanaimo. It will be compatible with the Tourism Strategy related to the Conference Centre facilities being constructed in the downtown areas as well as the Port Authority's efforts to attract more cruise ship layovers. This project will do much to improve the overall tourism strategy created by the City of Nanaimo.

Goal No. 7 -- Efficient Service -- *"To provide cost effective services and infrastructure where urban development is intended and provide service in other areas where service is needed and to address environmental or public health issues and the provision of service will not result in additional development"*.

The Duke Point water main was constructed to provide facilities for high water use at the Duke Point Industrial Park, such as additional pulp mills. This use did not occur following the construction of this facility. This utility is now available to provide capacity to projects such as proposed by Cable Bay Lands Inc.

Connection fees paid by Cable Bay Lands Inc. and user fees paid by the residents of the Resort Centre as well as by the golf course operator will provide significant funds for the City of Nanaimo to improve its overall infrastructure services for the City without need to upgrade the existing under-utilized infrastructure that is already in place.

Cable Bay Lands  
Amended Site Servicing Assessment Plan  
November 2007

The Regional District sewage treatment plant is convenient to the site and is designed to allow modular expansion. It has the ability to accept additional municipal sewage waste for treatment and will allow connection based on Cable Bay Lands Inc. paying 100% of the costs for all upgrades and addition of new cells.

Goal No. 8 -- Cooperation Among Jurisdictions -- *"To facilitate an understanding of the commitment to the goals of both management and all levels of government, the public and keep private and voluntary sector partners".*

It is the intention of this application to solicit cooperation between the City of Nanaimo and the Regional District of Nanaimo to ensure that this project can proceed as planned. The cooperation will require the support of both jurisdictions to develop an efficient and cohesive project.





Cable Bay Golf Resort Development, Mississippi  
 Map No. 2008-1000

Cable Bay Golf Resort Development, Mississippi  
 Map No. 2008-1000

Cable Bay Golf Resort Development, Mississippi  
 Map No. 2008-1000

**Cable Bay**  
 GOLF RESORT & SPA

**CABLE BAY - OCP037**  
**REVISION OF URBAN CONTAINMENT BOUNDARIES**

1. Applicant submits proposal to amend the Urban Containment Boundary as well as any related changes to the OCP designation(s) of the subject property. **CABLE BAY SUBMITS REVISED APPLICATION NOV. 14, 2007.**
2. City conducts an impact assessment of the proposal for the purpose of assessing the proposal's compliance with the UCB change criteria and deciding whether it supports the proposed UCB change. **APPLICATION SUPPORTED BY PNAC – DEC. 11, 2007.**
3. Municipal staff forward their report to Council along with the pertinent OCP Amendment Bylaw. **COUNCIL DIRECT STAFF TO PREPARE OCP BYLAW AND BOUNDARY EXTENSION APPLICATION – DEC. 19, 2007 (copy of report attached).**
4. Council, if it supports the proposed UCB change, gives first and second reading to the OCP Amendment Bylaw, and authorizes boundary extension application – **(tentative JAN. 28, 2008)**
5. Boundary Extension Process:
  - Stage 1 – Municipal consideration
  - Stage 2 – Submission to Ministry
  - Stage 3 – Ministry consideration
  - Stage 4 – Statutory advertising
  - Stage 5 – Implementation – **(tentative FEB. to AUG. 2008)**
6. Upon approval of Municipal Boundary Extension, City submits the proposed UCB change along with the staff report which includes the impact assessment, the revised Regional Context Statement, and the OCP Amendment Bylaw to the RDN staff for review. – **(tentative SEP. 2008)**
7. RDN staff convenes the IAC within 30 days of receipt of the proposed UCB change in order to conduct a technical review of the requested UCB change pursuant to the UCB change criteria and makes its recommendation to the RDN Board. **(tentative OCT. 2008).**
8. RDN Board considers the recommendation of the IAC within 30 days of the IAC meeting and makes a decision "in principle" about the proposed UCB change and related OCP designations. **(tentative NOV. 2008).**
9. If the RDN Board supports the proposed change, it notifies the City of its support in principle. **(tentative DEC. 2008).**
10. City conducts the public hearing for the OCP amendment that includes the revised RCS. **(tentative JAN. 2009).**
11. The municipality submits the OCP Amendment Bylaw and the Regional Context Statement to the RDN Board for its consideration.
12. RDN Board considers acceptance of OCP Bylaw that includes revised RCS.
13. Upon acceptance of the UCB Amendment bylaw and the related Regional Context Statement by the RDN Board, the UCB Amendment Bylaw is given third reading and adopted by the municipality.

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RDN REPORT	
CAO APPROVAL	
EAP	
COW	✓ Feb. 12/08
JAN 28 2008	
RHD	
BOARD	
DATE:	

**MEMORANDUM**

**TO:** Sean De Pol  
Manager of Liquid Waste

January 22, 2008

**FROM:** Nadine Schwager  
Liquid Waste Coordinator

**FILE:** 1855-03

**SUBJECT:** 2008 Water & Sewer Infrastructure Planning (Study) Grant Applications

**PURPOSE**

To obtain Board support for Infrastructure Planning (Study) Grant Applications for planned 2008 projects in the Liquid Waste and Utilities Departments.

**BACKGROUND**

For 2008 there are several study projects proposed for Environmental Services that may be eligible for potential funding support through the Ministry of Community Services Planning / Study Grant program.

The Ministry makes grants available to local governments to help develop plans for community infrastructure projects. Grants usually cover 100% of the first \$5,000 in study costs plus 50% of the next \$10,000 to a maximum grant of \$10,000. Costs exceeding the grant amount are the responsibility of the local government/respective service area. Staff propose to make separate grant applications for each of the following initiatives. Total estimated project costs are identified.

**Liquid Waste Department**

1. Asset Management / Maintenance Planning - To create a plan for the continued updating of the liquid waste asset database and for the improvement of the preventative maintenance program - \$15,000.
2. Innovative Technology Review for the major capacity expansion at the French Creek Pollution Control Centre - \$15,000.
3. Innovative Technology Review for the major secondary upgrade and capacity expansion at the Greater Nanaimo Pollution Control Centre - \$15,000.
4. Wet Weather Upgrade Strategy for French Creek – To review options and determine a suitable and cost-effective upgrade strategy for the interceptor system – \$25,000.
5. Nanoose Long Term Capital Planning - To determine a capital plan and financing strategy for the Nanoose Bay Pollution Control Centre expansion and upgrade - \$15,000.
6. Septic Education Program – To educate residents on the proper use and maintenance of their septic systems - \$25,000.
7. Health & Safety Audit – To identify opportunities for improvement in the health & safety program for the Pollution Control Centres - \$15,000.

**Utilities Department**

1. Well Re-Development Program Study – To review historical ground water well data for each RDN water service well with the intent to develop a strategy for the long term maintenance of the ground water well inventory - \$15,000.

2. French Creek Water Service Area Iron & Manganese Removal Study – To identify options and estimated costs related to infrastructure dedicated to the removal of iron and manganese in the water system – \$15,000.
3. Comprehensive Capital Plan Development Strategy for the Nanoose Bay Peninsula Water Service Area – To coordinate the various projects and recommended upgrades to the system and provide a long term capital expenditure plan for integration of those initiatives - \$20,000.

**ALTERNATIVES**

1. Approve submission of the Infrastructure Planning (Study) Grant applications.
2. Do not approve submission of the grant applications.

**FINANCIAL IMPLICATIONS**

Each of the projects noted are scheduled for 2008 and are included in the 2008 budget. The grants, if secured, will offset the costs to applicable budgets.

**SUMMARY/CONCLUSIONS**

The 2008 budget includes a number of planning projects within the Environmental Services Department. Staff recommends applying for Infrastructure Planning Grants as a supplementary source of funding. The applications for these grants require Board support.

**RECOMMENDATION**


That the Board support applications to the Ministry of Community Services for Infrastructure Planning (Study) Grant applications for the following 2008 Environmental Services program initiatives:

**Liquid Waste Department**


1. Asset Management / Maintenance Planning
2. Innovative Technology Review for French Creek Pollution Control Centre
3. Innovative Technology Review for Greater Nanaimo Pollution Control Centre
4. Wet Weather Upgrade Strategy for French Creek
5. Nanoose Pollution Control Centre Long Term Capital Planning
6. Septic Education Program
7. Health and Safety Audit for Pollution Control Centres


**Utilities Department**

1. Well Re-Development Program Study
2. French Creek Water Service Area Iron & Manganese Removal Study
3. Comprehensive Capital Plan Development Strategy for the Nanoose Bay Peninsula Water Service Area

*for*  
  
\_\_\_\_\_  
Report Writer

  
\_\_\_\_\_  
Manager Concurrence

  
\_\_\_\_\_  
General Manager Concurrence

  
\_\_\_\_\_  
CAO Concurrence

COMMENTS:



MEMORANDUM

RDN REPORT	
CAO APPROVAL <i>[Signature]</i>	
EAP	
COV	✓ Feb. 12th
JAN 28 2008	
RHD	
BOARD	
January 24, 2008	

**TO:** John Finnie  
General Manager of Environmental Services

**FROM:** Sean De Pol  
Manager of Liquid Waste

**SUBJECT:** Package Sewage Treatment Systems Review

**DATE:**

**FILE:** 5340-20

**PURPOSE**

To review current policy regarding Package Sewage Treatment Systems (PSTS) within the Regional District of Nanaimo.

**BACKGROUND**

Package Sewage Treatment Systems (PSTS) provide treatment, collection and disposal of wastewater. They are typically:

- smaller than conventional treatment plants;
- located outside local sewer service areas;
- privately owned and serve specific users or developments, rather than entire communities;
- “modular” in construction; and
- secondary treatment plants.

In 1996, the Regional District of Nanaimo (RDN) Board requested the Ministries of Health and Environment cease approval of PSTS for strata and other private developments within the RDN, except where the application had first been referred to the RDN for review and approval. The Board passed this resolution due to concerns regarding the poor performance and long-term reliability of these systems.

The RDN’s request to the Ministries of Health and Environment was not accommodated. Properties are able to utilize package treatment systems based on applicable provincial legislation that does not recognize individual local government policies. The current legislation does not establish a government body responsible for monitoring the ongoing operation and maintenance but imposes this responsibility on the owners of these systems.

At the August 29, 2006 Board meeting, the Board directed “That staff prepare a report for the Board’s consideration to revisit the current policy on RDN owned and operated PSTS as an alternative to big pipe sewer systems in the Electoral Areas”.

**PROVINCIAL REGULATIONS**

*Health Act*

In 2005, the provincial government passed the new *Sewerage System Regulation* under the *Health Act* which amends the process by which independent residential septic systems and PSTS with daily flows of less than 22,700 litres/day are approved. The regulation is locally administered by Vancouver Island

Health Authority (VIHA), and applies to developments such as new homes on existing lots, strata developments with multiple units, new residential subdivisions (under approximately 20 lots), new subdivision lots, and other sources generating less than 22,700 litres/day of domestic sewage. The regulation requires that “authorized persons” approve and inspect treatment systems, including both conventional septic fields and PSTS.

#### *Environmental Management Act*

Sewage systems providing treatment for more than 22,700 litres/day of effluent or any systems with ocean outfalls are managed by the Ministry of Environment’s *Municipal Sewage Regulations* (MSR). Larger single-family subdivisions, strata developments over about 20 units and non-residential developments fall under this category.

The process to become registered under the MSR is typically more involved and costly than a permit application under the Health Act. Once completed, the MSR registration effectively becomes a contract with the government regarding level of treatment and compliance with the MSR. Regular monitoring results are reported to Ministry of Environment. For its part, the Ministry does not inspect the facility or monitor the effluent on a regular basis but has the ability to audit. If the audit found that the proponent was not fulfilling the requirements of the approved MSR registration, penalties could result.

### **REGIONAL GROWTH STRATEGY IMPLICATIONS**

Goal Number Seven of the Regional Growth Strategy (RGS) is to have all development inside the Urban Containment Boundary (UCB) serviced by community sewer. Much of the land within the UCB is currently serviced by community sewer but there are still areas within the UCB where a community sewer system has not been established, such as the village centres in the electoral areas.

The provision of community sewer in the village centres has been a key issue since the RGS was first adopted. Development is encouraged in the village centres; however, most centres do not have a community sewer system in place. Establishing a community sewer system by obtaining residents’ support to establish a local service area has been difficult as a result of the costs associated with these systems. Development proposals in the village centres have not been large enough to support a developer bearing the costs associated with establishing a sewer system to service wastewater sources beyond the developer’s needs.

Achieving the RGS goals of supporting nodal development within the established village centres may require a flexible servicing approach. PSTSs in the village centres/nodal areas could encourage development in these areas and support the goals of strong urban containment, nodal structure, rural integrity and efficient services:

- Goal 1: Strong Urban Containment – The PSTS may offer a sewer servicing option that will allow development in the designated urban areas within the village centres.
- Goal 2: Nodal Structure – The PSTS could service the mix of uses that are supported in the village centres.
- Goal 3: Rural Integrity – By providing a viable alternative for servicing in the village centres, pressure to develop in the rural areas outside the UCB may be reduced.
- Goal 7: Efficient Services – The PSTS may provide an option for providing efficient services in the areas where growth is intended, although not necessarily at lower cost.

If these facilities were operated by the RDN and served more than one parcel they would be considered a community sewer system. As the PSTS’s are modular it should be possible to have new development serviced by an existing PSTS provided that the expansion of the PSTS is planned for and land and

receiving environment requirements can be accommodated. In that way, each new development pays for the upgrades and rather than a PSTS on each parcel or for each development a reduced number of PSTS's that serve a village centre may be possible. This approach would be predicated on the basis that a land base is available for plant expansion and disposal capacity (to land, to surface water, etc) for the treated wastewater is available for future development. New developments that receive sewer servicing from existing PSTS must pay for the portion of capacity that is used; a capital charge bylaw or latecomers fee would need to be established for these developments.

If a rezoning is required the RDN has the option of requiring that a community amenity be provided in the form of extra capacity in the PSTS or installation of infrastructure to connect some of the existing adjacent property owners.

