

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, FEBRUARY 22, 2011
7:00 PM**

(RDN Board Chambers)

A G E N D A

PAGES

- 1. CALL TO ORDER**
- 2. DELEGATIONS**
 - 12 **Cindy Nesselbeck**, re Regulation of Nuisance Wildlife.
 - 13 **John Day**, re Proposed Cell Tower on Greater Nanaimo Wastewater Treatment Plant Lands.
 - 14 - 16 **Sigi Wolff**, re Proposed Cell Tower on Greater Nanaimo Wastewater Treatment Plant Lands.
- 3. BOARD MINUTES**
 - 17 - 26 Minutes of the regular Board meeting held January 25, 2011.
- 4. BUSINESS ARISING FROM THE MINUTES**
- 5. COMMUNICATIONS/CORRESPONDENCE**
 - 27 - 41 **Edwin Grieve, Comox Valley Regional District**, re Regional Growth Strategy Bylaw No. 120 (*copy of bylaw available on request*).
 - 42 **Darren Hird, Telus**, re Telus Approval to Build Cell Tower on Greater Nanaimo Wastewater Treatment Plant Lands.
- 6. UNFINISHED BUSINESS**
 - BYLAWS**
 - Public Hearing, Third Reading & Adoption.**
 - 43 - 47 **Report of the Public Hearing held January 24, 2011 on Bylaw No. 500.365 – Atkinson – 2913 Jameson Road – Area ‘C’.** (Electoral Area Directors except EA ‘B’ – One Vote)

1. *That the Report of the Public Hearing held January 24, 2011 on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be received.*
2. *That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be read a third time.*
3. *That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be adopted*

This bylaw rezones the Area ‘C’ subject property from Subdivision District ‘D’ to Subdivision District ‘F’ to permit a 2 lot subdivision.

For Adoption.

Bylaw No. 500.357 – Maibach - 2115 South Wellington Road - Area ‘A’.
(Electoral Area Directors except EA ‘B’ – One Vote)

That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.357, 2010” be adopted.

This bylaw rezones the Area ‘A’ subject property from Commercial 4 (CM4) to Industrial 1 (IN1) to permit a light industrial development.

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

7.1 ELECTORAL AREA PLANNING STANDING COMMITTEE

48 - 52 Minutes of the Electoral Area Planning Committee meeting held February 8, 2011.
(for information)

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 500.368 - Supports Zoning Amendment Application No. PL2009-746 – Pilcher & Associates Inc. - 2465 Apollo Drive – Area ‘E’. (Electoral Area Directors except EA ‘B’ – One Vote)

1. *That Application No. PL2009-746 to rezone the subject property from Residential 1, Subdivision District ‘P’ to Comprehensive Development (CD43) be approved subject to the conditions in Schedule No. 1.*
2. *That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.368, 2011" be introduced and read two times.*

3. *That the public hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.368, 2011" be delegated to Director Holme or his alternate.*

Bylaw No. 1285.16 - Supports Zoning Amendment Application No. PL2009-054 - Bezaire - 1724 Alberni Highway – Area ‘F’. (Electoral Area Directors except EA ‘B’ – One Vote)

1. *That the Summary of the Public Information Meeting held on January 27, 2011 be received.*
2. *That Application No. PL2009-054 to rezone a portion of the subject property from T-1 (Institutional/Community Facility 1) and R-3 (Village Residential 3) to C-3 (Commercial 3) be approved subject to the conditions included in Schedule No. 1.*
3. *That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 1285.16, 2011" be given 1st and 2nd reading.*
4. *That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 1285.16, 2011" be delegated to Director Biggemann or his alternate.*

Bylaws No. 1335.05 & 500.367 – OCP & Zoning Amendments to Support Development Permit Application No. PL2010-198 - Fern Road Consulting Ltd. - 6120 Island Highway West – Area ‘H’. (Electoral Area Directors except EA ‘B’ – One Vote)

1. *That the Summary of the Public Information Meeting held on November 4, 2010, be received.*
2. *That Application No. PL2010-160 to re-designate the westerly portion of the subject property from Rural Lands to Resort Commercial Lands be approved.*
3. *That Application No. PL2010-159 to rezone portions of the subject property from Rural I (RUID) and Commercial 5 (CM5B) to Commercial 5 (CM5K) and Comprehensive Development (CD42) be approved.*
4. *That "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.05, 2011", be introduced and read two times.*
5. *That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.367, 2011", be introduced and read two times.*

6. *That the Public Hearing on "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.05, 2011", and "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.367, 2011", be delegated to Director Bartram or his alternate.*

DEVELOPMENT PERMIT APPLICATIONS

Development Permit & Site Specific Application No. PL2011-003 – Fern Road Consulting Ltd. – Mariner Way – Area ‘G’. (Electoral Area Directors except EA ‘B’ – One Vote)

That Development Permit and Site Specific Exemption Application No. PL2011-003 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules No. 1- 3.

Development Permit Application No. PL2011-015 – Newlands - 2754 Dendoff Point Road – Area ‘H’. (Electoral Area Directors except EA ‘B’ – One Vote)

That Development Permit Application No. PL2011-015, to permit the construction of a main floor addition and an upper loft on an existing single storey cabin be approved subject to the conditions outlined in Schedules No. 1 – 2.

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2009-024 – Peter Mason - 6162 Island Highway West – Area ‘H’. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Permit with Variance Application No. PL2009-024. (maximum speaking time 5 minutes)

That Development Permit with Variance No. PL2009-024 be approved subject to the conditions outlined in Schedules No. 1- 3.

Development Permit with Variance Application No. PL2010-100 – Anderson Greenplan Ltd. - 1907 Cedar Road - Area ‘A’. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Permit with Variance Application No. PL2010-100. (maximum speaking time 5 minutes)

That Development Permit with Variance Application No. PL2010-100 be approved subject to the conditions outlined in Schedule No. 1.

Development Permit with Variance Application No. PL2010-206 – Curran - 3366 Rockhampton Road - Area ‘E’. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Permit with Variance Application No. PL2010-206. (maximum speaking time 5 minutes)

That Development Permit with Variance No. PL2010-206 be approved subject to the conditions outlined in Schedules No. 1 - 2.

Development Permit with Variance Application No. PL2010-209 – Waring & Milne - 3732 Horne Lake Caves Road – Area ‘H’. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Permit with Variance Application No. PL2010-209. (maximum speaking time 5 minutes)

That Development Permit with Variance Application No. PL2010-209, to permit the construction of a lower storey on an existing single storey cabin with a variance to the maximum permitted cabin height be approved subject to the conditions outlined in Schedules No. 1 – 2.

Development Permit with Variance Application No. PL2010-230 – Fern Road Consulting Ltd. – 6224, 6266, 6280 & 6290 Island Highway West – Area ‘H’. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Permit with Variance Application No. PL2010-230. (maximum speaking time 5 minutes)

- 1. That Development Permit with Variance Application No. PL2010-230 in conjunction with a lot line adjustment subdivision be approved subject to the conditions outlined in Schedule No. 1.*
- 2. That the request to relax the minimum 10% perimeter frontage requirement for proposed Lots A and B be approved.*

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2011-011 – Muise – 1638 & 1640 Elm Street - Area ‘A’. (Electoral Area Directors except EA ‘B’ – One Vote)

Delegations wishing to speak to Development Variance Permit Application No. PL2011-011. (maximum speaking time 5 minutes)

That Development Variance Permit Application No. PL2011-011, to legalize the siting of a concrete retaining wall, be approved subject to the conditions outlined in Schedules No. 1- 2.

OTHER

Request for Frontage Relaxation on Subdivision Application No. PL2010-162 – Fern Road Consulting Ltd. - Allgard Road – Area ‘G’. (Electoral Area Directors except EA ‘B’ – One Vote)

That the request to relax the minimum 10% perimeter frontage requirement be approved.

Bylaw No. 1620 – Electoral Area ‘A’ Official Community Plan. (Electoral Area Directors except EA ‘B’ – One Vote)

- 1. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" be given 1st and 2nd reading.*
- 2. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" has been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Liquid Waste Management Plan and Regional Growth Strategy to ensure consistency between them.*
- 3. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" proceed to Public Hearing.*
- 4. That the Public Hearing on "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" be delegated to Director Burnett or his alternate.*
- 5. That staff proceed with the recommended public consultation actions identified in this report.*

7.2 COMMITTEE OF THE WHOLE STANDING COMMITTEE

53 - 57 Minutes of the Committee of the Whole meeting held February 8, 2011. (for information)

COMMUNICATIONS/CORRESPONDENCE

Laurie Gourlay, Mid Island Sustainability & Stewardship Initiative, re Drinking Water & Watershed Protection Snapshot Report, Area ‘A’ OCP and Public Comment. (All Directors – One Vote)

That the correspondence from Laurie Gourlay of Mid Island Sustainability and Stewardship Initiative be received.

Geoffrey Macaulay, North Cedar Improvement District, re Request to Waive Annual Park Use Permit Fee. (All Directors – One Vote)

That the correspondence North Cedar Improvement District be received.

Barbara Steele, UBCM, re UBCM Membership. (All Directors – One Vote)

That the correspondence from Barbara Steele of UBCM be received.

CORPORATE ADMINISTRATION SERVICES

ADMINISTRATION

2011 Service Area Work Plan Projects. (All Directors – One Vote)

- 1. That the Board receive the service area work plan projects list for 2011 for information.*
- 2. That staff provide a report for the Board's consideration to include the Cedar Heritage Centre in the workplan as one of the 2011 Community Works projects due to the need for improving there is a need for improving the energy efficiency of the building by replacing the furnace with an energy efficient heating and cooling system, installing solar panels for hot water heating and replacing single pane windows and consider improving other items of the building that would qualify under reducing the greenhouse gas emissions.*

FINANCE AND INFORMATION SERVICES

FINANCE

2011-2015 Financial Plan. (All Directors – One Vote)

That the Board receive the report on the 2011 budget as amended and the 2011 to 2015 financial plan and direct staff to prepare the financial plan bylaw on that basis.

2011 Community Works Funds Program. (All Directors – One Vote)

- 1. That the 2011 Community Works Funds program attached as Schedule A be approved and that staff be authorized to commence work immediately.*
- 2. That the report on the use of Community Works Funds in 2010 be received for information.*

Community Works Funding Agreement. (All Directors – One Vote)

That this report on amendments to the Community Works Fund Agreement be received for information.

Bylaw No. 1611 – Establishes a Call Answer Levy for the District 68 E-911 Call Service. (All Directors – One Vote)

That "911 Call Answer Levy Bylaw No. 1611, 2010" be referred back to staff to consider other billing options.

Bylaw No. 1625 – Authorizes Expenditures from the Nanoose Bay Bulk Water Service Development Cost Charge Reserve Fund. (All Directors – One Vote; All Directors – 2/3)

- 1. That "Nanoose Bay Bulk Water Local Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1625, 2011" be introduced and read three times.*
- 2. That "Nanoose Bay Bulk Water Local Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1625, 2011" be adopted.*

Policy A2.18 - Contributions to Third Party Events. (All Directors – One Vote)

That the Board approve Policy A2.18 - Contributions to Third Party Events Policy.

DEVELOPMENT SERVICES

PLANNING

VIHA Grant for Capacity Building – Ending Homelessness. (All Directors – One Vote)

That the RDN Board allocate all of the VIHA funds to the municipalities of Parksville and Nanaimo, distributed on the basis of population in District 68 and District 69, to support their specific homelessness projects underway that meet the VIHA criteria of supporting capacity building for homelessness and that staff bring back a report on how the \$100,000 was allocated.

Agricultural Advisory Committee – Attendance of Member at Workshop. (All Directors – One Vote)

That the Board authorize Community AAC member, Joanne McLeod, to attend the Ministry of Agriculture, Agricultural Advisory Committee Workshop on February 24th, 2011.

Little Qualicum River Village – Land Use Regulation & Covenant Registration. (All Directors – One Vote)

That this report be received for information.

Proposed Policy – Groundwater Application Requirements for Rezoning Un-serviced Lands. (All Directors – One Vote)

That the “Groundwater – Application requirement for rezoning of un-serviced lands” policy be approved.

REGIONAL AND COMMUNITY UTILITIES

WASTEWATER & ENGINEERING

Bylaws No. 813.47, 869.08 & 889.59 – Extend the Boundaries of the French Creek and Northern Community Sewer Services and the Morningstar Streetlighting Service to Include an Area ‘G’ Property (Lot 4 corner of Lowry’s and Wembley Roads). (All Directors – One Vote)

- 1. That "French Creek Sewerage Facilities Local Service Boundary Amendment Bylaw No. 813.47, 2011" be introduced and read three times.*
- 2. That "Morningstar Streetlighting Local Service Area Boundary Amendment Bylaw No. 869.08, 2011" be introduced and read three times.*
- 3. That "Regional District of Nanaimo Northern Community Sewer Local Service Boundary Amendment Bylaw No. 889.59, 2011" be introduced and read three times*

TRANSPORTATION AND SOLID WASTE SERVICES

SOLID WASTE

Program Update – Regional Residential Food Waste Collection. (All Directors – One Vote)

That the Board receive the Curbside Collection Program Update Report for information.

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area ‘A’ Parks, Recreation and Culture Commission. (All Directors – One Vote)

That the minutes of the Electoral Area ‘A’ Parks, Recreation and Culture Commission meeting held January 19, 2011 be received for information.

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

North Cedar Improvement District, re Request to Waive Annual Park Use Permit Fee. (All Directors – One Vote)

That the Regional District of Nanaimo waive the future annual fees of \$500.00 that the North Cedar Improvement District would pay for the Park Use Permit for the Morden Colliery Community Park lands.

NEW BUSINESS

Electoral Area ‘H’ Parks and Open Space Advisory Committee. (All Directors – One Vote)

That Josianne Sêguin be appointed to the Electoral Area ‘H’ Parks & Open Space Advisory Committee and John Keltie be appointed as the alternate for terms ending December 31, 2011.

7.3 EXECUTIVE STANDING COMMITTEE

7.4 COMMISSIONS

7.5 SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

Regional Parks & Trails Advisory Committee. (All Directors – One Vote)

58 - 60 Minutes of the Regional Parks & Trails Advisory Committee meeting held February 1, 2011. (for information)

8. ADMINISTRATOR’S REPORTS

61 - 63 Bylaw 1319.01 – Amends the Requisition Limit for Area ‘B’ Port Theatre Contribution Service. (All Directors – One Vote; All Directors – Weighted Vote)

64 - 70 Bylaws No. 805.06, 940.04 & 1388.04 – Amend Requisition Limits for Area ‘G’ Community Parks, Area ‘F’ Animal Control and the Cassidy-Waterloo Fire Protection Services. (All Directors – One Vote)

71 - 75 Bylaw 1388.05 – Reduces Boundary of the Cassidy-Waterloo Fire Protection Service to Exclude An Area ‘C’ Property (965 Loftus Road). (All Directors – One Vote)

76 - 77 Request for Acceptance of Revised Comox Valley Regional Growth Strategy. (All Directors – One Vote)

9. ADDENDUM

10. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

11. NEW BUSINESS

12. BOARD INFORMATION (Separate enclosure on blue paper)

13. ADJOURNMENT

14. IN CAMERA

That pursuant to Section 90(1) (c), (g) and (j) of the Community Charter the Board proceed to an In Camera meeting to consider items related to personnel, legal and third party business matters.

*Cindy and Peter Nesselbeck
2868 Gordons Lane, Nanaimo, BC, V9R 6X4*

February 15, 2011

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

Attention: Jane Armstrong , Legislative Coordinator, Corporate Services

Subject: Request to appear as a delegate

Please accept this letter as my request to appear as a delegate at the Regional District Board meeting scheduled for Tuesday, February 22, 2011.

The suggested title of the presentation is: Bylaw Proposal - Nuisance Wildlife and I will cover the following points:

- current problems in the Regional District being caused by nuisance wildlife, specifically feral rabbits;
- current challenges that exist for individuals that are trying to deal with nuisance wildlife such as feral rabbits;
- solutions that have been implemented by other jurisdictions;
- request the Board's assistance through the adoption of a bylaw that:
 - Prohibits the feeding of rabbits (or other animals) in parks or public spaces;
 - Prohibits uncontained feral or pet rabbits from occurring on private property; and
 - Requires property owners to clean up problem breeding sites (e.g. wood piles).

I am planning on a PowerPoint presentation and have noted that I need to provide an electronic copy by 1:00 next Monday.

I trust the above information is sufficient for your requirements but please do not hesitate to contact me if you have any questions. Thank you for your time and consideration; I look forward to hearing from you at your convenience.

