

REGIONAL DISTRICT OF NANAIMO

COMMITTEE OF THE WHOLE

TUESDAY, JULY 10, 2012

7:00 PM

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

- 4-6 **Gary Bentham, Village Design and Drafting**, re proposed Policy Statement for Regional Growth Strategy and Agricultural Area Plan.
- 7 **Laura Paddock and Jennifer Miller, HealthLink BC**, re Overview of HealthLink BC Programs.

MINUTES

- 8-14 **Minutes of the regular Committee of the Whole meeting held Tuesday, June 12, 2012.**

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

UNFINISHED BUSINESS

BYLAWS

ADOPTION

From May 22 Board

Bylaw 1552.01, 2012 – Southern Community Search and Rescue Contribution Service Amendment Bylaw.

That "Southern Community Search and Rescue Contribution Service Amendment Bylaw No. 1552.02, 2012" be adopted.

FINANCE AND INFORMATION SERVICES

FINANCE

15-17 Report on Use of Development Cost Charges in 2011.

STRATEGIC AND COMMUNITY DEVELOPMENT

CURRENT PLANNING

18-31 Agricultural Area Plan Survey Results and Status Update.

ENERGY AND SUSTAINABILITY

32-36 Bylaw No. 1662 – Corporate Carbon Neutral Initiatives Fund Establishment Bylaw.

37-39 Release of Corporate Climate Action Reserve Funds – July 2012.

REGIONAL AND COMMUNITY UTILITIES

WASTEWATER SERVICES

40-54 Vancouver Island University Woodlot Groundwater Study and Biosolids Management Contract Extension.

RECREATION AND PARKS SERVICES

55-67- Nanoose Place Lease Agreement Renewal.

COMMISSION, ADVISORY & SELECT COMMITTEE

Electoral Area 'G' Parks and Open Spaces Advisory Committee

68-69 Minutes of the Electoral Area 'G' Parks and Open Spaces Advisory Committee meeting held Monday, March 19, 2012.

Electoral Area 'H' Parks and Open Spaces Advisory Committee

70-72 Minutes of the Electoral Area 'H' Parks and Open Spaces Advisory Committee meeting held Wednesday, March 28, 2012.

Agricultural Advisory Committee

73-76 Minutes of the Agricultural Advisory Committee meeting held Friday, June 22, 2012.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

BOARD INFORMATION (Separate enclosure on blue paper)

ADJOURNMENT

IN CAMERA

That pursuant to Section 90(1)(c) and (e) of the Community Charter the Board proceed to an In Camera meeting to consider personnel and land-related issues.

Village design & drafting
799 Sanderson Road, Parksville BC V9P 1A8
250-228-5900 village@shaw.ca
www.myvillagedesign.ca

22 June 2012

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

Re: Meeting of the Board of Directors
Presentation request for your next board meeting

This letter is my request to make a verbal presentation to the Board of Directors concerning a recommendation I have for including a *Policy Statement* in your Regional Growth Strategy Review process and the Agricultural Area Plan documents currently being developed.

I have over 40 years experience in architectural design and drafting plans for building permits in related planning matters on a broad range of zoning bylaws including the Agricultural Land Reserve (ALR). I support its mandate and I remain encouraged by the ALR principal; however I believe that it is time to step back from *protection* of rural land and land in the ALR, and encourage *production*.

I have been meeting with RDN planning staff since 2008; I have had meetings with Lainya Rowett and Jeremy Holm (Planning Dept. RDN) to discuss the importance of innovative land use planning for economic development in agriculture in the RDN and other Vancouver Island regions. It is refreshing to learn that broad policy language is being considered in the new Agricultural Area Plan that will allow the Planning Dept. staff to look more seriously at new agricultural land use concepts.

The current Regional Growth Strategy Plan is *void of any statement* that provides your Planning Dept. with the ability to process innovative land use concepts on rural land and land in the ALR.

The current Agricultural Zoning Bylaw is out-dated, since the majority of its regulations are tailored to the hobby farmer, thus preventing new, sustainable, large-scale commercial investments in agricultural enterprise. The RDN is not alone; in my opinion the CRD and other Regions on Vancouver Island have similar restrictions.

Before your Planning Dept. completes the Regional Growth Strategy Review process and the Agricultural Area Plan documents I ask that the Board of Directors review my suggested *Policy Statement*.



"helping you frame your future"

Including a *Policy Statement* with your planning documents is the first step in encouraging property owners to create new agricultural land use master plans. If a *Policy Statement* is not included, rural lands and lands in the ALR will remain fallow and unproductive at a time when the public and government officials are calling for help.

I recently attended the public workshop in Coombs (May 23, 2012) presented by IPS Island Planning Services. The public was invited to provide thoughts on four possible options for development that offer an alternative to conventional subdivisions. In my opinion, three of the four options did not have merit.

The fourth concept, the “Eco Village” had cluster residence merit; however in the real world of real estate sales, it cannot be marketed easily because there are no individual titles to the residences. While the financing of cooperatives through selling of shares in a company is possible, a fee simple title (or strata title) can be easily financed and sold. In addition, liability issues exist regarding default on mortgages.

Prior to the public workshop, I presented a written executive summary describing the Future Farms BC “Strata Farm Land Use Concept” to Chris Hall & Bev Suderman. This concept embraces the “Eco Village” cluster housing function; however its main purpose is to encourage farming, as well as a processing component. Processing will create a value-added business enterprise, resulting in a profitable agricultural business. The “Strata Farm Land Use Concept” will change rural lands and lands in the ALR from *protection* to *production*.

Policy Statement:

The Regional Growth Strategy Plan and the Agricultural Area Plan review documents support Innovative & Comprehensive Agricultural Farm Planning Designs on rural agricultural lands, and lands in the Agricultural Land Reserve. Submitted designs must qualify for and create commercial scale farming enterprises for profit, subject to the approval of the Agricultural Land Commission or its designated approval authority.

It is my opinion that without the inclusion of a *Policy Statement*, the future development of large scale commercial production on rural lands and lands in the ALR will remain severely restricted. New money will be required for infrastructure; spreading the debt load over many titles is one of the cornerstone features of the “Strata Farm Land Use Concept”.

The next step in the process will be to create a *new agricultural zoning category* that embraces the proposed *Policy Statement*. I have also written an example for a proposed “A-100” Agricultural Zoning category.

In my opinion, local agricultural zoning bylaws and official community plans were developed for the purpose of protecting rural lands and lands in the ALR. I believe, however, that language within the Agricultural Land Act exists to support the change from *protecting* the land use to *creating productive* land use.

My proposed *Policy Statement* will assist in revitalizing investment in Agriculture and, I believe, will create business opportunities and jobs for all ages. More importantly, the next generation, on whom we will be dependent, will be encouraged to take over farming and make agriculture a “value added” profitable business.

The future must start *today*, while the RDN planners are finalizing the Regional Growth Strategy Review process and creating the new Agricultural Area Plan documents.

I ask for your immediate consideration to discuss and debate my *Policy Statement*.


I have a power point presentation for a Strata Farm Land Use Concept ‘Master Plan’ proposal developed for a Future Farms BC project on a 90 acre property located within the ALR. This presentation will take approximately 1.5 hours plus question period.

This power point presentation has been made to Deputy Minister of Agriculture (Larry Peterson), and Agricultural Minister Steve Thomson, MLA Ron Cantelon and the Executive Director of the Agricultural Land Commission (ALC) (Brian Underhill). Agricultural Minister Don McRae has only received a copy of an executive summary of the Strata-Farm concept.

The ALC in recent correspondence has requested that a formal application be presented to them for consideration. This cannot happen until the RDN planning documents support my request.

I look forward to speaking to this matter at your next meeting of the Board of Directors.

Respectfully yours,



Garry Bentham CRD, CTech

cc: Jeremy Holm, Manager, Current Planning

cc: Lainya Rowett, Senior Planner

cc: Ron Cantelon

Applied Science
Technologists & Technicians
of British Columbia



O'Halloran, Matt

From: Paddock, Laura HLBC:EX [mailto:Laura.Paddock@gov.bc.ca]

Sent: Wednesday, June 27, 2012 10:29 AM

To: O'Halloran, Matt

Subject: RE: RDN Presentation July

Hi Matt,

Thank you so much for arranging this, I really appreciate your flexibility.

The purpose of the meeting would be to provide an overview of HealthLink BC's programs and services and the value they hold for the residents of British Columbia. My presentation would take about 10 minutes followed by 15 to 20 minutes of questions and discussion.

If you are not yet familiar with our organization, here is some information about us:

HealthLink BC provides 24/7 access to non-emergency health information and advice in British Columbia via telephone, a website, a wireless app, and a collection of print resources, including the BC HealthGuide Handbook, which put services and health know-how into the hands of B.C. residents.

The website, www.HealthLinkBC.ca, provides medically-approved information on more than 5,000 health topics, symptoms, and over-the-counter and prescription drugs and offers tips for maintaining a healthy lifestyle. It also offers an integrated search and mapping function to more than 5,800 health services to help British Columbians find health services close to their home communities. Selected service information is also available on the BC Health Services Locator app for Apple handheld devices.

Residents of British Columbia can call 8-1-1 (7-1-1 for hearing impaired) from anywhere in the province to speak to a registered nurse 24/7/365, dietitian (available 8am to 8pm, Monday to Thursday, and 8am to 5pm on Friday), pharmacist (available 5pm to 9am daily), or to find a health resource in their area. Translation services are available in more than 130 languages upon request.

All of HealthLink BC's services and resources are free-of-charge to residents of BC.

I would require a laptop and projector if that is possible, but as long as there is a screen we can bring our own laptop/projector as well. Whatever is easier for you.

The best time of day for us would be anytime after 3 pm, and again whatever time would work best for your board after then. I noticed your meetings were normally held at 6 pm, so if that is the best for you we would be happy to come then.

Again, thank you and I appreciate your effort and flexibility. I look forward to presenting with my colleague Jennifer Miller.

Laura Paddock

Marketing & Communications Co-op

HealthLink -- an integral part of health interactions

RBB1-2 1515 Blanshard Street

Victoria BC V8W 3C8

desk: 250-952-3072



REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON TUESDAY, JUNE 12, 2012 AT 7:00 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director D. Brennan Alternate	Deputy Chairperson
Director J. McLeod	Electoral Area A
Director H. Houle	Electoral Area B
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director J. Fell	Electoral Area F
Director W. Veenhof	Electoral Area H
Director M. Lefebvre	City of Parksville
Director D. Willie Alternate	Town of Qualicum Beach
Director J. De Jong	District of Lantzville
Director J. Ruttan	City of Nanaimo
Director B. Bestwick Alternate	City of Nanaimo
Director B. McKay	City of Nanaimo
Director D. Johnstone	City of Nanaimo
Director T. Greves	City of Nanaimo
Director G. Anderson	City of Nanaimo

Also in Attendance:

C. Mason	Chief Administrative Officer
N. Avery	Gen. Mgr., Finance & Information Services
P. Thorkelsson	Gen. Mgr., Strategic and Community Development
J. Finnie	Gen. Mgr., Regional & Community Utilities
T. Osborne	Gen. Mgr., Recreation & Parks Services
D. Trudeau	Gen. Mgr., Transportation & Solid Waste Services
M. O'Halloran	Legislative Coordinator
N. Hewitt	Recording Secretary

Regrets:

Director A. McPherson	Electoral Area A
Director B. Dempsey	District of Lantzville
Director J. Kipp	City of Nanaimo

CALL TO ORDER

The Chairperson welcomed Alternate Directors McLeod, De Jong and McKay to the meeting.

DELEGATIONS

Cheryl Zapotichny, Nanaimo RCMP Victim Services, re Overview of Victim Services Program.

Ms. Zapotichny provided a visual and verbal overview on the Nanaimo RCMP Victim Services Program.

Cory Vanderhorst, Myers Norris Penny, Re Regional District of Nanaimo Audited Financial Report.

Mr. Vanderhorst provided a visual and verbal overview of the Regional District of Nanaimo audited financial report for the year ended December 31, 2011.

LATE DELEGATIONS

MOVED Director Holme, SECONDED Director Anderson, that a late delegation be permitted to address the Committee.

CARRIED

Duane Round, re Proposed New Water Intake on the Englishman River.

Mr. Round spoke in opposition to the proposed Englishman River Water Intake.

MINUTES

MOVED Director Johnstone, SECONDED Director Bestwick, that the minutes of the regular Committee of the Whole meeting held Tuesday, May 8, 2012 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Mike Squire, Arrowsmith Water / Englishman River Water Service, re Concerns about the Proposed Englishman River Water Intake.

MOVED Director Young, SECONDED Director Anderson, that the correspondence from the Arrowsmith Water / Englishman River Water Service, be received for information.

CARRIED

FINANCE AND INFORMATION SERVICES

FINANCE

Regional District of Nanaimo 2011 Annual Financial Report, Board & Committee Member Expenses, and Remuneration and Statement of Financial Information.

MOVED Director Brennan, SECONDED Director Bestwick, that the 2011 Annual Financial Report, Statement of Board and Committee Members Expenses and Remuneration and the Statement of Financial Information be received and approved as presented.

CARRIED

Nanaimo Regional Hospital District 2011 Audited Financial Statements.

MOVED Director Brennan, SECONDED Director Veenhof, that the 2011 audited financial statements of the Nanaimo Regional Hospital District be received and approved as presented.

CARRIED

Operating Results for the Period Ending April 30, 2012.

MOVED Director Brennan, SECONDED Director Johnstone, that the summary report of financial results from operations to April 30th, 2012 be received for information.

CARRIED

Approval of Signing Authorities for General Banking and Investments.

MOVED Director Bestwick, SECONDED Director Anderson, that the signing authorities for general banking services and financial instruments reflect the following officer positions:

Chairperson	Joe Stanhope
Deputy Chairperson	Diane Brennan
Chief Administrative Officer	Carol Mason
Director of Finance	Wendy Idema
Manager, Accounting Services	Tiffany Moore

CARRIED

MOVED Director Bestwick, SECONDED Director Anderson, that the foregoing authorizations extend to accounts in the name of the Regional District of Nanaimo and the Nanaimo Regional Hospital District.

CARRIED

Implementation of Wireless Tablets for Elected Members.

MOVED Director Johnstone, SECONDED Director Brennan, that staff be authorized to purchase an appropriate iPad and software for elected member use.

CARRIED

STRATEGIC AND COMMUNITY DEVELOPMENT

BUILDING AND BYLAW SERVICES

1588 Rugg Rd., Area 'A' – Unsightly Premises.

This property owner spoke to this item.

MOVED Director Brennan, SECONDED Director Bestick, that the Board directs the Owners of the property, to remove from the premises those items as set out in the attached Resolution within thirty (30) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the Owner's cost.

CARRIED

1927 Woobank Rd., Area 'A' - Unsightly Premises.

MOVED Director Bestwick, SECONDED Director Holme, that the Board directs the Owners of the property, to remove from the premises those items as set out in the attached Resolution within thirty (30) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the Owner's cost.

CARRIED

2090 Bramley Rd., Area 'C' - Unsightly Premises.

The property owner spoke to this item.