For areas outside of the UCB, community sewer services are not supported except in cases where there is an environmental or health concern but not to facilitate new development.

## **ADMINISTRATIVE ISSUES**

### *LWMP*

The RDN has an approved Liquid Waste Management Plan (LWMP) to develop programs and infrastructure that provide a comprehensive and long-term approach to managing the RDN's wastewater treatment and disposal needs. The LWMP supports the goals, policies and guidelines of the RGS.

The RDN's LWMP recognizes RGS goals of urban containment and protecting rural integrity by not allowing the provision of sewer systems to facilitate new development outside urban containment. The LWMP supports efficient use and management of services and resources as well as cooperation among jurisdictions. There are specific initiatives within the LWMP that pertain to rural areas, including the RGS's goal to exclude rural areas from urban type development. The LWMP anticipates the sewer servicing needs of future village centres, identifies areas with failing septic systems and other potential problems, and provides solutions to address these problems.

If the RDN decides to approve and manage PSTS, a review of and amendment of the LWMP is required. A Plan review is commencing in 2008.

### *Bonding*

If the RDN assumes ownership of a PSTS, the developer avoids the Ministry of Environment's security requirements. In addition, RDN ownership may allow the developer to avoid stratifying the development to create an ongoing management entity for the treatment facility. Avoiding Ministry security requirements and the ability to market fee simple properties (vs. strata properties) may provide significant financial benefit to the developer.

If the RDN were to take over PSTS, bonding requirements must be established. Maintenance bonds should be required to guarantee the performance of a PSTS after it is constructed and before it is taken over by the RDN. The role of a maintenance bond is to protect the RDN against design defects and/or failures in workmanship, and to guarantee that facilities constructed are adequately maintained during the commissioning period. Maintenance bonds are often valid for a limited time, at which time the responsibility for facility upkeep must be transferred to either a private party or local government. Due to the limited time-frame of maintenance bonds, they are often not a solution to ensure long-term maintenance so RDN may wish to explore longer term security options.

### *Staffing*

The RDN is not currently staffed to take on additional wastewater systems, so supplementary resources would be required. PSTS need regular monitoring, inspection and maintenance. Staff requirements are estimated at approximately 1 FTE for every 2-4 systems, depending on their size, technology and location. In addition to staffing there will also be vehicle, equipment, office, etc. requirements.

In addition to the operation and maintenance of PSTS, there will be administrative responsibility related to the establishment of service areas, obtaining provincial approvals and reviewing developer's proposals. These tasks would require additional planning and engineering resources.

### *Developing Policies for PSTS*

Standards for level of treatment, type of equipment and type of technology would need to be developed prior to acquiring any PSTS. Treated wastewater disposal options could include a land application system, outfall and/or could provide opportunities for urban (non-potable) reuse. Issues of ownership, technology options, operations and maintenance would need to be established.

When adequately designed and properly operated, both on-site septic systems and community sewer systems represent responsible ways of dealing with our wastewater and protecting the environment. Decisions on options must be based on a combination of receiving water capacity, soil types, topography and population density, and also on official community plan policies. This policy decision can affect the overall nature of RDN development patterns and layout of Electoral Areas and also influence the ultimate cost of regional infrastructure.

Development of a policy would need to consider a minimum size for PSTS. Private firms such as Terasen and Epcor have concluded that PSTS servicing less than about 60 units may not be economically viable.

### *Private Utilities Service Providers*

There is a possibility that certain developers may consider having a private utility service provider take over their sewer system. There are now private firms, such as Terasen or Epcor, prepared to purchase sewer infrastructure from developers, thereby placing the cost of debt repayment on the subsequent customers. From a developer's point of view, this is a financial benefit as capital costs of infrastructure are paid out by the sale of subsequent properties.

Under the traditional private or strata ownership scenario, there is no expectation for the developer to recover the cost of infrastructure and therefore, no cost to the RDN to take over these systems in the future. However, in situations where private utilities such as Terasen and Epcor own these utilities and have paid to purchase them, there would be expectation of recovery of their investment.

## **ADVANTAGES AND DISADVANTAGES OF PACKAGE SYSTEMS**

PSTS have previously had a reputation of poor performance; however, recent advancements in technology have made PSTS appropriate for many types of communities and conditions. The table below presents some advantages and disadvantages of PSTS.



### **Advantages**

- The modular nature of PSTS allows capacity to be provided based on demands therefore less money is tied up in overbuilt capacity.
- PSTS expand the toolbox of strategies to manage growth and promote “smart growth”: they can help avoid sewer-induced sprawl and help direct the location and form of growth as desired by the community.
- Provide opportunities for localized wastewater reuse and recycling.
- Smaller systems typically have reduced pipe requirements per connection served.
- Smaller, quick-to-build units of PSTS offer flexible options to small communities.
- Because PSTS can cost less to plan and design than centralized systems, they generate less exposure to lost costs if a plan is turned down by voters or regulators.

### **Disadvantages**

- Decentralization concentrates the financial risks of system failure and costs of maintenance and replacement on smaller service areas vs. spreading costs in centralized or regional systems.
- In communities without adequate planning, zoning, and other growth management tools in place, PSTS can result in haphazard growth.
- Growth in the service area and ability to expand the PSTS may be limited by localized wastewater disposal siting options and capacity of the receiving environment.
- PSTS do not provide the necessary control and scale to cost-effectively produce energy from biogas utilization.
- Smaller systems lose economies of scale that larger community systems have.
- Because of the increased number of treatment units and points of discharge inherent in PSTS, monitoring and staffing costs can be higher compared to a centralized system.

### *Cost Issues*

According to the US Environmental Protection Agency, “decentralized wastewater systems (Package Sewage Treatment Systems) can be the most cost-effective option in areas where developing or extending centralized treatment is too expensive (e.g. rural areas or steep terrain)”. It has been suggested that PSTS are cost-effective in rural areas; a primary consideration for selecting these systems. Depending on the site conditions, distance to existing sewers and available disposal opportunities, both PSTS and centralized systems (or combinations thereof) can be cost-effective for small communities and areas on the fringe of urban centres. This is not always true, however, and cost analyses need to be undertaken on a case-by-case basis.

### **JURISDICTIONAL EXAMPLES**

Some examples of local government jurisdictional responsibilities for PSTS ownership, operation and maintenance are as follows:

### **Ontario**

The Ontario Ministry of Environment requires communal sewage systems, i.e. shared facilities for the collection, treatment, and disposal of sewage, in areas lacking full municipal services. These systems are approved by the Ministry. The Ministry is of the opinion that ownership, operation, and maintenance of such facilities should be a municipal responsibility.

Private developers in Ontario are obligated to sign an agreement with the municipality in which they want to develop in order to install a communal system. This contractual method of governance allows the municipality to stipulate appropriate bonds, reserve funds, and system management, thereby guaranteeing the province that the system will not be abandoned should the developer run into financial difficulties. This policy discourages communal systems where the municipality is not willing to take on the risk.

### **Washington State**

According to the Washington State Board of Health, all Washington Health Agencies are required to monitor all systems within their jurisdiction. The system owner is responsible for properly operating and maintaining the system. The local health officer is responsible for providing O&M information to the owner upon approval of any installation, repair, or alteration of a system, and developing and implementing plans to monitor system performance.

### **Nova Scotia**

Treatment system O&M requirements are specified in the Nova Scotia On-site Sewage Disposal System Regulations. Under the Regulations, system O&M requirements require the property owner to operate and maintain their system, and to replace, alter, upgrade, or repair a malfunctioning system.

Nova Scotia, under the Municipal Governments Act, enables a municipality to establish Wastewater Management Districts, and to determine their boundaries, the wastewater management system to be used, and the extent to which the municipality is responsible for system repair, upgrading, or replacement of private and municipal systems. The management services may be provided by the municipal government, and/or by private sector companies.

Management Districts and other such entities are created and given the authority to centrally control decentralized systems, i.e. package treatment plants. The scope of authority can vary from total management, even ownership, of all aspects of wastewater treatment to management of one aspect of treatment such as maintenance.

### **Sunshine Coast Regional District**

The Sunshine Coast Regional District (SCRD) currently operates thirteen local community sewer systems (LCSS) throughout the Regional District. Eleven of these systems were taken over by the Regional District Board at the request of developers or strata corporations, while two of the LCSS are new systems transferred to the Regional District due to Official Community Plan (OCP) policies.

Typically, SCRD has assumed ownership and operation of LCSS for multiple unit developments with flows of over 22,700 L/day. The Regional Board in the future, may consider assuming ownership and operation of LCSS with flows of less than 22,700 L/day when consistent with the OCP for the area in which the LCSS is located and it is deemed that it is in public interest due to special environmental, community or economic development reasons. Prior to assuming ownership and operation of a LCSS, the SCRD will enter into an agreement with the owner.

The SCRDR suggests the following benefits of having the Regional District operate LCSS:

- Ensuring professional, consistent maintenance of LCSS to provide long-term certainty to users.
- Providing resources and safeguards for environmental protection to areas with existing LCSS.
- Providing greater assurance to the general community and for accepting development applications approaching maximum densities specified in the OCPs where the developments are proposed to be serviced by LCSS.
- Removing the financial burden placed on developers constructing LCSS to both construct a LCSS and submit a long-term security (often in the \$100,000s) to the Ministry of Environment for the replacement of the approved LCSS. The Ministry will not require this replacement security if the Regional District agrees to assume ownership and operate the LCSS.

#### **Cowichan Valley Regional District**

The Cowichan Valley Regional District (CVRD) currently operates five community sewer systems throughout the Regional District. In some cases, the developer made arrangements with the CVRD to transfer operation of the system prior to development. In other cases, the CVRD has taken over existing systems at a later date.

The CVRD is cautious of approving community sewer systems. Prior to approving a system they ensure that the system is adequately designed and that it has the ability to tie into other systems (existing and future) in the area. The CVRD ensures that any system they consider taking meets their needs and has been properly maintained to prevent further issues once they assume operations.

The CVRD Liquid Waste Management Plans (1998/99) allow for community sewer systems in rural areas showing signs of failure as well as for future village centres. The CVRD has bylaws for various areas of their district that specify the minimum number of connections for community sewer systems. Previously in the CVRD, a community sewer system could be built for as few as 5 lots. Given the existing bylaws, it appears that the smallest community sewer system supported would be for 60 lots.

#### **ALTERNATIVES**

1. As part of the Liquid Waste Management Plan review, develop a policy for the Board's consideration for the acquisition of new package sewage treatment systems within Urban Containment.
2. As part of the Liquid Waste Management Plan review, develop a policy for the Board's consideration for the acquisition of new package sewage treatment systems within all areas of the regional district.
3. Proceed immediately with the development of a policy for the acquisition of new package sewage treatment systems.
4. Accept this report for information.

## **FINANCIAL IMPLICATIONS**

### Alternative 1

A Liquid Waste Advisory Committee has recently been appointed by the Board to review the RDN's Liquid Waste Management Plan. This committee could provide technical and professional input and advice on the development of a policy for the acquisition of new package sewage treatment systems. The committee could also provide input regarding stakeholder consultation.

The development of a policy for PSTP can be undertaken under the existing Terms of Reference for the Liquid Waste Advisory Committee. Policy development would involve costs for staff time and legal consultation, input and review.

### Alternative 2

Providing service outside the Urban Containment Boundaries could facilitate more intensive development than intended by the Regional Growth Strategy. In some instances, package treatment systems enable development to occur in areas that may not be possible with conventional septic systems. This can impact the rural character of unincorporated areas. The establishment of community sewer systems outside urban containment is not supported by the RGS.

### Alternative 3

Staff do not recommend that a policy for the acquisition of new PSTS be created prior to receiving input and feedback from outside agencies or the public via the LWMP review process. The development of this function has growth, environment, financial and regulatory implications that need to be considered as part of a broad consultation process.

For Alternatives 1, 2 & 3, installing a PSTS and sewer collection system to serve a new development would incur a cost to the proponent of the development project. When construction is complete, and certified by the RDN, ownership of the system would be transferred to RDN at no cost, similar to water utilities. A Local Service Area for levying tax or user fees to benefiting properties would be developed to pay operating and maintenance costs of the sewer system.

A budget would be required pay for the technical review of PSTS applications prior to taking them over. This budget could be repaid after the treatment system has been reviewed and accepted by the RDN, via, for example, a developer fees and charges bylaw.

## **SUMMARY OF ISSUES**

Issues pertaining to the RDN taking ownership of privately owned Package Sewage Treatment Systems inside the UCB are provided below:

- Based on the number of PSTS, additional staff and budgetary resources would be required to operate and maintain the package systems or to contract their operation and maintenance.
- Budget funds would be required for public and developer consultation; review of proposals; outside assistance with legal and engineering issues; and operation and maintenance of the system once it is taken over. Cost recovery methods would also need to be determined.
- If the RDN takes over and manages PSTS, an amendment to the LWMP would be required.

- Amendments would be needed to the RGS and to some of the OCPs to support the use of PSTS inside the UCB.
- Staffing levels would need to be clearly defined for the operation and maintenance and administrative requirements of managing PSTS.
- RDN ownership and operation of PSTS outside Urban Containment is not supported.


## CONCLUSION

Staff recommend that the Board consider directing staff to develop a strategy and policy for the Board's consideration for new Package Sewage Treatment Systems within the RDN's Urban Containment Boundary. The development of this policy would be undertaken as part of the consultation process associated with the LWMP review. The LWMP Advisory Committee would provide technical and professional input and advice on stakeholder consultation activities. Staff do not recommend that a policy for the acquisition of new PSTS be created prior to receiving input and feedback from outside agencies or the public.

PSTS acquired and operated by the RDN would provide control and flexibility for servicing methods for the Electoral Areas UCBs. Bonding, engineering standards, disposal capacity and public consultation will need to be considered if the RDN wished to assume the operation and maintenance of PSTS.

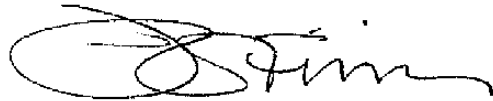
## RECOMMENDATION

That the Board accept this report for information and direct staff, as part of the Liquid Waste Management Plan review, to develop for the Board's consideration a policy regarding the acquisition of new Package Sewage Treatment Systems within the RDN's Urban Containment Boundary.