Sincerely,

Cindy Nesselbeck
2868 Gordons Lane, Nanaimo, BC, V9R 6X4
Telephone: 250-758-2477
Cell Phone: 250-619-5417

February 15, 2011

I would like to speak at the RDN Board Meeting on Feb 22nd.

My information is:

John Day
3665 Place Road
Nanaimo, BC V9T 1M9

Home Phone - 250 758-7077

Mobile - 604-671-6842

Email – john.day@shaw.ca

Title of the presentation is Concerns with placement of proposed Telus Cell tower on Hammond Bay Road

Synopsis of my talk will be:

- Concerns with effects on children with long term exposure to cell towers within 500 meters
- Activity around the world raising awareness to these concerns
- Let's learn from past mistakes (smoking causes cancer, lead paint is a carcinogen, etc.) and take some precautions
- Decisions by other local municipalities based on these concerns
- Decisions by other countries based on these concerns
- My request of the RDN

Feb. 15, 2011

Please accept this as my submission for a delegation at the RDN board meeting on Feb. 22nd, 2011

Speaker: Sigi Wolff

4250 Hammond Bay Rd. Nanaimo, BC V9T 5A8

Phone 250-751-1374

Cell 604-644-4118

coleandsig@shaw.ca

Title: **Concerns Regarding the Proposed Cell Tower at 4600 Hammond Bay Rd.**

I will show that the proposed cell tower installation on the RDN Waste water treatment site at 4600 Hammond Bay Rd. could cause adverse health effects for nearby residents and in particular the 340 students at Hammond Bay Elementary. Please read all my notes for the line of thought, and I have included the reference links to the actual documents.

I will provide maps at the meeting to confirm the intended location of the proposed tower. The maps will show the site to be 209 metres from the school building, and 250 metres from my house.

I will touch on the following Health Canada publication:

“It's Your Health - Safety of Cell Phones and Cell Phone Towers [Health Canada, 2009”

<http://www.hc-sc.gc.ca/hl-vs/iyh-vsv/prod/cell-eng.php>

This document is Health Canada's official position deeming cell towers as “safe”. Note that Health Canada uses a “weight of evidence” to establish the Radio Frequency (RF) transmission threshold guideline known as “Safety Code 6” which Health Canada will provide to Industry Canada. Also note the “It's your health” document establishes Industry Canada as the overseer and regulator of the cell industry.

I will also touch on this document:

“CP-2-0-03 Radio communications and Broadcasting Antenna Systems”

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

Note the Mandate of Industry Canada, summed up as “to promote business”. However, Industry Canada is also the regulator of the \$39 Billion annually cell phone industry which places Industry Canada in a conflict of interest. Note Telus will be the “proponent” as outlined in this document, however once they receive final permission to build the tower all documentation will refer to Telus as Industry Canada's “client” and the Canadians Ind.Can. is working for as “citizens”.

The next document to touch on is below:

“World Health Organization-Electromagnetic Fields and Public Health (2006)”

<http://www.who.int/mediacentre/factsheets/fs304/en/index.html>

This document establishes The World Health Organization's position as cell towers being "safe". However, note under "Health Concerns" in this document they are talking about concerns about the heating of tissues which have long since been known to cause damage such as microwaves. There is no reference to non-thermal effects. Also note under "other effects" the statement "Few studies have investigated general health effects in individuals exposed to RF fields from base stations.

The next document I will touch on:

"World Health Organization- Children's EMF Research Agenda"

<http://www.who.int/peh-emf/research/children/en/index4.html>

Research the World health organization lists as "High Priority". This research is pending or not yet begun, suggesting gaps in the knowledge of the health effects of the low-level RF this tower will emit near our children.

And now some of the science that has been done in this area:

"Analysis of Health and Environmental Effects of Proposed San Francisco Earthlink Wi-Fi Network – Magda Havas Phd, Professor at Trent University "

http://www.magdahavas.org/wordpress/wp-content/uploads/2009/10/07_Havas_WiFi-SNAFU.pdf

This paper was published by Magda Havas of Trent University. It is the accumulation of the data of dozens of studies. The data shows serious adverse health effects such as leukemia and DNA damage at power outputs classified as "low-level, non-thermal radiation". These adverse health effects are being observed at power densities substantially below the levels allowed by "Safety Code 6" suggesting the code is insufficient.

The next document:

"Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays – Henry Lai, Research professor in Bioengineering at the University of Washington"

<http://article.pubs.nrc-cnrc.gc.ca/RPAS/rpv?hm=HInit&calyLang=eng&journal=er&volume=18&afpf=a10-018.pdf>

Another study collecting evidence from many studies around the world. This paper was published by the National Research Council of Canada and in the conclusion contains the recommendation to not locate cell towers within 500m of the population on a precautionary principal because not enough is known yet about the health effects. However the early signs are not promising. As a side note, there were reports that asbestos was dangerous as early as 1897, however due to the financial pressures of the industry, the Canadian government allowed its mining and use for decades more until the evidence was overwhelming. Perhaps had the early signs been heeded, and a position of precaution been taken, history would have been different. As a matter of fact Canada today is still the second largest miner and exporter of asbestos in the world much to the condemnation of many world authorities including the

World Health Organization. Perhaps Health Canada still caters to the same financial pressures?
<http://cupe.ca/health-and-safety/deadly-asbestos-industry-experts-urge>

A third study:

“CellTower Radiation – Submitted To DOT, Delhi by Prof. Girish Kumar”

<http://www.scribd.com/doc/44736879/Cell-Tower-Radiation-Report-sent-to-DOT-Department-of-Telecommunications>

This 2010 paper was done in India. India does have higher allowable thresholds than Canada, but not significantly. Very powerful evidence, particularly in the measurements taken from towers that are far above the range proven to cause non-thermal damage, measurements Safety Code 6 does not regulate.

I will also bring to the meeting documentation showing a precedent set by the Coquitlam school board, Vancouver school board and the BC Confederation of Parent Advisory Councils as having policies opposing cell towers being located near schools. As council well knows, precedent has also been set in Parksville where recently a new tower installation was abolished on the grounds of the precautionary principal.

I will also bring a copy of an email from Jim Laursen who is the manager of Spectrum Operations at Industry Canada. In this email he answers direct questions that will show the RDN as the land owner has final say over whether the tower may be installed on their property. The RDN may at any time for any reason or no reason whatsoever stop proceedings and decline Telus' offer. Industry Canada will not force a property owner to allow a tower to be built on their land. They must be a willing party.

The end purpose of my presentation is that I as a parent of a six and an eight year old who attend Hammond Bay School, and a resident 250m from the tower site, ask that council adopt a precautionary position based on the science on hand that has not yet been acknowledged by Health Canada, and not allow this tower to be built so near our children or our home.

Thank You very much for your time and attention on this matter,

Sigi Wolff

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE REGULAR MEETING OF THE BOARD
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JANUARY 25, 2011 AT 7:00 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director J. Burnett	Electoral Area A
Director G. Rudischer	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 M. Lefebvre	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director C. Haime	District of Lantzville
Director J. Ruttan	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director D. Johnstone	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director M. Unger	City of Nanaimo
Alternate	
Director F. Pattje	City of Nanaimo

Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
N. Avery	General Manager, Finance & Information Services
J. Finnie	General Manager, Regional & Community Utilities
D. Trudeau	General Manager, Transportation & Solid Waste
P. Thorkelsson	General Manager, Development Services
T. Osborne	General Manager, Recreation & Parks
L. Burgoyne	Recording Secretary

CALL TO ORDER

The Chairperson welcomed Alternate Director Fred Pattje to the meeting.

BOARD MINUTES

MOVED Director Westbroek, SECONDED Director Sherry, that the minutes of the inaugural Board meeting held December 14, 2010 and the Special Board meeting held January 11, 2011 be adopted.

CARRIED

BYLAWS

For Adoption.

Report of the Public Hearing held January 6, 2011 on Bylaw No. 500.364 – Peter Mason Land Surveying – 1120 Keith Road – Area ‘H’.

MOVED Director Bartram, SECONDED Director Holme, that the report of the Public Hearing held January 26, 2011 on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.364, 2010” be received.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.364, 2010” be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.364, 2010” be adopted.

CARRIED

Bylaws No. 500.359, 500.360, 500.361 and 500.362 - Electoral Area ‘G’ Official Community Plan Implementation.

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.359, 2010” be adopted.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.360, 2010” be adopted.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.361, 2010” be adopted.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.362, 2010” be adopted.

CARRIED

Bylaw No. 500.366 – BC Housing – 280 Lions Way – Area ‘H’.

MOVED Director Bartram, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.366, 2010” be adopted.

CARRIED

Bylaw No. 1385.08.

MOVED Director Bartram, SECONDED Director Johnstone, that “Bow Horn Bay Fire Protection Service Amendment Bylaw No. 1385.08, 2010” be adopted.

CARRIED

STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS

ELECTORAL AREA PLANNING STANDING COMMITTEE

From the Special Electoral Area Planning Committee meeting held November 23, 2010.

AMENDMENT APPLICATIONS

Development Permit Application No. 2010-214 to Support Zoning Amendment Application No. 2010-084 – BC Housing – 280 Lions Way – Area ‘H’.

MOVED Director Bartram, SECONDED Director Holme, that Development Permit Application No. PL2010-214 in relation to the proposed rezoning for the subject property be approved subject to the conditions included in Schedule No. 2.

CARRIED

MOVED Director Bartram, SECONDED Director Burnett, that the minutes of the Electoral Area Planning Committee meeting held January 11, 2011 be received for information.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

OCP Amendment to Support Zoning Amendment Application No. PL2009-778 – Addison - 2610 Myles Lake Road - Area ‘C’.

MOVED Director Young, SECONDED Director Bartram, that "Regional District of Nanaimo Arrowsmith Benson – Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.07, 2011" be introduced and read two times.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the public hearing on "Regional District of Nanaimo Arrowsmith Benson – Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.07, 2011" be delegated to Chair Stanhope and Co-Chair Director Young.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2010-210 – Longridge & Pearson – 3800 Horne Lake Caves Road – Area ‘H’.

MOVED Director Bartram, SECONDED Director Holme, that Development Permit Application No. PL2010-210, to permit the excavation and re-vegetation of a portion of the subject property within 15 meters of the natural boundary of Horne Lake, be approved subject to the conditions outlined in Schedules No. 1-2.

CARRIED

Development Permit Application No. PL2010-220 – Walman – 3844 Horne Lake Caves Road – Area ‘H’.

MOVED Director Bartram, SECONDED Director Young, that Development Permit Application No. PL2010-220, to permit additions to an existing cabin, and the construction of an accessory building, be approved subject to the conditions outlined in Schedules No. 1-5.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2010-228 – Couverdon Real Estate – Pratt Road – Area ‘F’.

MOVED Director Biggemann, SECONDED Director Holme, that Development Permit with Variance Application No. PL2010-228 be approved subject to the conditions outlined in Schedules No. 1-2.

CARRIED

OTHER

Development Permit Application No. PL2010-237 and Associated Request for Frontage Relaxation & Park Land Dedication – Island West Consulting Inc. – 2560/2570 South Forks Road – Area ‘C’.

MOVED Director Young, SECONDED Director Burnett, that Development Permit Application No. PL2010-237, in conjunction with the two lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lots A and the Remainder of Lot 2 be approved.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the offer to dedicate park land in the amount and location as shown on Schedule No. 2 be accepted.

CARRIED

Bylaw No. 1621 – Proposed New Board of Variance Bylaw.

MOVED Director Holme, SECONDED Director Bartram, that "Regional District of Nanaimo Board of Variance Bylaw No. 1621, 2011" be introduced and read three times.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that "Regional District of Nanaimo Board of Variance Bylaw No. 1621, 2011" be adopted.

CARRIED

COMMITTEE OF THE WHOLE STANDING COMMITTEE

MOVED Director Burnett, SECONDED Director Ruttan, that the minutes of the Committee of the Whole meeting held January 11, 2011 be received for information.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Elena Andrade, re Petition to Support Urban Agriculture.

MOVED Director Johnstone, SECONDED Director Ruttan, that the petition to support urban agriculture be received.

CARRIED

Laurie Gourlay, Mid Island Sustainability & Stewardship Initiative, re Proposed Mid Island Biosphere Reserve, RDN Water Resources Report and Area 'A' OCP.

MOVED Director Burnett, SECONDED Director Holdom, that the correspondence from Laurie Gourlay of Mid Island Sustainability and Stewardship Initiative be received.

CARRIED

FINANCE AND INFORMATION SERVICES

FINANCE

Bylaws No. 861.03 and 1059.04 – Amend Cost Apportionment Provisions for the Northern and Southern Community Recreation Services.

MOVED Director Westbrook, SECONDED Director Lefebvre, that "Northern Community Recreation Service Amendment Bylaw No. 861.03, 2011" be introduced for three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Westbrook, SECONDED Director Lefebvre, that "Southern Community Recreation Service Amendment Bylaw No. 1059.04, 2011" be introduced for three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

Proposed Cell Tower on Greater Nanaimo Wastewater Treatment Plant Lands.

MOVED Director Ruttan, SECONDED Director Holdom, that staff be authorized to conclude an agreement with Telus to locate a cell tower at 4600 Hammond Bay Road as outlined in this report subject to the results of the public consultation process.

CARRIED

MOVED Director Ruttan, SECONDED Director Johnstone, that Telus be advised that the Board agrees that Telus may include descriptions and illustrations of the monopole and monopine tower options in its public consultation materials in order to seek feedback on the preferred option.

CARRIED

DEVELOPMENT SERVICES

BUILDING & BYLAW

District of Lantzville Service Agreements – 2011/2012.

MOVED Director Haime, SECONDED Director Westbrook, that the Service Agreement between the Regional District of Nanaimo and the District of Lantzville for Administrative Services beginning January 1, 2011 and ending December 31, 2012, be approved.

CARRIED

MOVED Director Haime, SECONDED Director Westbroek, that the Service Agreement between the Regional District of Nanaimo and the District of Lantzville for Animal Control beginning January 1, 2011 and ending December 31, 2012, be approved.

CARRIED

MOVED Director Haime, SECONDED Director Westbroek, that the Service Agreement between the Regional District of Nanaimo and the District of Lantzville for Building Inspection beginning January 1, 2011 and ending December 31, 2012, be approved.

CARRIED

MOVED Director Haime, SECONDED Director Westbroek, that the Service Agreement between the Regional District of Nanaimo and the District of Lantzville for Emergency Planning beginning January 1, 2011 and ending December 31, 2012, be approved.

CARRIED

MOVED Director Haime, SECONDED Director Westbroek, that the Service Agreement between the Regional District of Nanaimo and the District of Lantzville for Bylaw Enforcement beginning January 1, 2011 and ending December 31, 2012, be approved.

CARRIED

PLANNING

Ministerial Approval of Official Community Plans and Regulatory Bylaws.

MOVED Director Holdom, SECONDED Director Johnstone, that the Regional District of Nanaimo declines participation in the trial project to waive the requirement for ministerial approval of Official Community Plans and land use regulation bylaws.

CARRIED

RECREATION AND PARKS SERVICES

PARKS

Area 'H' Community Parks - Lighthouse Community Centre Lease Agreement.

MOVED Director Bartram, SECONDED Director Young, that the Lease agreement between the Lighthouse Community Centre Society and the Regional District of Nanaimo for the property legally described as Lot 1, District Lot 32, Newcastle District, Plan 42674 for a ten year term be approved.

CARRIED

REGIONAL AND COMMUNITY UTILITIES

WATER

Drinking Water & Watershed Protection – Watershed Snapshot Report 2010.

MOVED Director Bartram, SECONDED Director Lefebvre, that the Board receive the Watershed Snapshot Report 2010 and direct staff to make the report available for public information and comment.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

District 69 Recreation Commission.

MOVED Director Bartram, SECONDED Director Lefebvre, that the minutes of the District 69 Recreation Commission meeting held December 16, 2010 be received for information.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Laurie Gourlay, Mid Island Sustainability & Stewardship Initiative, re Proposed Mid Island Biosphere Reserve, RDN Water Resources Report and Area 'A' OCP.

MOVED Director Burnett, SECONDED Director Ruttan, that the correspondence from Laurie Gourlay of Mid Island Sustainability & Stewardship Initiative, be referred back to staff for a response.

CARRIED

NEW BUSINESS

Draft Policy for Water Sustainability Act.

MOVED Director Lefebvre, SECONDED Director Bartram, that staff review the draft policy proposal on the Water Sustainability Act and provide the Province with comments to include supporting the proposal if appropriate.

CARRIED

SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

Arrowsmith Water Service Management Committee.

MOVED Director Lefebvre, SECONDED Director Holme, that the minutes of the Management Committee meeting held January 13, 2011 be received for information.