MOVED Director Bestwick, SECONDED Director Willie, that the Board directs the Owners of the property, to remove from the premises those items as set out in the attached Resolution within thirty (30) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the Owner's cost.

CARRIED

1633 Morello Rd, Area 'E' - Unsightly Premises.

The property owner spoke to this item.

Director Anderson left the meeting noting a possible conflict of interest with regard to this item.

MOVED Director Holme, SECONDED Director Bestwick, that the Board directs the Owner of the property, to remove from the premises those items as set out in the attached Resolution within thirty (30) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the Owner's cost.

CARRIED

Director Anderson returned to the meeting.

387 Dunsmuir Road, Area 'H' - Unsightly Premises.

MOVED Director Veenhof, SECONDED Director Houle, that the Board directs the Owner of the property, to remove from the premises those items as set out in the attached Resolution within thirty (30) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the Owner's cost.

CARRIED

72 Bald Eagle Crescent, Area 'H' - Unsightly Premises.

MOVED Director Veenhof, SECONDED Director Anderson, that the Board directs the Owner of the property, to remove from the premises those items as set out in the attached Resolution within thirty (30) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the Owner's cost.

CARRIED

1038 Horseshoe Rd, Area 'B' - Unsafe Building (update).

MOVED Director Houle, SECONDED Director Veenhof, that the report on the outcome of the remedial action Order in relation to the unsafe building at 1038 Horseshoe Road, Gabriola Island, be received for information.

CARRIED

LONG RANGE PLANNING

VIHA Grant for Capacity Building - Ending Homelessness.

MOVED Director Brennan, SECONDED Director Lefebvre, that the RDN Board allocate 60% of the VIHA funds to the City of Nanaimo and SOS on behalf of the Oceanside Homelessness Task Force, 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 retain the remainder in a reserve fund for distribution at a later date.

CARRIED

Rural Village Centre Study – Update.

MOVED Director Anderson, SECONDED Director Houle, that this report be received for information.

CARRIED

TRANSPORTATION AND SOLID WASTE SERVICES

SOLID WASTE SERVICES

Landfill Track Loader – Tender Award.

MOVED Director Bestwick, SECONDED Director Ruttan, that Finning (Canada) Ltd. be awarded the supply of a CAT 973D track loader for a purchase price of \$435,000 and guaranteed buy back of \$110,000 and that the Director of Finance be authorized to execute a four year lease to finance this purchase.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

MOVED Director Holme, SECONDED Director Brennan, that the minutes of the Electoral Area 'A' Parks, Recreation and Culture Commission meeting held Tuesday, May 1, 2012 be received for information.

CARRIED

The Chairperson advised the Committee that the next Agenda recommendation regarding Electoral Area 'A' grants would be considered at the In Camera Committee of the Whole meeting.

MOVED Director Lefebvre, SECONDED Director Veenhof, that the minutes of the Regional Hospital District Select Committee meeting held Tuesday, May 15, 2012 be received for information.

CARRIED

MOVED Director Lefebvre, SECONDED Director Willie, that the list of capital items to be committed against \$565,000 of prior years' unexpended grant funding be approved as presented.

CARRIED

MOVED Director Lefebvre, SECONDED Director Willie, that VIHA be required to complete all purchases no later than December 31, 2013 and submit reimbursement claims no later than March 31, 2014.

CARRIED

MOVED Director Veenhof, SECONDED Director Willie, that the minutes of the District 69 Recreation Commission meeting held Thursday, May 17, 2012 be received for information.

CARRIED

MOVED Director Holme, SECONDED Director Anderson, that the Community and Youth Grant recommendations be approved as follows:

Youth Grants:

Bard to Broadway Theatre Society (Youth Theatre)	\$ 1,000
Bard to Broadway Theatre Society (Education Series)	1,500
District 69 Family Resource Association	1,200
Oceanside BMX (formerly Erik Goetzinger BMX)	1,600
Oceanside Youth Football Association	2,000
Ravensong Aquatic Club	2,500

Community Grants:

Corcan Meadowood Residents Association	\$ 1,500
Lighthouse Recreation Commission	2,700
Oceanside Building Learning Together	1,000
Oceanside Building Learning Together	455
Oceanside Community Arts Council	450
Arrowsmith Community Enhancement Society	1,200
The Old School House	1,800
Parksville Badminton Club	1,250
Parksville and District 69 Team	1,500
Parksville Lions Club	1,500
Qualicum Beach "Beach Day" Organizing Committee	1,000

CARRIED

MOVED Director Holme, SECONDED Director Anderson, that the recommendations of the Fees and Charges report be approved.

CARRIED

ADJOURNMENT

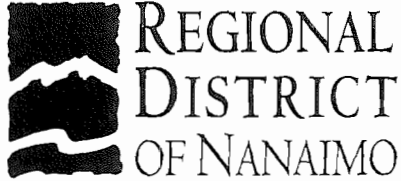
MOVED Director Holme, SECONDED Director Young, that this meeting adjourn to allow for an In Camera meeting.

CARRIED

TIME: 8:25 PM

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION



RDN REPORT		
CAO APPROVAL <i>(Signature)</i>		
EAP		
CGW		
JUL 04 2012		
RHD		
BOARD		

MEMORANDUM

TO: C. Mason
Chief Administrative Officer

DATE: June 28, 2012

FROM: W. Idema
Director of Finance

FILE:

SUBJECT: Report on Use of Development Cost Charges in 2011

PURPOSE:

To report on Development Cost Charges pursuant to Section 937.01 of the *Local Government Act as amended May 29, 2008*.

BACKGROUND:

Effective January 1, 2009, Local Governments (in addition to providing similar details in the annual financial statement reports) must prepare and consider a separate report on Development Cost Charges (DCCs). The report must outline for each Development Cost Charge imposed by the Local Government, the amount collected in the year, expenditures and the balance in the DCC reserve funds at the start and at the end of the applicable year.

A schedule containing the required information is attached to this report. In 2011, the following projects were funded in whole or in part by Development Cost Charges. The amounts shown include only Development Cost Charge amounts expended in 2011 for these projects.

Nanoose Bulk Water	Englishman River Water Service Land Purchase	\$ 138,986
French Creek Bulk Water	Englishman River Water Service Land Purchase	\$ 77,399
Northern Community Sewer	FCPCC Centrifuge 2	\$ 405,028
	FCPCC Lee Road Pump Station Upgrade	\$ 15,508
	FCPCC Seacrest Forcemain Replacement	\$ 26,177
	FCPCC Hall Road Pump Station Upgrade	\$ 20,339
	FCPCC Expansion – Selection & Implementation	\$ 7,749
	Total DCC funded project costs	\$ 474,801
Southern Community Sewer	GNPCC Third Digester	\$2,019,531
	GNPCC Sedimentation Tank 4	\$ 29,025
	GNPCC Secondary Treatment Selection	\$ 4,741
	Total DCC funded project costs	\$2,053,297

ALTERNATIVES:

There are no alternatives to this requirement. The report must be available to the public until June 30, 2013.

FINANCIAL IMPLICATIONS:

There are no financial implications from this information report.

SUMMARY/CONCLUSIONS:

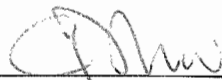
The attached schedule to this report contains information with respect to Regional District of Nanaimo's Development Cost Charges reserve fund spending during 2011. This report meets the requirements of Section 937.01 of the *Local Government Act* and is provided for information.

RECOMMENDATION:

That the report on Development Cost Charges provided under Section 937.01 be received for information.



Report Writer



C.A.O. Concurrence

SCHEDULE 'A'

**REGIONAL DISTRICT OF NANAIMO
SCHEDULE OF DEVELOPMENT COST CHARGES AND PARKLAND ACQUISITION FUNDS
AS AT DECEMBER 31, 2011**

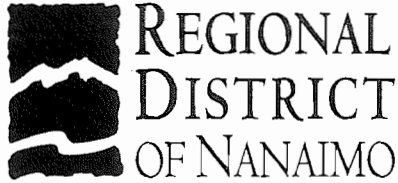
	Northern Wastewater DCCs (1)	Southern Wastewater DCCs (2)	Bulk Water DCCs (3)	Duke Point Sewer DCCs (4)	Total 2011	Total 2010
ACTIVITY:						
Balance, Beginning of the year	3,675,667	12,767,454	936,485	114,169	17,493,775	17,152,169
Add:						
Developer contributions	569,536	1,055,858	56,731	116,025	1,798,150	974,082
Interest earned	84,831	300,452	21,626	4,184	411,093	321,352
Less:						
Project expenditures	(474,801)	(2,053,297)	(216,385)	-	(2,744,483)	(953,828)
BALANCE, End of the year	\$ 3,855,233	\$ 12,070,467	\$ 798,457	\$ 234,378	\$ 16,958,535	\$ 17,493,775

(1) Northern Wastewater DCC collection areas include the City of Parksville, Town of Qualicum Beach, portions of Electoral Area G and portions of Electoral Area E.

(2) Southern Wastewater DCC collection areas include the City of Nanaimo and the District of Lantzville.

(3) Bulk Water service areas have been established in the French Creek area of Electoral Area G and the Nanoose Bay Peninsula in Electoral Area E.

(4) Duke Point Sewer DCC collection area includes properties in Electoral A (Cedar).



RDN REPORT	
CAO APPROVAL	
EAP	
COW	✓
JUN 29 2012	
RHD	
BOARD	

MEMORANDUM

TO: Jeremy Holm
Manager, Current Planning

DATE: June 27, 2012

FROM: Lainya Rowett
Senior Planner

FILE: 0360 20 AAC

SUBJECT: Agricultural Area Plan – Results of Online Public Survey and Status Update

PURPOSE

To provide information to the Committee of the Whole on the results of the online public survey for the draft Regional District of Nanaimo (RDN) Agricultural Area Plan, and to provide a status update on the Plan.

BACKGROUND

In May 2012, the Committee of the Whole received the draft RDN Agricultural Area Plan (AAP). Subsequently, staff worked with the project consultant, Upland Consulting, to create an online public survey to solicit further public comment on the draft AAP and its recommended goals and objectives. The survey was posted from May 15, 2012 until June 15, 2012 and a total of 112 people participated. The following discussion provides a summary of the results of this survey.

DISCUSSION

The online survey consisted of seventeen questions seeking public comment on the following information in relation to the draft AAP:

- how people heard about the Plan;
- the Plan vision statement;
- public perception of agriculture in the region;
- the Plan goals and objectives;
- potential key players and funding agencies that could support Plan implementation;
- demographic profile of survey participants; and
- general comments on the draft Plan.

Survey Results

A detailed analysis of the survey responses is provided in this report (see Attachment 1 Summary of Online Survey Results). In general, most people indicated that they heard about the Agricultural Area Plan through reading an article in the local newspaper or visiting the project web site (www.growingourfuture.ca). For others, it was the first time they had heard about the Plan. Many indicated they had communicated directly with RDN staff and/or the project consultant.

Approximately 78% of respondents “agreed” or “strongly agreed” with the vision statement in the draft Plan. Some people provided comments on how they would change the vision statement. Further discussion on these comments is provided in the next section on themes/issues raised in the responses.

When asked to describe, in one word, what agriculture in the Nanaimo region means to each survey participant, the top five most frequently used words included:

1. Food
2. Sustainability
3. Security
4. Health
5. Survival

other commonly used words included: local, fresh, self-sufficiency and employment.

The majority of respondents (average 87%) “agreed” or “strongly agreed” with each of the draft Plan goals and objectives.

The survey also presented a list of potential key players and a list of funding agencies that were identified in the draft Plan as supporting partners for Plan implementation. The public was encouraged to add any partners who were not identified on these lists, and several additional partners were identified.

The demographic profile of survey participants revealed that most of them (31%) live in the City of Nanaimo, while 13% live in Electoral Area ‘H’ and 11% live in Electoral Area ‘A’. There was some representation from every electoral area and member municipality in the region. Fifty per cent of respondents said they have lived in the region for more than 20 years; another 20% have lived in the region for 6-10 years. The majority of people (61%) were aged 50-69 years, while another 28% were aged 30-49 years.

At the end of the survey, 49 people provided additional general comments on the draft Plan (see Attachment 1 Summary of Online Survey Results). The nature of these comments varied, but typically referenced the following:

- Individual experiences and challenges of viable local agriculture in the RDN (e.g. cost-prohibitive land prices, restrictive regulations, lack of animal slaughtering facilities);
- Suggested solutions to support local agriculture and aquaculture (e.g. diversification, grass-roots initiatives, public education, stronger support from senior levels of government);
- Positive feedback on the Plan (e.g. RDN taking action and making this Plan a priority, draft recommendations support local agriculture/aquaculture).
- Collective desire to see the Plan implemented and more food grown locally.

Common Themes/Issues Raised in Response to the Draft AAP Goals

Staff reviewed all comments provided in response to the draft AAP goals, specifically, to determine if there were any re-occurring themes or issues raised that may require further revisions to the draft Plan. The following seven themes/issues were identified:

1. The vision statement is lengthy and the wording needs some clarification.
2. The Plan should acknowledge potential sources of conflict between agriculture and aquaculture activities and discuss how these industries need to work cooperatively.
3. Suggestion to establish agriculture and aquaculture targets.
4. Comment that not all ALR land should be protected, but that ALR should be based on its potential for agricultural production.
5. The role of private enterprise in supporting agriculture and aquaculture as economically viable industries should be recognized in the Plan.
6. Agricultural lands need access to receive compost materials. Need to consider impacts of waste stream licensing regulations.
7. Additional key players and funding agencies were suggested by respondents.

The survey comments, along with a revised draft Plan as amended to include comments provided by Board Directors, were presented to the RDN Agricultural Advisory Committee (AAC) (the AAP Steering Committee) at their meeting held on June 22, 2012. Each of the seven themes/issues identified from the survey comments was presented to the AAC with a proposed amendment to the draft Plan. The AAC endorsed the proposed amendments as detailed in the draft AAC minutes, which also appear on the July 10, 2012 Committee of the Whole agenda. Staff are working with Upland Consulting to incorporate these amendments and all final edits into the AAP for the Board's consideration of plan adoption in the late summer 2012.

ALTERNATIVES

1. To receive the Agricultural Area Plan status update and the "Summary of online survey results for the RDN Draft Agricultural Area Plan".
2. To provide staff with alternative direction.

FINANCIAL IMPLICATIONS

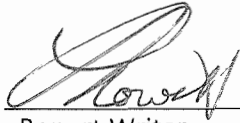
The draft Agricultural Area Plan includes a variety of recommendations and implementation actions for consideration by the Board. The resource implications of these recommendations will be reviewed by the Board as part of the Board's direction in implementing the Plan and would be considered through the adoption of annual budgets along with other competing priorities. It is anticipated that the final AAP document will be brought forward to the Board for consideration of adoption in the late summer 2012.

SUMMARY/CONCLUSIONS

The draft RDN Agricultural Area Plan (AAP) was received by the RDN Board in April 2012. Subsequently, staff and the project consultant initiated an online public survey to gather public comment on the draft Plan and its recommended goals and objectives. The survey was posted from May 15, 2012 until June 15, 2012 and a total of 112 people participated. This report is intended to provide a status update on the AAP and a summary of the survey results in order to prepare the final AAP document for the Board's consideration of adoption in the late summer 2012.