For SDR

Report Writer



General Manager Concurrence



CAO Concurrence

COMMENTS:



CAO APPROVAL		<i>[Signature]</i>
EAP		
CoW	✓	Feb. 12th
JAN 25 2008		
RHO		
BOARD		

**MEMORANDUM**

**TO:** Mike Donnelly, AScT  
Manager of Utilities

**DATE:** January 23, 2008

**FROM:** Deb Churko, AScT  
Engineering Technologist

**FILE:** 5500-20-FW-01

**SUBJECT:** **Inclusion of Properties into the Fairwinds Sewerage Facilities Local Service Area  
Vacant properties adjacent to Schooner Cove Marina & Pub (Outrigger Road)  
Nanoose Bay, Electoral Area 'E'**

**PURPOSE**

To consider a request to include three properties: Lot 1, Plan 28544, and Lots A and C, Plan 31768, DL 78, Nanoose Land District, into the Fairwinds Sewerage Facilities Local Service Area (see attached Figure 1).

**BACKGROUND**

The owner of the subject properties (BCIMC Realty Corporation) has petitioned the RDN to include all three properties into the Fairwinds Sewerage Facilities Local Service Area (LSA). These properties consist of undeveloped vacant land located adjacent to the Schooner Cove Marina and Pub.

The subject properties are located within the "Urban Areas" described in the *Regional Growth Strategy* and the *Nanoose Bay OCP*. The properties are located immediately adjacent to the Fairwinds Sewer LSA boundary, and community sewer collection mains are available on Dolphin Drive so a straightforward connection to the sewer local service area is possible. The Fairwinds Sewerage Facilities Local Service Area Bylaw No. 947, 1994, requires amendment in order to include these properties.

The Schooner Cove Condominiums (Strata Plan 745) are located on Outrigger Road between the subject properties. The Strata Council was contacted regarding their intention to apply for community sewer connection. The agreement between BCIMC Realty Corp. (formerly Fairwinds Development Corp.) and the Strata regarding the existing private sewage servicing arrangement via the Schooner Cove treatment plant expires on December 31, 2008. BCIMC intends to close the plant and connect the sewage from the hotel and marina complex and the subject properties to the Fairwinds Sewer LSA. The Strata Council has chosen not to submit an application to connect to RDN community sewers at this time. The Council has had discussions with BCIMC and staff expect this matter will be addressed by a separate future application for inclusion into the service area. There are limited other options for the Strata.

**ALTERNATIVES**

1. Accept the application from BCIMC Realty Corp. and include the subject properties into the Fairwinds Sewer Local Service Area.
2. Do not accept the application. Under this option, the owner would need to explore private sewage disposal options.

**FINANCIAL IMPLICATIONS**

If the applications for Lot 1, Lot A, and Lot C are approved for inclusion into the Fairwinds Sewer LSA, there are no financial implications to the RDN. All costs associated with the extension of sewer mains and connection to the existing community sewer system would be at the expense of the applicant. There are no Capital Charges payable since BCIMC Realty Corp. (formerly the Fairwinds Development Corp.) has already paid "...an amount equivalent to a sewer capital fee..." as noted in Section 6.02 of the Fairwinds

Water/Sewer Agreement (January 28, 1997). Development Cost Charges (DCCs) would be payable either at the time of subdivision or on a building permit, subsequent to this application. If the applications are not approved, there are no financial implications to the RDN.

### DEVELOPMENT IMPLICATIONS

The owner of the subject properties has indicated the intention to install gravity sewer mains and a sewer lift station on Outrigger Road in order to facilitate development of the subject properties. Water mains and water services are already present on Outrigger Road.

Lot 1 and Lot A are zoned Commercial **CM5-J**, and Lot C is zoned Residential **RS5-J** pursuant to *Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987*. The "J" Subdivision District noted for each property indicates a minimum parcel size of 4000 m<sup>2</sup> when the properties are serviced with community water and sewer. The subject properties are 25,000 m<sup>2</sup>, 10,000 m<sup>2</sup>, and 7500 m<sup>2</sup> in size, respectively. Therefore, subdivision of Lot 1 into six lots may be possible, and subdivision of Lot A into two lots may be possible. Lot C is not large enough to subdivide under the current zoning.

Permitted uses under RDN Commercial CM5 zoning (on Lot 1 and Lot A) may include a hotel, resort condominiums, neighbourhood pub, public assembly use, recreation facility, residential use, restaurant, resort vehicle park, tourist information booth, or tourist store. Permitted uses under RDN Residential RS5 zoning (on Lot C) may include multi-family dwelling units and/or residential strata units.

### INTERDEPARTMENTAL IMPLICATIONS

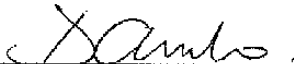
The *Regional Growth Strategy (RGS) Bylaw No. 1309, 2003* has designated the Fairwinds area as being within the Urban Containment Boundary. The RGS supports the provision of community sewer and water services to land inside the Urban Containment Boundary to accommodate future growth and development, consistent with official community plans. The subject properties are all located within the "Urban Boundary" of the Schooner Cove Neighbourhood Centre as designated within the *Nanoose Bay Official Community Plan (OCP) Bylaw No. 1400, 2005*. The Development Services Department has no objections to this application for sewer system expansion.

### SUMMARY/CONCLUSIONS

Petitions have been received from the owner of Lot 1, Plan 28544, and Lots A and C, Plan 31768, DL 78, Nanoose Land District to amend the boundaries of the Fairwinds Sewerage Facilities LSA. The subject properties are located within the "Urban Areas" described in the *Regional Growth Strategy* and the *Nanoose Bay OCP*. The *Regional Growth Strategy* supports the connection of urban properties to community sewer. The subject properties are located adjacent to the existing Fairwinds Sewer LSA boundary, and community sewer collection mains are available on nearby Dolphin Drive. All costs associated with the extension of sewer mains and connection to the existing community sewer system would be at the expense of the applicant. The Strata Council representing the adjacent Schooner Cove Condos has chosen not to move ahead with an application to connect to RDN community sewers at this time.

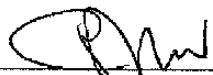
### RECOMMENDATION

That "Fairwinds Sewerage Facilities Local Service Area Amendment Bylaw No. 947.03, 2008" be introduced and read three times.

  
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Report Writer

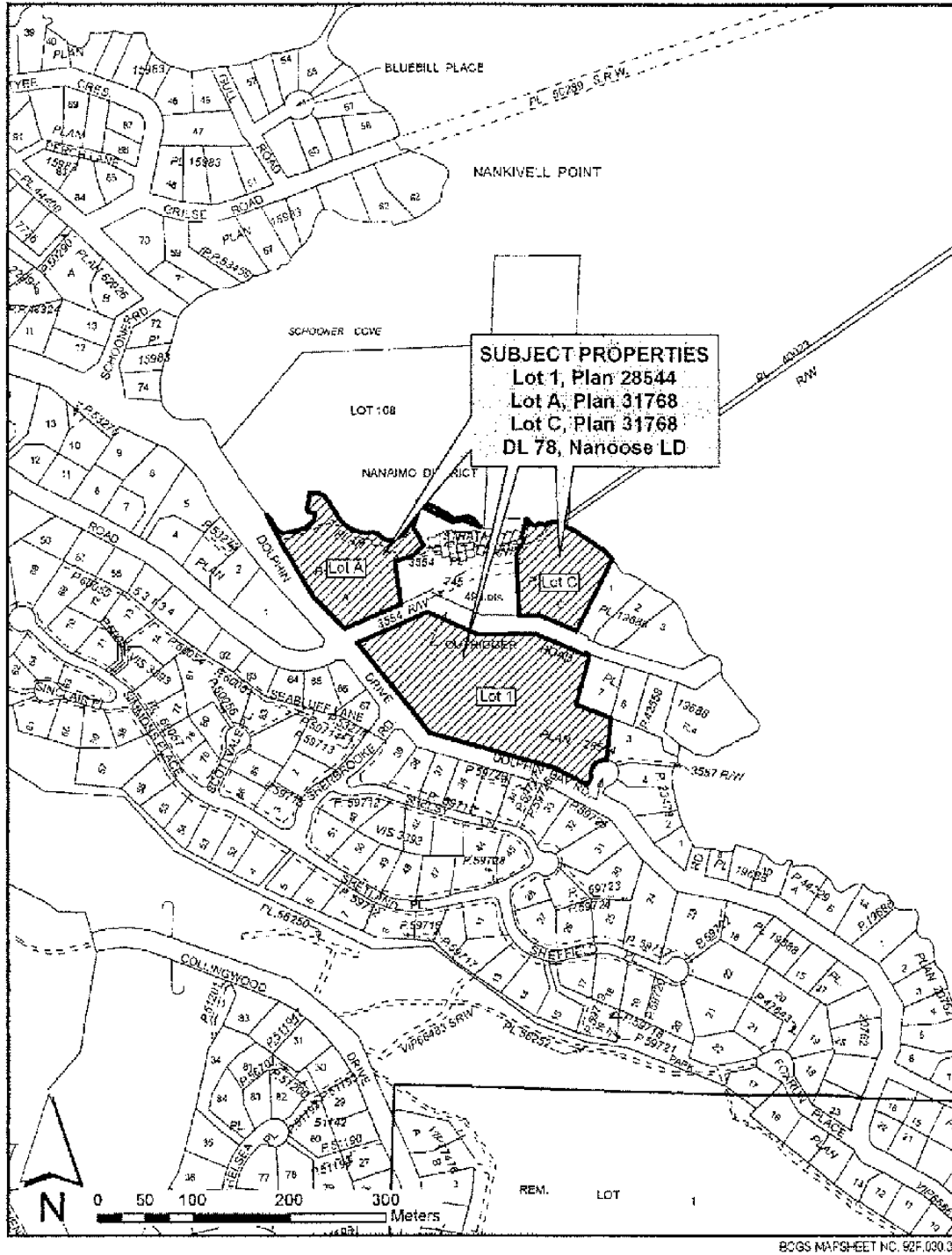
  
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Manager Concurrence

  
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General Manager Concurrence

  
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CAO Concurrence

### COMMENTS:

Figure 1 – Site Plan





**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 947.03**

**A BYLAW TO AMEND THE FAIRWINDS SEWERAGE FACILITIES  
LOCAL SERVICE AREA CONVERSION BYLAW NO. 947**

WHEREAS Fairwinds Sewerage Facilities Local Service Area Conversion Bylaw No. 947, 1994, as amended, establishes the Fairwinds Sewerage Facilities Local Service Area;

AND WHEREAS the Board has been petitioned to expand the local service area;

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

1. The boundaries of the Fairwinds Sewerage Facilities Local Service Area, established by Bylaw No. 947, as amended, are hereby further amended to include the following three properties:
  - **Lot 1, Plan 28544, District Lot 78, Nanoose Land District**
  - **Lot A, Plan 31768, District Lot 78, Nanoose Land District**
  - **Lot C, Plan 31768, District Lot 78, Nanoose Land District**

as shown outlined in black on Schedule 'B' attached hereto and forming part of this bylaw.

2. The amended boundary of the Fairwinds Sewerage Facilities Local Service Area shall be as shown outlined on Schedule 'A' attached hereto and forming part of this bylaw.
3. Schedule 'A' of Bylaw No. 947.02 is hereby repealed.
4. This bylaw may be cited as "Fairwinds Sewerage Facilities Local Service Area Amendment Bylaw No. 947.03, 2008".

Introduced and read three times this \_\_\_\_ day of \_\_\_\_\_, 2008.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2008.

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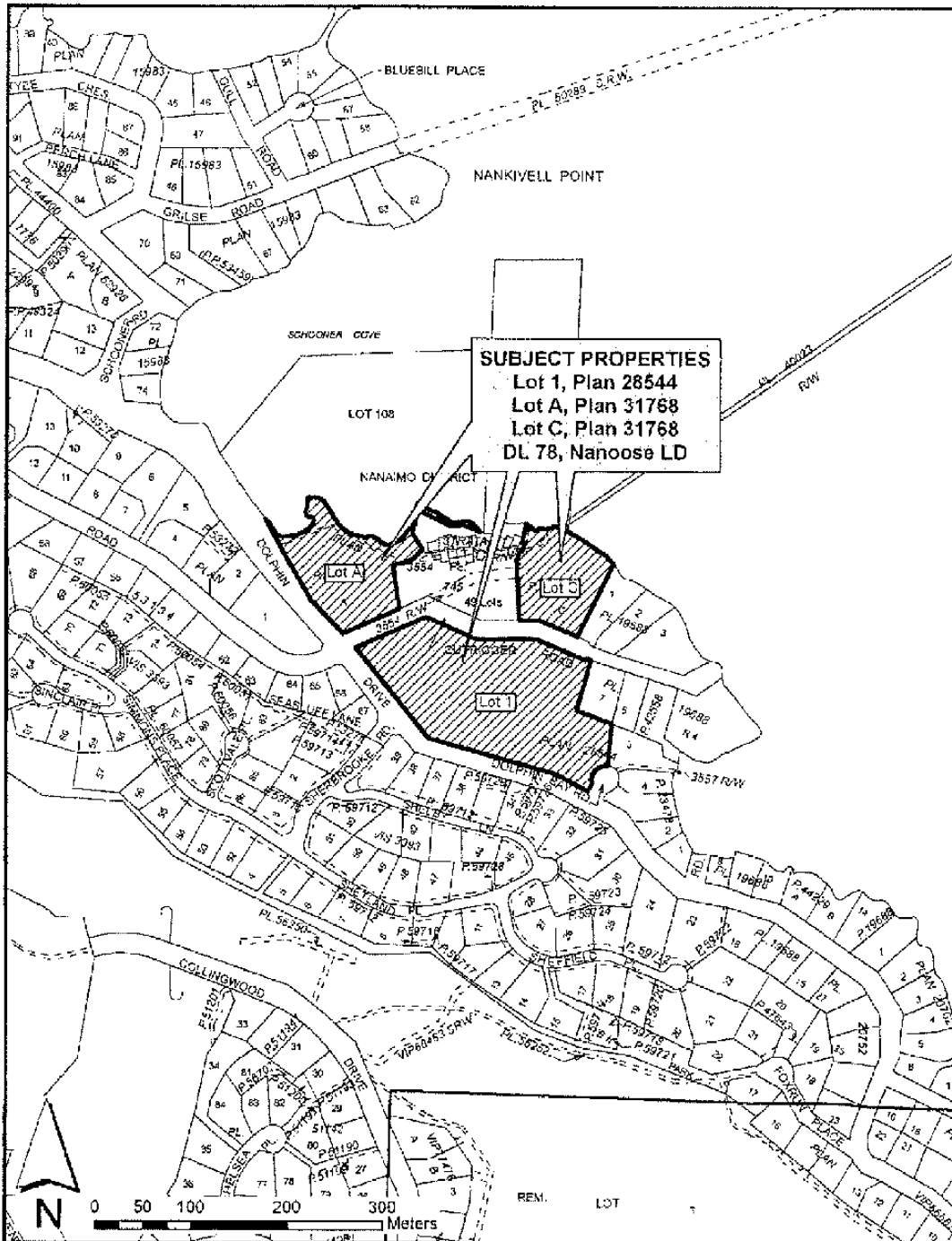
CHAIRPERSON

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SR. MGR., CORPORATE ADMINISTRATION

Chairperson

Sr. Mgr. Corporate Administration





RDN REPORT	
CAO APPROVAL <i>[Signature]</i>	
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COW	✓ Feb. 12th
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BOARD	

**MEMORANDUM**

**TO:** John Finnie  
General Manager - Environmental Services

**DATE:** January 29, 2008

**FROM:** Mike Donnelly  
Manager of Utilities

**FILE:** 5500-22-23

**SUBJECT:** Team WaterSmart Corporate Sponsorship – Fairwinds Community and Resort

**PURPOSE**

To provide information and recommendations on the proposal by Fairwinds Community and Resort to sponsor the Team WaterSmart educational outreach program.