CARRIED

Fire Services Advisory Committee.

MOVED Director Holme, SECONDED Director Johnstone, that the minutes of the Fire Services Advisory Committee meeting held January 13, 2011 be received for information.

CARRIED

Sustainability Select Committee.

MOVED Director Holdom, SECONDED Director Burnett, that the minutes of the Sustainability Select Committee meeting held January 19, 2011 be received for information.

CARRIED

MOVED Director Holdom, SECONDED Director Burnett, that "Regional Growth Strategy Bylaw No. 1309.01, 2011" be introduced and read two times.

CARRIED

MOVED Director Holdom, SECONDED Director Burnett, that the public hearing on "Regional Growth Strategy Bylaw No. 1309.01, 2011" be delegated to Chair Stanhope or his alternate.

CARRIED

MOVED Director Holdom, SECONDED Director Lefebvre, that staff be directed to proceed with the actions included in the report "Regional Growth Strategy Review – December 2010 Update" and that a Board seminar be arranged to review the concerns with the Draft RGS identified by RDN members that require further discussion.

CARRIED

MOVED Director Holdom, SECONDED Director Bartram, that the Wood First Policy for RDN Facilities be approved.

CARRIED

ADMINISTRATOR'S REPORTS

Bylaws No. 1616, 1617, 1618 – To Secure Borrowing to Construct a New Firehall for the Nanoose Bay Fire Protection Service.

MOVED Director Holme, SECONDED Director Bartram, that the Board authorize proceeding to referendum to obtain consent of the electors in the Nanoose Bay Fire Protection Service Area to borrow up to \$3.2 million to replace the Nanoose Bay fire hall.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that the referendum to be held on March 26, 2011 with respect to Bylaw 1616 be obtained by a vote taken throughout the entire service area.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that "Nanoose Bay Fire Protection Service Loan Authorization Bylaw No. 1616, 2011" be introduced for three readings and be forwarded to the Inspector of Municipalities for approval.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that "Nanoose Bay Fire Protection Service Security Issuing Bylaw No. 1617, 2011" be introduced for three readings.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that "Nanoose Bay Fire Protection Service Temporary Borrowing Bylaw No. 1618, 2011" be introduced for three readings.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that Maureen Pearse, Senior Manager of Corporate Administration be appointed as the Chief Election Officer and Jane Armstrong, Legislative Coordinator, be appointed as the Deputy Chief Election Officer for the purposes of conducting the March 26th referendum.

CARRIED

Bylaws No. 1622 and 1623 - Release Funds from the Northern and Southern Community Wastewater Development Cost Charge Reserve Funds.

MOVED Director Lefebvre, SECONDED Director Westbroek, that "Northern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1622, 2011" be introduced and read three times.

CARRIED

MOVED Director Lefebvre, SECONDED Director Westbroek, that “Northern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1622, 2011” be adopted.

CARRIED

MOVED Director Sherry, SECONDED Director Haime, that “Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1623, 2011” be introduced and read three times.

CARRIED

MOVED Director Sherry, SECONDED Director Haime, that “Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1623, 2011” be adopted.

CARRIED

Bylaw No. 1624 – 2011 Parcel Tax Rolls Bylaw.

MOVED Director Holdom, SECONDED Director Ruttan, that “2011 Parcel Tax Assessment Roll Bylaw No. 1624, 2011”, be introduced and read three times.

CARRIED

MOVED Director Holdom, SECONDED Director Ruttan, that “2011 Parcel Tax Assessment Roll Bylaw No. 1624, 2011” be adopted.

CARRIED

MOVED Director Holdom, SECONDED Director Ruttan, that the Board appoint the Chairperson, the Senior Manager, Corporate Administration and the General Manager, Finance and Information Services to preside as the 2011 parcel tax review panel.

CARRIED

Affordable Housing Action Plan.

MOVED Director Unger, SECONDED Director Lefebvre, that the report on the proposed Housing Action Plan be received.

CARRIED

MOVED Director Holdom, SECONDED Director Ruttan, that for 2011 staff be directed to proceed with Actions 1, 2 and 8 in the Housing Action Plan.

CARRIED

NEW BUSINESS

Agricultural Advisory Committee.

MOVED Director Burnett, SECONDED Director Holme, that the Board approve the amended Terms of Reference for the Agricultural Advisory Committee.

CARRIED

Electoral Area ‘B’ Parks and Open Space Committee.

MOVED Director Rudischer, SECONDED Director Bartram, that James Randolph Young and Steven O’Neill be appointed to the Electoral Area ‘B’ Parks and Open Space Committee for terms ending December 31, 2012.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Johnstone, 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

TIME: 7:35 PM

RISE AND REPORT

RECREATION AND PARKS SERVICES

Regional Parks & Trails - Coats Marsh Caretaker Agreement.

MOVED Director Rudischer, SECONDED Director Holdom, that staff prepare and execute a new Caretaker Agreement for Coats Marsh Regional Park with Ms. Christine McKim that reflects the term of the original Lease Agreement that was agreed to by The Nature Trust of BC when the Trust purchased the land and will provide for an expanded role of the Caretaker to provide improved stewardship of the property.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 8:01 PM

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

Office of the Chair

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
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File: 6410-20/CV

January 26, 2011

Sent via email only: corpsrv@rdn.bc.ca

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

Dear Chair and Directors:

Re: Comox Valley Regional District Regional Growth Strategy Bylaw 120, 2010.

Thank you for your referral for acceptance comments on Comox Valley Regional District regional growth strategy bylaw No. 120 which we received in the late fall of 2010. Further to our correspondence to your regional district dated December 1, 2010, which notified your board that the proposed growth strategy bylaw was not accepted by the member municipalities of the Comox Valley Regional District (CVRD) and that the bylaw was entering the non-binding resolution process we would like to provide you with an update on the status of the bylaw.

In accordance with the approved non-binding resolution process, a mediated session was held on December 13, 2010 to address the non-acceptance items identified by the municipalities within the CVRD. The mediation session was led by Mr. Jamie Chicanot and in accordance with the approved non-binding resolution process the session was attended by the following elected representatives:

- Mayor Fred Bates, Village of Cumberland
- Mayor Gregory Phelps, City of Courtenay
- Mayor Paul Ives, Town of Comox
- Vice Chair Edwin Grieve, Comox Valley Regional District (*now CVRD Chair*)

The three Comox Valley mayors and the vice chair of the CVRD board, with the assistance of the mediator, worked through the items and subsequently reached agreement on revisions to the Comox Valley Regional District regional growth strategy bylaw no. 120, required to address all of the non-acceptance items that were identified by the Village of Cumberland, the Town of Comox and the City of Courtenay. The mediators report is attached for your reference.

Given this agreement, at the January 25, 2011 CVRD board meeting the regional growth strategy (RGS) bylaw was amended to reflect the non-binding resolution mediation report. Pursuant to part 25, section 859(6) of the *Local Government Act*, the revised bylaw must be resubmitted to the affected local governments for acceptance prior to adoption. Affected local governments have 60 days to respond to this referral and indicate if they accept the bylaw as proposed. The CVRD board is scheduled to consider the RGS bylaw on March 29, 2011 and the agenda deadline for this meeting is March 18, 2011. As you may recall we are under very tight timelines for this provincially mandated process and we would ask that you please consider bylaw no. 120 for acceptance at your earliest convenience and notify the CVRD of your resolution as soon as possible.

For reference there have been a number of revisions to the bylaw however, these changes are focused internally to the Comox Valley. The nature of the revisions are detailed in the attached mediation report. If you have any questions or if you require additional information on the bylaw, please do not hesitate to contact Debra Oakman, chief administrative officer, who will assign a staff member from the regional growth strategy team to provide explanations of any of the details of the strategy you may require.

On behalf of the CVRD board I would like to take this opportunity to thank you again for your time to review this referral and I look forward to your response.

Sincerely,



Edwin Grieve
Chair

Enclosure Bylaw 120
 Mediation report

cc: Carol Mason, chief administrative officer

Comox Valley Regional District

**Comox Valley Regional District Regional Growth Strategy Bylaw 120, 2010
Non-Binding Resolution Process
Mediation Report – Jamie Chicanot, ADR Education
December 13, 2010 Mediation Session**

In accordance with the non-binding resolution process approved by the Comox Valley Regional District (CVRD) board and member municipalities, the three Comox Valley mayors and the vice chair of the CVRD met on December 13, 2010 in the CVRD boardroom. With the assistance of the mediator, the parties worked through and reached consensus on how to address all of the “non-acceptance” items that were identified by the Village of Cumberland, City of Courtenay and Town of Comox. The parties engaged in productive negotiations which focused on reaching agreement on amendments to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010. Discussion was guided by the overall regional growth strategy principles, environmental and sustainability factors and a spirit of regional cooperation. The intention was to achieve consensus on all outstanding items and craft amended policies that will chart a sustainable future for the unique growth and development of rural areas and urban communities that make up the Comox Valley.

The purpose of this report is to provide an overview of the session and outline the amendments that were agreed to in the mediation session that are required to gain acceptance of the proposed regional growth strategy by all affected local governments, pursuant to section 859 of the *Local Government Act*.

The mediated discussions were organized around the following topic areas:

- K'ómoks First Nation;
- Mount Washington;
- Settlement Expansion Areas;
- Ministry of Transportation and Infrastructure;
- Development Policies;
- Environmental/Climate Change Policies;
- Infrastructure Policy;
- General Policy Wording; and
- Other

The information below provides a general overview of the discussion around the non-acceptance items discussed and the mediated agreement amendments to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010.

K'ómoks First Nation

The parties discussed the items identified by the affected local governments which related to K'ómoks First Nation lands located adjacent to the Union Bay settlement node, crown lands located on the Strathcona Parkway adjacent to the existing Mount Washington “chain up” area, and lands in the vicinity of the Piercy and Browns River areas and the request for a text amendment to the regional growth strategy bylaw to reflect agreements between the provincial government and K'ómoks First Nation on land transfers.

There was recognition of the challenges for K'ómoks First Nation to further economic development interests in advance of treaty settlement without the inclusion of lands into the regional growth

strategy (RGS) policies. There was recognition that these initiatives needed to be considered with the overall RGS policies. There was also discussion regarding text amendments to the RGS which better describe the legal transfer of land from the province to K'ómoks First Nation in advance of treaty settlement. Given the overall RGS direction, agreement was reached not to consider changes to the RGS designation with respect to lands in the Piercy and Browns River area.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Re-designate from Rural Settlement Area to Settlement Node District Lots 31 and 32, Nelson District and those adjoining lands to be transferred to K'ómoks First Nation ownership under the Kensington benefit agreement as shown on the attached map labeled K'ómoks First Nation Land: Union Bay Area. *See Attached Map No. 1*
- Add and insert new MG Policy 3A-2 (pg.100) - “Notwithstanding the Resource Policies above, should the ownership of lands legally described as the South ½ of the NE ¼ of Section 30, Township 9, Comox District, Plan 552G Except Part in Plan VIP66479 and the North ½ of the NE ¼ of Section 30, Township 9, Comox District, Plan 552G Except Part in Plans 43227, VIP66479 and VIP67100 be transferred to K'ómoks First Nation, the regional growth strategy will permit the development of tourist commercial uses with the allowance for temporary staff housing subject to official community plan and zoning approvals.” *See Attached Map No. 2 for description of area*
- Amend MG Policy 1.1 (pg. 84), Policy 1 (c) (pg. 88), MG Policy 1C-1 (pg. 88), First Nations Implementation Agreement (pg. 106), and any other references in the bylaw to negotiated settlement, to delete the words “negotiated settlement” and replace with the words “negotiated agreement”.

Mount Washington

The parties discussed the items identified by the affected local governments which related to Mount Washington and the future of lands in the Strathcona Parkway corridor. Discussions addressed both policy and the use of leased crown lands in the existing “chain up” area, future expansion of the Mount Washington Resort and lands in the Anderson Lake area for tourist commercial uses and/or resort.

All parties recognized the important economic role that the mountain resort plays for the Comox Valley and the future development initiatives that Mount Washington has in partnership with other entities. This includes recognizing the need to have flexibility in accommodating the needs of this substantial employer. The bylaw has been drafted to reflect the resort as a settlement node and has included provision for a review of the local area plans (LAP) through the required update to the rural Comox Valley official community plan (OCP).

The bylaw does permit amendments to the LAP (MG Policy 1B-4) and a commitment has been made to work with the resort to plan for future development. An LAP amendment is subject to a minor amendment to the RGS bylaw. The bylaw includes MG Policy 3A-1 (c) and (d) which allows for recreational uses in the resource designated lands and allows for expanded resort type uses with a minor amendment to the RGS. The requirement for uses to support the resort and the travelling public in the existing chain up area was collectively acknowledged and supported.

The existing RGS polices for resource lands are focused on retaining and supporting resource lands for resource uses. The policies have also been carefully drafted to provide flexibility for changes to resource lands to accommodate resort developments provided environmental values are protected and public input is solicited on the proposal through the minor amendment process outlined in section 5.2.2 Minor Amendment Process (pg. 109) of Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010. (*see also attached Appendix B*)

Given the existing policy framework, the addition of lands in the area of Anderson Lake was not included at this time and RGS policy exists to accommodate an application for resort uses in this area should a project be initiated. Such an application would require a minor amendment to the RGS.

Agreement was reached on the following changes to RGS Bylaw No. 120:

- Add and insert new MG Policy 3A-3 (pg.100) - “Notwithstanding the resource policies above, on the Crown Land described as District Lot 119G, the regional growth strategy will permit the development of tourist commercial uses with the allowance for temporary staff housing subject to official community plan and zoning approvals.” *See Attached Map No. 2*

Settlement Expansion Areas

The parties discussed the items identified by the affected local governments which related to policies for the Settlement Expansion Area (SEA) designation, policy on satisfactory servicing agreements, implications of the application of servicing for new development in the SEA’s and the proposal for an SEA adjacent to the northern boundary of the Village of Cumberland.

The discussions identified the importance of the SEA designation for future expansion of urban municipalities as well as the unique characteristics of existing development within these areas. The existing policies for SEA’s and the implications for development and future community planning in these areas were discussed. In addition to water and sewer infrastructure, the challenges related to regional service delivery was also considered. SEA policies for lands adjacent to the City of Courtenay and the Town of Comox were discussed and the general requirements that would be included in any potential service agreement were drafted. The parties indicated that they did not support the provision of service agreements for new development within the SEA’s due to the potential to undermine the growth management policies of the RGS and the bylaw should be amended accordingly.

A new SEA for lands adjacent to the Village of Cumberland was discussed to allow the municipality to plan for future initiatives, affordable housing and to provide infrastructure to areas experiencing public health issues. There was discussion of drinking water source protection by the Village, watershed planning and the SEA boundary was amended to remove lands adjacent to the Puntledge River.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Amend MG Policy 1E-3 (pg. 94) - as follows to include the following text in bold “Publicly owned water and sewer services will, in the long-term, be provided within *Settlement Expansion Areas*, coincident with boundary extensions, or ***mutually*** satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner. ***Nothing shall***

however compel a local government or service provider to enter into a servicing agreement. Service agreements will take into consideration issues around taxation, service delivery, cost recovery and future initiatives in order to address inequities in the provision of services other than water and sewer.

- In order to address the issue of new development in SEA's, Amend MG Policy 1.1 *Settlement Expansion Area*, clause (2) pg. 84 to delete the text "extensions, or satisfactory servicing agreements" and replace with "extensions and the provision of" to address new development in SEA's.
- In order to address the issue of new development in SEA's, amend text on pg. 93, 1(e) *Settlement Expansion Area*, clause (2) to delete the text "extensions, or satisfactory servicing agreements" and replace with "extensions and the provision of" to address new development in SEA's.
- In order to address the issue of new development in SEA's , amend MG Policy 1E-5 (a) to delete the text "or the area has entered into a satisfactory servicing agreement".
- In order to address the issue of new development in SEA's , amend MG Policy 1E-5 (d) to delete the text "or a satisfactory servicing agreement".
- Definition – *Settlement Expansion Area*, (pg. 123), amend text to replace "extension or satisfactory servicing agreements and the provision of" with the text " extensions and the provision of".
- Re-designate from Rural Settlement Area to Settlement Expansion Area those lands as shown on the attached map labeled Cumberland Settlement Expansion Area. (*See Attached Map No. 2*)

Ministry of Transportation and Infrastructure

The parties discussed the items identified by the affected local governments which relate to the Ministry of Transportation and Infrastructure (MOTI) and endorsed the change to address a typographic error and amend policy to highlight the RGS policies and sustainability principles for all approving officers, not just the provincial approving officer.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Amend Policy 4C-1 (pg. 50) - as follows "The Approving Officers, local government and Ministry of Transportation and Infrastructure road planning and maintenance, and local government subdivision and development servicing standards should recognize and reinforce (1) the RGS and (2) local government sustainability principles, plans, standards and policies including the impact of development on transportation route infrastructure:"
- Amend text on pg. 107, Ministry of Transportation and Implementation Process, first bullet to correct typographical error, as follows: "Prepare an RGS implementation agreement with MOTI on subdivision approval to address RGS policies and interests of local government including road network planning, stormwater management, cycling infrastructure, alternative infrastructure standards, transit infrastructure and road design standards."