RECOMMENDATION

That the the status update on the AAP and the "Summary of online survey results for the RDN Draft Agricultural Area Plan" be received.



Report Writer



A/General Manager Concurrence



Manager Concurrence



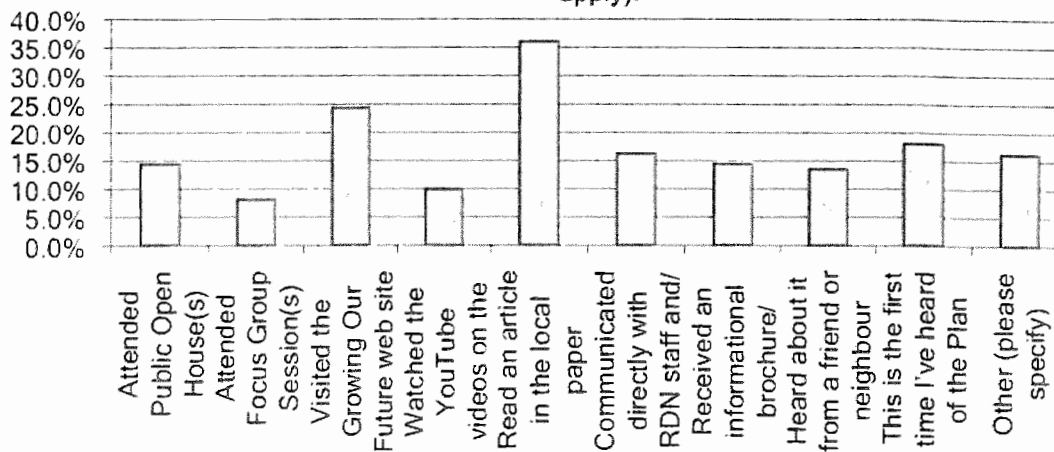
CAO Concurrence

Attachment 1
Summary of Online Survey Results for the RDN Draft Agricultural Area Plan
June 20, 2012

Q1. How did you hear about the Agricultural Area Plan (please check all that apply)

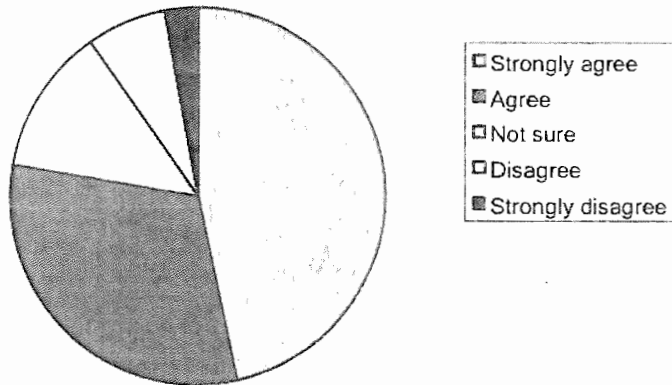
Answer Options	Response Percent	Response Count
Attended Public Open House(s)	14.4%	16
Attended Focus Group Session(s)	8.1%	9
Visited the Growing Our Future web site	24.3%	27
Watched the YouTube videos on the Growing Our Future web site	9.9%	11
Read an article in the local paper	36.0%	40
Communicated directly with RDN staff and/or the project Consultant	16.2%	18
Received an informational brochure/postcard at the Farmers Market or other event	14.4%	16
Heard about it from a friend or neighbour	13.5%	15
This is the first time I've heard of the Plan	18.0%	20
Other (please specify)	16.2%	18
	<i>answered question</i>	111
	<i>skipped question</i>	1

How did you hear about the Agricultural Area Plan (please check all that apply).



Q2. Do you agree that the Vision statement reflects your own Vision for agriculture in the Nanaimo region? Please select one:

Answer Options	Response Percent	Response Count
Strongly agree	46.6%	48
Agree	31.1%	32
Not sure	12.6%	13
Disagree	6.8%	7
Strongly disagree	2.9%	3
If you disagree please explain why:		18
	<i>answered question</i>	103
	<i>skipped question</i>	9



Would you add or change any part of the Vision statement?

Answer Options	Response Count
Yes	38
	<i>answered question</i> 38
	<i>skipped question</i> 74

In ONE WORD please describe what agriculture in the Nanaimo region means to you.

Answer Options	Response Count
	97
	<i>answered question</i> 97
	<i>skipped question</i> 15

Questions Regarding Public Support for the Draft AAP Goals:**Goal #1 - Protect and Enhance the Agricultural Land Base in the RDN**

Answer Options	Response Percent	Response Count
Strongly Agree	65.2%	60
Agree	21.7%	20
Not Sure	5.4%	5
Disagree	4.3%	4
Strongly Disagree	3.3%	3
If you disagree please explain why:		12
	<i>answered question</i>	92
	<i>skipped question</i>	20

Goal #2 - Strengthen the Local Agriculture and Aquaculture Economy

Answer Options	Response Percent	Response Count
Strongly Agree	58.5%	55
Agree	30.9%	29
Not Sure	3.2%	3
Disagree	3.2%	3
Strongly Disagree	4.3%	4
If you disagree please explain why:		8
	<i>answered question</i>	94
	<i>skipped question</i>	18

Goal #3 - Improve Training, Skills, and Labour Opportunities in the RDN

Answer Options	Response Percent	Response Count
Strongly Agree	52.2%	48
Agree	34.8%	32
Not Sure	9.8%	9
Disagree	1.1%	1
Strongly Disagree	2.2%	2
If you disagree please explain why:		9
	<i>answered question</i>	92
	<i>skipped question</i>	20

Goal #4 - Improve Opportunities for On-Farm Water Resource Management

Answer Options	Response Percent	Response Count
Strongly Agree	57.6%	53
Agree	28.3%	26
Not Sure	8.7%	8
Disagree	2.2%	2

Strongly Disagree	3.3%	3	
If you disagree please explain why:		12	
	<i>answered question</i>		92
	<i>skipped question</i>		20

Goal #5 - Address Environmental Sustainability, Wildlife, and Climate Change Challenges in the RDN

Answer Options	Response Percent	Response Count	
Strongly Agree	63.4%	59	
Agree	24.7%	23	
Not Sure	6.5%	6	
Disagree	2.2%	2	
Strongly Disagree	3.2%	3	
If you disagree please explain why:		14	
	<i>answered question</i>		93
	<i>skipped question</i>		19

Goal #6 - Promote Agriculture and Aquaculture through Education and Celebration

Answer Options	Response Percent	Response Count	
Strongly Agree	55.4%	51	
Agree	32.6%	30	
Not Sure	8.7%	8	
Disagree	1.1%	1	
Strongly Disagree	2.2%	2	
If you disagree please explain why:		11	
	<i>answered question</i>		92
	<i>skipped question</i>		20

Goal #7 - Support Agriculture and Aquaculture in Land Use Regulations and Policies

Answer Options	Response Percent	Response Count	
Strongly Agree	50.0%	46	
Agree	32.6%	30	
Not Sure	9.8%	9	
Disagree	3.3%	3	
Strongly Disagree	4.3%	4	
If you disagree please explain why:		17	
	<i>answered question</i>		92
	<i>skipped question</i>		20

Common Themes/Issues Raised in Survey Responses to AAP Goals:

The following public comments were re-occurring in response to the draft AAP Goals:

1. The vision statement is lengthy and the wording needs some clarification.
2. The Plan should acknowledge potential sources of conflict between agriculture on aquaculture activities and discuss how these industries need to work cooperatively.

3. Suggestion to establish agriculture and aquaculture targets.
4. Comment that not all ALR land should be protected, but that ALR should be based on its potential for agricultural production.
5. The role of private enterprise in supporting agriculture and aquaculture as economically viable industries should be recognized in the Plan.
6. Agricultural lands need access to receive compost materials. Need to consider impacts of waste stream licensing regulations.
7. Additional key players and funding agencies were suggested by respondents.

Q 12, Can you think of any additional potential partners who are not identified in this list?

Answer Options	Response Percent	Response Count
No	55.6%	50
Yes (please specify which organizations are missing and how they should be involved):	44.4%	40
	<i>answered question</i>	90
	<i>skipped question</i>	22

Q, 13 - Are you aware of any additional funding agencies that may be able to support the implementation of the actions identified in the Draft Agricultural Area Plan?

Answer Options	Response Percent	Response Count
No	80.5%	70
Yes (please specify and indicate which actions of the Ag Area Plan they might support):	19.5%	17
	<i>answered question</i>	87
	<i>skipped question</i>	25

Q. 14 - In which area of the Regional District of Nanaimo do you live in? Please choose one:

Answer Options	Response Percent	Response Count
Lantzville	8.6%	8
Nanaimo	31.2%	29
Parksville	3.2%	3
Qualicum Beach	2.2%	2
Electoral Area 'A' (Cassidy, Cedar, Yellowpoint, South Wellington)	10.8%	10
Electoral Area 'B' (Gabriola, DeCourcy, Mudge Islands)	2.2%	2
Electoral Area 'C' (Extension, Arrowsmith-Benson, East Wellington, Pleasant Valley)	6.5%	6
Electoral Area 'E' (Nanoose Bay)	7.5%	7
Electoral Area 'F' (Coombs, Hilliers, Errington)	3.2%	3
Electoral Area 'G' (French Creek, Dashwood, Englishman River)	5.4%	5
Electoral Area 'H' (Qualicum Bay, Deep Bay, Bowser)	12.9%	12
Out of the region (please specify):	6.5%	6
	<i>answered question</i>	93

skipped question **19**

Q. 15 - How long have you lived in the Nanaimo region?

Answer Options	Response Percent	Response Count
1 year or less	4.3%	4
2-5 years	10.8%	10
6-10 years	20.4%	19
11-20 years	15.1%	14
More than 20 years	49.5%	46
<i>answered question</i>		93
<i>skipped question</i>		19

Q. 16 - Which category below includes your age?

Answer Options	Response Percent	Response Count
15 or younger	0.0%	0
16-20	1.1%	1
21-29	1.1%	1
30-39	15.2%	14
40-49	13.0%	12
50-59	27.2%	25
60-69	33.7%	31
70 or older	8.7%	8
<i>answered question</i>		92
<i>skipped question</i>		20

Q. 17- Do you have any additional comments?

Answer Options	Response Percent	Response Count
No	41.0%	34
Yes:	59.0%	49
<i>answered question</i>		83
<i>skipped question</i>		29

General Comments Provided in Survey:

During emergencies, livestock handling poses a big challenge.
As a young farmer who struggles with land access I will be happy to see these plans implemented.
I am a small business operator in North Nanaimo on 17 acres, I would love to know how I can use my land for my soil business and or growing for the community
It is great to see a comprehensive agricultural plan for the RDN - well done to the staff and volunteer members who worked so hard to develop this. It would be great to see farmer's markets all over the region so we can access locally grown products direct from the growers more easily than we could get imported food from the grocery store. I know there are a few markets around now, but it would be wonderful to see more!

Agriculture is very important to everyone. Our children need to know that their food does not come only from the grocery store. We need to be able to produce sustainable and affordable food for all, locally. I certainly agree with the need for an Agricultural Area Plan both personally and also with the Vancouver Island Exhibition's proposed Agricultural Center.

It's nice to see that this is a priority! About time!:)

I believe that local farming is necessary to our physical well-being and to our sense of community. We all need to be responsible for our choices and to be aware of where our food comes from and how it is grown. If we do not encourage local farming we become dependent on other countries, other economies, other ideologies, and we lose valuable agricultural land and opportunity. Let's support BC grown. Let's learn to pay more for local that is healthy and sustainable. Let's buy seasonally. Let's have our farmers earn a good living.

Every year Nanaimo river takes more of the farm. Dykes beside the river to protect Harmac wells make it worse for the farm that cannot afford a dyke. How much does the federal government spend dredging the farmland that the river deposits. Maybe dyking the farmland is money better spent?

It all sounds great, but let's see if it can be implemented?

Provide land use policy and guidance through zoning that does not promote agriculture in the coastal waterfront zone, in particular, near sensitive shellfish tenures. Embrace Aquaculture by protecting the water from pollution from farming practices in Baynes Sound. Promote responsible development.

farming and food production is essential in these times and in the future but as I mentioned before the RDN has cut land in half and I am one who is stuck with 4 acres that can't be removed from the ALR and have 2 acres that are light industrial making it difficult to do anything with the land, not benefiting anyone or anything. If it is a "farm" producing food it should remain as such but the RDN should not force these terms on the land that isn't being used for that purpose now or in the past or future. Changes need to be made to address this as more residential land is also needed.

To my knowledge there are no fish farms in this area and if they were to come they should be not pens in the water but tanks on land.

Promotion of farming is a nice thought but there are so many restrictions and regulations regarding how the produce gets to the consumer. I own 20 acres of farm-able land but the governing bodies involved in food safe requirements make it impossible for me to resume the farming I once did, namely beef, chicken and pork. The costs involved in getting the animal to the final consumer have become too great especially now that the small butchers have been run out of the area.

Baynes Sound (Deep Bay) aquaculture should be protected from run-off due to urban and agricultural development.

There is too much land used and wasted growing hay for horses etc. There are too many hobby farms, between 2-10 acres that have income of just over \$2500 to qualify to pay farm taxes vs. property taxes, which is ludicrous in this day and age. Minimum amount should be increased to \$5000.

I've tried to get my 2.5 acre property in the farm status category to raise beef, but it seems to be quite cumbersome to get an approval.

Over 50 years ago Vancouver Island use to grow 50% of our own food. It has shrunk to only 5%. Growing more local base food has more nutrients and there is less impact on energy resources. Food grown locally tastes better, too.

Our family is very interested in purchasing a piece of ALR land - it is owned by a wealthy foreigner, the asking price is unrealistic (not just by our standards), the land has not been cared for and needs a lot of input to get it to a production stage, and there is HST on the land, until the rules change - and then there will still be GST. It is frustrating to see the assessment continue to increase when the value isn't there, even though farmland has become a hot commodity.

Aquaculture is water based, but it may be processed on land. It is governed by the provincial and federal governments. Unless the regional district now has jurisdiction over ocean activities, then isn't the RDN outside its jurisdiction? Land activities should include inspection of any shellfish processing for infringement of zoning designations. If all aquaculture requires ALR land, then review of the current situation is necessary.

I have just purchased 5 acres in Cedar and besides training/boarding horses, trying to find other profitable uses for the land. I appreciate the effort put forward in this program.

There are rules existing. Farmers must survive or fail on their own efforts. If not successful then they fail and have to sell the land to someone who will either succeed or fail Governments cannot make people succeed. I will buy local produce and even pay more if there is a good taste however I look after my budget and will buy whatever is equal in freshness and taste and at an equal price.

I proudly purchase from and support local companies such as Paradise Foods, and I am very happy to see more focus on local food production and land protection. Any and all organic opportunities I highly recommend too, and will support.