**BACKGROUND**

Team WaterSmart is an educational outreach program focused on residential water conservation in the home and garden. This program operates with funding from both the Town of Qualicum Beach and the Regional District of Nanaimo and began operation in the summer of 2005. The program is delivered by the RDN Utilities Department with the assistance of summer Co-Op students from May until the end of August each year.

The program is designed to include all local governments within the RDN but at this time is focused on the contributing RDN water service areas and the Town of Qualicum Beach. Program initiatives include attending public events, arranging seminars on various water saving topics and developing publications on a number of indoor and outdoor gardening water saving ideas.

In 2007 the Water Drop In Campaign, a new addition to the program, was launched with a focus on three neighbourhoods, one each in the Surfside and Fairwinds neighbourhoods and another in the Town of Qualicum Beach. In Surfside and Fairwinds the focus was on reducing outdoor water use and in the Town of Qualicum Beach on reducing indoor water use. This program focused on a defined group within each neighbourhood and emphasized personal contact with each household to maximize participation. The campaign has resulted in some success, particularly in a reduction of outdoor use in the focus areas.

The RDN is open to expanding the partnership to include other incorporated communities. Expansion into other communities is important to provide for consistent water conservation messaging and to reduce overall costs to RDN communities through their combined efforts.

### **Proposed Corporate Sponsorship**

The Fairwinds community is one of the RDN's highest water consumers on a per household basis. The Fairwinds Community Association Water Conservation Committee has recognized this and has been working to find ways to reduce water consumption by working directly with the RDN Team WaterSmart program and Utilities staff. The Fairwinds Community and Resort has been a strong supporter of these efforts, has participated in all of the community association meetings and activities and has provided additional support when required.

Fairwinds Community and Resort has come forward with a request to join the Team WaterSmart program as a corporate sponsor and has offered funding assistance to do so. The corporation is interested in promoting their housing product as a "green" development and sees the message of Team WaterSmart fitting with their vision.

The proposed funding support comes in the form of a \$9,000 annual commitment for 5 years. This commitment would be in the form of cash (\$4,500) and in-kind services including printing, brochure layout and use of the Fairwinds Community centre for meetings and seminars. The cash portion of the sponsorship is to assist in the development of the program and to provide for additional student support.

### **Corporate Sponsorship Model**

Acceptance of sponsorship funding for the Team WaterSmart program from an entity other than local government must be considered within the context of the following principles:

1. That the Team WaterSmart program is a local government partnership.
2. That the direction and execution of the Team WaterSmart program is the sole responsibility of the local government partners.
3. That the Team WaterSmart program will reflect local government messaging and educational outreach goals.

Under the sponsorship model the participants would be entitled to:

1. Use of the Team WaterSmart Logo on marketing products.
2. Include the company logo on the Team WaterSmart web site sponsor area.
3. Joint promotion of Team WaterSmart programs where applicable.

With this approach the program messaging will remain local government driven. As this offer of sponsorship by Fairwinds Community and Resort is the first of its kind and was developed using these principles any future applications for sponsorship would follow this model.

As this proposed corporate partnership is the first of its kind the recommendation is that the first year of the five year agreement be considered a pilot study period. This will allow both parties to test the new relationship and to make adjustments if necessary. An assessment of the sponsorship activity will be made after completion of the first year by both parties after which they may decide to continue or discontinue the relationship.

**ALTERNATIVES**

- 1) Approve the request by Fairwinds Community and Resort to become a sponsor of the Team WaterSmart program.
- 2) Do not approve the request.

**FINANCIAL IMPLICATIONS**

There are no financial implications with this request. The Team WaterSmart program would be enhanced with the additional funding but would proceed with the 2008 program if the sponsorship was not approved.

**CONCLUSIONS**


Additional funding for the Team WaterSmart program in the form of a sponsorship by Fairwinds Community and Resort will assist in enhancing the Team WaterSmart educational outreach activity over the next 5 years.


Proceeding with this corporate sponsorship is a positive step in strengthening Team WaterSmart messaging and educational outreach activities.

**RECOMMENDATION**

That the Board approve the request by Fairwinds Community and Resort to sponsor Team WaterSmart in the amount of \$9,000 in cash and in-kind funding for a period of 5 years beginning in 2008 and ending in 2012 and that staff provide a provide a status report after the first year.

  
\_\_\_\_\_  
Report Writer

  
\_\_\_\_\_  
General Manager Concurrence

  
\_\_\_\_\_  
C.A.O. Concurrence

COMMENTS:



RDN REPORT	
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# MEMORANDUM

**TO:** John Finnie  
General Manager of Environmental Services

**DATE:** January 30, 2008

**FROM:** Mike Donnelly  
Manager of Utilities

**FILE:** 0360-20-DWWP

**SUBJECT:** Proposed Drinking Water Watershed Protection Action Plan

## PURPOSE

To present recommendations for advancing the Drinking Water-Watershed Protection Action Plan.

## BACKGROUND

At the March 2005 RDN Board meeting, the Board directed staff to prepare a report for the Board's consideration that outlined a drinking water / watershed protection strategy for the region.

The resulting staff report recommended the establishment of a stewardship committee tasked with identifying action items and initiatives that support the protection of surface water and groundwater drinking water sources for RDN Electoral area residents and to provide recommendations regarding key drinking water and watershed protection activities for the Board's consideration.

On September 20<sup>th</sup>, 2005 the Board approved the following resolution:

*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.*

The Drinking Water / Watershed Protection Stewardship Committee (the Stewardship Committee) was established to include a wide number of groups including residents, local stewardship associations, local and provincial government representatives, Island Trust representatives, Private Forest Lands Council, local well drilling industry, water improvement districts and technical advisors.

With the formation of the Stewardship Committee and the completion of the Terms of Reference the inaugural meeting of the committee was held on September 6<sup>th</sup>, 2006. This meeting was followed by eight meetings during 2006/07, the last of which was held on June 27<sup>th</sup>, 2007. The Stewardship Committee supported the following resolution:

*That the Drinking Water-Watershed Protection Stewardship Committee accepts the "Drinking Water-Watershed Protection Action Plan" as amended according to the Committee's comments, and that the Action Plan be advanced to the Board of the Regional District of Nanaimo for consideration.*

The Board's direction to proceed with the Drinking Water and Watershed Protection Stewardship Committee was based largely on the input and recommendations stemming from various initiatives including the Drinking Water Protection Workshop and Action Plan, the Sustainability Committee, Arrowsmith Water Service, the BC Action Plan for Safe Drinking Water and the Vancouver Island Watershed Protection Initiative Steering Committee. The common priorities identified by these initiatives are as follows:

- (i) Increase the level of knowledge regarding drinking water sources and the challenges to their long term sustainability with respect to development and land use pressures.
- (ii) Coordinate efforts of Provincial and Local governments and non governmental organizations.
- (iii) Increase the level of public awareness regarding drinking water and watershed protection issues and RDN activities.

The Action Plan addresses all of these key areas.

#### **The Action Plan**

The Action Plan has now been completed and has identified 7 key programs with 26 discreet actions to support Drinking Water / Watershed protection in the RDN Electoral Areas. The proposed Action Plan initiative is a 10 year program and has a proposed budget of \$5,560,000 over that period.

Included in that budget is the anticipated staffing requirement for a program manager and technical assistant to undertake and coordinate the Action Plan. Existing staffing levels are not sufficient to carry out the recommended program and as the program evolves these additional resources will be necessary.

Given that watersheds are defined by natural, not political boundaries staff believe it is important to present this initiative as electoral area wide. In the recommended alternative, program funding for the Action Plan would be provided through the establishment of an electoral area wide service area with a parcel tax established to support the program.

An alternative to the electoral area wide referendum is provided that would allow for separate referendum votes for Electoral Areas A, B & C (School District 68) and Electoral Areas E, F, G & H (School District 69). Under this alternative residents would only vote for the establishment of a service area within their school district so one District could not vote down or impose the function on the other District. If both Districts supported the referendum, the two functions would subsequently be combined into one region wide Electoral Area function.

#### **Intergovernmental Partnerships**

Although the work of this committee focused on the electoral areas within the region and not the incorporated areas there will be opportunities, should the function proceed, to work collaboratively with those areas as the Action Plan moves forward. Incorporated areas will be invited to join the Action Plan initiatives in whole or in part suiting the needs of those individual communities. Partnerships with the incorporated areas will assist in providing a coordinated approach to drinking water and watershed protection in the entire region and would enhance intergovernmental decision making between the region's local governments and between the local and Provincial governments.

**ALTERNATIVES**

- 1) Receive the Drinking Water / Watershed Protection Action Plan and direct staff to proceed with the necessary preparations for an electoral area wide referendum to be held in conjunction with the Local Government Elections in November of 2008.
- 2) Receive the Drinking Water / Watershed Protection Action Plan and direct staff to proceed with the necessary preparations for separate District 68 and District 69 Electoral Area referendums to be held in conjunction with the Local Government Elections in November of 2008.
- 3) Provide alternate direction to staff.

**FINANCIAL IMPLICATIONS**

Cost impacts associated with alternatives 1 and 2 are detailed below based on an annual requisition of \$522,000. The costs shown are in the form of an annual parcel tax for all properties participating in the function.

<b>DWWP ACTION PLAN REFERENDUM ALTERNATIVES</b>		<b>All Electoral Areas Combined (Recommended Alternative 1)</b>	<b>D69 Electoral Areas Only (Alternative 2)</b>	<b>D68 Electoral Areas Only (Alternative 2)</b>
School District 68	Area A	Y		Y
	Area B	Y		Y
	Area C	Y		Y
School District 69	Area E	Y	Y	
	Area F	Y	Y	
	Area G	Y	Y	
	Area H	Y	Y	
Estimated Annual Parcel Tax		<b>\$25.50</b>	<b>\$43.00</b>	<b>\$63.75</b>

The Following Table Uses An Alternate Costing Utilizing Assessed Property Values

Estimated Annual Cost per \$100,000 of Assessed Value	<b>\$6.05</b>	<b>\$10.00</b>	<b>\$16.00</b>
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Establishing a service area for a drinking water protection function will require elector assent. Staff recommend that a referendum question be included in the upcoming Local Government Elections scheduled for the fall of 2008.

If the proposed referendum is held in conjunction with the local government elections in November, costs for the referendum process are estimated to be \$35,000 which would be shared amongst the 7 electoral areas. In addition to the referendum itself, the development and execution of a communications plan will require additional funding estimated at \$30,000 which would also be shared amongst the 7 electoral



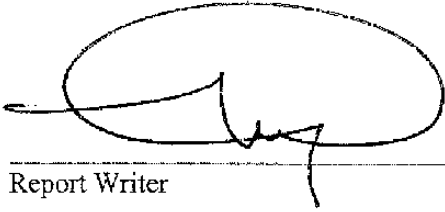
The combined cost of the referendum and communications plan per electoral area would be \$9,285 (\$0.75 per \$100,000) and would be included in the 2008 Electoral Area feasibility fund budgets.

**CONCLUSIONS**

The Drinking Water / Watershed Protection Action Plan has been completed. In order for the Action Plan to proceed electoral assent is required and a service area must be established.

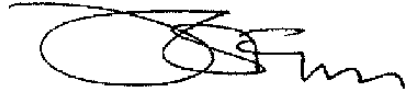
**RECOMMENDATIONS**

1. That the Board receive the Drinking Water / Watershed Protection Action Plan.
2. That the Board direct staff to proceed with the necessary preparations for a communications strategy and an electoral area wide referendum to be held in conjunction with the Local Government Elections in November of 2008 and that funding in the amount of \$65,000 be included in the 2008 Electoral Area Feasibility Budgets for the purpose.



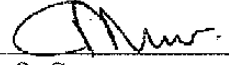
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Report Writer



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General Manager Concurrence



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C.A.O. Concurrence

COMMENTS:



RDN REPORT	
CAC APPROVAL <i>(Signature)</i>	
EAP	
COW	✓ Feb. 12/08
FEB - 4 2008	
RHD	
BOARD	

MEMORANDUM

**TO:** Carol Mason  
Chief Administrative Officer

**DATE:** February 5, 2008

**FROM:** Tom Osborne  
General Manager, Recreation and Parks Services

**FILE:**

**SUBJECT:** 2008 Brant Wildlife Festival – Event Funding to The Nature Trust of BC

**PURPOSE**

To consider funding options to assist the The Nature Trust of BC with the Brant Wildlife Festival in 2009, 2010 & 2011.