Development Policies

The parties discussed the items identified by the affected local governments which relate to the general development policies that clarify policy statements around housing development targets and affordable market housing.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Amend Supporting Policy 1B-2 (pg. 27) to delete the text “affordable market housing” and replace with “affordable housing”.
- Amend Supporting Policy 1C-1 (pg. 29) to delete the text “for new developments by 2030” and replace with “for new development by 2030. These targets are for all Municipal Areas in aggregate”.
- Amend Supporting Policy 1C-2 (pg. 29) to delete the text “for new developments by 2030” and replace with “for new development by 2030. These targets are for all Settlement Nodes in aggregate”.

Environmental/Climate Change Policies

The parties discussed the items identified by the affected local governments which relate to the environmental and climate change policies to correct typographical errors, clarify language and address issues related to floodplain management.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Correct typographical error in Objective 2A, (pg. 34) to move the following text from **Other Important Ecosystems** to **Sensitive Ecosystems** in paragraph 2. “For these areas, policies should follow a spectrum from low to high human activity....resources (eg. fishing, selective harvesting of berries/trees).”
- Amend Supporting Policy 2A-1 (pg. 35) to delete the text “Local governments should” and replace with “Local government should individually or jointly”.
- Amend Supporting Policy 2A-2 (pg 35) to delete the text “All local governments are encouraged” and replace with “All local governments are encouraged either individually or jointly”.
- Amend Objective 2-B (pg. 36), to delete the existing text and replace with:
“In order to address the loss and fragmentation of sensitive ecosystems, a set of overarching, guiding principles for growth management and land-use practices is needed. The following principles are to be considered in regards to specific development proposals which significantly impact sensitive ecosystems. Collectively applied, they will help maintain the region’s biodiversity. **Precaution:** Where the environmental outcomes of a specific development proposal will significantly impact sensitive ecosystems err on the side of caution and require documentation as to impact, mitigation and restoration or limit the action to avoid significant impact. **Connectivity:** recognize the issue of connectivity in regards to potential impacts on the integrity and functionality of sensitive ecosystems. **Restoration:** where cost effective, consider the restoration or creation of natural systems to provide sustainable environmental services (e.g. storm water ponds for improving water quality; tree cover for capturing carbon and reducing GHG emission)”.

- Amend Supporting Policy 8A-3 (pg. 73) to delete the text “Examine DCC rates,” and replace with “To encourage green building construction, examine DCC rates,”
- Amend Supporting Policy 8B-4 (pg. 73) to delete the text “to ensure that the subdivision approval process prioritizes road standards and subdivision design prioritizes pedestrians, cyclists and transit use.” and replace with “to ensure that road standards and subdivision design prioritizes pedestrians, cyclists and transit use.”
- Amend Supporting Policy 8E-1 (pg. 76) to delete the text and replace with “Encourage efforts to increase the use of cost competitive renewable energy.”
- Amend Supporting Policy 8E-2 (pg. 76) to delete the text and replace with “Encourage efforts to increase the use of cost competitive district energy systems.”
- Amend Supporting Policy 8E-3 (pg. 76) to delete the text and replace with “In reviewing OCPs consider inclusion of cost competitive renewable energy generation policies and development permit guidelines.”
- Amend Supporting Policy 8E-4 (pg. 76) to delete the text and replace with “Encourage local governments to review land use and development bylaws to support cost competitive sustainable infrastructure including on-site energy production.”
- Amend Supporting Policy 8F-5 (pg. 77) to delete the text and replace with “Local governments should consider a regional approach to floodplain mapping and management to account for climate change/potential sea level rise and to ensure consistent application of development controls within floodplain and coastal areas.”

Infrastructure Policy

The parties discussed the items identified by the affected local governments which relate to the existing infrastructure policies to correct typographical errors and clarify policy language.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120:

- Amend Supporting Policy 5A-7 (pg. 54) to delete the text “All local governments work towards preparing development permit areas” and replace with “All local governments work towards preparing development permit guidelines”.
- Amend Supporting Policy 5B-4 (pg. 55) to delete the text “Where development is proposed in a watershed that is controlled politically by one jurisdiction, but where the watershed” and replace with “Where development is proposed in a watershed of a water supply lake that is controlled politically by one jurisdiction, but where the lake”.
- Amend Supporting Policy 5B-5 (pg. 55) to delete the text “DPA” and replace with “development permit”.
- Amend Supporting Policy 5C-2 (pg. 55) to delete the text “In watershed areas, local governments should work cooperatively to ensure that less than 10 percent¹⁴ of the land area consists of impermeable surfaces” and replace with “In watersheds of water supply lakes, local governments and the Ministry of Transportation and Infrastructure should work cooperatively towards a target of less than 10 percent¹⁴ impermeable surfaces.”
- Amend Supporting Policy 5D-4 (pg. 55) to delete the text “may be provided” and replace with “should be made available”.

- Amend MG Policy 3A-1(c) (pg. 100) to delete the text “subject to Policy 5B-1 protecting the watershed of water supply lakes, resort developments are permitted resort developments are permitted subject” and replace with “subject to Policies 5B-1 and 5B-4 protecting the watershed of water supply lakes, resort developments are permitted subject”.

General Policy Wording

The parties discussed the items identified by the affected local governments which relate to the general policy wording to correct typographical errors and clarify policy language.

Agreement was reached on the following changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Amend Supporting Policy 6A-3 (pg. 60) to delete the text and replace with “All local governments will ensure appropriate buffers and transition zones between working landscapes and residential areas to mitigate negative impacts from residential development on farm and resource land. The need for and extent of buffers and transition zones will be site specific.”
- Amend MG Policy 2A-3 (first paragraph) (pg. 97) to delete the text “small-scale, intensive and entry-level farming.” and replace with “small-scale, land intensive and entry-level farming.”
- Amend MG Policy 2A-4(e) (pg. 98) to delete the text “on all lots, subject to specific standards” and replace with “as determined by each local government”.

Other

The parties discussed the items identified by the affected local governments which were classified as “Other”. The amendments clarify policy language or correct a typographical error.

Agreement was reached on the following changes to Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010:

- Amend Supporting Policy 4A-4 (pg. 48) to delete the text and replace with “Develop specific transportation options for rural settlement areas, reflective of the unique needs and challenges in providing cost effective service to rural communities.”
- Amend Goal 5 Infrastructure, Current Situation: Solid Waste (pg. 52) to delete the text and replace with “In anticipation of the Comox Valley Waste Management Centre reaching capacity, the Regional Solid Waste Management Plan will consider a new landfill site, waste to energy and other long-term alternatives. Any new site is expected to have a modern facility with both leachate and landfill gas collection capabilities.”
- Amend Supporting Policy 7A-6 (pg. 68) to delete the text “(e.g. existing bike/greenway network)” and replace with “(e.g. bike/greenway network).”
- Amend MG Policy 3A-1(c) (pg. 100) to delete the duplication of the text “resort developments are permitted” in the first sentence.

It should be noted that the topic of conducting a governance review in the Comox Valley was raised as an issue requiring discussion. The parties determined that this topic is not appropriate for inclusion in the Regional Growth Strategy Bylaw. Governance is a topic that will ultimately be discussed in future in another forum.

Minor Amendment Process

During the mediation session references were made about the minor amendment process. To provide better clarity and understanding, the overall process is outlined in Appendix B. For reference, the criteria for a minor amendment is prescribed in the RGS bylaw in section 5.2.2 Minor Amendments (pg.109-113). This portion of the bylaw references the applicable legislation in the *Local Government Act* and under section 5.2.3 (pg. 110-111) the criteria for an application to be considered a minor amendment is outlined. The process to undertake and consider a minor amendment will be addressed in the growth management implementation agreement.

Next Steps

The mediation report will be sent to all Comox Valley municipal councils for review and endorsement through council resolution. In accordance with the non-binding resolution process, councils are required to forward their resolutions to the CVRD by January 20, 2011. The resolutions will be brought forward to the CVRD board meeting on January 25, 2011 and the Minister of Community, Sport and Cultural Development will then be notified of the outcome of the non-binding mediated process. In accordance with the legislation, the bylaw will be amended to reflect the mediated agreement and will then be sent to all affected local governments for acceptance.

Closing statement

All parties should be recognized and commended for their good faith negotiation efforts. There is considerable value associated with the certainty achieved through negotiated agreements as opposed to adjudicated settlements imposed by a 3rd party (i.e. arbitration). It is fully anticipated that the RGS mediation process resulted in that certainty following review and endorsement by the respective councils. The process was assisted by the sincere efforts at collaborative problem solving demonstrated by all participants. At the outset of the mediation, fifty different non-acceptance items were identified for discussion and resolution. Admittedly, some of the items were relatively minor but others were far more substantial (major) and required significant exploration and problem solving efforts. Some of the major issues had been in disagreement for a considerable amount of time. However, the parties were determined to negotiate satisfactory agreements that genuinely recognized different parties' interests and accomplished that with respect to all fifty non-acceptance items. This spirit of cooperation is clearly reflected in the agreed upon changes to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120 as outlined in this report.

Respectfully,

J. Chicanot

Jamie Chicanot
Mediator, ADR Education

Attachments:

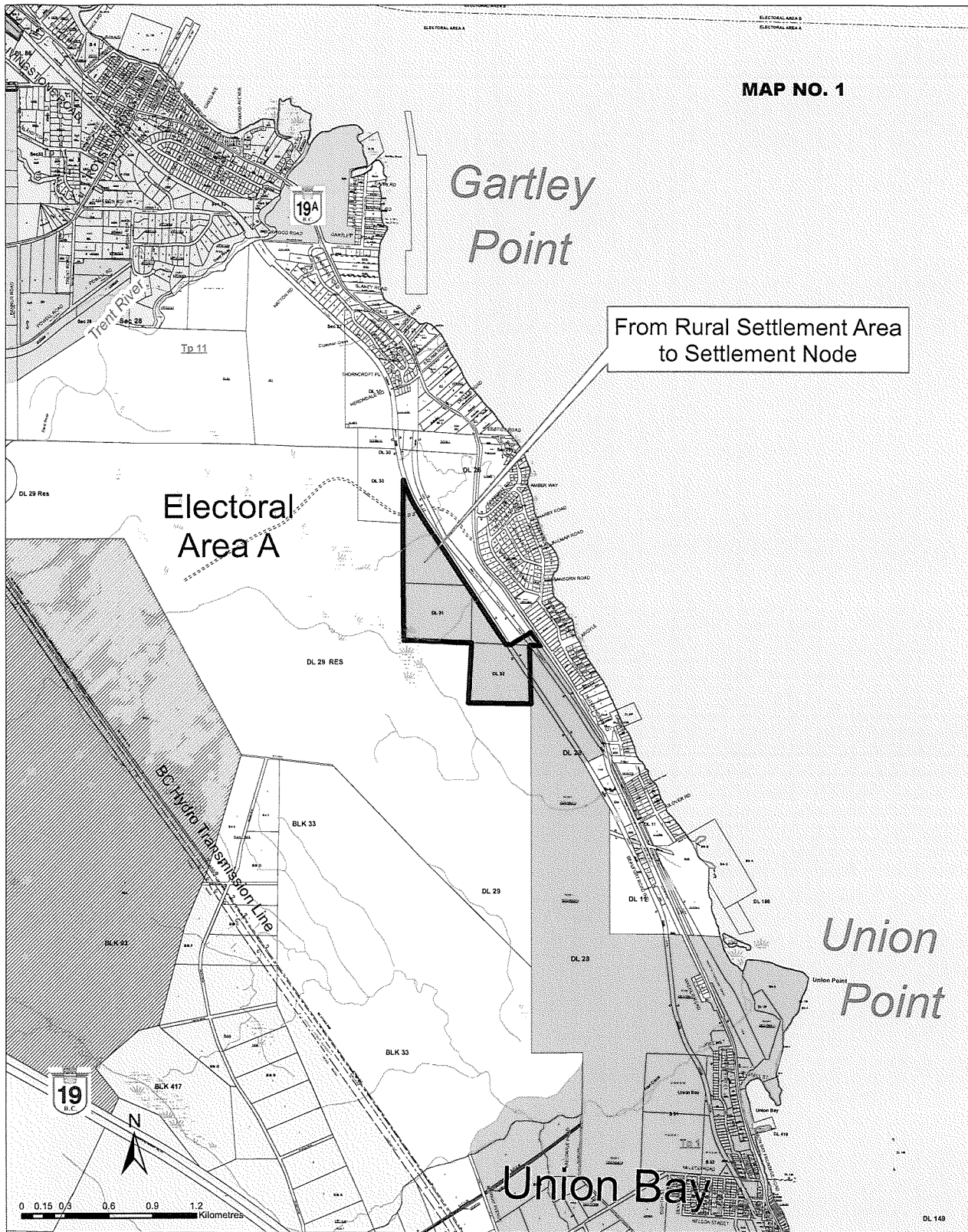
Map No. 1- KFN Union Bay Settlement Node Amendment to RGS Map No. 5

Map No. 2 - Crown Land Resource Designation Text Amendment

Map No. 3 - Cumberland SEA Amendment to RGS Map No. 5

Appendix A- List of Attendees

Appendix B - Minor Amendment Process



MAP NO. 1

Gartley Point

From Rural Settlement Area to Settlement Node

Electoral Area A

Union Point

Union Bay

Growth Management Map

Core Settlement Areas:

- Municipal Areas
- Settlement Nodes
- K'ómoks First Nation Lands
- Sage Hills Employment and Settlement Node
- Settlement Expansion Areas
- Agricultural Areas within Municipal Areas

Rural Areas:

- Rural Settlement Areas
- Agricultural Areas

Resource Areas and Provincial Parks:

- Resource Areas
- Provincial Park

Other:

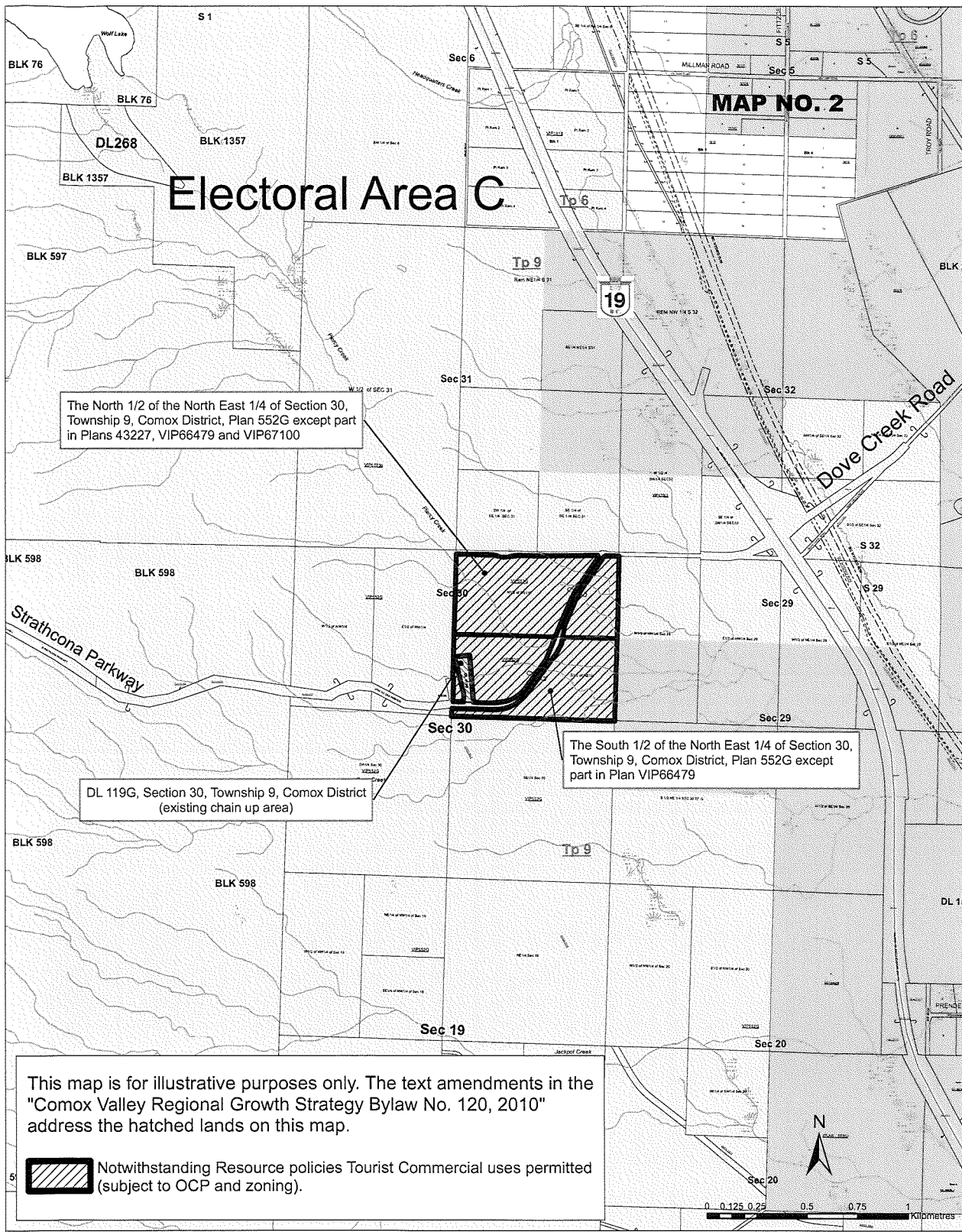
- Regional District Boundary
- Electoral Area Boundary
- Municipal Boundary
- Major Highway

This map was prepared by the Regional District of Comox Valley, British Columbia, Canada. It is intended for general information only and should not be used for legal purposes. The Regional District of Comox Valley is not responsible for any errors or omissions in this map. For more information, please contact the Regional District of Comox Valley, Planning Department, 1000 Highway 19, Courtenay, BC V9C 1A1.