This plan is well thought out and I believe it contains a number of good objectives which will get us closer to producing more locally grown food. However, as with other high level Ag plans I have read such as this, there is never enough emphasis placed on the actual business of farming and how these farms actually make money, or go broke. Costs and inputs are key, and how to reduce costs and inputs needs to be a primary focus. Just for example; land is a primary cost of any successful farming operation, and increasing the supply of good, affordable, and arable land is barely mentioned. Although touched on in objective 1.1 G, we MUST HAVE flexibility in our RGS', OCP's, and subdivision land use policies to create more land for agriculture thereby reducing the price of farm land overall. Forestry Companies, Developers and Farm Owners, should be encouraged to bring forward agricultural based development initiatives which are outside the realm of normal (i.e. cookie cutter) thinking. Perhaps, this might include a turn-key, master planned farming community? This is just an example. By encouraging a MIXTURE of both farm and non-farm uses on certain ALR parcels the overall economics of the operation will work and thereby ensure the actual productive lands are actually used for farming rather than just laying fallow. No disrespect to the RDN or the writer, but too often these overarching policy plans just want to draw a line in the sand (i.e. line on the map), convey a set of ideals, and hope that it all comes together...eventually. If some subdivision of ALR is a means to an 'end' so be it. Provided at the 'end' we have more land in food production. That is the real goal here isn't it? This is a good start but it needs further thought as to how/why people are motivated to do things. If we don't acknowledge simple land economics, what drives people to enter new business, and provide proper incentives for farmers, people considering farming, or people considering developing their land, I am afraid nothing will change.

Keep it simple - reduce the red tape and explanations as this plan moves forward.

Be flexible and nothing is permanent. Keep it simple.

This is very exciting and as a new farmer to the area, I look forward to participating in some of the programs.

We must make farms affordable and profitable so young people will consider it as an occupation or career. We need to put a higher value (not monetary) on farmland in terms of ensuring our own local food supply, quality of life, providing green space for wildlife etc. We have a very limited supply of farmland and I would hate to see in the RDN what has taken place in areas like Richmond & Surrey where so much good farmland has been covered with subdivisions and warehouses. Please do not let that happen here.

<p>The loss/un-use of farm land shocks me, good farms being subdivided or even worse torn up and then neglected. We have to encourage gardens on all scales; I'd like to see more demonstration gardens/farms and a market for the small producer and big scale growers. And I think diversity is essential both for healthy farms and to provide full sustainability in our region.</p>
<p>This needs a lot more work. Whatever you do please make sure that there are no subsidies to rural activities. This will spell their death knell. Help them stand on their own two feet.</p>
<p>Include a plan for more community gardens in low income housing projects. Ask the people what their food security needs are. Encourage the Parks and Recreation to plant fruit and nut trees to line the streets, edible creeping thyme instead of grass. Consult with communities our size from other countries who have built sustainable agricultural bases.</p>
<p>My husband and I have a small poultry farm (2 and one half acres) within the City of Nanaimo. We are putting in an application to the BC Assessment Authority for farm status. We sincerely hope that because of the size of our farm we will not be excluded from the Agricultural Area Plan. This is our retirement dream and will welcome any information and help that will become available. A lot of the information we now have regarding farming has been trial and error and somewhat expensive. I believe the RDN is on the right track here.</p>
<p>If you are really serious about this, then you will need to have slaughter houses for livestock, the requisite veterinarians, etc, but at least if the food is for local consumption it would not require federal/provincial inspection, but tight municipal inspection.</p>
<p>Let's make it happen by following through.</p>
<p>There are strong economic benefits to buying local, we need to market and build on this fact.</p>
<p>Whatever guidelines become regulations be prepared to enforce them expediently. Monetary fines are still the most effective in our culture for obtaining compliance.</p>
<p>I'd like to highlight that the most important areas in this plan are: preserving arable land from development, reconstituting by-laws and other municipal regulations to be more supportive of agriculture, and educating the general public on the importance of local agriculture/requirements of farming operations (so that people can gain understanding of how much benefit they receive by tolerating minor inconveniences such as odours, etc).</p>
<p>Think outside of the box, and get real. This is a nice start, but you are not dealing with the real issues.</p>
<p>Just want to emphasize concern that the RDN is currently threatening legal action against people who deliver soil inputs (e.g. grass clippings) to a farmer who is a personal friend. Zero Waste says the farmer needs to have a Waste Stream Management licence in order to accept this material. Ridiculous! Bylaw 1386 needs to be amended so that it cannot be interpreted to confuse intentional delivery of harmless compostables with random dumping of garbage.</p>
<p>In terms of long term benefits, Nanaimo could really make its mark with tourists being a Green City. Imagine the true possibilities of this opportunity! Vancouver, Victoria all have their own green claims, let's put Nanaimo on the map too!</p>
<p>Hire Dirk Becker as soon as possible.</p>
<p>Looks good so far. Time will tell. Don't get too much government involvement. Let it be more people directed.</p>
<p>This issue is watched by more people and countries than you realize: how it is handled will be a benchmark for other regions of Canada and areas of the world. Vancouver Island is attracting some "heavy hitters" in the food security industry, (such as Arzeena Hamir) and great strides in change will now come forward. This is not just a goal for Nanaimo: it is a game changer! Too bad I moved!</p>
<p>I am so happy to see this happening. Thank you</p>

If agriculture is to survive in the region farm salaries must increase substantially. There is no way to move forward with farm development without money to support it. All regional initiatives need to keep that as a central goal.

For agriculture to survive, it must be part of the larger picture - provincial. I can't stress enough how aspects must be meshed to give ALR land survival. Failing that, there will continue to be more and more productive land exit agriculture and turned into recreational properties.

How much will this cost? Who pays

As one of the few remaining livestock producers of any size left in the area it seems most of this is directed towards horticultural with little if any thought given to the production of meat. Putting 4H at the top of the list is a perfect example of how little people know about the actual production of meat and by doing this (4H at top) the general thought seems to be that the current 4H program produces farmers which it certainly does not. It is a social org and a "baby sitting service". Seems no one wants to deal with the whole meat production issue and yet at one time local meat production out stripped local vegetable production by a long way in this area. For the most part what remains are the folks with big houses etc looking for easy "farm status" for property tax purposes. Livestock are used for lawn mowers but not actually produced in any numbers. We do however have an increasing number of feed lots more or less in "hidden from the public eye" who are filling the void buy bringing in animals for 60-90 day feeding on Island (finishing) and who are then selling (legally by definition) "local" meat. Some of these are actually originating from across the US/Canada border with BC the province with the most feeder lambs being brought up from Idaho and Montana. Livestock birth to plate production is expensive, requires a much larger investment, much smaller profit margin and gets way less support than does vegetable production yet we have a normal profile of "meat eaters". The consumer/retailers needs more education about this situation and anyone interested in starting some sort of production beyond archiving farm status needs to be encouraged by increasing infrastructure and public awareness. Livestock are not pets (per the current 4H programs version who no longer require any activities associated with production such as being required to actually take part in the raising of the animal, keeping a log of expenses etc but instead concentrate on, social skills, primping for the show ring and teaching their "project" tricks). Consumers all need to face the reality that meat does not originate from a cooler truck delivered to the back door of their local food store. The province has given the SPCA control over livestock handling issues yet the SPCA relies on volunteers who know nothing about livestock or livestock production.

You can't farm if you can't bring in organic material to keep your soil fertile. The Zero Waste by-laws are currently being used to prevent one (that I am aware of) local farm from accepting grass clippings, manure, and wood chips that people want to give them. Seems the producers of these "waste" products can only get rid of them by taking them to a licensed facility.... where they probably have to pay to dump. I see it as totally ridiculous that a by-law claiming to promote Zero Waste actually makes valuable fertilizer a waste product.

If you want to achieve your vision of a vibrant agricultural community/economy, the RDN will have to make it possible for younger farmers in greater number to get on the land. Alternative forms of land tenure that allow more farm owners to live on the non-agricultural areas within the farm's boundaries will be crucial. Joint owners will be active in the farming. Employees are too expensive and not involved enough. Providing signage that explains the farming going on behind the sign to people passing by would increase the public's knowledge of farming and help to achieve Goal #6. I spend a great deal of time explaining farming practices (especially organic) to non-farmers. I have some great ideas about placement.



RUM REPORT	
CAO APPROVAL (12)	
EAP	
COW	✓
JUL 04 2012	
RHD	
BOARD	

MEMORANDUM

TO: Paul Thorkelsson
General Manager, Strategic and
Community Development

DATE: July 4, 2012

FROM: C. Midgley
Manager, Energy and Sustainability &
W. Idema
Director of Finance

FILE:

SUBJECT: Bylaw No. 1662 – Corporate Carbon Neutral Initiatives Fund Establishment Bylaw

PURPOSE:

To introduce a bylaw establishing a reserve fund that consolidates monies transferred from Regional District of Nanaimo service areas responsible for generating greenhouse gas emissions into a *Corporate Carbon Neutral Initiatives Fund* for the purpose of investing in regional emission reduction projects.

BACKGROUND:

In 2008, the Regional District of Nanaimo became a signatory to the Climate Action Charter, which includes the commitment to develop strategies and take actions to achieve carbon neutral operations. To achieve carbon neutral operations, a local government must quantify and offset corporate emissions. Whether through investing in local emission reduction projects, or purchasing verified third-party carbon offsets, achieving carbon neutral operations represents a new cost for local governments.

In the context of a regional district, the funds needed to cover this new cost must be raised through each service that generates emissions. Determining emissions for each service area has been completed for the Regional District of Nanaimo for the 2010 calendar year, and is in progress for the 2011 calendar year. Attachment 1, which is circulated as a separate attachment, 'Getting to Carbon Neutral RDN Energy and Emissions 2010' illustrates total 2010 emissions by fuel type generated by each service provided by the RDN, and the financial impact of offsetting those emissions at the rate of \$25.00 per tonne of carbon dioxide equivalent (CO₂e).

The RDN Board of Directors has demonstrated a strong desire to ensure that the cost of achieving corporate carbon neutrality remains within the region, directly benefitting residents of the region. To that end, at the Regular Board meeting held June 26, 2012 the Board passed the following recommendation of the Sustainability Select Committee:

That the Regional Emission Reduction Project Memorandum of Agreement be endorsed by the RDN Board and forwarded to the member municipalities.

The purpose of the *Memorandum of Agreement* is to formalize a collaborative approach to identifying and implementing valid, measurable emissions reduction projects within the Regional District of Nanaimo inclusive of member municipalities, for the purpose of achieving corporate carbon neutral operations. Part 3 of that *Memorandum of Agreement* outlines the obligations for each party to the agreement, including the obligation to establish a reserve fund for the purpose of investing in regional emission reduction projects. Specifically, section 3.11 states:

3.11 Insofar as they lawfully can, the Parties agree to use their respective authorities to establish a statutory reserve fund by bylaw, for the purpose of investing in regional emission reduction projects.

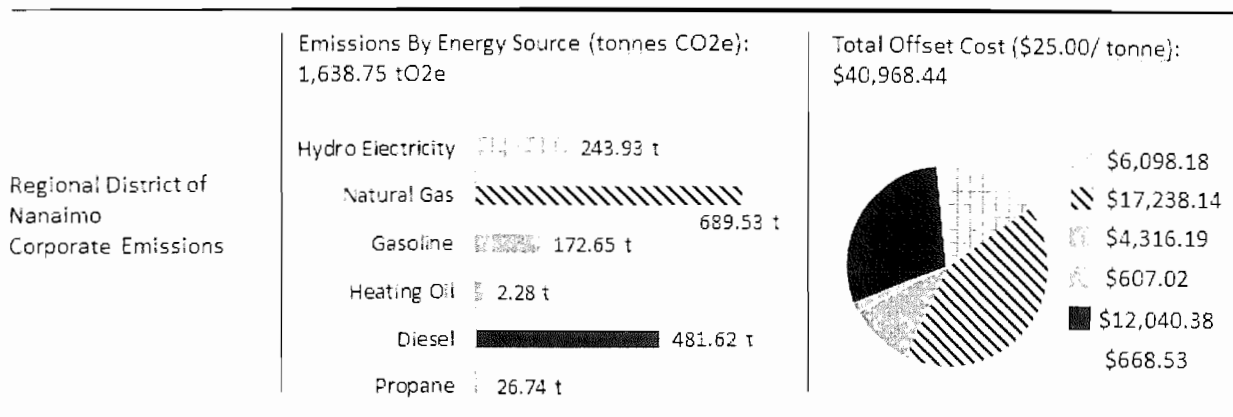
In keeping with this obligation, and pursuant to Section 814(3) of the *Local Government Act*, "Bylaw 1662, 2012: A Bylaw to Establish a Reserve Fund for Corporate Carbon Neutral Initiatives" is introduced as Schedule 1 for Board consideration, three readings and adoption.

ALTERNATIVES:

1. Approve "Corporate Carbon Neutral Initiatives Reserve Fund Establishing Bylaw No. 1662, 2012" as presented.
2. Do not approve the bylaw.

FINANCIAL IMPLICATIONS:

Total corporate emissions for the Regional District of Nanaimo in 2010 amounted to almost 1,640 tonnes of CO₂e. At \$25 per tonne, the financial impact of neutralizing those emissions would have been almost \$41,000 (Figure 1).



This cost is shared across all RDN service areas. Attachment 1 details the financial impact for each service area operated by the Regional District of Nanaimo, based on the best information available. For 2012, the total amounts transferred from each service area into the *Corporate Carbon Neutral Initiatives*

Fund will equal the amounts shown in Attachment 1, and have already been identified as a transfer in the 2012 annual budget.

SUSTAINABILITY IMPLICATIONS:

Achieving carbon neutral operations fulfills a significant corporate sustainability objective that results from signing on to the Climate Action Charter, while advancing the Climate and Energy Strategic Priority identified in the Board Strategic Plan. Ensuring that the costs associated with carbon neutral operations are invested in regional emission reduction projects, offering direct benefits to local residents demonstrates leadership by the Board of Directors, while strengthening commitment to the Board Value to be fiscally responsible. In order to realize these benefits, it is necessary to establish a formal reserve fund with the exclusive purpose of investing dollars needed to achieve carbon neutral operations in regional emission reduction projects.

SUMMARY/CONCLUSIONS:

As a signatory to the Climate Action Charter, the Regional District of Nanaimo is committed to achieving carbon neutral operations. This represents a new cost to local governments. To ensure that funds raised to achieve carbon neutral operations remain in local communities and provide direct benefits to local residents, the RDN Board of Directors has endorsed a *Memorandum of Agreement* with the member municipalities to identify and implement regional emission reduction projects, including establishing a statutory reserve fund to finance those projects.

“Corporate Carbon Neutral Initiatives Reserve Fund Establishing Bylaw No. 1662, 2012” is introduced as a follow up to the June 26, 2012 Board motion to endorse the *Regional Emission Reduction Projects Memorandum of Agreement*. The reserve fund will pool all departmental transfers as determined by total 2010 emissions into a *Carbon Neutral Initiatives Fund*.


RECOMMENDATION:

1. That “Corporate Carbon Neutral Initiatives Reserve Fund Establishing Bylaw No. 1662, 2012” be introduced and read three times
2. That “Corporate Carbon Neutral Initiatives Reserve Fund Establishing Bylaw No. 1662, 2012” be adopted.