**BACKGROUND**

At the January 22, 2008 Regional Board Meeting, Mr. Doug Walker, Chief Executive Director from The Natures Trust of BC (TNT) spoke as a delegation and requested financial support from the Regional District to ensure the Brant Wildlife festival continues. The Natures Trust presentation is attached as *Appendix A*.

Upon receiving the delegation, the Board requested that a staff report be provided that details funding options for the Regional Board's consideration that could assist the Brant Wildlife Festival

In preparing for this report, staff met with Mr. Walker and were informed that the organization is looking to secure funding for the festival in 2009, 2010, and 2011, and given the timing of the festival in 2008, TNT is not anticipating regional funding this year.

***Festival History***

The Brant Wildlife Festival was established in 1991 by the Mid Island Wildlife Watch Society to celebrate the return of Black Grant geese to the Oceanside area. During this time, some of the event tours included guided walks along the Top Bridge Trail and the now established Englishman River Regional Park (*See Appendix B for Rennin-kind involvement to date*).

During this time, the Mid Island Wildlife Watch Society did receive grant funding for the Festival from the District 69 Recreation Community Grants program. This grant program is described in detail further in the report. Between 2003 and 2006, the Society received \$1,000 per year. In 2005 & 2006, the Society also received discounted rates for a full page ad in the RDN Recreation and Parks Active Living Guide.

In 2006, the Wildlife Watch Society dissolved and all assets were transferred to The Nature Trust. The Natures Trust agreed to coordinate the festival for two years, 2007 and 2008.

2007 Festival highlights included tours of herring spawn, Hamilton Marsh, and wildlife photography along with other events including an eagle release and a carving competition.

***2008 Festival***

The proposed schedule for 2008 will continue to provide a variety of eco tours amongst other wildlife educational events; however the schedule will be expanding to the Nanaimo area and will host a *Voices of Nature Concert* at the Port Theatre.

***Regional District of Nanaimo Funding Options***

The Regional District currently does not have a regional service function in place to provide financial assistance to regional festivals such as the 2008 Brant Wildlife Festival.

At present these are two Grant in Aid programs that could be used, however the \$20,000 funding amount requested may deplete these programs therefore limiting grant approvals to other agencies and groups.

The two Grant in Aid programs are as follows:

RDN General Grant In Aid Program

Presently \$42,500 is raised for general community grants-in-aid and the amount is raised on the basis of assessments with all members of the Regional District participating. The result is an allocation as follows:

Member	Amount
Nanaimo	\$ 21,303 (returned directly to the City for direct distribution)
Lantzville	1,179 (returned directly to the District for direct distribution)
Electoral Area A	1,598
Electoral Area B	1,881
Electoral Area C	1,559
<b>Total for Jurisdiction D68</b>	<b>\$ 27,520</b>
Parksville	\$ 3,661
Qualicum Beach	3,201
Electoral Area E	2,734
Electoral Area F	1,696
Electoral Area G	2,219
Electoral Area H	1,469
<b>Total for Jurisdiction D69</b>	<b>\$ 14,980</b>
<b>Total raised</b>	<b>\$ 42,500</b>

The RDN General Grants in Aid program supports organizations providing social enrichment to the community and that demonstrate an identified need which is not otherwise addressed by existing organizations or programs. Organizations are expected to be financially independent therefore grants are not intended to be used for operational support such as wages and regular facility operating costs. More specifically grants are targeted towards start up, volunteer training and program costs such as capital purchases and supplies. The program is able to fund up to \$5,000 per application.

District 69 Recreation Community Grants

Presently \$62,500 is raised for District 69 Recreation Community Grants and the amount is raised on the basis of assessments with participating members of the District 69 Recreation Coordination function which includes Parksville, Qualicum Beach and Electoral Areas E, F, G & H.

The District 69 Recreation Community Grant program provide funds on a District-wide basis to organizations requesting financial assistance to offer recreation programs, special events or projects, which would benefit specific communities or District 69 as a whole; either youth specific (11-18 years) or to other populations.

Allocation of funding is reviewed each year by the staff and the District 69 Recreation Commission, and approved by the Board of the Regional District of Nanaimo. Funding available is equally shared between two categories of grants, the Community Recreation Grants and the Youth Recreation Grants. Funding is disbursed based on Board approval upon receipt of a completed Grants Program application to a maximum of \$2,500 per application. Larger disbursements may be considered at the Board's discretion. As noted above, in past years the Festival has received grant funding from this program.

### Regional Parks

The Regional Board has the ability to requisition funds to assist the Festival through the Regional Parks function. Given the TNT has indicated the Festival is now more regional in nature with expansion of events to facilities in Nanaimo, funding the event from Regional Parks function could be considered instead of the other grant programs which are District 68 or District 69 based.

### **ALTERNATIVES**

1. That the Regional Board approve a separate Grant in Aid to the Natures Trust of BC for the Brant Wildlife Festival in the amount of \$5,000 per year, or an alternative amount, for a three year term commencing in 2009.
2. Refer The Natures Trust of BC request for funding for the Brant Wildlife Festival to the District 69 Recreation Community Grants Program.
3. Refer The Natures Trust of BC request for funding to the Regional Parks and Trails Advisory Committee for their consideration of entering into a funding agreement for the Brant Wildlife Festival for a three year term commencing in 2009, to be funded through the Regional Parks function.

### **FINANCIAL IMPLICATIONS**

The requested amount of \$20,000 per year for three years cannot be accommodated under the current criteria of the two grant in aid programs (General and District 69 Recreation) which have funding limits per application of \$5,000 and \$2,500 respectively, unless amended by the Regional Board. The funding request will also put a strain on the two grant in aid programs.

Under Alternative 1, the Regional District has the ability to requisition funds through a separate Grant in Aid in an amount determined suitable by the Regional Board.

Under Alternative 2, as in past years, the Regional Board could approve funding through the District 69 Recreation Community Grants Program to assist with applicable expenditures that are specific to Festival activities that take place in District 69.

Given that TNT has indicated the Festival is now more regional in nature, Alternative 3 provides the Board with an option to requisition funds to assist the Festival through the Regional Parks function in an amount determined suitable by the Regional Board. It is not recommended that \$20,000 be provided per year under this option, but an amount of \$5,000 or less be considered.

The Natures Trust of BC have been notified of the financial challenges of their request and have been advised that if the Regional District is able to assist in funding the event, the amount could be \$5,000 or less depending on the Board's decision.

### **CONCLUSION**

At the January 22, 2008 Regional Board meeting, The Natures Trust of BC spoke as a delegation and requested financial support from the Regional District to ensure the Brant Wildlife festival continues.

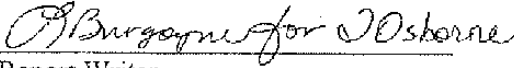
At present there are two Grant In Aid programs that could be used (RDN General Grant in Aid & District 69 Recreation Community Grants), however the \$20,000 funding amount requested exceeds the funding limits per application of \$5,000 and \$2,500 respectively, and will put a financial strain on both programs thus limiting grant approvals to other agencies and groups.


The Regional Board also has the ability to requisition funding to assist the Festival through the Regional Parks function. Given the TNT has indicated the Festival is now more regional in nature with expansion

of events to facilities in Nanaimo, funding the event from the Regional Parks function could be considered.

**RECOMMENDATION**



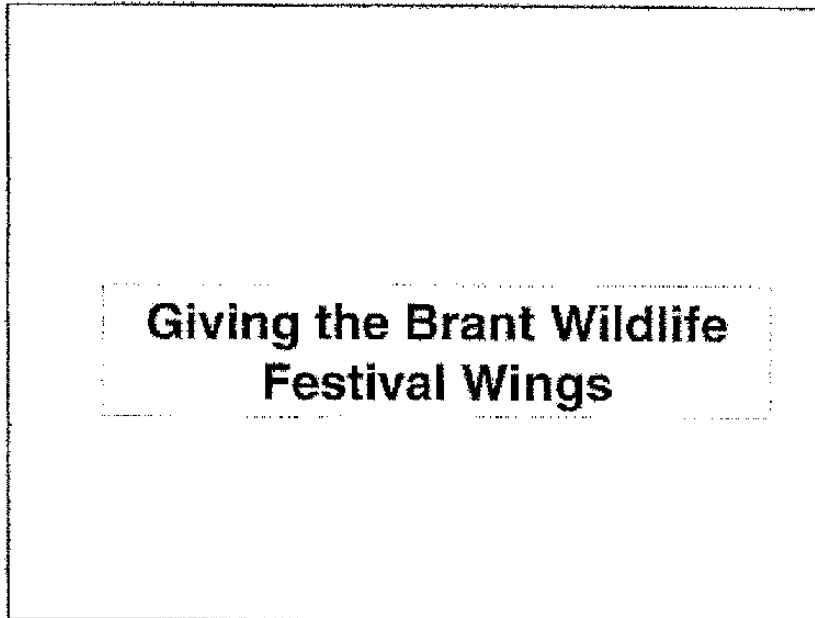
That the Natures Trust of BC request for funding to the Regional Parks and Trails Advisory Committee for the Brant Wildlife Festival for a three year term commencing in 2009, be approved and funded through the Regional Parks function.

  
Report Writer

  
CAO Concurrence

**Appendix A:**


**The Nature Trust of BC – January 22, 2008 Board Presentation**



**The Nature Trust  
OF BRITISH COLUMBIA**

**Presentation Purpose**

- The Nature Trust is seeking financial support from the Regional District of Nanaimo to ensure the Brant Wildlife Festival continues.





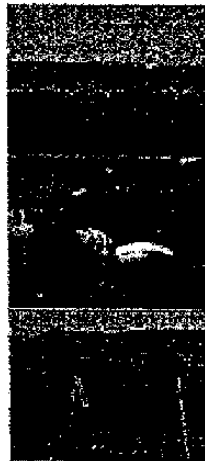
### Introduction

- The Brant Wildlife Festival (BWF) was developed in 1991.
- The festival celebrates the return of Black Brant geese to the Oceanside area.
- In 2006, the Mid Island Wildlife Watch Society, was dissolved.
- All assets were transferred to The Nature Trust of BC.
- The Nature Trust agreed to coordinate the festival for two years (2007 and 2008).





### Festival Objectives

- Promote awareness, appreciation, and education of the Brant and its part in a healthy ecosystem.
- Deliver an underlying message of conservation and sustainability.
- Provide economic benefit to local businesses.
- Deliver a quality experience for attendees within our human and financial resources.
- Celebrate the beauty of this special area with the community and visitors.







## Partnerships

## 2007 Brant Wildlife Festival Highlights

- Herring Spawn Tour
- Wildlife Photography Tour
- Seeking a Balance Tour
- Banding Birds Around the World
- Big Day Birding
- Hamilton Marsh Tour
- Eagle Release
- Carving Competition









## Accomplishments

- in 2007 The Nature Trust hired a coordinator for the BWF.
- The Nature Trust provided marketing and communication support.
- Website developed real time update capability. ([www.brantfestival.bc.ca](http://www.brantfestival.bc.ca))
- 11 events were held with a variety of activities and ticket prices.
- 600 attendees (plus visitors to Carving Competitions).
- Excellent level of support from Vancouver Island media.



## 2008 Brant Wildlife Festival

- Community Gatherings
- Spring Book activities for children
- Hikes, Walks, Rambles for all experience levels
- Carving Competition
- Big Day Birding Competition
- Fun and interesting Eco Tours
- Voices of Nature Concert
- Find out how you can create an Edible Backyard or a Rain Garden





<b>Estimated Revenue</b>	
Registration	\$10,000
Fundraiser Event	3,500
Sponsorship TNT	5,000
<u>Sponsorship Other</u>	<u>10,000</u>
Total Revenue	\$28,500

<b>Estimated Expenses</b>	
Office and misc	\$ 2,000
Website plus hosting	2,000
Coordinator salary	14,000
Signage banners	1,500
Events (venue food)	23,500
Advertising	2,500
Marketing materials	3,000
Total Expenses	\$48,500*
Deficit	\$20,000

\*The Nature Trust in kind 400 hours



## **Why Continue the Brant Wildlife Festival?**

- There is enthusiasm in the Oceanside and RDN areas for environmental issues and wanting to "be green." In fact, the City of Nanaimo was recently designated as the *Greenest City in BC*.
- The wildlife festival creates a real opportunity to effectively communicate on the ecology of the area and how people can make a difference.
- There is a concerted effort being made by OTA to increase tourism during the slow (shoulder) season. The festival is one of the attractions during this time.



### Wrap Up

- For 18 years, the Brant Wildlife Festival has become an integral part of the Oceanside community providing social, economic, and environmental benefits.
- The Nature Trust will continue to be the lead agency providing the financial support can be secured to cover the operating deficit for at least 3 years.

**Appendix B:**

**RDN Recreation and Parks Department  
In Kind Involvement with Brant Wildlife Festival**

2000

Two-day staffed RDN Trails System information table as part of the environmental displays component of the Festival.

2001

Two-day staffed RDN Trails System information table as part of the environmental displays component of the Festival.

2002

Two-day staffed RDN Trails System information table as part of the environmental displays component of the Festival. Guided a public walk on the Top Bridge Trail.

2003

Two-day partly staffed RDN Trails System information table as part of the environmental displays component of the Festival. Guided a public walk on the Top Bridge Trail.

2004

No involvement

2005

Staged the official opening of Englishman River Regional Park as a Brant Festival event. Offered guided river habitat restoration and hatchery tours and displays in cooperation with CFDC, BCCF, DFO, TNT and MVIHES.

2006

Arranged for loan of large RDN Recreation and Parks van to TNT at no cost for their guided tour of the Englishman River estuary and Craig Creek properties.

2007

Attended TNT's stewardship mixer; Chairman attended TNT's 35<sup>th</sup> anniversary dinner. Had RDN mapping prepare an air photo map of the Little Qualicum River estuary for TNT's guided tour; provided multiple colour copies for participants.