KFN Land-Union Bay Area: Amendment to Map No. 5
"Comox Valley Regional Growth Strategy Bylaw No. 120, 2010"





Growth Management Map

Core Settlement Areas:

- Municipal Areas
- Settlement Nodes
- K'ómoks First Nation Lands
- Sage Hills Employment and Settlement Node
- Settlement Expansion Areas
- Agricultural Areas within Municipal Areas

Rural Areas:

- Rural Settlement Areas
- Agricultural Areas

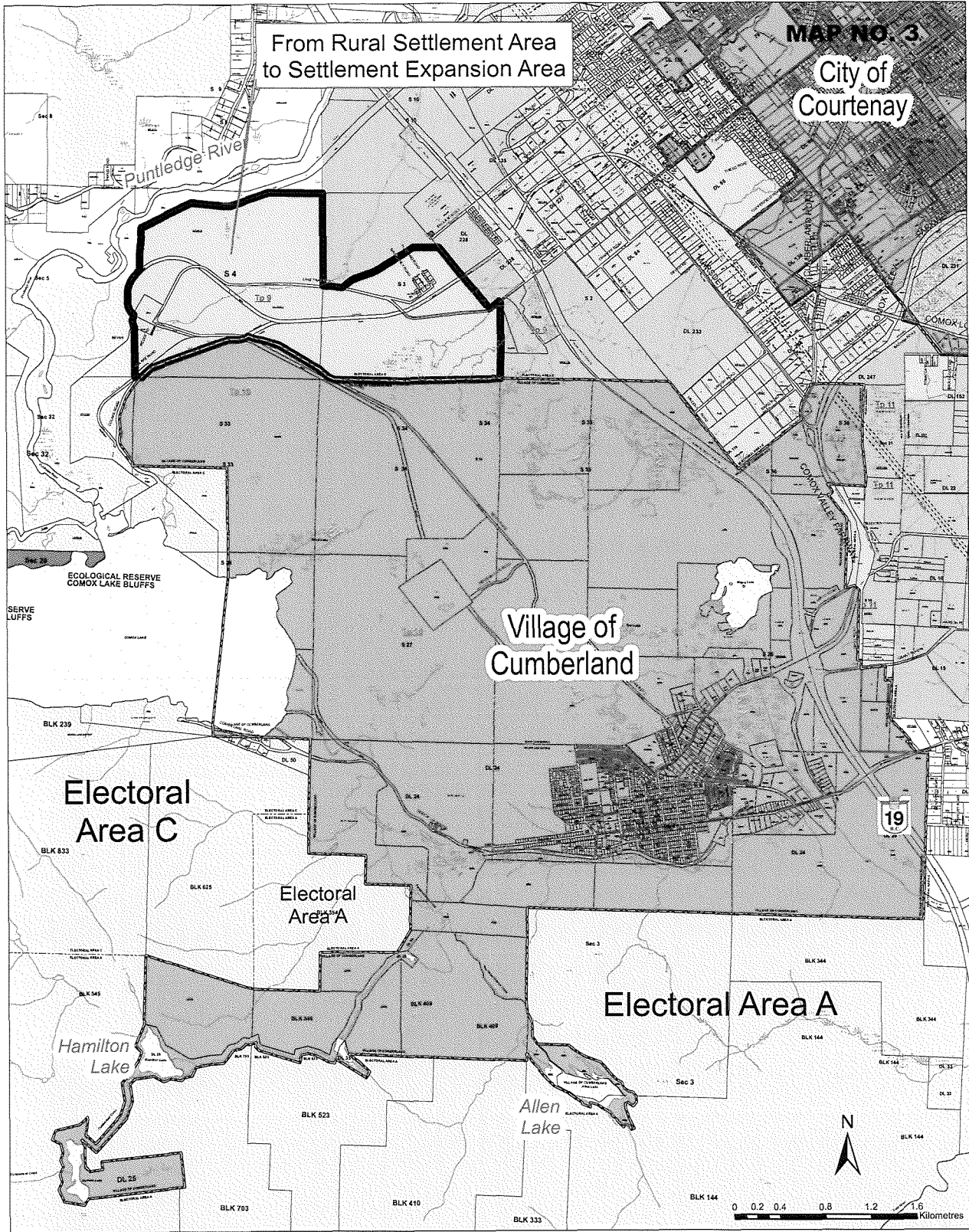
Resource Areas and Provincial Parks:

- Resource Areas
- Provincial Park

Other:

- Regional District Boundary
- Electoral Area Boundary
- Municipal Boundary
- Major Highway





From Rural Settlement Area
to Settlement Expansion Area

MAP NO. 3

City of
Courtenay

Village of
Cumberland

Electoral
Area C

Electoral
Area B

Electoral Area A

Hamilton
Lake

Allen
Lake



0 0.2 0.4 0.8 1.2 1.6 Kilometres

Growth Management Map

Core Settlement Areas:

- Municipal Areas
- Settlement Nodes
- K'ómoks First Nation Lands
- Sage Hills Employment and Settlement Node
- Settlement Expansion Areas
- Agricultural Areas within Municipal Areas

Rural Areas:

- Rural Settlement Areas
- Agricultural Areas

Resource Areas and Provincial Parks:

- Resource Areas
- Provincial Park

Other:

- Regional District Boundary
- Electoral Area Boundary
- Municipal Boundary
- Major Highway

This map is prepared in accordance with the provisions of the Growth Management Act, R.S.O. 1990, c. 161, s. 10(1). It is intended for use as a planning tool and does not constitute a contract or warranty of any kind. The Regional District of Comox Valley is not responsible for any errors or omissions on this map.



Cumberland SEA: Amendment to Map No. 5
"Comox Valley Regional Growth Strategy Bylaw No. 120, 2010"



APPENDIX A

Non-binding resolution process
Mediated session - December 13, 2010

LIST OF ATTENDEES

Appointed elected officials

- Mayor Fred Bates, Village of Cumberland
- Mayor Paul Ives, Town of Comox
- Mayor Greg Phelps, City of Courtenay
- Vice Chair Edwin Grieve, Comox Valley Regional District

Mediator

- Jamie Chicanot, ADR Education

Local government staff

City of Courtenay:

- Sandy Gray, Chief Administrative Officer
- Peter Crawford, Director of Planning

Town of Comox

- Richard Kanigan, Chief Administrative Officer
- Marvin Kamenz, Town Planner

Village of Cumberland

- Anja Nurvo, Chief Administrative Officer

Comox Valley Regional District

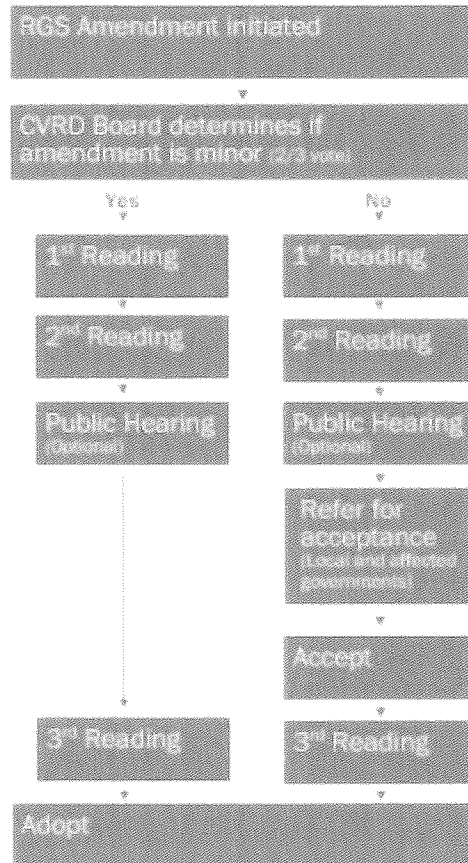
- Debra Oakman, Chief Administrative Officer
- Geoff Garbutt, Executive Manager of Strategic & Long Range Planning
- Carol Morfitt, Manager of Administration

Ministry of Community, Sport and Cultural Development

- Brent Mueller, Manager Growth Strategies
- Lois-Leah Goodwin, Director, Intergovernmental Relations
- Marijke Edmondson, Director, Local Government Structure Branch

APPENDIX B

RGS Amendment Summary Chart





TELUS BTTO
2-4535 Canada Way
Burnaby, BC
Canada V5G 1J9
telus.com

604 293 4955 Telephone
604 268 2276 Facsimile
Darren.Hird@telus.com

February 16, 2011

RND Board Members
Regional District of Nanaimo
6300 Hammond Bay Rd
Nanaimo, BC, V9T 6N2

Dear Members of the RDN Board:

RE: TELUS approval to build a Cell Tower at: 6400 Hammond Bay Road, Nanaimo, BC.

Thank you for passing the two resolutions on January 25, 2011 pertaining to the above.

The two resolutions were:

1. Authorizing staff to conclude an agreement with TELUS to locate a Cell Tower at the above location.
2. Guidelines relating to the public consultation materials.

This letter is seeking confirmation that the Board support moving forward through the formal consultation process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darren Hird', written over a horizontal line.

Darren Hird
Sr. Real Estate & Government Affairs Manager.
Wireless Network, BC



RDN REPORT	
CAO APPROVAL	
EAP	
COW	
RHD	
BOARD	✓ Feb 22 '11

MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: February 10, 2011

FROM: Elaine Leung
Planner

FILE: PL2010-179

SUBJECT: **Zoning Amendment Application No. PL2010-179 – Bylaw No. 500.365
Steve Atkinson – Wray Parsons
Lot A, Section 11 and 12, Range 4, Mountain District, Plan 33175
2913 Jameson Road – Electoral Area 'C'**

PURPOSE

To receive the report of the Public Hearing containing the summary of the minutes and submissions of the Public Hearing held on January 24, 2011, and further, to consider Bylaw No. 500.365, 2010 for third reading, and final adoption.

BACKGROUND

Bylaw No.500.365 was introduced and given first and second reading on December 14, 2010. This was followed by a Public Hearing held on January 24, 2011. The summary of the minutes and submissions is attached for the Board’s consideration (*see Attachment No. 2*).

The purpose of this zoning amendment bylaw is to rezone the subject property from Subdivision District ‘B’ to Subdivision District ‘CC’ (*see Attachment No. 1 for location of the subject property*).

ALTERNATIVES

1. To receive the report of the Public Hearing and give third reading and adoption to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010.”
2. To receive the report of the Public Hearing and deny “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010.”

SUMMARY


The purpose of Bylaw No. 500.365, 2010 is to rezone the subject property from Subdivision District ‘D’ (2.0 ha parcel minimum) to Subdivision District ‘F’(1.0 ha parcel minimum) to facilitate a two lot subdivision. “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” was considered by the Board and given first and second reading on December 14, 2010. The associated Public Hearing was held on January 24, 2011.

RECOMMENDATIONS

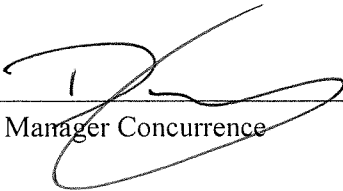
1. That the report of the Public Hearing held on January 24, 2011 on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be received.
2. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be read a third time.
3. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be adopted.