Report Writer


General Manager


Report Writer


CAO Concurrence

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1662

A BYLAW TO ESTABLISH A RESERVE FUND
FOR CORPORATE CARBON NEUTRAL INITIATIVES

WHEREAS Section 814(3) of the *Local Government Act* authorizes a Board to establish by bylaw a reserve fund for a specified purpose;

AND WHEREAS the Regional District of Nanaimo is a signatory to the Provincial Climate Action Charter, which includes the commitment to develop strategies and take actions to achieving carbon neutral operations;

AND WHEREAS the Regional District of Nanaimo, in a signed memorandum of agreement with the City of Nanaimo, District of Lantzville, City of Parksville and Town of Qualicum Beach, has agreed to establish a statutory reserve fund for the purpose of investing in regional emission reduction projects;

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

1. There is hereby established a reserve fund, pursuant to Section 814(3) of the *Local Government Act*, to be known as "Corporate Carbon Neutral Initiatives Reserve Fund".
2. Amounts included in the annual budget for the purpose of undertaking carbon neutral initiatives, to the extent that they are available from service areas responsible for generating GHG emissions, or as otherwise provided for in the *Local Government Act*, may from time to time be paid into the reserve fund.
3. The money set aside may be invested in a manner provided by the *Local Government Act* until its use is required.
4. Money in the reserve fund shall be used for the purpose of investing in regional emission reduction initiatives that contribute to corporate carbon neutral operations.
5. This bylaw may be cited as the "Corporate Carbon Neutral Initiatives Reserve Fund Establishing Bylaw No. 1662, 2012"

Introduced and read three times this ____ day of _____, 2012.

Adopted this ____ day of _____, 2012.

CHAIRPERSON

SR. MANAGER, CORPORATE ADMINISTRATION

Attachment 1

'Getting to Carbon Neutral RDN Energy and Emissions 2010'

(Circulated as a separate attachment)



RDN REPORT	
CAO APPROVAL <i>(Signature)</i>	
EAP	
COW	✓
JUL 04 2012	
RHD	
BOARD	

MEMORANDUM

TO: Paul Thorkelsson
General Manager, Strategic and
Community Development

DATE: July 4, 2012

FROM: Chris Midgley
Manager, Energy and Sustainability

FILE:

SUBJECT: Release of Corporate Climate Action Reserve Funds – July 2012

PURPOSE

To request that funds amounting to \$84,500 be released from the Corporate Climate Action Reserve Fund for investment in four projects that will contribute to corporate energy conservation and emission reductions.

BACKGROUND

The Corporate Climate Action Reserve Fund was established by bylaw at the Regular Board held November 22, 2011. The Fund is intended to provide financial support to capital investment in vehicles, equipment, infrastructure and initiatives that result in corporate energy conservation and emissions reductions. The amount currently in reserve in the Corporate Climate Action Reserve Fund is \$171,204.55, with interest accumulating at a rate of over \$200.00 per month.

Managers and General Managers are encouraged to propose conservation and emission reduction projects at any time during the year. When a sufficient number of projects are identified, a project list is presented to the Corporate Planning Committee, which selects projects to proceed to the Board of Directors to approve release of the funds to initiate the work.

Presently, there are four projects that merit investment from the Corporate Climate Action Fund, totalling \$84,500:

- **Electric Vehicle Procurement: \$20,000**
 - Replace existing Corporate Pool Fleet Vehicle V-09 with an all-electric vehicle.
 - Reduces vehicle emissions by approximately 2.0 tonnes CO₂e per year based on V-09 usage.
 - Reduces fuel expenditure from approximately \$1,440 per year for gasoline to an estimated \$170 per year for electricity.

- **Transformer for Greater Nanaimo Pollution Control Centre Co-Gen Facility: \$31,000**
 - Covers unanticipated costs associated with the purchase and installation of a 500 kVa transformer necessary to operationalize the GNPCC co-gen facility.
 - The need for this transformer was identified late in the development process of the co-gen facility, and is a BC Hydro requirement.
 - The co-gen system includes a 330kw generator capable of producing up to 2 gigawatts of renewable, locally produced electricity for sale into the grid.
 - This displaces an equal amount of conventional electricity, which would produce up to 50 tonnes of CO₂e per year (estimate based on 25 grams CO₂e per kwh).
- **Lighting and Boiler Upgrades at Ravensong Aquatic Centre and Oceanside Place: \$31,000**
 - Boilers at Ravensong Aquatic Centre produce over 275 tonnes CO₂e, and new boilers have been identified by FortisBC as necessary and eligible for incentives.
 - New lighting and better lighting controls have been identified as necessary for Oceanside Place and may be eligible for BC Hydro incentives.
 - The funding from the Reserve Fund will be used to determine the best options for boilers at Ravensong Aquatic Centre, the best options for lighting and controls at Oceanside Place, to contribute to the capital costs of these purchases.
- **Regional Purchase of SmartTool Emission Inventory Software: \$2,500**
 - SmartTool is a web based emission inventory tool produced by the Province to assist local governments to develop accurate corporate emission inventories.
 - Presently there is an incentive program that cuts the cost of SmartTool in half. Further savings are available to member municipalities with corporate emission inventories of less than 900 tonnes (City of Parksville, District of Lantzville and Town of Qualicum Beach)
 - The Province has tentatively approved a regional purchase for the RDN and member municipalities. The City of Nanaimo has opted out of participating in the bundled purchase. Other member municipalities have expressed strong interest in participating.

ALTERNATIVES

1. Approve the release of \$84,500 from the Corporate Climate Action Reserve Fund for investment in electric vehicle procurement; a 500 kVa transformer for the Greater Nanaimo Pollution Control Centre; lighting and boiler upgrades at Ravensong Aquatic Centre and Oceanside Place; and for the regional purchase of the SmartTool.
2. Do not approve the release of funds.

FINANCIAL IMPLICATIONS

The source of revenue for the Corporate Climate Action Reserve Fund is the Provincial Climate Action Revenue Incentive Program (CARIP). Through the program, revenues are provided to the RDN by the Province for signing the Climate Action Charter. The amount provided equals the amount paid in carbon taxes by the RDN. In 2011, this rebate equalled \$72,814, and in sum a total of \$171,204 currently sits in the Fund.

The purpose of the Fund is to invest in infrastructure and initiatives that result in corporate emission reductions while minimizing the impact of that investment on the taxpayer. The four projects identified in this report represent investment of \$84,500 in capital and capacity building to reduce corporate emissions, and to generate renewable energy. The total to be invested will benefit northern and southern RDN communities equally.

SUSTAINABILITY IMPLICATIONS

Investing \$84,500 in available Corporate Climate Action Reserve Funds in four projects that offer energy conservation and emissions reduction opportunities, produce renewable energy and increase RDN and member municipalities' capacity to achieve carbon neutral operations with better monitoring and reporting software are part of a comprehensive approach to Board implementation of projects that advance the aspiration of building a more sustainable region. The use of the Corporate Climate Action Reserve Fund to achieve this minimizes the impact to the taxpayer of investing in efficient infrastructure and systems, while sharing the benefit as broadly across the region as possible.

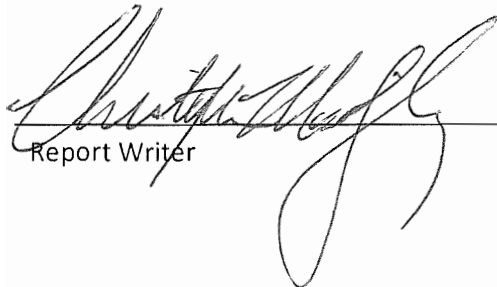
SUMMARY/ CONCLUSION

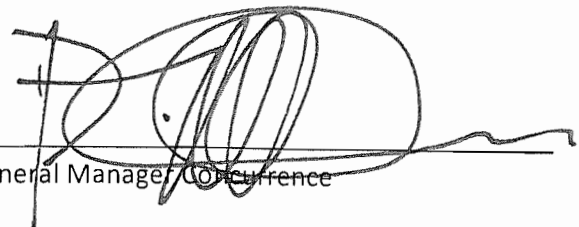
The Corporate Climate Action Reserve Fund is intended to provide financial support for projects that show demonstrable emission reductions. Currently, four projects are proposed recipients of Corporate Climate Action Funds: electric vehicle procurement; a 500 kVa transformer for the Greater Nanaimo Pollution Control Centre; lighting and boiler upgrades at Ravensong Aquatic Centre and Oceanside Place; and the regional purchase of the SmartTool emission inventorying software.

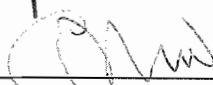
These projects involve emission reductions, renewable energy production, capacity building and regional collaboration, and represent a balanced approach to investing reserve funds equally across the region. The use of Corporate Climate Action Funds for these projects shifts project costs away from fees, taxes and other conventional revenue sources, and the end result includes financial savings from reduced energy expenditures over time.

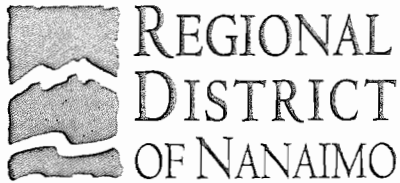
RECOMMENDATION

That the Board approve the release of \$84,500 from the Corporate Climate Action Reserve Fund for investment in electric vehicle procurement; a 500 kVa transformer for the Greater Nanaimo Pollution Control Centre; lighting and boiler upgrades at Ravensong Aquatic Centre and Oceanside Place; and for the regional purchase of the SmartTool.


Report Writer


General Manager/ Concurrence


CAO Concurrence



RDN REPORT	
CAO APPROVAL	
EAP	<input type="checkbox"/>
COW	<input checked="" type="checkbox"/>
JUN 28 2012	
RHD	<input type="checkbox"/>
BOARD	<input type="checkbox"/>

MEMORANDUM

TO: Sean De Pol
Manager of Wastewater Services

DATE: June 21, 2012

FROM: Ellen Hausman
Wastewater Program Coordinator

FILE: 5340-05

SUBJECT: Vancouver Island University Woodlot Groundwater Study and Biosolids Management Contract Extension

PURPOSE

To present the conclusions of a groundwater study recently completed on the Vancouver Island University Woodlot where RDN Biosolids are beneficially reused in a forest fertilization program, and to advise the Board on the status of the Biosolids Partnership Agreement between the RDN, Vancouver Island University and Sylvis Environmental Inc.

BACKGROUND

Hydrogeological Assessment

In 2003, Piteau Associates conducted an assessment of the potential impact that land application of biosolids at the Vancouver Island University (VIU) Woodlot would have on local groundwater supplies, with particular reference to the impact on Lantzville’s Harby Road well field. Based on proposed operations at that time, the report concluded that the application of biosolids would not have any impact on groundwater quality in any of the wells located in the region, including the Harby Road well field.

At the April 24, 2012 Board meeting, the Board approved the release of funds from the Southern Community, Northern Community, Nanoose Bay and Duke Point Local Sewer Service Areas reserve funds to complete a review and update to the 2003 assessment based on current and future operations on the VIU woodlot.

RDN staff engaged the services of Piteau Associates to undertake an updated Hydrogeological Assessment for the land application of biosolids at the Vancouver Island University woodlot (Appendix A). This assessment concluded that:

- Soils located within the Application Area have a moderate silt content and are well drained. They are typically covered with a thin layer of organics. These factors, coupled with the characteristics of biosolids leachate, lead to the conclusion that bacteria, viruses, parasites, nutrients and trace metals that could potentially leach from applied biosolids would be significantly attenuated while flowing through the shallow soil profile.

- Well logs for water wells reported in the BC MOE WELLS database, and information obtained during field reconnaissance, indicated that the depth to the groundwater table likely ranges between 10 and 50 metres below ground surface, and is therefore greater than the minimum ground water depth of one metre specified in the Organic Matter Recycling Regulation.
- Available information indicated that groundwater resources are relatively undeveloped within about 500m of the Site, as indicated by the lack of water wells reported within the BC MOE WELLS database. While there may be unregistered water wells, given the lack of infrastructure and development it is very unlikely that there are any within 30m of the Site, corresponding to the minimum setback distance specified in the Organic Matter Recycling Regulation.
- Past and proposed future application of biosolids within the Application Area will have no harmful effects on regional groundwater quality.

Based on the review and conclusions by Piteau Associates, staff are satisfied that the Vancouver Island University Forest Fertilization project will not adversely impact the groundwater resources of the RDN.

Biosolids Management Agreement

At the February 28, 2012 Board meeting, the Board approved an amendment to the existing VIU biosolids management agreement to extend the term of the agreement to June 30, 2012, and for the RDN to assume the responsibility and cost of hauling Greater Nanaimo Pollution Control Centre biosolids to the VIU woodlot. The intent of the first amending agreement was to provide opportunity for staff to negotiate a new longer term partnership agreement for the management of biosolids from both the Greater Nanaimo and French Creek Pollution Control Centres.

RDN, VIU and Sylvis Environmental Inc. (SYLVIS) are actively working on the new Biosolids Partnership Agreement. Negotiations and preparation of the agreement are taking longer than expected. As a result, RDN staff are requesting that the Board approve a second amendment to the VIU biosolids management contract. All terms and conditions of the initial agreement and the first amending agreement will remain in effect with the following modifications:

- The term of the agreement will be extended to December 31, 2012.
- The agreement can be terminated by either party with thirty (30) days written notice.

The intent of the termination clause is to allow both parties the ability to terminate the existing VIU biosolids management contract if the new Biosolids Partnership Agreement is ready for adoption before December 31, 2012.

A draft amendment to the existing VIU biosolids management contract has been prepared by RDN legal counsel and is attached as Appendix B.

ALTERNATIVES

1. Extend the current VIU agreement for GNPCC biosolids to December 31, 2012 to provide opportunity for RDN staff to negotiate a new longer term partnership agreement for the management of biosolids from both GNPCC and FCPC.
2. Issue a Request for Quotes for the hauling and beneficial use of GNPCC biosolids to December 31, 2012 to provide opportunity for RDN staff to negotiate a new longer term partnership agreement for the management of biosolids from both GNPCC and FCPC.
3. Transport biosolids from GNPCC to the Regional Landfill for disposal.

FINANCIAL IMPLICATIONS

Alternative 1

RDN's cost for VIU to beneficially use GNPCC biosolids is \$77 per tonne. RDN's cost to transport the biosolids to the woodlot is \$16 per tonne. The total cost of the extension to the agreement will be approximately \$128,340 over the contract extension period. There are sufficient funds within the GNPCC Operations and Maintenance budget to accommodate these costs.

Alternative 2

Based on information from other jurisdictions on Vancouver Island, staff believe there are currently no alternative options on Vancouver Island that will be able to provide this service at a competitive rate.

Alternative 3

The only other immediately available alternative is to take GNPCC biosolids to the Regional Landfill. The current rate for biosolids disposal at the landfill is \$115 per tonne plus transportation costs. The total cost of this option for the contract extension period would be approximately \$180,780. This alternative does not provide beneficial reuse of the biosolids.