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Draft Minutes for the Meeting held:  
Wednesday, December 13, 2007 @ 9:00AM  
Regional District of Nanaimo – Board Room  
6300 Hammond Bay Road, Nanaimo, BC

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**Present:**

- |                                  |                              |  |
|----------------------------------|------------------------------|--|
| ▪ Paul Thompson, RDN             | ▪ Pam Shaw, Lantzville       | ▪ Bruce Anderson, Nanaimo                  |
| ▪ Andrew Tucker, Nanaimo         | ▪ Bill Zinovich, ILMB        | ▪ Wayne Haddow, Ministry of<br>Agriculture |
| ▪ Gayle Jackson, Parksville      | ▪ Ed Taje, Ministry of Mines | ▪ Donna Tutyko, Lantzville                 |
| ▪ Paul Butler, Qualicum<br>Beach | ▪ Roger Cheetham, ALC        |  |
|                                  | ▪ Stephen Boogaards, RDN     |  |

# **Item**

1. **Call to order.**

P. Thompson called the meeting to order at 9:00AM

2. **New Business**

a) **Update of Regional Growth Strategy Review**

P. Thompson explained the background to the RGS review process. Phase 1 of the review is nearly complete, and RDN staff are proceeding with phase 2. For phase 1, the background reports for the population profile and the land inventory have been completed. The report identifying the implications of the *State of Sustainability* for the RGS is nearly complete, and the report addressing the previously identified questions should be complete by the beginning of the new year.

Phase 2 will consist of two discussion papers. The first discussion paper will suggest policy options and make recommendations for changes based on the background reports. The intent of the discussion papers is to present options for changes to the RGS to the public. P. Butler had concerns that the population profile report did not take into consideration zoning or land use policy in projections. P. Thompson explained that the projections in the land inventory report are largely based on current zoning.

b) **Background Reports for the RGS Review**

P. Thompson provided an overview of the results of the population profile and land inventory reports. In 30 years there may be a slight shortfall in the supply of dwellings to meet projected demand on a region wide basis. The population profile indicates that population will grow by 60%, and housing demand will grow by 80%. Over the past 2 years, population growth in the 65+ age cohort grew by 130%.

The report suggested that to provide enough housing for population growth over the next 30 years, 1,900 new housing units will need to be added every year. Two thirds of these are expected to be single detached dwellings, and one fourth other ground oriented units. A. Tucker commented that large homes are contrary to sustainability principals. P. Shaw suggested that

the report does not reflect the larger issues such as global warming and the way cities are built.

B. Zinovich questioned how Crown lands may be affected by the RGS. P. Thompson replied that the region has a small amount of Crown land and it is generally recognized in the RGS as Resource Lands and Open Space. The committee members discussed the role First Nations have had in the RGS review. P. Thompson stated that First Nations groups will be invited to participate in the current review process. E. Taje suggested that 1,900 new dwelling units per year will place demand on resource lands and create conflict.

The members suggested that the land inventory report may not be accurate since building is not occurring at the permitted densities in zoning. Enough land is designated for single detached dwellings to provide for 25 years, other ground oriented dwellings for 15 years and enough land for apartments for more than 30 years. Current zoning could accommodate about 50,000 more dwelling units. The report was not able to consider second homes or secondary suites as there is no data available.

P. Shaw suggested that the RGS review should include a service capacity report, as many areas have no water capacity. P. Thompson explained that this is one of the challenges to be considered during the RGS Review. The intent of the *State of Sustainability* report is to indicate how the RDN is doing on its sustainability goals. The report suggested that the RDN is not performing well. The *State of Sustainability* report interfaces with the RGS as the implications report and the final State of Sustainability Project report will feed into the discussion papers. B. Anderson recommended that education is important for people to buy into ideas, and for policy to be implemented. P. Thompson indicated that implementation will be included in the discussion papers.

### **c) Proposed Process for UCIA**

A. Tucker explained the considered changes to the draft UCIA. For amendments to the UCB, the UCIA requires the Regional Board's approval prior to Council receiving any public input. P. Thompson explained that the RDN is considering creating a committee of Board members to look at the recommendations of IAC prior to going to the Regional Board. The IAC would do a technical review, and make recommendation to the new committee. A. Tucker suggested that the amendment should go to third reading prior to the Board, so Council may have third reading immediately after the public hearing.

P. Shaw suggested that an amendment should be included for every change in the UCB, right now the map is wrong. The City of Nanaimo suggests that the UCB should have coincided with the corporate boundaries. P. Butler questioned whether amendments would be better if they were not a bylaw. Members agreed that for dispute resolution it must be a bylaw. Members discussed what amendments do not need to go through the whole process. P. Thompson stated that all other regional districts go through the entire amendment process for each amendment but the RDN only amends the RGS bylaw after each five year RGS review. Members discussed increasing the period of time between the recommendation of the IAC and the consideration by the Board. Members agreed on changes to the process outlined in the UCIA that will be sent to the RDN Committee of the Whole for consideration.

### **3. Other Business**

A. Tucker provided a description of the progress of the Cable Bay application. The Plan Nanaimo Advisory Committee met on Tuesday and supported the application. The application will proceed to Council on Monday. P. Butler expressed concern with industrial lands being incorporated into the UCB and then converted into residential uses.

R. Cheetham requested that provincial organizations be informed of any meetings that they should attend. P. Thompson advised that there will be an IAC meeting to deal with issues

relevant to the province some time in the spring.

4. **Adjournment.**

P. Thompson adjourned the meeting at 11:30AM.

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Chair, P. Thompson

## **Summary of Background Reports**

### **Population and Housing Change**

1. Population growth has increased by 70% between 1986-2006. During this period the population has increased by 60,000 people to a population of 145,000.
2. Age Profile – Large groups in the 40-60 and 20 year old age cohorts.
3. The 65+ population grew by 130%.
4. The typical resident in the region is 50 years old.
5. Declining birth rate – The death rate has exceeded the birth rate since 1999.
6. Continued shift upwards in age – The biggest increases are in the 65+ age groups. Population over 55 will grow faster than the total population. A third of the growth will be in the 65-74 age groups.
7. Population increase of 60% from 144,000 to 231,000 by 2036.
8. Occupancy demand for housing to grow by 80% (62,000 to 113,000 units).
9. Aging population will result in major impacts on services, housing and health care.
10. Housing demand grows faster than population due to demographic change (i.e. smaller household size)
11. Need 1,900 new units each year to meet demand. Based on current demand, two thirds of the required dwelling would be single family and one quarter would be other ground oriented.
12. Two general assumption of the report – 1) Younger populations are forming households later in life and 2) Older populations remain in their homes longer.

### **Land Inventory**

1. Does not take into account OCP policies to increase density or secondary suites.
2. Enough land to accommodate single detached dwellings for another 25 years.
3. Enough land to accommodate other ground oriented dwelling for another 15 years (duplexes, townhouses, manufactured homes).
4. Enough land to meet demand for apartments for more than 30 years.
5. 28% of remaining capacity for new dwellings is outside of the UCB.
6. Under current zoning capacity nearly 50,000 more dwelling units may be added. Currently the UCB is 55% full.
7. Most zoning provides for single detached dwellings. Currently, the remaining land for single detached dwellings is 60% full.
8. Population capacity for the region is about 216,000 people. Currently there are 145,000 people, so there is room for an additional 71,000 people.
9. 75% of dwelling units are in municipalities and 25% are in electoral areas.
10. Estimated housing demand of 111,000 by 2036. The amount of housing falls short by about 2,500 units.
11. Shortfall of other ground oriented units could be met by secondary suites.

12. Some homes may not be occupied on full-time basis.
13. Development occurring at densities less than zoning allows will take up extra capacity.
14. Opportunities exist for rezoning to higher densities consistent with OCP policies.
15. Conversion of other uses to residential is a possibility.



**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE TRANSIT SELECT COMMITTEE  
MEETING HELD ON TUESDAY, JANUARY 17, 2008 AT 12:00 NOON  
IN THE COMMITTEE ROOM**

**Present:**

Director L. McNabb	Chairperson
Director J. Burnett	Electoral Area 'A'
Director M. Young	Electoral Area 'C'
Director G. Holme	Electoral Area 'E'
Director J. Stanhope	Electoral Area 'G'
Director D. Brennan	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director J. Manhas	City of Nanaimo
Director S. Herle	City of Parksville
Director T. Westbrook	Town of Qualicum Beach
Director C. Haimé	District of Lantzville

**Also in Attendance:**

D. Trudeau	General Manager, Transportation Services
L. Kiteley	Manager, Transportation Services
P. Murray	BC Transit
D. Holmes	City of Nanaimo
D. Lindsay	City of Nanaimo
F. McFarlane	Recording Secretary
C. Mason	CAO, RDN

**CALL TO ORDER**

The meeting was called to order at 12:00 pm by the Chair.

**MINUTES**

Director Westbrook noted that he had been in attendance at the Transit Select Committee meeting held October 18, 2007. With that amendment, it was

MOVED Director Westbrook, SECONDED Director Holdom, that the minutes of the Transit Select Committee meeting held on October 18, 2007 be adopted. CARRIED

**CORRESPONDENCE**

December 19, 2007 letter to Patrick Ross, Vice-President, Student Services, Malaspina University-College and Steve Beasley, General Manager, Malaspina Students' Union, re U-PASS referendum and discussion of the siting of the new exchange.

D. Trudeau noted that the attached correspondence had been sent to Malaspina University-College in an attempt to confirm a commitment to move forward on holding a referendum for U-PASS.

Director Westbrook questioned the numbers of students using transit at present and what the difference would be if U-PASS was implemented. D. Trudeau noted that about 20% of the student population uses the system now whereas a U-PASS would mean that every student would have a pass. It could double transit usage and vehicle use would go down as a result.

Director Young asked if the officials on campus have explained their reluctance to move forward with a referendum. D. Trudeau advised that the Malaspina Students' Union is concerned about increasing any fees for the students.

Director Holdom asked what the cost would be for a U-PASS. D. Trudeau stated that they can range from \$50 to \$90 for a semester. Director Holdom queried whether administration has given any indication that they would be willing to help fund U-PASS. D. Trudeau said that the previous president was in support of the system and had agreed to provide financial assistance toward U-PASS. Director Holdom questioned whether there is any plan or idea of a campaign to be conducted by Malaspina University-College administration or the City of Nanaimo to support U-PASS. D. Trudeau noted that as soon as the administration and the Malaspina Students' Union agree to go to referendum, we and our partner, BC Transit will initiate a campaign.

Director Burnett asked if the program reduces the use of vehicles and reduces the impact of greenhouse gases, is there a subsidy that the government could provide under the Gas Tax. D. Trudeau said such subsidies are for capital requirements but that we are looking at the Gas Tax to fund 100% of the new exchange. Director Burnett questioned if there are any other grants available so that we could consider students riding free to eliminate the use of vehicles. D. Trudeau stated that if there are any grants found that would get more operational dollars we would apply. Director Burnett reiterated that we need to get students out of their vehicles and get administration to share in the cost.

Director McNabb noted that both Director Holdom and Director Manhas know the President of Malaspina University-College and they would be happy to meet with him to discuss this issue. D. Trudeau advised that Ron Cantelon, MLA Nanaimo-Parksville, has also agreed to speak with the President in support of the U-PASS.

Director Young said that she supported Director Burnett's recommendation regarding students riding free. She asked if we could explore the possibility of free ridership. D. Trudeau stated that we have mentioned to administration that other universities have co-funded the expense to make it cheaper.

Director Manhas noted that \$45 per semester is not a huge amount of money for students.

Comments from the Green Party of British Columbia for transit enhancements received at the Electoral Area 'A' Public Consultation Meeting held January 7, 2008 at the Cedar Community Secondary School

October 12, 2007 correspondence and attachments received from BC Transit re Investing in Public Transit

MOVED Director Burnett, SECONDED Director Young, that the correspondence be received for information. CARRIED

#### **BC TRANSIT UPDATE**

P. Murray provided a brief summary of the recent announcement from the Premier regarding additional funding for transit systems throughout the Province of British Columbia. At present there are not a whole lot of details but he assured the Committee that the package put forward applies to the whole province and

the goal is to double transit. He talked about new clean technology buses; there will be approximately 600 of these throughout the province. There will also be improvements made to handyDART systems and community shuttle services as well as the involvement of *Smart* cars and new farebox technology. The CFO of BC Transit is presently meeting with provincial officials to get more details and once these are received, BC Transit will provide an update. This allocation of funding will mean improved funding for transit in the future and it definitely applies to areas throughout the province.

D. Trudeau noted that one advantage the Nanaimo Regional Transit System has is that we are going to be at the front of the line due to our Transit Business Plan being in place.

## **NEW BUSINESS**

### Public Consultation Meetings

D. Trudeau updated the Transit Select Committee regarding the Public Consultation Meetings that were held recently. Meetings were held with members of the public in the City of Nanaimo (two meetings), City of Parksville, Town of Qualicum Beach, Electoral Area 'A', District of Lantzville, Electoral Area 'E' and Electoral Area 'G'. Attendance ranged from four people up to close to 100.

L. Kiteley updated the Committee on where we are going next with the Transit Business Plan. She said that P. Murray is still working on a draft to finalize short term goals for 2009/2010. A presentation will be done at the March or April Transit Select Committee once these have been finalized. We will bring a plan to the Transit Select Committee that will clearly outline what will be affected in terms of hours, vehicles and what the cost impacts will be.

Director Westbrook noted the great turnout at the Public Consultation Meeting held in Qualicum Beach and mentioned the residents' desire for express service from Qualicum Beach to the BC Ferries terminal. He said that with redevelopment at the BC Ferries terminal the parking area has been cut in half and there is getting to be more pressure for an express service to accommodate the needs of the citizens. He asked if there is anything we can offer the residents. D. Trudeau advised that discussions with the BC Ferries' staff are underway. He also stated that we would be seeing if there are any partnerships that we can explore. D. Trudeau advised that he will be meeting further with BC Ferries' staff and will update the Transit Select Committee at our next meeting.