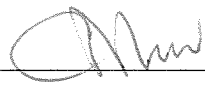
Report Writer



General Manager Concurrence

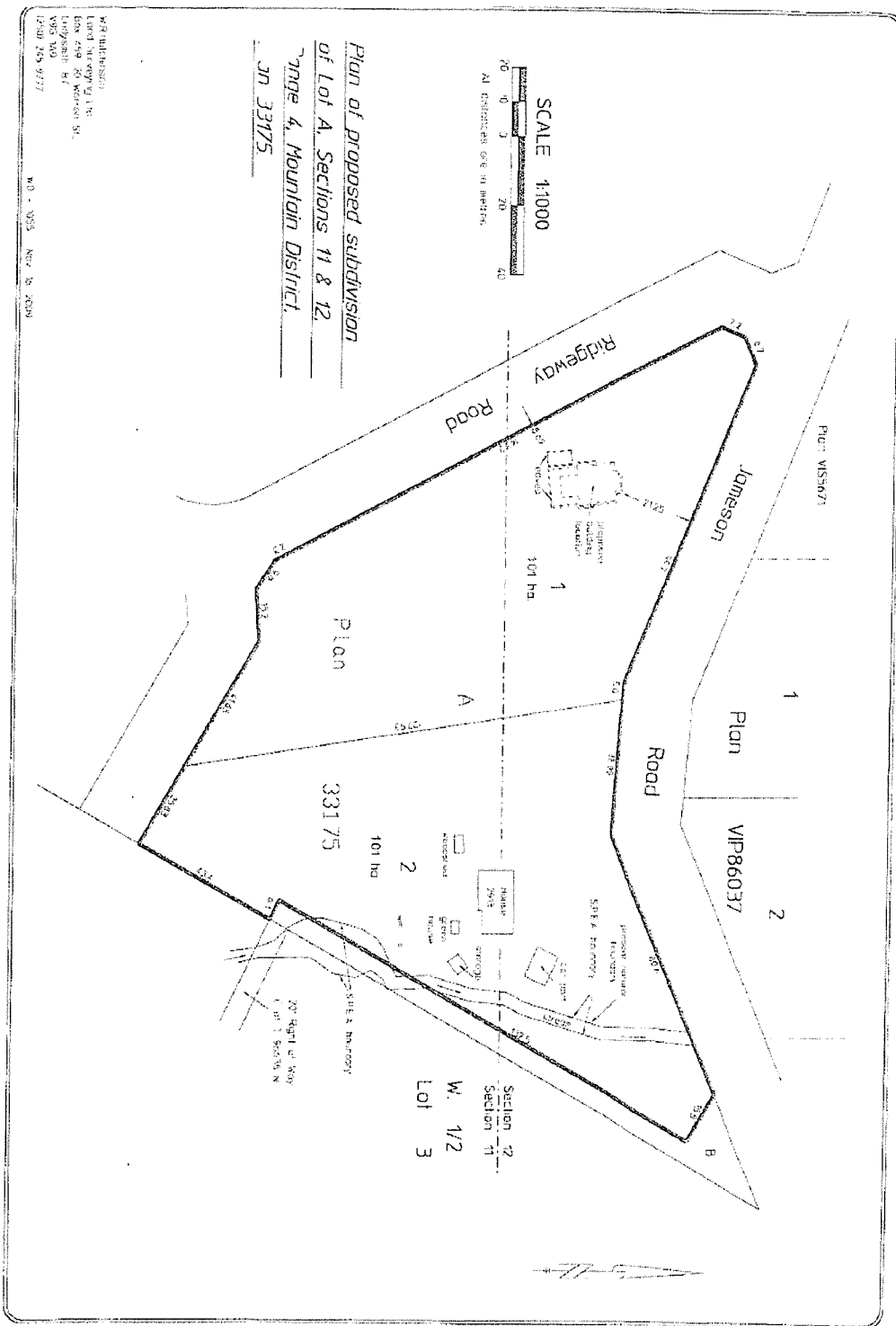


Manager Concurrence

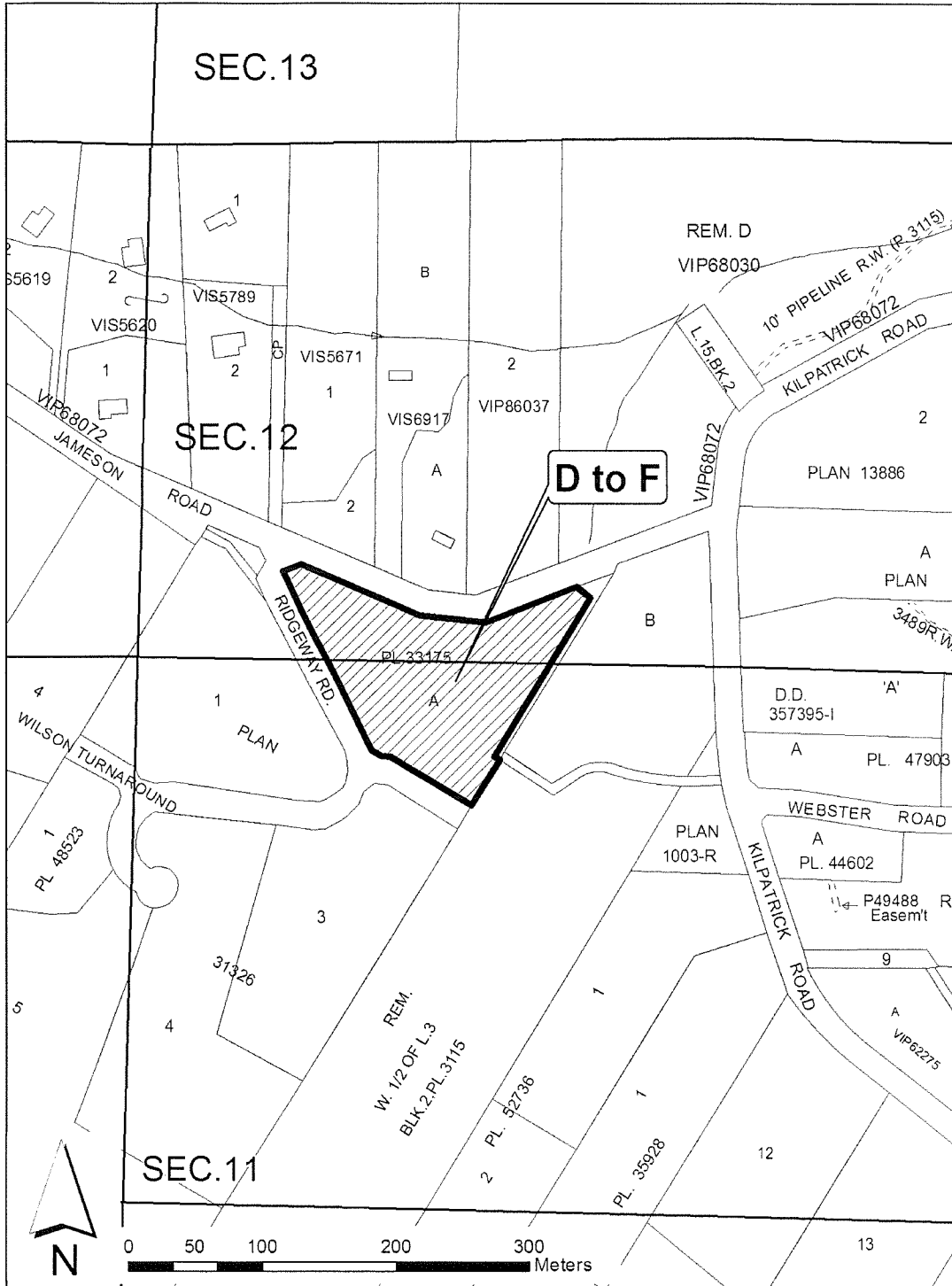


CAO Concurrence

Schedule No. 1
Zoning Amendment Application No. PL2010-179
Proposed Plan of Subdivision
(as submitted by applicant / reduced for convenience)



Attachment No. 1
Zoning Amendment Application No. PL2010-179
Location of Subject Property



BCGS MAPSHEET. 92F 020 4 2

Attachment No. 2
Summary of the Public Hearing
Held at Mountain View Elementary School – Multi Purpose Room, 2480 East Wellington Road
January 24, 2011 at 6:30 pm
To Consider Regional District of Nanaimo Land Use and Subdivision
Amendment Bylaw No. 500.365, 2010

Summary of Minutes and Submissions

Note: That these minutes are not a verbatim recording of the proceedings, but summarize the comments of those in attendance at the Public Hearing

PRESENT:

Maureen Young, Chairperson, Director, Electoral Area 'C', RDN
Dale Lindsay, Manager, Current Planning, RDN
Elaine Leung, Planner, Current Planning, RDN

There were three people in attendance.

The Chairperson called the Hearing to order at 6:30 p.m., introduced those representing the Regional District, and outlined the procedures to be followed during the Hearing.

The Planner provided an outline of the Bylaw including a summary of the proposal.

The Chairperson called for formal submissions with respect to Bylaw 500.365, 2010.

The Chairperson called for further submissions for the second time.

The Chairperson called for further submissions a third and final time.

There being no further submissions, the Chairperson adjourned the Hearing at 6:35 p.m.

Certified true and accurate this 24th day of January, 2011.

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, FEBRUARY 8, 2011 AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F

Also in Attendance:

M. Pearse	Sr. Mgr., Corporate Administration
P. Thorkelsson	Gen. Mgr., Development Services
D. Lindsay	Manager of Current Planning
P. Thompson	Manager of Long Range Planning
N. Hewitt	Recording Secretary

MINUTES

MOVED Director Holme, SECONDED Director Biggemann, that minutes of the regular Electoral Area Planning Committee meeting held January 11, 2011 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 500.368 - Supports Zoning Amendment Application No. PL2009-746 – Pilcher & Associates Inc. - 2465 Apollo Drive – Area ‘E’.

MOVED Director Holme, SECONDED Director Young, that Application No. PL2009-746 to rezone the subject property from Residential 1, Subdivision District 'P' to Comprehensive Development (CD43) be approved subject to the conditions in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.368, 2010" be introduced and read two times.

CARRIED

MOVED Director Holme, SECONDED Director Young, that the public hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.368, 2010" be delegated to Director Holme or his alternate.

CARRIED

Bylaw No. 1285.16 - Supports Zoning Amendment Application No. PL2009-054 - Bazaire - 1724 Alberni Highway – Area ‘F’.

MOVED Director Biggemann, SECONDED Director Holme, that the Summary of the Public Information Meeting held on January 27, 2011 be received.

CARRIED

MOVED Director Biggemann, SECONDED Director Holme, that Application No. PL2009-054 to rezone a portion of the subject property from T-1 (Institutional/Community Facility 1) and R-3 (Village Residential 3) to C-3 (Commercial 3) be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Biggemann, SECONDED Director Holme, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 1285.16, 2011" be given 1st and 2nd reading.

CARRIED

MOVED Director Biggemann, SECONDED Director Holme, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 1285.16, 2011" be delegated to Director Biggemann or his alternate.

CARRIED

Bylaws No. 1335.05 & 500.367 – OCP & Zoning Amendments to Support Development Permit Application No. PL2010-198 - Fern Road Consulting Ltd. - 6120 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Young, that the Summary of the Public Information Meeting held on November 4, 2010, be received.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Application No. PL2010-160 to re-designate the westerly portion of the subject property from Rural Lands to Resort Commercial Lands be approved.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Application No. PL2010-159 to rezone portions of the subject property from Rural I (RUID) and Commercial 5 (CM5B) to Commercial 5 (CM5K) and Comprehensive Development (CD42) be approved.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Application No. PL2010-198 for a Development permit in relation to the proposed rezoning for the subject property be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.05, 2010", be introduced and read two times.

CARRIED

MOVED Director Holme, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.367, 2010", be introduced and read two times.

CARRIED

MOVED Director Holme, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.05, 2010", and

"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.367, 2010", be delegated to Director Bartram or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit & Site Specific Application No. PL2011-003 – Fern Road Consulting Ltd. – Mariner Way – Area ‘G’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit and Site Specific Exemption Application No. PL2011-003 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

Development Permit Application No. PL2011-015 – Newlands - 2754 Dendoff Point Road – Area ‘H’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. PL2011-015, to permit the construction of a main floor addition and an upper loft on an existing single storey cabin be approved subject to the conditions outlined in Schedules No. 1 – 2.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2009-024 – Peter Mason - 6162 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Biggemann, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Biggemann, that Development Permit with Variance No. PL2009-024 be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

Development Permit with Variance Application No. PL2010-090 – Cowan - 2502 Blokker Road – Area ‘E’.

This application was pulled from the agenda.

Development Permit with Variance Application No. PL2010-100 – Anderson Greenplan Ltd. - 1907 Cedar Road - Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that staff be directed to complete the required notification.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that Development Permit with Variance Application No. PL2010-100 be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

Development Permit with Variance Application No. PL2010-206 – Curran - 3366 Rockhampton Road - Area ‘E’.

Mr. Curran spoke in support of the application.

MOVED Director Holme, SECONDED Director Biggemann, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Biggemann, that Development Permit with Variance No. PL2010-206 be approved subject to the conditions outlined in Schedules No. 1 - 2.

CARRIED

Development Permit with Variance Application No. PL2010-209 – Waring & Milne - 3732 Horne Lake Caves Road – Area ‘H’.

MOVED Director Holme, SECONDED Director Young, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Development Permit with Variance Application No. PL2010-209, to permit the construction of a lower storey on an existing single storey cabin with a variance to the maximum permitted cabin height be approved subject to the conditions outlined in Schedules No. 1 – 2.

CARRIED

Development Permit with Variance Application No. PL2010-230 – Fern Road Consulting Ltd. – 6224, 6266, 6280 & 6290 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Young, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Development Permit with Variance Application No. PL2010-230 in conjunction with a lot line adjustment subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Young, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lots A and B be approved.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2011-011 – Muise – 1638 & 1640 Elm Street - Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that Development Variance Permit Application No. PL2011-011, to legalize the siting of a concrete retaining wall, be approved subject to the conditions outlined in Schedules No. 1- 2.

CARRIED

OTHER

Request for Frontage Relaxation on Subdivision Application No. PL2010-162 – Fern Road Consulting Ltd. - Allgard Road – Area ‘G’.

MOVED Director Holme, SECONDED Director Burnett, that the request to relax the minimum 10% perimeter frontage requirement be approved.

CARRIED

Bylaw No. 1620 – Electoral Area ‘A’ Official Community Plan.

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" be given 1st and 2nd reading.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" has been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Liquid Waste Management Plan and Regional Growth Strategy to ensure consistency between them.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" proceed to Public Hearing.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" be delegated to Director Burnett or his alternate.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that staff proceed with the recommended public consultation actions identified in this report.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:55 PM

CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON TUESDAY, FEBRUARY 8, 2011 AT 7:00 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director B. Holdom	Chairperson
Director J. Burnett	Electoral Area A
Director G. Rudischer	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 M. Lefebvre	City of Parksville
Director T. Westbrook	Town of Qualicum Beach
Director C. Haime	District of Lantzville
Alternate	
Director F. Pattje	City of Nanaimo
Director J. Kipp	City of Nanaimo
Director D. Johnstone	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director M. Unger	City of Nanaimo

Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
N. Avery	General Manager, Finance & Information Services
J. Finnie	General Manager, Regional & Community Utilities
D. Trudeau	General Manager, Transportation & Solid Waste
P. Thorkelsson	General Manager, Development Services
T. Osborne	General Manager, Recreation & Parks
N. Hewitt	Recording Secretary

CALL TO ORDER

The Chairperson congratulated the Regional District for being awarded the 2011 FCM Sustainability Award for the Zero Waste Program.

MINUTES

MOVED Director Unger, SECONDED Director Haime, that minutes of the regular Committee of the Whole meeting held January 11, 2011 and the Special Committee of the Whole meeting held January 18, 2011 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Laurie Gourlay, Mid Island Sustainability & Stewardship Initiative, re Drinking Water & Watershed Protection Snapshot Report, Area 'A' OCP and Public Comment.

MOVED Director Bartram, SECONDED Director Lefebvre, that the correspondence from Laurie Gourlay of Mid Island Sustainability and Stewardship Initiative be received.

CARRIED

Geoffrey Macaulay, North Cedar Improvement District, re Request to Waive Annual Park Use Permit Fee.

MOVED Director Bartram, SECONDED Director Lefebvre, that the correspondence North Cedar Improvement District be received.

CARRIED

Barbara Steele, UBCM, re UBCM Membership.

MOVED Director Bartram, SECONDED Director Lefebvre, that the correspondence from Barbara Steele of UBCM be received.

CARRIED

CORPORATE ADMINISTRATION SERVICES

2011 Service Area Work Plan Projects.

MOVED Director Holme, SECONDED Director Bestwick, that the Board receive the service area work plan projects list for 2011 for information.

CARRIED

MOVED Director Burnett, SECONDED Director Kipp, that staff provide a report for the Board's consideration to include the Cedar Heritage Centre in the workplan as one of the 2011 Community Works projects due to the need for improving there is a need for improving the energy efficiency of the building by replacing the furnace with an energy efficient heating and cooling system, installing solar panels for hot water heating and replacing single pane windows and consider improving other items of the building that would qualify under reducing the greenhouse gas emissions.

CARRIED

FINANCE AND INFORMATION SERVICES

FINANCE

2011 - 2015 Financial Plan.

MOVED Director Bartram, SECONDED Director Bestwick, that the Board receive the report on the 2011 budget as amended and the 2011 to 2015 financial plan and direct staff to prepare the financial plan bylaw on that basis.

CARRIED

2011 Community Works Funds Program.

MOVED Director Holme, SECONDED Director Bartram, that the 2011 Community Works Funds program attached as Schedule A be approved and that staff be authorized to commence work immediately.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that the report on the use of Community Works Funds in 2010 be received for information.

CARRIED

Community Works Funding Agreement.

MOVED Director Holme, SECONDED Director Burnett, that this report on amendments to the Community Works Fund Agreement be received for information.

CARRIED

Bylaw No. 1611 – Establishes a Call Answer Levy for the District 68 E-911 Call Service.

MOVED Director Burnett, SECONDED Director Johnstone, that "911 Call Answer Levy Bylaw No. 1611, 2010" be referred back to staff to consider other billing options.

CARRIED

Bylaw No. 1625 – Authorizes Expenditures from the Nanoose Bay Bulk Water Service DCC Reserve Fund.

MOVED Director Holme, SECONDED Director Bartram, that "Nanoose Bay Bulk Water Local Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1625, 2011" be introduced and read three times.

CARRIED

MOVED Director Holme, SECONDED Director Bartram, that "Nanoose Bay Bulk Water Local Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1625, 2011" be adopted.

CARRIED

Policy A2.18 - Contributions to Third Party Events.

MOVED Director Rudischer, SECONDED Director Bestwick, that the Board approve Policy A2.18 - Contribution to Third Party Events Policy.

CARRIED

DEVELOPMENT SERVICES

PLANNING

VIHA Grant for Capacity Building – Ending Homelessness.

MOVED Director Lefebvre, SECONDED Director Pattje, that the RDN Board allocate all of the VIHA funds to the municipalities of Parksville and Nanaimo, distributed on the basis of population in District 68 and District 69, to support their specific homelessness projects underway that meet the VIHA criteria of supporting capacity building for homelessness and that staff bring back a report on how the \$100,000 was allocated.

CARRIED

Agricultural Advisory Committee – Attendance of Member at Workshop.

MOVED Director Johnstone, SECONDED Director Burnett, that the Board authorize Community AAC member, Joanne McLeod, to attend the Ministry of Agriculture, Agricultural Advisory Committee Workshop on February 24th, 2011.

CARRIED

Little Qualicum River Village – Land Use Regulation & Covenant Registration.

MOVED Director Bartram, SECONDED Director Lefebvre, that this report be received for information.

CARRIED

Proposed Policy – Groundwater Application Requirements for Rezoning Un-serviced Lands.

MOVED Director Bartram, SECONDED Director Unger, that the “Groundwater – Application requirement for rezoning of un-serviced lands” policy be approved.