SUSTAINABILITY IMPLICATIONS

VIU's Forest Fertilization Project is required to have a detailed operating plan compliant with the provincial Ministry of Environment's Organic Matter Recycling Regulation (OMRR) which governs the production, quality, and land application of certain types of organic matter. For biosolids, OMRR specifies requirements for vector attraction reduction, pathogen reduction processes and limits, quality criteria, sampling protocol, record keeping, setbacks, and application rates.

The safety of the VIU Forest Fertilization Project was originally confirmed by a hydrogeological assessment conducted in 2003, and again in 2012, which concluded that VIU's Forest Fertilization Project will not have any harmful effects on regional groundwater quality.

The beneficial reuse of biosolids in the VIU Forest Fertilization Project is considered an environmentally sustainable option, as it safely returns essential nutrients to existing soils low in nitrogen, phosphorus and organic matter, resulting in a significant improvement in tree growth rates. By contrast, burying biosolids in the Regional Landfill is not considered to be a beneficial reuse option and would consume valuable landfill space.

SUMMARY/CONCLUSIONS

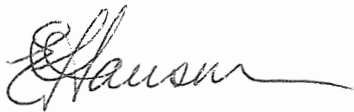
In 2003, Piteau Associates conducted an assessment of the potential impact that land application of biosolids would have on local groundwater supplies. Based on proposed operations at that time, the assessment concluded that the application of biosolids would not have any impact on groundwater quality in any of the wells located in the region, including the Harby Road well field.

A review and update to the 2003 assessment based on current and future operations on the woodlot has been conducted, and the conclusion remains the same - that application of biosolids at the VIU woodlot will not have any harmful effects on regional groundwater quality.

RDN staff have been actively negotiating a new Biosolids Partnership Agreement for the management of both the Greater Nanaimo and French Creek Pollution Control Centre biosolids. Due to the complexity of the agreement, RDN staff are requesting that the Board approve a second amendment to the existing VIU biosolids management contract that extends the term of the agreement to December 31, 2012, to provide sufficient time for negotiations and preparation of an appropriate legal document. The amendment also includes a new termination clause that will allow both parties to terminate the VIU biosolids management contract in order to adopt the new Biosolids Partnership Agreement if it is ready before December 31, 2012.

RECOMMENDATIONS

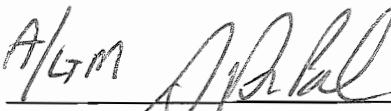
1. That the Board receive the 2012 Piteau Associates Hydrogeological Assessment of Land Application of Biosolids, Vancouver Island University Forest (WL 020) report for information.
2. That the Board approve an amendment to the the Vancouver Island University biosolids management contract to extend the term of the contract to December 31, 2012, to provide additional time for staff to negotiate and prepare a new longer term partnership agreement for the management of biosolids from both the Greater Nanaimo and French Creek Pollution Control Centres.



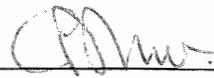
Report Writer



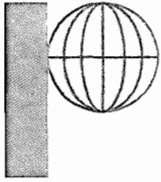
Manager Concurrence



General Manager Concurrence



CAO Concurrence



PITEAU ASSOCIATES
 GEOTECHNICAL AND
 HYDROGEOLOGICAL CONSULTANTS

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 NORTH VANCOUVER, B.C.
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Our file: 3163

June 27, 2012

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

Attention: Ms. Ellen Hausman, Wastewater Program Coordinator

Dear Sirs:

Re: Hydrogeological Assessment of Land Application of Biosolids
 Vancouver Island University Forest (WL 20), Nanaimo, BC

As per our proposal submitted to the Regional District of Nanaimo (RDN), dated March 9, 2012, Piteau Associates Engineering Ltd. (Piteau) has conducted a hydrogeological assessment of the potential impacts on local groundwater supplies due to land application of biosolids at a treatment area within the Vancouver Island University (VIU) Forest, also known as Woodlot License (WL) 020 (the Site; Fig. 1).

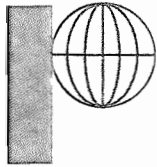
Piteau previously conducted a similar hydrogeological assessment for the Site in 2003 (Piteau, 2003), which concluded that the proposed application of biosolids would not have any impact of groundwater quality in any of the wells located in the region of the Site.

The current assessment was conducted in the context of satisfying the requirements of the Organic Matter Recycling Regulation (OMRR; B.C. Reg. 18/2002, including amendments up to B.C. Reg. 198/2007) of the *B.C. Environmental Management Act* (EMA) and *Public Health Act* (PHA), as well as verifying that the conclusions defined in the Piteau (2003) report are still appropriate for the current area of biosolids land application.

WORK PLAN

As indicated in our proposal, the hydrogeological assessments were conducted by Matthew Cleary, P.Geo., a hydrogeologist with Piteau, and involved the following:

- Review of information pertaining to historical biosolids application and details of proposed future biosolids application for the Site.
- Review of existing reports on local area hydrogeology and the previous assessment conducted for the Site.
- Review of surficial and bedrock geology mapping information in the vicinity of the Site.



Regional District of Nanaimo
Attention: Ms. Ellen Hausman

- 2 - June 27, 2012

- Conducting a Site visit to confirm soil and groundwater conditions, observe biosolids storage and application areas (historical and proposed), and meet with RDN and VIU personnel with knowledge of the Site.
- Preparation of a summary report for the RDN.

BIOSOLIDS APPLICATION SITE

The Site includes 1,700 hectares (ha) of forestland located approximately 12 km northwest of the City of Nanaimo on the lower slopes of Mount Benson. Land application of biosolids has been limited to a 250 ha area of the Site, north of Weigles Road. This area combined with future proposed areas make up the Application Area. Topography in the area is gently undulating with a slope of approximately 8 to 10% towards the east in the vicinity of the areas of biosolids land application (Fig. 1).

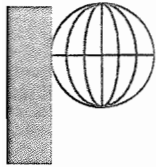
The Site is managed by VIU under forest tender agreement WL 020, per the information provided in the VIU WL 020 Land Application Plan (Appendix A). As part of an ongoing fertilization program, VIU is applying both Class A and Class B biosolids to demonstrate the benefits of biosolids as a forest fertilizer.

Douglas fir and minor lodgepole pine are the dominant commercial tree species observed at the Site. Most of the stands within the Application Area support 50- to 75-year-old second growth; however, there has also been an application to stands of younger Douglas fir. Forest fertilization with biosolids was originally conducted as a pilot project in 1992, and again from 2003 to 2006. VIU resumed the biosolids application project in 2007, and has continued until the present within the Application Area shown on Fig. 1. Land application of biosolids occurs throughout the year, typically four to six days per month. In general, biosolids application ceases during conditions of inclement weather (i.e., intense rainfall events) or at the discretion of the project manager.

Biosolids are sourced from the RDN's Greater Nanaimo Pollution Control Centre and French Creek Pollution Control Centre, as well as from the District of Cowichan (DNC) Chemainus Sewage Treatment Plant. A detailed description of each of the biosolids sources is provided in the VIU WL 020 Land Application Plan, including trace element and nutrient concentrations, and physical, chemical, and microbiological characterization (Appendix A).

REGULATORY FRAMEWORK

Land application of biosolids is regulated under the Organic Matter Recycling Regulation (OMRR; B.C. Reg. 18/2002, including amendments up to B.C. Reg. 198/2007) of the EMA and PHA. The OMRR includes provisions for the protection of groundwater resources, with specific reference to that of Class B biosolids (Schedule 8), detailed as follows:



Regional District of Nanaimo
Attention: Ms. Ellen Hausman

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1. Class B biosolids and Class B compost with fecal coliform levels greater than or equal to 1000 most probable number (MPN) per gram of total solids, or that have not been processed to reduce vector attraction, must comply with the following:
 - (a) not be applied to land where the groundwater table at the time of application is within one metre of the surface; and
 - (b) be applied with the following minimum distances:
 - (i) 30m to potable water sources and irrigation wells, lakes, rivers, streams, farm dwellings and off-property occupied dwellings or boundaries of property zoned for residences or recreation;

2. Class B biosolids and Class B compost with fecal coliform levels less than 1000 MPN per gram of total solids that meet the requirements for vector attraction reduction for Class B biosolids and Class B compost specified in Schedule 2 must:
 - (a) be applied with the following minimum distances:
 - (i) 30m to potable water sources and irrigation wells, lakes, rivers, streams, farm dwellings and off-property occupied dwellings or boundaries of property zoned for residences or recreation;
 - (b) not be applied to land where the groundwater table at the time of application is within one metre of the surface.

REGIONAL SURFICIAL / BEDROCK GEOLOGY

The regional bedrock geology beneath the Site has been mapped as a combination primarily middle to upper Triassic age Karmutsen Formation (Vancouver Group) volcanic rocks and Cretaceous age Nanaimo Group sedimentary rocks (Muller, 1977; Fig. 2). Karmutsen volcanics are described as pillow-basalt and pillow-breccia, massive basalt flows, and minor tuff volcanic breccia. Nanaimo Group sedimentary rocks have been mapped as three distinct formations, including: Haslam Formation, consisting of shale, siltstone, and fine sandstone; Comox Formation, consisting of sandstone, conglomerate, shale, and coal; and, Extension-Protection Formation, consisting of sandstone, conglomerate, shale and coal (Muller, 1969).

Other bedrock units mapped in the area include the Fourth Lake Formation and Nanoose Complex of the Buttle Lake Group, as well as the Island Plutonic Suite and Mount Hall Gabbro, although they have not been mapped beneath the Site, nor down gradient.

Northwest-southeast trending faults are mapped along creek valleys located in the vicinity of the Site. Similar faults are mapped throughout many parts of Vancouver Island and the Gulf Islands.



Regional District of Nanaimo
Attention: Ms. Ellen Hausman

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The regional surficial geology mapping (Halstead, 1963) shows that the sediments below the Site are mapped as a thin (less than 1.5m thick) veneer of ground moraine deposits, consisting of glacial till, lenses of gravel, sand and silt overlying bedrock.

The glacial till was deposited during the last major ice sheet advance. During retreat of the glacial ice, the sea level rose 150m higher than its present level, and glaciomarine deposits were deposited in the areas located below this elevation, north and east of the Site. A typical profile of this geologic sequence along the east coast of Vancouver Island is presented on Fig. 3.

REGIONAL CLIMATOLOGY / HYDROLOGY

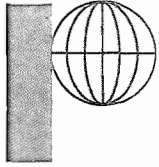
The nearest Environment Canada weather station for which climate normals are reported is the Nanaimo Airport Climate Station (#1025370), located approximately 25 km southeast of the Site (Environment Canada, 2012a). The 30-year average annual precipitation for the climate station is 1162.7 mm/year, with a monthly range between 25.9mm (July) and 198.6mm (November). The majority of precipitation falls as rainfall between the months of October and March; however, at the higher altitude of the Site, a larger percentage of precipitation likely occurs as snowfall. It is reasonable to assume that approximately 10 to 15% of precipitation (116 to 174 mm/year) recharges the groundwater flow system, which then discharges to proximal surface water features. The remaining 85 to 90% of precipitation is lost to evapotranspiration, sublimation (snowfall), and overland flow, which then discharges to surface water.

The Application Area, located within the bounds of the Site, is situated on an eastwardly dipping slope located northwest of Mount Benson. It is surrounded by numerous ephemeral creeks, namely Caillet Creek, Slump Creek, Flynfall Creek, and Quibblers Creek, that converge and flow eastward and discharge to Brannen Lake. Benson Creek, which flows year round, is located east of the Application Area, and discharges directly to Brannen Lake.

Surface water monitoring data is not available for any of the surface water bodies located within the watershed; however, a monitoring station situated approximately 25 km southeast of the Site, identified as Nanaimo River near Cassidy (08HB034) provides discharge information for the Nanaimo River (Environment Canada, 2012b). While the discharge reported at the Nanaimo River likely far exceeds the seasonal flows observed at rivers and creeks located near the Site, it provides a good analogue for seasonal variability in surface water discharge. Seasonal average base flows in the Nanaimo River are observed between June and September, while higher flows coupled with peaky storm flows are observed between October and May.

REGIONAL HYDROGEOLOGY

Aquifer mapping conducted by the BC Ministry of Environment (BC MOE, 2012a) indicates the presence of numerous interpreted bedrock and unconsolidated surficial aquifers, located in the vicinity of the Site. Five mapped aquifers, identified as aquifer numbers 166, 167, 211, 213, and 215, are interpreted to be down gradient or cross gradient of the Site, and are presented on Fig. 4



Regional District of Nanaimo
Attention: Ms. Ellen Hausman

- 5 - June 27, 2012

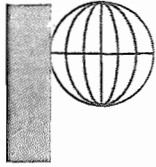
and in Table I. Two of the five aquifers (167 and 215) are interpreted to consist of sand and gravel sediments of the Capilano Formation and Quadra Sands, respectively. The three remaining aquifers are defined by fractured rock of the Vancouver Group. As the degree of fracturing with bedrock aquifers is variable, the boundaries of the three bedrock aquifers should be considered less definitive.

Groundwater flows from areas of high hydraulic head (upland recharge areas) to areas of low hydraulic head (lowland recharge areas). The Application Area is situated in an upland recharge area, and infiltration precipitation will recharge the groundwater flow regime during times of seasonally high precipitation. The groundwater flow direction is interpreted to correlate with the direction of surface topography, which indicates that groundwater flows east-northeast towards Brannen Lake. The hydraulic gradient is likely more gentle than that of topography, which is approximately 8 to 10%, therefore indicating that the hydraulic gradient likely ranges between 6 and 8%.

A review of the BC MOE WELLS database indicates the presence of numerous wells located down gradient of the Application Area (BC MOE, 2012b). Well logs for some of the water wells that have been identified as being located within 1 km of the Application Area have been included in Appendix B, while their locations have been provided on Fig. 4. Actual water well locations for wells identified within the BC MOE WELLS database can be inaccurate, as is anticipated to be the case with three of the water wells (Well Tag Numbers 94374, 94375, and 94376), where the civic addresses place the wells approximately 1.5 to 3 km to the east.

Information provided in the VIU (WL 020) Land Application Plan (Appendix A) indicates the presence of a residential water well located approximately 1 km east of the Application Area, at 6292 Doumont Road. Based on the aforementioned information, there does not appear to be any known water wells located within 500m of the Application Area. Information provided within the water well logs (Appendix B) indicates that the groundwater ranges from a depth of greater than 12 m-BGS (metres below ground surface) up to near surface artesian conditions (flowing well). Based on the interpreted hydraulic gradient of 6 to 8%, the depth to the groundwater table likely ranges between 10 and 50 m-BGS, beneath the Application Area.

Groundwater depth likely fluctuates seasonally, depending on precipitation rate and storage within the snow pack. As surface water discharge and stage elevation are a function of groundwater recharge, high surface water discharge and stage elevation correspond with higher groundwater table and hydraulic gradients beneath the Application Area. As the Nanaimo River provides for a good analogue for seasonal fluctuations in surface water discharge within creeks near the Application Area, higher groundwater table elevations likely occur between October and May.