Director Holdom pointed out the arrangements in place at Horseshoe Bay and cannot understand why this is special to West Vancouver. D. Trudeau noted that he has heard this comment before. He explained that the population in West Vancouver is greater and therefore the bus service is double or even triple to that on our side. There are also ferries arriving from various destinations and therefore they can route more buses by the terminal.

### Transit Select Committee

D. Trudeau noted that the dates have been tentatively set for the Transit Select Committee meetings throughout 2008. They are: March 27<sup>th</sup>, May 22<sup>nd</sup>, July 24<sup>th</sup>, September 25<sup>th</sup> and November 27<sup>th</sup>.

## **IN CAMERA**

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

CARRIED

**ADJOURNMENT**

MOVED Director Holme, SECONDED Director Brennan, that this meeting adjourn to allow for an In Camera meeting.

CARRIED

**NEXT MEETING**

The next meeting of the Transit Select Committee will be held Thursday, March 27, 2008.

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L. McNabb, Chair

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA 'E' PARKS AND OPEN SPACE ADVISORY  
REGULAR COMMITTEE MEETING HELD DECEMBER 3, 2007  
AT NANOOSE LIBRARY HALL**

**Attendance:** Kiwi Stanners, Chair  
Floyd Harry  
Frank Van Eynde  
Annette Thingsted

**Staff:** Wendy Marshall, Manager of Park Services  
Elaine McCulloch, Parks Planner

**Regrets:** George Holme, Director Electoral Area 'E'  
Gabrielle Cartlidge  
Stephen Watson

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**CALL TO ORDER**

1 Chair Stanners called the meeting to order at 7:00pm.

**MINUTES**

3 MOVED F. Van Eynde, SECONDED F. Harry, that the Minutes of the Electoral Area 'E' Parks and Open Space Advisory Committee meeting held October 1, 2007, be approved.  
CARRIED

**BUSINESS ARISING FROM THE MINUTES**

4.1 Ms. McCulloch provided an update on the Beach Access Inventory completed by Parks Technician, Andy Turner. In October 2007, Mr. Turner visited the sixteen beach access sites identified as priority areas by the POSAC in August 2005. The recent inventory revealed there had been some improvement on the sites, and signs have been installed on six of the sites. There were no improvements to the other ten beach access sites.

MOVED A. Thingsted, SECONDED F. Van Eynde, that the Electoral Area 'E' Parks and Open Space Advisory Committee provide staff with four or five beach access sites they would like to see developed and improved in the next year.

CARRIED

4.2 Ms. Marshall and Ms. McCulloch asked the Committee members to review the Nanoose Trail maps to identify some workable trail linkage options which could be developed.

MOVED F. Van Eynde, SECONDED F. Harry, that the Electoral Area 'E' Parks and Open Space Advisory Committee meet prior to the next meeting to identify some trails and trail linkages for development and that staff produce a list of workable trail options.

CARRIED

## REPORTS

### 8.2 Staff Report

Ms. Marshall reported the Parks Department now has a full complement of five full time staff members.

### 8.3 Monthly Update of Community Parks and Regional Parks and Trails Projects September/October 2007

Ms. Marshall noted the following highlights from the report:

- Staff have repaired the Arrowsmith Trail Bridge, after the damage it sustained last storm season.
- The first draft of the Englishman River Park Management Plan will be available in January.

MOVED F. Harry, SECONDED F. Van Eynde, that the Reports be received.

CARRIED

## NEW BUSINESS

### 9.1 2008 Budget

Ms. Marshall provided the Committee with the budget highlights for Electoral Area E.

MOVED F. Van Eynde, SECONDED A. Thingsted, that the 2008 Electoral Area E Parks Function Provisional Budget be supported as presented.

CARRIED

### 9.2 Feral Cats

Mr. Harry, speaking on behalf of the Nanoose Naturalists, stated their concern regarding the number of songbirds that are killed each year by domestic cats. Mr. Harry noted there are at least three cat colonies in Nanoose Bay. The Schooner Cove colony is the largest with approximately 40 cats. The stats were provided by CATSPAN. CATSPAN maintains the colonies and feeds the feral cats. They also have a spay-neuter program to stop the colonies from reproducing.

Ms. Marshall noted the Regional District does not have a policy on feral cat populations.

### 9.3 Nanoose Place Development Update

Development of the site adjacent to Nanoose Place has finally moved through the zoning process. The future Nanoose Bay Village development will access some of the Nanoose Place parking lot area. The Nanoose Place lease for the parking lot includes a clause which allows Canuck Properties use the area for parking.

### 9.4 Nanoose Park Lease

The Nanoose Park playground lease from the Province is up for renewal for another two years.

MOVED F. Van Eynde, SECONDED A. Thingsted, that the tenure offer from the Province of British Columbia be accepted for a lease renewal for Lots 3, 4, 5 and 6 of District Lot 130 E&N, Nanoose District, Plan 27190, to continue to be used as an Electoral Area E Community Park for the two year term ending on February 14, 2010.

CARRIED

#### COMMITTEE ROUND TABLE

10 Mr. Stanners announced his term as chair is up and that he will be resigning from the Committee.

#### COMMITTEE INFORMATION

##### 11.2 Next Meeting

Monday, February 4, 2008  
Nanoose Library Hall.

Mr. Harry and Mr. Van Eynde proposed Committee members meet the week prior to the next meeting, perhaps on Monday, January 28, 2008, to discuss both the beach access priorities and trail corridor possibilities.

#### ADJOURNMENT

MOVED A. Thingsted, SECONDED F. Van Eynde, that the meeting be adjourned at 8:45pm.

CARRIED

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Chair

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA 'A' RECREATION AND CULTURE  
COMMISSION MEETING HELD WEDNESDAY, JANUARY 9, 2008  
CEDAR HERITAGE CENTRE**

**Attendance:** J. Burnett, Director Electoral Area 'A', Chair  
W. Herrington  
D. Burnett  
S. Wilson  
G. Fong  
S. Gourlay  
D. Hutt-Randen

**Staff:** T. Osborne, General Manager Recreation and Parks  
D. Porteous, Manager Recreation Services  
M. Newsted, Recording Secretary

**Regrets:** K. Seggie

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**CALL TO ORDER**

1 Chair J. Burnett called the meeting to order at 7:00pm.

**DELEGATION**

2 **MOVED** Commissioner Wilson, **SECONDED** Commissioner Hutt-Randen, that the late delegation from Cedar Secondary School be received.

**CARRIED**

Ms. Brook Herrington and Ms. Jessica Porter both addressed the Committee about the Cedar Secondary School participation in an education travel program to Europe during spring break in March. The students are fund raising to cover the cost of the trip and requested that the Recreation and Culture Commission consider their request for a grant in the amount of \$4,000 to assist with travel costs for the group.

**MINUTES**

3 **MOVED** Commissioner Hutt-Randen, **SECONDED** Commissioner Herrington, that the Minutes of the Electoral Area 'A' Recreation and Culture Commission Inaugural Meeting held November 7, 2007, be approved.

**CARRIED**

**COMMUNICATIONS/CORRESPONDENCE**

4 **MOVED** Commissioner D. Burnett, **SECONDED** Commissioner Wilson, that the correspondence from D. Porteous to South Wellington and Area Community Association re: Grant In Aid, be received.

**CARRIED**



## **BUSINESS ARISING FROM DELEGATIONS**

- 6 Commissioner Herrington left the meeting at 7:15pm citing a conflict of interest as Ms. Herrington is her daughter.

MOVED Commissioner Wilson, SECONDED Commissioner Fong, that the Cedar Secondary School Delegation be advised once the Electoral Area 'A' Recreation and Culture Commission Grant In Aid Committee is in place, they will be notified as to the decision on their grant request of \$4,000.

CARRIED

Commissioner Herrington returned to the meeting at 7:22pm.

## **NEW BUSINESS**

### **8.1 Service Delivery Options – Electoral Area 'A'**

Mr. Porteous reviewed the five service delivery options for the Commission noting the pros and cons of each of the following options:

- Formation of a new Society
- Work with an established Society
- Coordinator retained by the RDN
- School District opportunities
- Grant Program

MOVED Commissioner Hutt-Randen, SECONDED Commissioner Herrington, that staff further research with School District 68 senior officials the School Board's interest in a potential agreement with the Regional District to supply recreation and cultural services in Electoral Area 'A' through the Community Schools program.

CARRIED

MOVED Commissioner Herrington, SECONDED Commissioner Hutt-Randen, that staff contact Cedar Heritage Centre Society to investigate their interest in providing recreation and cultural services for Electoral Area 'A' through a service agreement with the Regional District and to discuss opportunities they would be able to offer in that regard.

DEFEATED

MOVED Commissioner D. Burnett, SECONDED Commissioner Gourlay, that staff explore the option of the Regional District retaining a coordinator to provide recreation and cultural services in Electoral Area 'A'.

CARRIED

### **8.2 Grants Program – Electoral Area 'A'**

Mr. Porteous presented a quick overview of the District 69 Recreation Grant In Aid Program and application form as a sample program for the Committee to review. Commission members also received copies of the City of Nanaimo Grant Program for information.

MOVED Commissioner D. Burnett, SECONDED Commissioner Gourlay that staff prepare an Electoral Area 'A' Recreation and Culture Grant In Aid Program for review at the next Area 'A' Recreation and Culture Commission meeting.

**ADJOURNMENT**

- 11 MOVED Commissioner Gourlay, SECONDED Commissioner D. Burnett, that the meeting be adjourned at 9:20pm.

CARRIED

**NEXT MEETING**

Wednesday, March 12, 2008  
7:00 PM  
Cedar Heritage Centre

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Chair

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE DISTRICT 69 RECREATION COMMISSION REGULAR  
MEETING HELD ON THURSDAY, JANUARY 17, 2008  
AT OCEANSIDE PLACE**

**Attendance:**

Frank Van Eynde – Chair	Electoral Area F
Reg Nosworthy	Electoral Area F
Eve Flynn	Trustee, School District 69
Charles Robinson	Councilor, City of Parksville
Dave Bartram	Director, RIDN Board

**Staff:**

Tom Osborne	General Manager of Recreation and Parks
Mike Chestnut	Superintendent of Recreation Facilities
Marilyn Newsted	Recording Secretary

**Regrets:**

Patty Biro	Electoral Area H
Jack Wilson	Councilor, Town of Qualicum Beach

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**CALL TO ORDER**

- 1 Mr. Osborne called the meeting to order at 2:00pm.

Mr. Osborne welcomed Commissioner Robinson to the table as the new representative for the City of Parksville.

**ELECTION OF CHAIR AND DEPUTY CHAIR**

- 2.1 Mr. Osborne called for nominations for the position of Chair.

MOVED Commissioner Bartram, SECONDED Commissioner Flynn, that Commissioner Van Eynde be nominated for the position of Chair.

CARRIED

As no other nominations were received, Mr. Osborne declared Commissioner Van Eynde as Chair.

- 2.2 Mr. Osborne called for nominations for the position of Deputy Chair.

MOVED Commissioner Van Eynde, SECONDED Commissioner Bartram, that Commissioner Nosworthy be nominated for the position of Deputy Chair.

CARRIED

As no other nominations were received, Mr. Osborne declared Commissioner Nosworthy as Deputy Chair.

Mr. Osborne handed over the Chair to Commissioner Van Eynde.

## DELEGATIONS

### 3 2009 World Under 17 Hockey Challenge Society

Mr. R. Dyson addressed the Commission, introducing himself and Mr. R. Paulson as volunteers and representatives of the 2009 World Under 17 Hockey Challenge Society. Thirty two games will be scheduled over ten days, many more than Port Alberni can host. Working together with the five mid Island communities of Cowichan Valley, the City of Nanaimo, Comox Valley, Campbell River and Oceanside makes hosting the tournament possible. Not only will the communities share the benefits but the process also leads to an opportunity to create a blueprint for future cooperation of hosting other large events in the region.

The City of Port Alberni will host the athletes and 16 games in their multiplex. The families, press, etc. will be required to find accommodation in the other communities, as Port Alberni is completely booked with the athletes. The four other communities will also have the opportunity to host a minimum of three games each. Oceanside Place is scheduled to host one exhibition game and a two round robin games.

Mr. Dyson expressed his appreciation of both RDN Recreation and Parks staff and Occanside Minor Hockey volunteers for their enthusiasm and assistance to bring the event to fruition.

Mr. Paulson stated the ten teams participating will be:

- Team Pacific (British Columbia/Alberta)
- Team West (Saskatchewan / Manitoba)
- Team Ontario
- Team Quebec
- Team Atlantic (Maritimes / Newfoundland & Labrador)
- Team USA
- Team Germany
- Team Russia
- Team Finland
- Team Slovakia

## MINUTES

- 4.1 MOVED Commissioner Nosworthy, SECONDED Commissioner Bartram, that the Minutes of the District 69 Recreation Commission meeting held November 22, 2007, be approved.

CARRIED

## COMMUNICATION/CORRESPONDENCE

5 MOVED Commissioner Bartram, SECONDED Commissioner Flynn, that the following Correspondence be received:

- J. Stanhope to 2009 World Under 17 Hockey Challenge Society, Ron Paulson re: Island Coastal Economic Trust Application Support
- Beacon Christian School, Auction Coordinators re: Thank You
- Errington Therapeutic Riding Association re: Thank You
- Errington Preschool, Joanne Loring re: Thank You
- Arrowsmith Mountain Bike Club, Guy Gauvin re: Thank You

CARRIED

MOVED Commissioner Bartram, SECONDED Commissioner Flynn, that the late Correspondence M. Pearse, Senior Manager of Corporate Administration re: 2008 RDN Board Appointment, be received:

CARRIED

## FUNCTION REPORTS

### 6.1 Recreation Services

Mr. Osborne presented a brief overview of the Recreation Services Monthly Update for December 2007, highlighting the following items:

- Winter Wonderland at Oceanside Place was again well attended and appreciated by the community.
- The air handling units at Ravensong Aquatic Centre are failing and in need of repair. Preliminary repair estimates are approximately \$100,000. The budget will be adjusted accordingly to accommodate the repair work.
- The agreement with Arrowsmith Community Enhancement Society will be finalized shortly.
- The office space for Kim Longmuir, the Recreation Programmer for Area 'H', is nearing completion and should be ready by January 14, 2008.
- The year end statistics for Ravensong Aquatic Centre show an increase in attendance over 2006.