CARRIED

REGIONAL AND COMMUNITY UTILITIES

WASTEWATER & ENGINEERING

Bylaws No. 813.47, 869.08 & 889.59 – Extend the Boundaries of the French Creek and Northern Community Sewer Services and the Morningstar Streetlighting Service to Include an Area ‘G’ Property (Lot 4 Corner Lowry’s and Wembley Roads).

MOVED Director Holme, SECONDED Director Johnstone, that "French Creek Sewerage Facilities Local Service Boundary Amendment Bylaw No. 813.47, 2011" be introduced and read three times.

CARRIED

MOVED Director Holme, SECONDED Director Johnstone, that "Morningstar Streetlighting Local Service Area Boundary Amendment Bylaw No. 869.08, 2011" be introduced and read three times.

CARRIED

MOVED Director Holme, SECONDED Director Johnstone, that "Regional District of Nanaimo Northern Community Sewer Local Service Boundary Amendment Bylaw No. 889.59, 2011" be introduced and read three times.

CARRIED

TRANSPORTATION AND SOLID WASTE SERVICES

SOLID WASTE

Program Update – Regional Residential Food Waste Collection.

MOVED Director Holme, SECONDED Director Young, that the Board receive the Curbside Collection Program Update Report for information.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area ‘A’ Parks, Recreation and Culture Commission.

MOVED Director Burnett, SECONDED Director Young, that the minutes of the Electoral Area ‘A’ Parks, Recreation and Culture Commission meeting held January 19, 2011 be received for information.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

North Cedar Improvement District, re Request to Waive Annual Park Use Permit Fee.

MOVED Director Burnett, SECONDED Director Young, that the Regional District of Nanaimo waive the future annual fees of \$500.00 that the North Cedar Improvement District would pay for the Park Use Permit for the Morden Colliery Community Park II lands.

CARRIED

NEW BUSINESS

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

MOVED Director Bartram, SECONDED Director Rudischer, that Josianne Sêguin be appointed to the Electoral Area 'H' Parks & Open Space Advisory Committee and John Keltie be appointed as the alternate for terms ending December 31, 2011.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Unger, that this meeting adjourn to allow for an In Camera meeting.

CARRIED

TIME: 8:10 PM

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE
REGIONAL PARKS AND TRAILS ADVISORY COMMITTEE MEETING
HELD ON TUESDAY, FEBRUARY 1, 2011, 12:00PM
IN THE RDN COMMITTEE ROOM**

Attendance: Director Bill Holdom, Chair
Director Joe Stanhope, Deputy Chair
Director Maureen Young
Director Dave Bartram
Director Teunis Westbroek
Frank Van Eynde
Craig Young

Staff: Tom Osborne, General Manager of Recreation and Parks
Wendy Marshall, Manager of Parks Services
Marilynn Newsted, Recording Secretary

Regrets: Peter Rothermel

CALL TO ORDER

Chair Holdom called the meeting to order at 12:04pm.

MINUTES

MOVED F. Van Eynde, SECONDED D. Bartram, that the Minutes of the regular Regional Parks and Trails Advisory Committee meeting held October 5, 2010, be approved.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

MOVED T. Westbroek, SECONDED F. Van Eynde, that the following Correspondence be received:

- C. Santesso, Save Moorecroft Campaign, re: RDN/Nature Trust Purchase Support.
- D. Welch, Local Government Program Services, re: Community Tourism Program Final Payment.
- R. Jones, Corcan Meadowood Residents Association, re: Thank You Meadowood Way Parking Lot Improvement.

CARRIED

REPORTS

Monthly Update of Community Parks and Regional Parks and Trails Projects September to November 2010.

Ms. Marshall presented a brief update on the Community Parks and Regional Parks and Trails Projects for the months of December and January in addition to the items mentioned in the report, noting the following:

- Coats Marsh - Staff are working through the management plan process and should have a draft plan completed by the end of the week and ready for Committee's approval at their April meeting.
- Descanso Bay Regional Park – The house deck has been removed due to safety concerns. Plans are moving forward to remove the remaining portion of the house. An archeological assessment of the site is currently in progress. A concept plan is being developed to replace the structure with a gazebo.
- Horne Lake Regional Park – The draft concept plan is complete. Staff are working with the park operator to renew the contract for the park. Both items will be brought forward at the Committee's April meeting.
- Lighthouse House Country Regional Trail – The trail project is complete. The next step will be the preparation for the trail opening ceremonies.
- Mount Benson – Staff are working with Vancouver Island University (VIU) and the Ministry of Natural Resources and Operations to get a licence for the trail to the woodlot area. Both the Nanaimo and Area Land Trust and VIU have agreed to proceed with a two loop trail. The next step will be to get an agreement in place.

Mount Arrowsmith Massif Management Plan Update

Mr. Osborne presented a verbal update regarding the Mount Arrowsmith Massif Management Plan stating all versions of the draft plan have been forwarded to the stakeholders for their approval. He noted upon review of the draft plan, Island Timberlands raised concerns about how the plan references and shows maps of historical trails and road access points.

Mr. Osborne stated liability around access to the park, both by way of vehicle and by way of foot, is a concern and staff have had a series of meetings with Island Timberlands to discuss their stated concerns about access and to offer assistance to them in resolving the issue.

Mr. Osborne noted staff did meet with the consultant team last week to discuss how the plan could be edited to meet the needs of all parties as best as possible, including Island Timberlands. The amended management plan will be presented to Island Timberlands for their review and should be available for Committee review at the April meeting.

Ms. Marshall stated staff will meet with the Mount Arrowsmith Management Plan Sub-Committee to update them on the situation to date.

ICF Rail Trail Agreement Update.

Mr. Osborne stated the Island Corridor Foundation Rail Trail Agreement is very close to being approved by the stakeholders. All four municipalities and the Regional District are united in the plan. The key issue for implementation will be the significant capital costs incurred for rail crossings and the licencing fees for the crossings. Mr. Osborne stated the agreement should be presented to the Committee shortly for their approval.

MOVED F. Van Eynde, SECONDED D. Bartram, that the Reports be received.

CARRIED

NEW BUSINESS

Fairwinds Development Proposal

Mr. Osborne reported he attended the public information meeting regarding the Fairwinds Proposal for the Lakes District on January 31. He stated the proposal does include a substantial regional park plan of approximately 118 hectares of land, which includes the Notch and land around Enos Lake.

Mr. Osborne stated staff did meet with Fairwinds Development representatives on numerous occasions to leverage, as much as possible, park land identified as key areas in the Regional Parks and Trails Plan, primarily the Notch and Enos Lake.

Mr. Osborne noted staff will present lands which are being proposed as regional parks by Fairwinds for the Committee's review at their April meeting.

Mt. Benson Covenant

Mr. Osborne stated as a condition of providing half of the funding to Mt. Benson, Nanaimo and Area Land Trust (NALT) required a covenant be registered on the property to protect it as a conservation zone. The covenant has been received from NALT and is under staff review.

COMMITTEE ROUND TABLE

Mr. T. Westbrook, referencing the information provided regarding the destruction caused by Canada geese along the Little Qualicum River estuary, requested Mr. Stanhope raise the issue when he meets with the Ministry of Environment next week, and request that the hunting season be extended to include Canada geese.

ADJOURNMENT

MOVED D. Bartram, SECONDED F. Van Eynde, that the meeting be adjourned at 12:59pm
CARRIED

IN CAMERA

MOVED D. Bartram, SECONDED F. Van Eynde, that pursuant to Section 90(1) (e) of the Community Charter the Committee proceed to an In Camera Committee meeting to consider items related to land issues.

CARRIED

Chair



CAO APPROVAL		✓
EAP		
COW		
CASS: 117		
RHD		
BOARD	✓	Feb 22 '11

MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

DATE: February 15, 2011

FROM: Maureen Pearse
Senior Manager, Corporate Administration

FILE:

SUBJECT: Electoral Area 'B' Cultural Centre Contribution Amendment Bylaw No. 1319.01

PURPOSE:

To introduce "Electoral Area 'B' Cultural Centre Contribution Amendment Bylaw No. 1319.01, 2011" for first three readings.

BACKGROUND:

"Electoral Area 'B' Port Theatre Contribution Local Service Area Bylaw No. 1319, 2002" provides an annual contribution amount of \$13,915 to the Nanaimo Port Theatre. The Area Director has received a request from the Gabriola Island Museum to provide funding from taxpayers in Electoral Area B in the amount of \$12,000 annually. As a result, the Area Director is requesting that Bylaw No. 1319 be amended to provide for annual funding to the Gabriola Island Museum. The definition for "cultural centre" in Bylaw 1319 includes a theatre, art gallery, museum and other facilities for performance and exhibition so it would be appropriate to include the funding for the Gabriola Island Museum in this service area bylaw.

At present, the maximum requisition for the service is \$13,915. If the request to include funding for the Gabriola Island Museum is approved the requisition level would rise to \$25,915. Staff would also recommend that a funding agreement in the form entered into by the Port Theatre be required in support of this funding. Under the agreement, the Museum would report annually on its activities and the use of the funds.

ALTERNATIVES:

1. Approve the bylaw amendment as presented.
2. Amend the bylaw and approve as amended.

FINANCIAL IMPLICATIONS:

Alternative 1


The current bylaw has a fixed limit of \$13,915. The equivalent property value tax rate is \$1.10 per \$100,000 of property value. Increasing the requisition to \$25,915 will change the cost to \$2.00 per \$100,000.

SUMMARY/CONCLUSIONS:

The Gabriola Island Museum has obtained more than 600 signatures supporting a request to provide annual funding from taxpayers in Electoral Area B. The request is for \$12,000 annually and is supported by the Electoral Area Director. Given that the requisition would be almost doubled, the Ministry may require that an alternative approval process be conducted. Bylaw No. 1319.01 would increase the requisition limit from \$13,915 to \$25,915. The Museum would also be required to enter into a funding agreement and provide annual reports on its activities and the use of the funds.

RECOMMENDATION:

1. That "Electoral Area 'B' Cultural Centre Contribution Amendment Bylaw No. 1319.01, 2011" be introduced for first three readings and be forwarded to the Inspector of Municipalities for approval.
2. That the 2011 budget be amended to increase the requisition for the Electoral Area B Cultural Centre service to \$25,915, subject to Bylaw 1390.01 being approved by the Inspector of Municipalities.
3. That the Chief Administrative Officer and the Senior Manager, Corporate Administration be authorized to enter into a funding agreement with the Gabriola Island Museum Society.



Report Writer



C.A.O. Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1319.01

**A BYLAW TO AMEND THE REQUISITION LIMIT IN
ELECTORAL AREA 'B' PORT THEATRE CONTRIBUTION
LOCAL SERVICE AREA BYLAW NO. 1319**

WHEREAS the Regional District of Nanaimo established the "Electoral Area 'B' Port Theatre Contribution Local Service Area Bylaw No. 1319, 2002";

AND WHEREAS the Board wishes to amend the Local Service Area to provide annual funding to the Gabriola Island Museum and amend the requisition limit for the service area;

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

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

1. "Electoral Area 'B' Port Theatre Contribution Local Service Area Bylaw No. 1319, 2002" is amended as follows:
 - (a) by deleting section 5 and 6 and replacing it with the following:
 5. The maximum amount that may be requisitioned for this service shall be the greater of:
 - (a) the sum of \$25,915 or
 - (b) the value obtained by applying a property tax rate of \$2.00 per \$100,000 to the net taxable values of land and improvements in the service area
 - (b) by deleting the existing section 6 and 7 and replacing it with the following:
 6. This bylaw may be cited for all purposes as the "Electoral Area 'B' Cultural Centre Contribution Amendment Bylaw No. 1319.01, 2011".
2. By replacing the words "local service area" with the word "service" wherever this occurs in the bylaw.

Introduced and read three times this 22nd day of February, 2011.

Received the approval of the Inspector of Municipalities this day of , 2011.

Adopted this day of , 2011.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION



CAO APPROVAL		RM
EAP		
COW		
FEB 11 2011		
RHD		
BOARD	✓	Feb 22 '11

MEMORANDUM

TO: C.Mason
Chief Administrative Officer

DATE: February 5, 2011

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

FILE:

SUBJECT: Bylaws No. 940.04, 805.06 and 1388.04 to Amend Requisition Limits in Accordance With the Financial Plan

PURPOSE:

To introduce for approval bylaws which will amend the requisition limits for Electoral Area 'F' Animal Control, Area 'G' Community Parks and the Cassidy-Waterloo Fire Protection services to provide ongoing authority to meet the projections of the Regional District's financial plan.

BACKGROUND:

Staff have completed a review of the current bylaw limits for all services in comparison to the requisition projections in the 2011 to 2015 financial plan. The Electoral Area 'F' Animal Control service must have its limit amended in order to meet the requisition required in 2011. Two other services are close to their current bylaw limits and staff are introducing amendment bylaws to ensure the services are able to meet the financial plan projections. Bylaws to amend the requisition limits for the Electoral Area 'G' Community Parks and Cassidy Waterloo Fire Protection services are also presented for approval with this report.

ALTERNATIVES:

1. Give first three readings to Bylaws No. 940.04, 805.06 and 1388.04 as presented.
2. Amend the bylaws and give first three readings to the bylaws as amended.

FINANCIAL IMPLICATIONS:

Alternative 1

Area 'F' Animal Control – the 2011 requisition is \$72,055 and the maximum amount that may be raised is \$49,711. The financial plan shows a decline in the requisition requirement to \$31,000 in 2012 pending resolution of a current enforcement action. However, in order to comply with the 2011 requisition the limit must be amended prior to property taxes being levied in 2011. The requisition limit is amended to the greater of \$72,100 or the amount obtained by applying a property tax rate of \$0.073 per \$1,000 in the service area.

Electoral Area 'G' Community Parks – the 2012 requisition is forecast at \$99,772 and \$112,000 by 2015. The maximum that may be raised is \$99,510. Staff recommends amending the limit to \$112,000 which matches the five year projection and should be sufficient beyond that as property assessments gradually increase.

Cassidy Waterloo Fire Protection – the 2012 requisition is forecast at \$185,219 and \$208,346 by 2015. The maximum that may be raised is \$189,055. Staff recommends amending the limit to \$208,000 which matches the five year projection and should be sufficient beyond that as property assessments gradually increase.

Alternative 2

At a minimum, Electoral Area ‘F’ Animal Control Service Amendment Bylaw No. 940.04 must proceed as there are no other sources of revenue for this service.

Bylaws 805.06 and 1388.04 could be deferred and be reviewed in 2012; however, it is unlikely that the projections will be less than currently indicated over the five year horizon. Approving the bylaws now reduces the risk that budgets are adopted which do not comply with the bylaw limits.


SUMMARY/CONCLUSIONS:

A review of the Regional District’s 2011 proposed tax requisitions has identified three services which will exceed their requisition limits either in 2011 or within a year of adopting the financial plan.

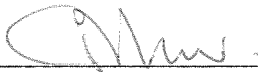
Staff have presented amendment bylaws for Electoral Area ‘F’ Animal Control, Electoral Area ‘G’ Community Parks and the Cassidy Waterloo Fire Protection services. The bylaws will amend the maximum amounts that can be requisitioned to match the requirements of the 2011 to 2015 financial plan. Staff recommend approving the bylaws as presented.

RECOMMENDATIONS:

1. That “Electoral Area ‘F’ Animal Control Service Amendment Bylaw No. 940.04, 2011” be introduced, read three times and be forwarded to the Inspector of Municipalities for approval.
2. That “Electoral Area ‘G’ Community Parks Service Amendment Bylaw No. 805.06, 2011” be introduced, read three times and be forwarded to the Inspector of Municipalities for approval.
3. That “Cassidy-Waterloo Fire Protection Service Amendment Bylaw No. 1388.04, 2011” be introduced, read three times and be forwarded to the Inspector of Municipalities for approval.



Report Writer



C.A.O. Concurrence

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 805.06

**A BYLAW TO AMEND THE REQUISITION LIMIT IN THE
ELECTORAL AREA 'G' COMMUNITY PARKS LOCAL SERVICE
ESTABLISHMENT BYLAW NO. 805**

WHEREAS the Regional District of Nanaimo established the Electoral Area 'G' Community Parks Service pursuant to Bylaw No. 805 cited as "Electoral Area 'G' Community Parks Local Service Establishment Bylaw No.805, 1990";

AND WHEREAS the Regional District of Nanaimo 2011 to 2015 Financial Plan estimates that the requisition required for the service in 2012 will exceed the current maximum of \$99,510;

AND WHEREAS the Board of the Regional District of Nanaimo deems it desirable and expedient to increase the maximum requisition limit to that value established in year 2015 of the financial plan;

AND WHEREAS at least 2/3 of the service participants have consented to the adoption of this bylaw in accordance with section 802(1)(b) of the *Local Government Act*;

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

1. **Amendment**

"Electoral Area 'G' Community Parks Local Service Establishment Bylaw No.805, 1990" is amended as follows

(a) By deleting Section 4 and replacing it with the following: .