Regional District of Nanaimo
Attention: Ms. Ellen Hausman

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FIELD RECONNAISSANCE

After conducting a preliminary review of pertinent geological and hydrogeological information, a Site visit was conducted by Matthew Cleary, of Piteau, on May 24, 2012, to observe areas of historical and proposed biosolids applications, as well as to confirm geological, hydrological, and hydrogeological conditions at the Site.

Areas of historical and proposed future biosolids application were observed at the Site, north of Weigles Road (Photos 1 to 3). Consistency and texture of the biosolids, and thus ease of application, is dependent on moisture content and humidity, as per Paul Lucas of VIU. Biosolids containment is maintained with the use of an asphalt pad, surrounded by concrete lock blocks (Photo 4). In addition, during the winter months biosolids containment areas are covered with a plastic tarp, to reduce leaching of nutrients from the biosolids.

Numerous borrow pits, used as sources for road construction within the Site, provided for good exposure of both soil and bedrock. Surficial sediments and soils are observed to be present as thin veneers of less than 1m thickness, overlying bedrock (Photos 5 and 7). Bedrock exposures consisted of both sandstone, interpreted as Nanaimo Group sediments (Photos 5 and 6), and pillow-basalts, interpreted as Karmutsen Formation (Photos 7 and 8).

While there were no water wells located within the Site to allow for direct measurement of the depth to groundwater, observations of bedrock outcrops described above, note the absence of any groundwater seepage. This indicates that the depth to groundwater table is greater than the height of the bedrock exposure (5m).

Surface water flow was observed within Caillet Creek, and is indicated to be ephemeral based on observations from VIU personnel. Therefore, the observed flow is interpreted to represent recharge from direct precipitation and overland flow, as opposed to groundwater recharge.

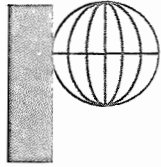
REVIEW OF POTENTIAL IMPACTS TO GROUNDWATER

Biosolids include both pathogens and toxic substances that are of concern from a health effects viewpoint. The pathogens include bacteria, viruses, and parasites (protozoa and helminths). Toxic substances include trace elements (heavy metals) and nitrates. The potential impact these pathogens and toxic substances may have on groundwater quality is discussed in the following within the context of the regional hydrogeology.

Pathogens

Bacteria

In general, coliform bacteria emanating from land application sites normally only move a few dozen centimetres with percolating waters in unsaturated soils (Bitton and Gerba, 1984). The



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main process of attenuation is filtration (i.e., physical straining) and to a lesser degree, reversible adsorption onto soil particles. Due to the relatively fine nature of soils throughout the Application Area bacteria are not considered to pose a significant threat to groundwater quality.

Viruses

While viruses near the soil surface are rapidly inactivated due to combined effects of sunlight, drying, and antagonism of aerobic soil microorganisms, those that penetrate the aerobic zone can be expected to survive over a prolonged period, and to reach the groundwater table (Kowal, 1985). In contrast to bacteria, which are mainly attenuated by filtration, removal of viruses from groundwater is almost totally dependent on adsorption. Soils rich in fine-grained sediments are generally considered to be good virus adsorbers.

Parasites (Protozoa and Helminths)

Because of the large size of protozoan cysts and helminth eggs, compared with bacteria and viruses, it is improbable that they will find their way into groundwater at land application sites. They are therefore not considered to pose any threat in terms groundwater quality.

Toxic Substances

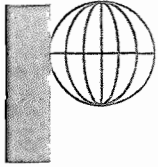
Trace Elements (Heavy Metals)

Kowal (1985) reports that trace elements do not move more than about 30 cm into the soil column at biosolids application sites. Based on this consideration, the potential for groundwater contamination at the Application Area by trace elements (i.e., heavy metals) resulting from biosolids application is considered to be very low.

Nitrates

Nitrates are not normally viewed as "toxic" substances, but are here so considered because of their potential hematological effects when present in water supplies at high levels. In terms of land application of biosolids, the threat to groundwater quality is low if the biosolids is applied so that nitrogen-loading rates do not exceed fertilizer nitrate recommendations for the area of application.

As with many fertilizers, over application of biosolids may result in elevated nitrate concentrations in groundwater. However, even if this were the case, due to the high degree of dilution that would occur, and the fact that release of the organically bound nitrogen in the biosolids would be relatively slow, the nitrate concentrations in groundwater withdrawn water wells located to the east of the Application Area would not be expected to be anywhere near the Guidelines for Canadian Drinking Water Quality (GCDWQ; Health Canada, 2008) guideline of 10 mg/L.



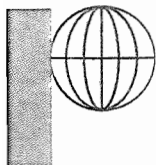
Regional District of Nanaimo
Attention: Ms. Ellen Hausman

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DISCUSSION / CONCLUSION

A review of available geological and hydrogeological information indicate the following findings with respect to potential impacts to groundwater resources resulting from land application of biosolids at the Site:

- Bedrock beneath and down gradient of the Application Area consists primarily of sedimentary rocks of the Nanaimo Group and volcanic rocks (Karmutsen Formation) of the Vancouver Group. Regional faults have been mapped primarily in a northwest-southeast trend. Surficial sediments are only present as veneers of glacial till, and therefore groundwater resources in the vicinity of the Site are likely limited to fractured bedrock aquifers.
- Soils located within the Application Area have a moderate silt content and are well drained. They are typically covered with a thin layer of organics. These factors, coupled with the characteristics of biosolids leachate, lead to the conclusion that bacteria, viruses, parasites, nutrients and trace metals that could potentially leach from applied biosolids would be significantly attenuated while flowing through the shallow soil profile.
- Climate data obtained from a proximal Environment Canada climate station indicate that the majority of precipitation occurs between October and March. Surface water data, which are an analogue for groundwater response, indicate that groundwater levels are likely highest between October and May.
- Well logs for water wells reported in the BC MOE WELLS database, and information obtained during field reconnaissance, indicate that the depth to the groundwater table likely ranges between 10 and 50 m-BGS, and is therefore greater than the minimum groundwater depth of one metre, as specified in Schedule 8 of the Organic Matter Recycling Regulation (OMRR).
- As the depth to the water table in the fractured sedimentary and volcanic bedrock below the Application Area likely ranges between 10 and 50 m-BGS, there is an opportunity for further attenuation of bacteria, viruses, parasites, nutrients and trace metals as water percolates through the unsaturated zone.
- Once within the fractured rock beneath the Application Area, groundwater will likely migrate towards one of the northwest to southeast trending fault zones, and/or related fractures. It is then anticipated that groundwater will flow towards (and discharge to) Benson Creek.
- Available information indicates that groundwater resources are relatively undeveloped within about 500m of the Application Area, as indicated by the lack of water wells reported within the BC MOE WELLS database. While there may be unregistered water wells, given the lack of infrastructure and development it is very unlikely that there are any within 30m of the Application Area, corresponding to the minimum setback distance specified in Schedule 8 of the OMRR.
- Based on the information reviewed during this assessment, it is concluded that past and proposed future application of biosolids within the Application Area will have no harmful effect on regional groundwater quality. A minimum 300m setback distance between the Application Area and a water well is recommended.



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Attention: Ms. Ellen Hausman

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LIMITATIONS

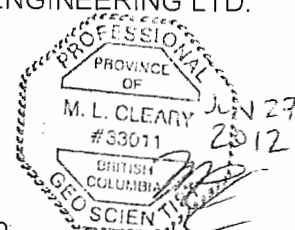
This assessment has been conducted using a standard of care consistent with that expected of scientific and engineering professionals undertaking similar work under similar conditions in BC. No warranty is expressed or implied.

This letter report is prepared for the sole use of the Regional District of Nanaimo. Any use, interpretation, or reliance on this information by any third party, is at the sole risk of that party, and Piteau accepts no liability for such unauthorized use.

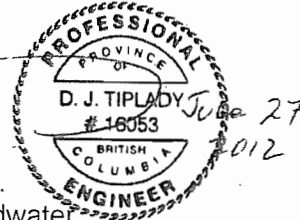
We trust this letter report is sufficient for your current requirements. If you have any questions, or we can be of further service, please contact the undersigned.

Yours very truly,

PITEAU ASSOCIATES ENGINEERING LTD.



Matthew L. Cleary, P. Geo.
Project Hydrogeologist, Associate



David J. Tiplady, P. Eng.
Vice President - Groundwater
Principal Hydrogeologist

MLC/DJT/slc

Att.

AMENDING AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2012.

BETWEEN:

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

(the "RDN")

OF THE FIRST PART

AND:

VANCOUVER ISLAND UNIVERSITY

900 Fifth Street
Nanaimo, BC
V9R 5S5

(the "Contractor")

OF THE SECOND PART

WHEREAS the RDN and Malaspina University College entered into an agreement dated the 19th day of March, 2007 (the "Initial Agreement") for the processing of Biosolids from the Greater Nanaimo Pollution Control Centre ("GNPCC").

AND WHEREAS Malaspina University College is now known as Vancouver Island University.

AND WHEREAS the RDN and the Contractor amended the Initial Agreement in an agreement dated the 29th day of February, 2011 (the "First Amending Agreement").

AND WHEREAS the RDN and the Contractor wish to further amend the Initial Agreement.

NOW THIS AGREEMENT WITNESSES that in consideration of the covenants and agreements set out below, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the RDN and the Contractor agree as follows:

1. Section 4.0 (**Term**) is amended as follows:
 - (a) by deleting section 4.0 in its entirety and replacing it with the following:

"4.0 Term

The Term of this Agreement shall end on December 31, 2012."

2. Section 15 (Termination of the Agreement) is amended as follows:

(a) by adding section 15.3 as follows:

“15.3 By Either Party

Notwithstanding any other provision of this Agreement, this Agreement may be terminated on thirty (30) days notice, by either party.”

3. RATIFICATION

Except as expressly amended by this Agreement, the parties ratify and confirm the Initial Agreement. The Initial Agreement, the First Amending Agreement and this Agreement shall be read and construed as one document.

4. TIME

Time shall remain of the essence of the Initial Agreement, the First Amending Agreement and this Agreement.

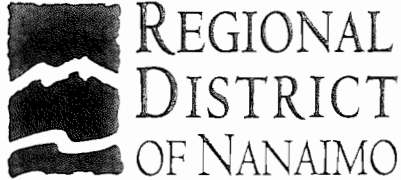
5. COUNTERPARTS

This Agreement may be executed in counterparts and when the counterparts have been executed by the parties, each originally executed counterpart, whether a facsimile, photocopy, scanned or electronically reproduced copy, or original, will be effective as if one original copy had been executed by the parties to this Agreement.

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

REGIONAL DISTRICT OF NANAIMO)
 by its authorized signatories)
)
 _____)
 Chief Administrative Officer)
)
 _____)
 Manager, Administrative Services)

VANCOUVER ISLAND UNIVERSITY by its authorized)
 signatories)
)
 _____)
 Name:)
)
 _____)
 Name:)



RDN REPORT		
CAO APPROVAL <i>(Signature)</i>		
EAP		
COW	✓	July 10/12
JUN 10 2012		
RHD		
BOARD		

MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

DATE: June 14, 2012

FROM: Tom Osborne
General Manager of Recreation and Parks

FILE:

SUBJECT: Nanoose Place Lease Agreement Renewal

PURPOSE:

To consider the attached Lease Agreement between the Regional District of Nanaimo and the Nanoose Bay Activities & Recreation Society for the lands on which Nanoose Place is located.

BACKGROUND:

The Nanoose Bay Activities & Recreation Society owns and operates the Nanoose Community Hall located on Regional District property (legally described as: Lot 2, District Lot 6, Nanoose District, Plan 50996) on Northwest Bay Road. In December 1990, the District authorized the Nanoose Society permission to construct the Community Hall on this property. A mobile trailer was also permitted to be located on the property for the purpose of operating a daycare facility.

The Society occupies the land under an Agreement with the Regional District. The term for the current Agreement ended on December 31, 2011 and requires renewal.

The proposed Agreement being recommended for approval is similar to the previous Lease with amendments that allows for the siting of a community garden on the site. The Lease also provides language that recognizes the Regional District of Nanaimo Board's approval on October 25, 2011 of a temporary placement and use of a recreational trailer by the Nanoose Bay Lions Club located on the Lands for up to a maximum of three (3) years, effective October 1, 2011, and that the Society will review and implement, if necessary, a long term storage strategy for building.

The document also contains updated language that reflects that Canuck Properties Ltd., the owners of the adjacent land legally described as Lot A, District Lot 6, Nanoose District, VIP58653, applied for and received a Comprehensive Development Zone 30 (CD30) on January 27, 2009 with the adoption of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500.326, 2007". The CD30 zone permits the construction of a mixed commercial building in two phases. The commercial building is designed to accommodate a mix of retail commercial, personal service uses and professional office space.

Related to this rezoning, an Easement Agreement (FB245232) was registered on Title on February 2, 2009 on Canuck Properties Ltd. Land and the Regional District's Land that would provide for vehicle access and parking and pedestrian access. In addition, Canuck Properties is required to pave a portion of the Regional District property as reasonably necessary to provide a high quality parking area and access road and erect light standards as may be reasonably required for the safe use of the Easement Area.

In relation to the Easement Agreement noted above, a section 219 covenant (FB240276) has been registered on Title on the two properties for reciprocal use of off-street parking, vehicular access, pedestrian access, and maintenance of landscaping. The registration of this covenant is now reflected in a Lease document with the Society.

To date, construction has not commenced on the Canuck Properties Land therefore improvements provided for in the easement and covenant to either site have not been implemented.

As with the previous Lease, the new Agreement provides for a renewal for a five year term.

ALTERNATIVES:

1. Authorize the Lease Agreement with Nanoose Bay Recreation and Activities Society, as presented.
2. Authorize the Lease Agreement with Nanoose Bay Recreation and Activities Society, as amended by the Board.
3. Do not renew the Lease Agreement at this time.

FINANCIAL IMPLICATIONS:

There are no financial implications. The Lease Agreement is with a non-profit society and is proposed to be renewed for rent of \$1.00 for the term.

CONCLUSION:

The existing Lease Agreement with the Nanoose Bay Recreation and Activities Society has expired and a renewal Agreement has been prepared for the Board's consideration. The terms and conditions of the Agreement will run for a five year term ending on July 31, 2017. As per the *Local Government Act* a notice of the Lease Agreement has been placed in two consecutive editions of local newspapers notifying residents of the Lease.

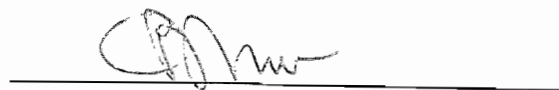
As Nanoose Bay Activities & Recreation Society continues to successfully manage the land in accordance with the previous Lease Agreement, it is recommended that the attached Agreement be approved.

RECOMMENDATION:

That the Board approve the Lease Agreement between the Nanoose Bay Activities and Recreation Society and the Regional District of Nanaimo for the property legally described as: Lot 2, District Lot 6, Nanoose District, Plan 50996 for a five year term expiring on July 31, 2017.