### 6.2 Regional Parks and Trail and Community Parks (FA 'E' – 'H')

Mr. Osborne presented a brief summary of the Regional Parks and Trail and Community Park Report for November and December 2007, highlighting the following items:

- The cost estimate is \$50,000 to repair the footbridge and trail on Morden Colliery Trail damaged during the winter storms in December.
- A letter of support for the Nominal Rent Tenure Application to create a Regional Park on Mount Arrowsmith has been received from the Ministries of Environment and Community Services.
- The Englishman River Regional Park Management Plan should be available for Board approval in July.

MOVED Commission Flynn, SECONDED Commissioner Bartram, that the Reports be received.

CARRIED

## **BUSINESS ARISING FROM DELEGATIONS**

### **7 U17 Hockey Challenge Agreement in Principle**

Mr. Osborne reviewed the U17 Hockey Challenge Agreement Report and the Society's request to formally partner on the event.

MOVED Commissioner Bartram, SECONDED Commissioner Flynn, that an Agreement in Principal be approved with the Under 17 Hockey Challenge Society to host the allocated tournament games at Oceanside Place, and direct staff to work with the Society to work out the details of a formal partnership contract.

CARRIED

MOVED Commissioner Nosworthy, SECONDED Commissioner Flynn, that funding be allocated for the U17 Hockey Challenge event from the Oceanside Place Function Budget and that the requisition be adjusted accordingly.

CARRIED

## **NEW BUSINESS**

### **9.1 BCRPA 2008 Symposium**

Mr. Osborne called for two volunteers to attend the 2008 BCRPA Symposium in Victoria, April 24 to 26, 2008.

Commissioners Van Eynde and Nosworthy stated they would be willing to attend.

MOVED Commissioner Bartram, SECONDED Commissioner Robinson, that Commissioners Van Eynde and Nosworthy attend the 2008 BCRPA Symposium in Victoria, April 24 to 26, 2008.

CARRIED

### **9.2 District 69 Recreation Commission Grant In Aid Committee Appointment**

Mr. Osborne noted with the resignation of Commissioner Chase from the District 69 Recreation Commission in November, the District 69 Recreation Grant In Aid Committee has a vacancy and requested a volunteer to sit on the committee.

MOVED Commissioner Bartram, SECONDED Commissioner Nosworthy, that Commissioner Flynn be appointed to the District 69 Recreation Commission Grant In Aid Committee.

CARRIED

## **COMMISSIONER ROUNDTABLE**

### **10 Commissioner Flynn reported a Community Forum on the School District Mission Statement and Vision will be held January 17, 2008,**

Commissioner Bartram reported an excellent report on Recreation Services in Area 'H' has been received, which was prepared by the Malaspina College student. The report will be reviewed and

discussed with the Lighthouse Recreation Commission and Department Staff. He also noted, new Recreation Programmer, Kim Longmuir, will be working out of her office at the Beacon soon.

Commissioner Bartram noted with the recent accident in Bathurst, New Brunswick, involving a fifteen passenger mini van, he was concerned about Departmental use of the same type of van.

MOVED Commissioner Bartram, SECONDED Commissioner Nosworthy, that staff prepare a report on the safety issues and the use of fifteen passenger vans by the RDN Recreation and Parks Department.

CARRIED

#### ADJOURNMENT

12 MOVED Commissioner Bartram, SECONDED Commissioner Robinson, that the meeting be adjourned at 3:20pm.

#### NEXT MEETING

Thursday, February 14, 2008  
2:00pm, at Oceanside Place, Multipurpose Room

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Frank Van Eynde, Chair



RDN REPORT		COW
CAO APPROVAL		
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BOARD		
D69 Rec Com - Jan 17th		

## MEMORANDUM

**TO:** Tom Osborne  
General Manager of Recreation and Parks

**DATE:** January 8, 2008

**FROM:** Dan Porteous  
Manager of Recreation Services

**FILE:** U17 Hockey Challenge

**SUBJECT:** U17 Hockey Challenge Agreement in Principle

### PURPOSE

To seek Board approval for an agreement in principal to support the 2009 World Under 17 Hockey Challenge event to be hosted at Oceanside Place including a financial subsidy of up to \$5,000 through the District 69 Recreation Community Grant program.

### BACKGROUND

The City of Port Alberni has been awarded the 2009 World Under 17 Hockey Challenge, which will take place between December 27, 2008 and January 5, 2009. The bid package to Hockey Canada identified a unique regional approach including five mid island community partners that would participate in the tournament by hosting exhibition games and 18 tournament games. These community partners included Campbell River, Courtenay, Cowichan, the City of Nanaimo and the Regional District of Nanaimo. The RDN would host three games on two different occasions during the tournament.

The U17 Hockey Challenge is a premier, national and international annual event organized by Hockey Canada. Ten teams will participate in the 2009 event including five Canadian teams (Atlantic, Quebec, Ontario, West and Pacific) and five international teams (Russia, Finland, Slovakia, Germany and the USA). RDN Recreation and Parks staff have been working with the 2009 World Under 17 Hockey Challenge Society and community partners to explore and develop preliminary plans for the event.

On November 20, 2007 the Regional Board approved a resolution to support the U17 Hockey Challenge Society's grant application for Island Coastal Economic Trust funding to assist with the substantial costs associated in hosting the tournament. Although the Society is applying for grant funding there are still additional funding requirements that local partners are expected to fulfill as part of their commitment to hosting the games. The Recreation and Parks Department received correspondence from the Society requesting an agreement in principal (refer to Appendix I) outlining the obligations and responsibilities of the Host Committee and the partnering communities, and the guidelines associated with shared revenues from the event. A formal partnership contract has yet to be completed. Within the agreement the RDN would be responsible for covering the costs associated with hosting the three games at Oceanside Place. This would include the exclusive use of the facility for the games along with costs of transportation, food and one night accommodation for the teams playing at Oceanside.

Also included in the letter is a proposed game schedule that will assist the partner communities in their respective planning and scheduling of ice time for the 2008-2009 seasons. Based on the proposed schedule, to be confirmed by April 2008, Oceanside Place would host one exhibition game (Dec 28) and two tournament games (Jan 2).



This is a significant event that will provide the RDN an opportunity to showcase its award winning facility, Oceanside Place, and to celebrate Canada's national sport. Surplus funds remaining from the overall tournament will be used as a legacy fund to be shared by partnering communities to enhance local opportunities for youth participation in sport. The event will also draw the mid island communities together in the spirit of cooperation and promote the benefits of sport tourism in each of the communities. RDN staff are keen to support and work with the Society and partner communities in planning and implementing a successful event.

## **ALTERNATIVES**

1. To approve the request for an agreement in principle to include a combination of financial subsidy from the Oceanside Place Service Function and provide services in-kind to host the U17 Hockey Challenge games at Oceanside Place.
2. To approve the request for an agreement in principle to include a combination of funds allocated through the District 69 Recreation Community Grant program and provide services in-kind to host the U17 Hockey Challenge games at Oceanside Place.
3. To not support the request for an agreement in principle and provide alternative direction.

## **FINANCIAL IMPLICATIONS**

At present it is difficult to determine the exact amount of subsidy required to host the games at Oceanside Place. However, based on user information from 2007 and the future dates considered for the event in 2008/09 the Recreation and Parks Department would need to displace users renting the facility and RDN public skate events at a cost of approximately \$2,500-\$3,500 depending on the facility needs for the event, yet to be finalized.

The agreement in principle provides for opportunities to generate revenues from a variety of sources associated with the event that include, a percentage of sales from the games, "event program" sales, concession sales, and proceeds from local sponsors either monetary or in-kind. It is anticipated that these revenues would largely offset the costs to host the three games, and that the net costs for hosting the event would total less than \$5,000.

Financial implications associated with the alternatives are as follows:

1. Funds to cover these costs are not allocated in the 2008 budget; therefore, to fully subsidize the event would lead to a decrease in the projected surplus for 2008 affecting the overall Five Year Financial Plan.
2. The Recreation and Parks Department has the District 69 Recreation Community Grants program with a Youth component, whereby funds of up to \$5,000 could be allocated for this event. The funds for the Grant program totaling \$62,500 have been allocated in the 2008 budget. Staff could work with the Host Committee regarding an application for funding that would offset some of the costs associated with hosting the event not covered through revenue generation. Any portion of these allocated funds not required within the application would be reallocated to the Grant program for other community uses for youth.
3. The proposed agreement is based on fair and equitable treatment of all the communities involved and the maximization of the benefits to all of the partners. Other partnering communities are providing subsidies and services in-kind to ensure the success of the event. If the request for an agreement in principle was not supported it would likely prevent the RDN from being a partner in hosting the event; consequently, any financial commitments or services in-kind would not be required.

## CONCLUSION

The City of Port Alberni will be hosting the 2009 World Under 17 Hockey Challenge. Due to the magnitude of the event partnering communities in the mid island region including the RDN have been asked to participate by hosting some of the games. The U17 Hockey Challenge Society has submitted correspondence requesting an agreement in principle with the RDN. The agreement outlines the types of costs and revenues to be shared by the RDN.

Funds for hosting this event at Oceanside Place have not been allocated in the 2008 provisional budget; therefore, a subsidy would require amending the budget and reducing the projected 2008 surplus. However, funding could be provided through the District 69 Recreation Community Grant program with funding available that could be allocated for this event to a maximum of \$5,000.

By supporting the event as a community partner it will provide an opportunity for the municipalities and regional districts to work collaboratively on a significant project that will benefit not only each of the partner communities, but the mid island region as a whole. The event will also provide a legacy fund to be used for enhancing local youth participation in sport, and the event will promote future opportunities for sport tourism in the area.

If the Board supports the agreement in principal that would include subsidizing costs and providing services in-kind through the Recreation and Parks Grants program the following recommendation is proposed.

## RECOMMENDATION

1. That the Regional Board approve the agreement in principal requested in writing by the 2009 World Under 17 Hockey Challenge Society to host games at Oceanside Place, and direct staff to work with the Society to work out the details of a formal partnership contract.
2. That the Regional Board approve funding be allocated for the U17 Hockey Challenge event from the District 69 Recreation Youth Grants program to a maximum amount of \$5,000.

*Original signed by D. Porteous*

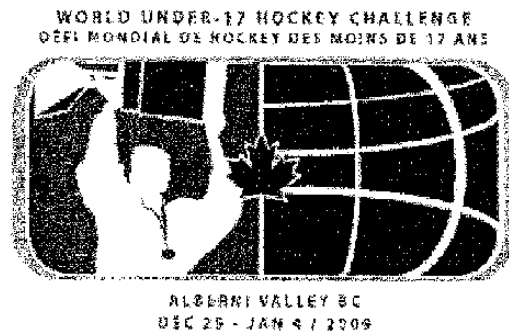
\_\_\_\_\_  
Report Writer

*Original signed by T. Osborne*

\_\_\_\_\_  
General Manager Concurrence

  
\_\_\_\_\_  
CAO Concurrence

## APPENDIX I



November 27, 2007

Tom Osborne  
General Manager of Recreation and Parks  
Regional District of Nanaimo  
830 West Island Highway  
Parksville, BC V9P 2X4

Dear Tom:

**Re: 2009 World Under 17 Hockey Challenge**

The 2009 World Under 17 Hockey Challenge Society invites Oceanside to join the Alberni Valley, Cowichan Valley, Nanaimo, the Comox Valley and Campbell River as a partner in hosting the 2009 World Under - 17 Hockey Challenge. We are now at a stage where we need to request your agreement in principle to help host the event. This agreement recognizes that we still must work out the details of a formal partnership contract.

The draft schedule for the 2009 event is attached. This draft has been reviewed by Hockey Canada and we are happy to confirm that it provides you with three games. The final schedule, with team allocations, will be confirmed following the completion of the 2008 event in London Ontario and once the other consultations required by Hockey Canada are completed. We expect to have it available by April 2008 at the latest.

We have previously discussed with you and the other partner communities a draft partnership agreement. The driving principles behind this proposed agreement have been the fair and equitable treatment of all the communities involved and the maximization of the benefits of the event to all of the partners. The Host Committee appreciates the support expressed by yourself and the other community representatives to date. The basics of this agreement include the following:

1. Your local Committee is to provide the facility for your games at your cost. Facilities must satisfy Hockey Canada's event hosting standards.

2. **Your local Committee will be given 100% of the following revenues:**
  - A. 50/50 sales for your games
  - B. Net program sales from your games (Sales -Production cost) Programs will be sold at cost to local committees for re-sell
  - C. Concession Sales for your games (Agreement between City or Operator with Partner Committee)
  - D. Proceeds from all local sponsors approved by the Host Committee and Hockey Canada. (Host Committee will receive 100% monies from national and regional corporate sponsors)
  - E. Proceeds from any local events you hold in association with your games.
3. Your Local Committee is responsible to pay the Host Committee a set fee for the transportation, food (except the post game meals) and accommodation for each game day (24 hours) for all the teams playing games in your facility. The Host Committee is responsible for the provision of these services except for the post game meals in your community which you are responsible to provide and pay for directly. We are negotiating our costs and will be able to detail them shortly.
4. There will be 50/50 percentage revenue sharing between the Host Committee and Local Committee of the gross ticket sales remaining after payment of the set fee described in 3 (above).
5. The Host Committee's 40% share of the final overall event legacy from the 2009 World Under 17 Hockey Challenge will be shared with the Local Committees based on a percentage of games played in each community.
6. Each Local committee will administer its own legacy. Hockey Canada encourages a theme which benefits youth participation in sport.

Thank you for your consideration of this proposal. Once you have the opportunity to review this proposal with the appropriate authorities we need a timely response in order to move forward with plans for this event. We would appreciate receiving your commitment in principle before January 2008.

Please do not hesitate to call to discuss any questions or concerns. We would be more than willing to meet with you and members of your community to discuss this further or to provide any background information for the event. We are very excited to be involved in this unprecedented level of partnership between our six central Island communities. It is going to be an incredible adventure for us all.

Yours truly



Ron Paulson, Chair