4. The maximum amount that may be requisitioned for this service shall be the greater of:

(a) The sum of One Hundred and Twelve Thousand Dollars (\$112,000.00), or;

(b) The value obtained by applying a property tax rate of \$0.0746 per \$1,000 to the net taxable values of land and improvements in the service area

(b) By replacing the words "local service" with the word "service" wherever they appear in the bylaw.

Citation

2. This bylaw may be cited as "Electoral Area 'G' Community Parks Service Amendment Bylaw No. 805.06, 2011".

Introduced and read three times this 22nd day of February, 2011.

Received the approval of the Inspector of Municipalities this day of , 2011.

Adopted this day of , 2011.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 940.04

**A BYLAW TO AMEND THE REQUISITION LIMIT IN
ANIMAL CONTROL EXTENDED SERVICE
ESTABLISHMENT BYLAW NO. 940**

WHEREAS the Regional District of Nanaimo established the Electoral Area ‘F’ Animal Control Service pursuant to Bylaw No. 940 cited as “Animal Control Extended Service Establishment Bylaw No. 940, 1994”;

AND WHEREAS the Regional District of Nanaimo 2011 to 2015 Financial Plan requires a requisition in 2011 which exceeds the current maximum of \$49,711;

AND WHEREAS the Board of the Regional District of Nanaimo deems it desirable and expedient to increase the maximum requisition limit to that value established in the year 2011 of the financial plan;

AND WHEREAS at least 2/3 of the service participants have consented to the adoption of this bylaw in accordance with section 802(1)(b) of the *Local Government Act*;

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

1. **Amendment**

“Animal Control Extended Service Establishment Bylaw No. 940, 1994” is amended as follows:

(a) By deleting Section 5 and replacing it with the following:

5. The maximum amount that may be requisitioned for this service shall be the greater of:

(a) the sum of Seventy Two Thousand One Hundred Dollars (\$72,100), or

(b) the value obtained by applying a property tax rate of \$0.073 per \$1,000 to the net taxable values of land and improvements in the service area

(b) By replacing the words “extended service” with the word “service” wherever they appear in the bylaw.

2. **Citation**

This bylaw may be cited for all purposes as the "Electoral Area 'F' Animal Control Service Amendment Bylaw No. 940.04, 2011".

Introduced and read three times this 22nd day of February, 2011.

Received the approval of the Inspector of Municipalities this day of , 2011.

Adopted this day of , 2011.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1388.04

**A BYLAW TO AMEND THE REQUISITION LIMIT IN
THE CASSIDY-WATERLOO FIRE PROTECTION SERVICE**

WHEREAS the Regional District of Nanaimo established the Cassidy-Waterloo Fire Protection Service pursuant to Bylaw No. 1388, cited as "Cassidy-Waterloo Fire Protection Service Establishment Bylaw No. 1388, 2004";

AND WHEREAS the Regional District of Nanaimo 2011 to 2015 Financial Plan estimates that the requisition required for the service in 2012 will exceed the current maximum of \$189,044;

AND WHEREAS the Board of the Regional District of Nanaimo deems it desirable and expedient to increase the maximum requisition limit to that value established in year 2015 of the financial plan;

AND WHEREAS at least 2/3 of the service participants have consented to the adoption of this bylaw in accordance with section 802(1)(b) of the *Local Government Act*;

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

1. **Amendment**

"Cassidy-Waterloo Fire Protection Service Establishment Bylaw No. 1388, 2004" is amended as follows:

By deleting Section 5 - Maximum Requisition and replacing it with the following:

5. Maximum Requisition

The maximum amount that may be requisitioned for this service shall be the greater of:

- (a) the sum of Two Hundred and Eight Thousand Dollars (\$208,000), or
- (b) the value obtained by applying a property tax rate of \$1.66 per \$1,000 to the net taxable values of land and improvements in the service area

2. **Citation**

This bylaw may be cited for all purposes as the "Cassidy-Waterloo Fire Protection Service Amendment Bylaw No. 1388.04, 2011".

Introduced and read three times this 22nd day of February, 2011.

Received the approval of the Inspector of Municipalities this day of , 2011.

Adopted this day of , 2011.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION



EAP		
COW		
FEB 17 2011		
RHD		
BOARD	✓	Feb 22 '11

MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

DATE: February 8, 2011

FROM: Nancy Avery
General Manager, Finance & Information Services

File:

SUBJECT: Bylaw 1388.05 – to amend the boundaries of the Cassidy-Waterloo Fire Protection Service

PURPOSE:

To introduce for approval a bylaw to remove a property from the Cassidy-Waterloo Fire Protection Service Area.

BACKGROUND:

During a BC Assessment audit of service area boundaries and coding for property taxes, it was identified that there was an error with respect to an industrial property located at the outer boundary of the Cassidy-Waterloo Fire Protection Service area.

The property, an illustration of which is attached, is a gravel processing operation with a street address of 965 Loftus Rd. The legal description of the property is:

Section 3, Range 4 excluding the East 40 Acres, Land District 18; Folio 768-4143.700

The operation covers two properties just south of the Nanaimo River. The fire protection boundary runs through the middle of the operation along the top of the southern section, effectively putting one half of the operation inside the fire protection boundary and the other half outside of the service area. During the audit, the Assessment Authority discovered that the northern half of the property, which is outside of the fire protection boundary, has been coded and paying fire protection property taxes for some time.

Staff contacted the property owner and advised them of the error and sought their interest in either bringing the northern property into the fire protection service area, or taking both properties out altogether. The owners' representative advised that they wish to be removed altogether, as they provide their own onsite fire protection. The owners have provided written confirmation that they wish to be excluded acknowledging their sole responsibility and liability for fires on the property.

ALTERNATIVES:

1. Approve the reduction amendment bylaw as presented.
2. Recommend that the boundary be extended to include the northern portion of the operation.

FINANCIAL IMPLICATIONS:

Alternative 1

The property tax implications are reasonably significant for this owner. If both properties are excluded from the service, they will save approximately \$4,000 annually. The financial implications to the broader service area are insignificant.

The property is located at the furthest reach of the fire service area – meaning response time to the area is at least 30 minutes. Given the small fire risk attached to the property in light of its gravel processing operations and good onsite water supplies, staff recommend removing the property from the service area.

SUMMARY/CONCLUSIONS:

An industrial property located at the end of Loftus Rd. in Electoral Area C has requested that the property be removed from the Cassidy-Waterloo Fire Protection Service. The request is the result of a recent BC Assessment audit which identified that there are two properties attached to the gravel processing operation – one of which is inside the fire protection boundary and the other which is outside of the boundary. The property is located at the furthest extent of the fire protection service area resulting in a minimum response time of 30 minutes. The operation provides onsite firefighting resources including a large pond of water. If the petition is supported by the Board, the bylaw would receive three readings and be held until the next regular meeting of the Board for adoption.

Given the nature of the operation and its relatively low fire risk, staff agrees with the petition and recommends that the property be removed from the service area.

RECOMMENDATION:

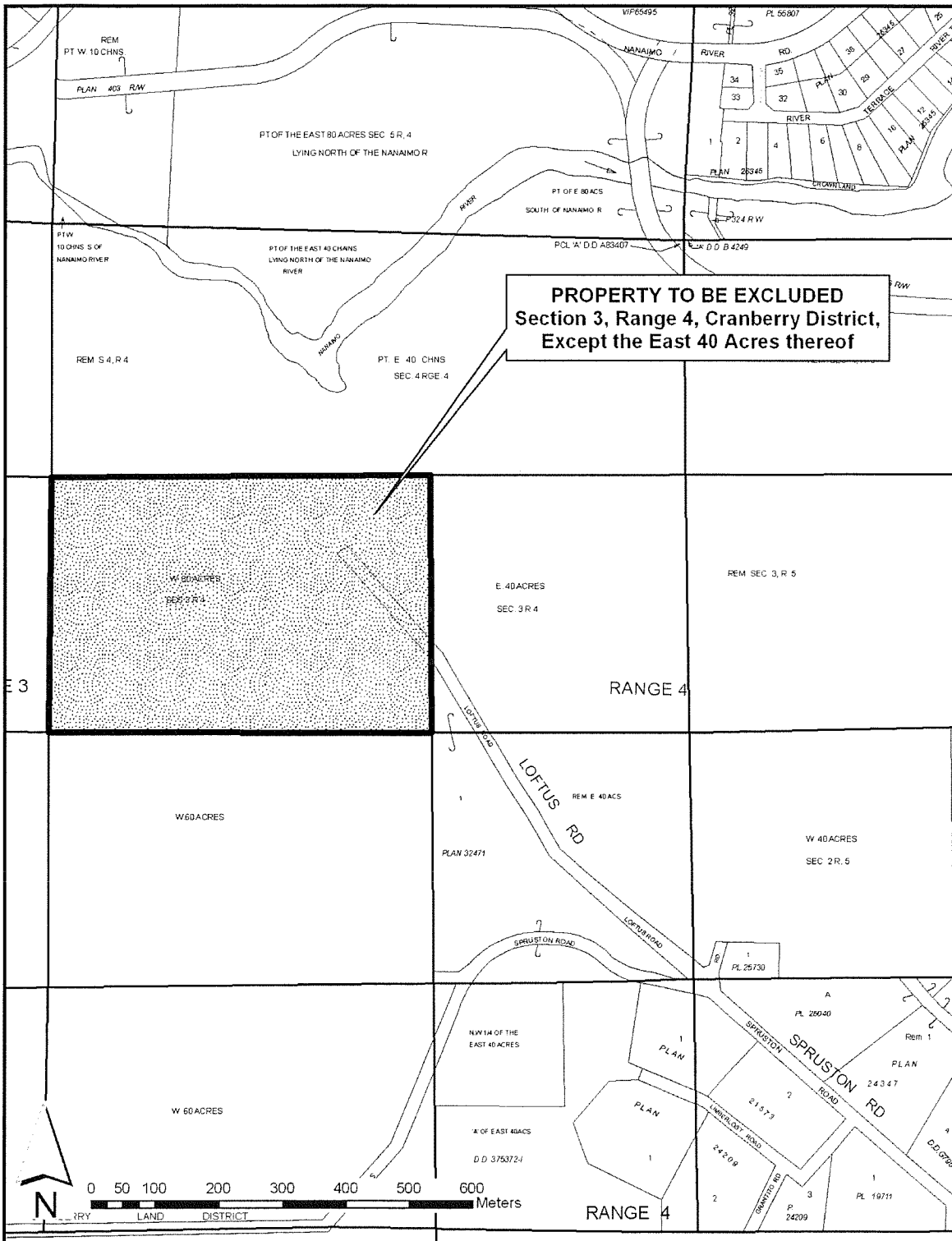
1. That “Cassidy-Waterloo Fire Protection Service Amendment Bylaw No. 1388.05, 2011” be introduced and read three read times.



Report Writer



CAO Concurrence



BCGS MAPSHEET NO. 92G.001.3.2

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1388.05

**A BYLAW TO AMEND THE BOUNDARIES
OF THE CASSIDY-WATERLOO FIRE PROTECTION SERVICE**

WHEREAS the Regional District of Nanaimo established the Cassidy-Waterloo Fire Protection Service pursuant to Bylaw No. 1388, cited as “Cassidy-Waterloo Fire Protection Service Establishment Bylaw No. 1388, 2004”;

AND WHEREAS the Board of the Regional District of Nanaimo has been petitioned by the property owner to reduce the boundaries of the service area to exclude the land legally described as:

- Section 3, Range 4 excluding the East 40 Acres, Land District 18; Folio 768-04143.700 (street address 965 Loftus Rd.)

AND WHEREAS at least 2/3 of the service participants have consented to the adoption of this bylaw in accordance with section 802 of the *Local Government Act*;

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

1. **Amendment**

“Cassidy-Waterloo Fire Protection Service Establishment Bylaw No. 1388, 2004” is amended as follows:

- (a) by deleting Schedule ‘A’ of Bylaw 1388 and replacing it with the new Schedule ‘A’ attached to this bylaw.

2. **Citation**

This bylaw may be cited for all purposes as “Cassidy-Waterloo Fire Protection Service Amendment Bylaw No. 1388.05, 2011”.

Introduced and read three times this 22nd day of February, 2011.

Adopted this day of ,2011.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

Schedule 'A' to accompany "Cassidy-Waterloo Fire Protection
Service Amendment Bylaw No. 1388.05, 2011"

Chairperson

Sr.Mgr., Corporate Administration

LARGE MAP TO BE PRINTED AFTER ADOPTION



CAO APPROVAL		✓
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BOARD	✓	Feb 22 11

MEMORANDUM

TO: Paul Thorkelsson
General Manager, Development Services

DATE: February 11, 2011

FROM: Paul Thompson
Manager, Long Range Planning

FILE: 6780 30

SUBJECT: Request for Acceptance of Revised Comox Valley Regional Growth Strategy

PURPOSE

To provide a response to the Comox Valley Regional District on their request for the Regional District of Nanaimo (RDN) to accept the revised Comox Valley Regional Growth Strategy.

BACKGROUND

At a Special Board meeting on November 9, 2010 the RDN Board adopted a resolution to accept the Comox Valley Regional District Regional Growth Strategy Bylaw. However, the Bylaw was not accepted by the member municipalities of the Comox Valley Regional District (CVRD). To resolve the issues related to non-acceptance, the members of the CVRD chose to enter a non-binding resolution process. In accordance with the approved non-binding resolution process, a mediated session was held on December 13, 2010 to address the non-acceptance items identified by the municipalities within the CVRD.

The members of the CVRD reached agreement on revisions to the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120 required to address all of the non-acceptance items that were identified by the Village of Cumberland, the Town of Comox and the City of Courtenay. Subsequently, the Regional Growth Strategy (RGS) Bylaw was amended to reflect the non-binding resolution mediation report. There have been a number of revisions to the Bylaw but these changes are focused internally to the Comox Valley and should have no effect on the RDN.

Pursuant to Part 25, section 859(6) of the *Local Government Act*, the revised Bylaw must be resubmitted to the affected local governments for acceptance prior to adoption. Affected local governments have 60 days to respond to this referral and indicate if they accept the Bylaw as proposed. The CVRD Board is scheduled to consider the RGS Bylaw on March 29, 2011 and the agenda deadline for this meeting is March 18, 2011.

ALTERNATIVES

1. To inform the CVRD that the RDN accepts the CVRD Regional Growth Strategy.
2. To inform the CVRD that the RDN does not accept the CVRD Regional Growth Strategy and identify the specific sections of the CVRD Regional Growth Strategy Bylaw that the RDN refuses to accept.
3. Do not respond to the request for acceptance from the Comox Valley Regional District.

FINANCIAL IMPLICATIONS

There are no financial implications for the RDN.

GROWTH MANAGEMENT IMPLICATIONS

As reported when the CVRD's RGS Bylaw was first referred for acceptance, the CVRD RGS is complementary to the RDN's RGS as it is also based on the concepts of urban containment, designated growth areas and preserving rural integrity. As well, like the RDN's RGS, the Comox Valley RGS supports compact mixed-use development as the best way to address issues related to climate change, food security, cost of infrastructure, affordable housing, transportation and biodiversity.

PUBLIC CONSULTATION IMPLICATIONS

The RDN is not required to undertake public consultation with respect to responding to the request from the CVRD.

SUMMARY/CONCLUSION

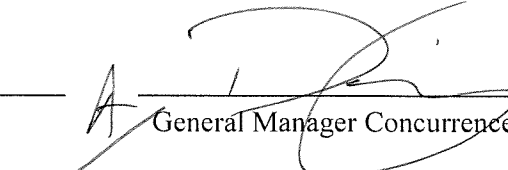
The Comox Valley RGS shares many similarities with the RDN's RGS. Both strategies are based on the premise that compact mixed-use development is the best way to address the impacts of sprawl and support. Both strategies contain policies that encourage growth in designated areas and limit the amount of growth outside of those designated areas. The majority of growth will be accommodated in the municipalities and designated nodes in the electoral areas. Rural lands are intended to stay rural and resource lands are intended to remain available for resource use and other uses that require a natural setting. As the two Regional Growth Strategies take a similar approach to growth management and appear to complement each other, staff recommend that the RDN accept the Comox Valley RGS. The revisions to the CVRD RGS are focussed internally to the Comox Valley and do not affect the RDN.

RECOMMENDATION

That the Regional District of Nanaimo accepts the Comox Valley Regional District Regional Growth Strategy.



Report Writer



General Manager Concurrence



CAO Concurrence