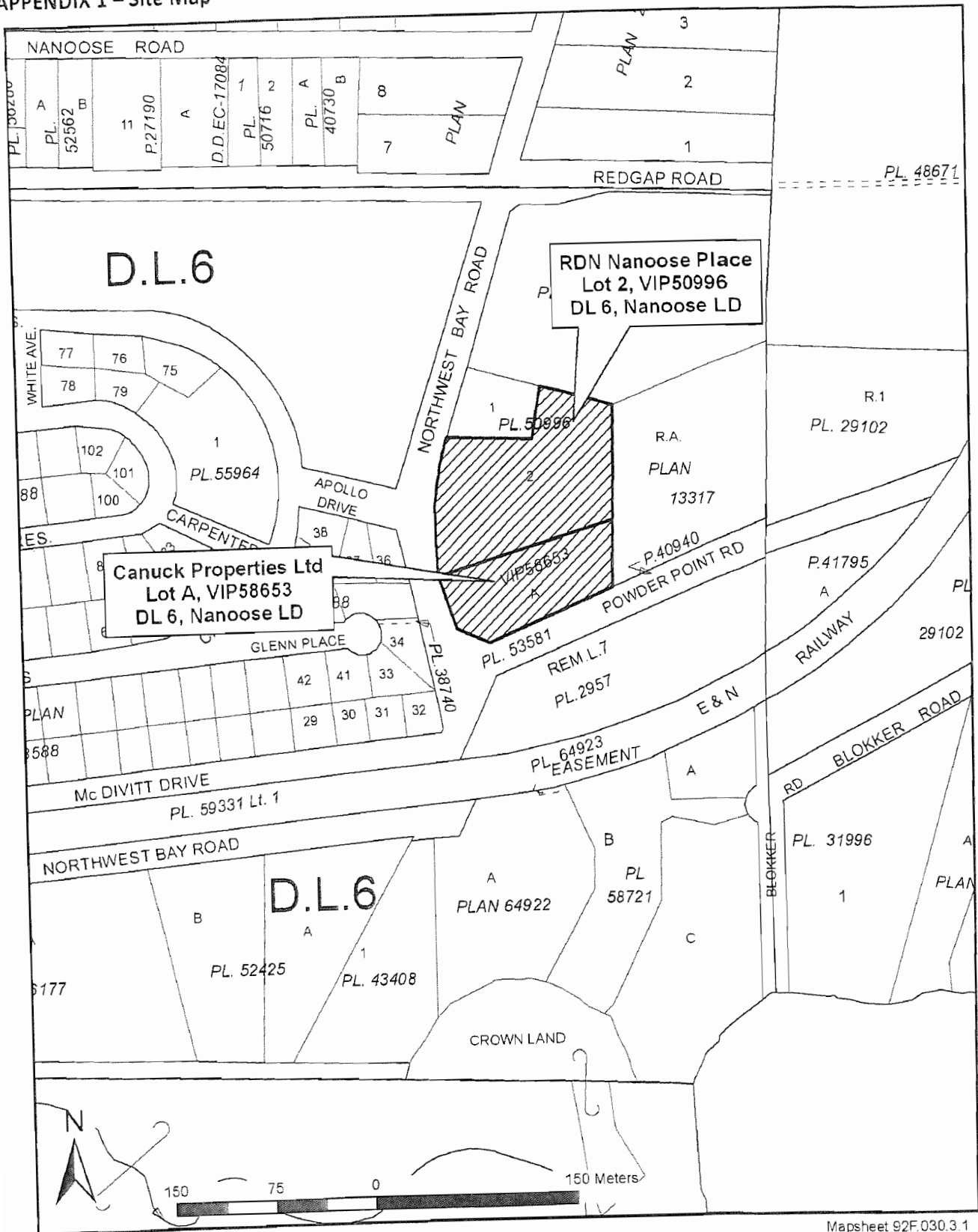


Report Writer



C.A.O. Concurrence

APPENDIX 1 – Site Map



Mapsheets 92F.030.3.1

APPENDIX 2 – Lease Agreement

**NANOOSE PLACE
LEASE AGREEMENT**

THIS LEASE AGREEMENT signed on the ___ day of _____, 2011 and effective the 1st day of August, 2012.

BETWEEN:

REGIONAL DISTRICT OF NANAIMO
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6N2

(hereinafter called the "Regional District")

OF THE FIRST PART

AND:

NANOOSE BAY ACTIVITIES AND RECREATION SOCIETY
2925 Northwest Bay Road
Nanoose Bay, BC
V9P 9E6

(hereinafter called the "Society")

OF THE SECOND PART

WHEREAS:

A. The Regional District is the registered owner in fee simple of lands legally described as:

Lot 2,
District Lot 6,
Nanoose Land District,
Plan 50996

(the "Lands")

B. At the expense and instance of the Society, the Society has constructed a building on the Lands for use as a community centre and community hall (the "Building") and the Building is, and shall remain during the term of this Lease, the property of the Society, its successors and assigns.

C. The Society has, at its own expense, brought a mobile home onto the Lands that is used as a day care and after school centre (the "Mobile Home") and the Mobile Home is, and shall remain during the term of the Lease, the property of the Society, its successors and assigns.

- D. The parties wish to provide for the lease of the Lands to the Society upon the terms and conditions set out herein and also wish to establish their respective positions upon the termination or expiration of the term of the lease.
- E. The parties recognize that Canuck Properties Ltd., the owners of the adjacent land legally described as Lot A, District Lot 6, Nanoose District, VIP58653, applied for and received a Comprehensive Development Zone 30 (CD30) on January 27, 2009 with the adoption of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500.326, 2007". The CD30 zoned permits the construction of a mixed commercial building in two phases. The commercial building is designed to accommodate a mix of retail commercial, personal service uses and professional office space.
- F. The parties recognize an Easement Agreement (FB245232) was registered on Title on February 2, 2009 on Lot A, District Lot 6, Nanoose District, Plan VIP58653 between Canuck Properties Ltd. and the Regional District that would provide for vehicle access and parking and pedestrian access. In addition, Canuck Properties is required to pave a portion of the Regional District property as reasonably necessary to provide a high quality parking area and access road and erect light standards as may be reasonably required for the safe use of the Easement Area. In addition, improvements upon Canuck Properties lands as contemplated through concept drawings must be approved in writing by the Regional District. There will also be no charge for parking to users from the Regional District land, of which Nanoose Place is situated, on the Canuck Properties development.
- G. The parties recognize that a section 219 covenant (FB240276) has been registered on Title on Lot A, District Lot 6, Nanoose District, Plan VIP58653 (Canuck Properties Ltd. land) and Lot 2, District Lot 6, Nanoose District, Plan VIP50996 (Regional District land) for reciprocal use of off-street parking, vehicular access, pedestrian access, and maintenance of landscaping.
- H. The Parties recognize that improvements required under the section 219 covenant (FB240276) by Canucks Properties Ltd. on Lot 2, District Lot 6, Nanoose District, Plan VIP50996 must be completed in accordance with the covenant requirements and schedules concerning development on Lot A, District Lot 6, Nanoose District, Plan VIP58653. These improvements generally include the provision and maintenance of the following elements in accordance with the Schedules "A" through "I" contained in the covenant: a community sewer extension, construction of buildings, pedestrian links and walkways, freestanding signage, vehicular access, off-street parking and loading, garbage collection facilities, stormwater management system, and landscaping.
- I. The Parties recognize that that the Regional District of Nanaimo Board approved on October 25, 2011 the temporary placement and use of a recreational trailer by the Nanoose Bay Lions Club located on the Lands for up to a maximum of three (3) years, effective October 1, 2011, and that the Society will review and implement, if necessary, a long term storage strategy for Building.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT in consideration of the rents, covenants, agreements and conditions hereinafter reserved and contained on the part of the Society to be respective paid, kept, observed and performed, the Regional District hereby demises and leases unto the Society the Lands, to hold the Lands unto the Society for a term of five (5) years from and including August 1, 2012 to and including July 31, 2017 (the "Term"), subject to the terms and conditions herein set forth.

1.00 RENT AND RESPONSIBILITY FOR EXPENSES

- 1.01 Yielding and paying therefor unto the Regional District upon the execution of this Lease, the rent of One Dollar (\$1.00) for the Term herein granted, the receipt of which is hereby acknowledged.
- 1.02 It is intended by the parties that the Lands be of no cost or expense to the Regional District during the Term and accordingly the Society agrees to pay, whether on its own behalf or on behalf of the Regional District, all costs of every nature and kind relating to the Lands and/or any improvements thereon, and the Society agrees to indemnify the Regional District from and against any such costs and expenses incurred by the Regional District directly.

2.00 INSURANCE MAINTENANCE, RISK AND INDEMNITY

- 2.01 The Society agrees to take out and keep in full force and effect throughout the Term and during such other time as the Society occupies the Lands or any part thereof at the expense of the Society:
- (a) all risk building insurance for the full replacement value of the improvements on the Lands;
 - (b) comprehensive general liability insurance, including without limitation non-owned automobile insurance, and tenant fire legal liability insurance, against claims for personal injury, death or property damage or loss upon, in or about the Lands or otherwise howsoever rising out of the operations of the Society or any person conducting business or activities from the Lands, to the limit as may be reasonably required by the Regional District from time to time but, in any case, of not less than Three Million (\$3,000,000.00) Dollars in respect to injury or death to a single person and in respect of any one accident concerning property damage.

The Society and the Regional District shall both be named as insured under such liability policy or policies of insurance.

- 2.02 Any buildings, furniture, equipment, machinery, fixtures and improvements placed on the Lands by the Society shall be entirely at the risk of the Society.
- 2.03 The Society agrees to comply promptly at its expense with all laws, bylaws, regulations, requirements and recommendations, which may be applicable to the manner of use of the Lands, made by any and all federal, provincial, local government and other authorities or association of insurance underwriters or agents and all notices in pursuance of same, provided however that the Society shall have no liability to make any improvements, alterations or additions to the Lands which may be required by authorities or associations unless due to the use made of the Lands by the Society.
- 2.04 The Society agrees to maintain the Lands and the improvements thereon in good repair and in a neat and tidy condition, and to not do or permit any act or neglect which may in any manner directly or indirectly be or become a nuisance or interfere with the comfort of any person occupying land in the vicinity of the Lands.
- 2.05 The Society agrees to indemnify and save harmless the Regional District, its elected and appointed officers and employees, from any and all claims, suits, actions, costs, fees and expenses of any kind whatsoever brought against or incurred by the Regional District or its elected and appointed officers and employees in any way relating to the Society's use of the Lands during the Term of this Lease. Such indemnity shall extend to legal expenses incurred by the Regional District in defending

against such liability or alleged liability or in enforcing this right of indemnity.

2.06 The Society shall not construct or place on the Lands any improvements without first obtaining the prior written consent of the Regional District and obtaining all required building or development permits.

2.07 As approved by the Regional District Board on October 25, 2011, the Society is permitted the temporary placement and use of a recreational trailer owned by the Nanoose Bay Lions Club that is situated on the Lands for up to a maximum of three (3) years, effective October 1, 2011. The Society is to monitor the use of the trailer and determine by September 30, 2014 the need for the addition of a storage building on the Lands that meets all required building and development permits. The recreational trailer is to be removed from the Lands by September 30, 2014.

3.00 QUIET ENJOYMENT

3.01 The Regional District covenants with the Society for quiet enjoyment, for so long as the Society is not in default hereunder.

3.02 The Society shall permit the Regional District and its servants and agents at all reasonable times, upon twenty-four (24) hours' notice in writing, specifying the time of inspection, during the Term of this Lease to enter the Lands and every part thereof to examine the condition thereof, and if any want or repair shall be found on such examination and notice thereof is given, the Society will, within ninety (90) days of the giving of that notice, well and truly repair in accordance with that notice.

4.00 USE, ASSIGNMENT AND SUBLETTING

4.01 The Society agrees to not use the Lands for any purpose other than as a community centre or community hall, community gardens, and a daycare and after school care centre for the care of children under the age of thirteen (13) years between the hours of 7:30 a.m. and 6:00 p.m.

4.02 The Society agrees that it will not assign, mortgage or encumber this Lease, or sublet, or suffer or permit the Lands or any part thereof to be used by others by licence or otherwise without the prior written consent of the Regional District in each instance which shall not be arbitrarily or unreasonably withheld. Provided however that the provisions of this paragraph shall not restrict the right of the Society to licence the use or occupation of the Lands, Building or Mobile Home on a short term, occasional basis for a use or purpose that is within the ordinary use and for the ordinary purposes of the Society without prior written consent of the Regional District.

4.03 In no event shall any assignment, or subletting, or sub-licensing to which the Regional District may have consented release or relieve the Society from its obligations to fully perform all the terms, covenants and conditions of this Lease on its part to be performed.

4.04 In the sublease between the Society and an assignee or subtenant under any assignment or sublease consented to by the Regional District, the Society shall require that the subtenant or assignee agree to be bound by all of the Society's obligations under this Lease.

4.05 A dispute between the parties about whether a license granted by the Society is a short term occasional use shall be determined in accordance with Article 9.

5.00 HOLDING OVER

5.01 If the Society continues to occupy the Lands with the consent of the Regional District after the expiration or other termination of the Term without any further written agreement, the Society shall be a monthly lessee subject always to all of the provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year shall not be created by implication of law; provided that nothing herein contained shall preclude the Regional District from taking action for recovery of possession of the Lands.

6.00 APPROVALS

6.01 No provision in this Lease requiring the Regional District's or the Society's consent or approval shall be deemed to have been fulfilled or waived unless the written consent or approval of the Regional District or the Society relating to the particular matter or instance has first been obtained and, without limiting the generality of the foregoing, no prior consent or approval and no condoning, excusing or overlooking by the Regional District on previous occasions when such a consent or approval was required shall be taken to operate as a waiver of the necessity of such consent or approval whenever required under this Lease.

7.00 RELATIONSHIP OF PARTIES

7.01 Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of commutation of rent nor any other provision contained herein, nor any acts of the parties herein, shall be deemed to create any relationship between the parties other than the relationship of landlord and tenant.

8.00 SOLE AGREEMENT

8.01 This Lease sets forth all of the warranties, representations, covenants, promises, agreements, conditions and understandings between parties concerning the Lands and there are no warranties, representations, covenants, promises, agreements, conditions or understanding, either oral or written, express or implied, between them other than as set forth in this Lease.

9.00 ARBITRATION

9.01 In the event of a bona fide dispute arising between the Society and the Regional District as to any matter, question or determination arising or required to be made under this Lease, such dispute shall immediately be referred to an arbitrator agreed upon by the Society and the Regional District or, in the event that they cannot agree upon such arbitrator, then the question shall be referred to the arbitration of one arbitrator under the *Commercial Arbitration Act* of British Columbia, and amendments thereof, or such other Statute or Statutes of like effect being in force in British Columbia, and such arbitrator, whether agreed upon or appointed under the said Statute shall have access to such records of the parties as may be reasonably necessary and the decision of the arbitrator shall be final and binding upon the parties. Except as otherwise provided for in this Agreement, the costs of the arbitration shall follow the award, unless otherwise determined by the Arbitrator.

10.00 BUILDERS LIENS

10.01 The Society shall promptly pay as and when the same falls due any and all accounts for work done or material supplied in respect of improvements made to the Lands where such improvements are made at the request of and on the credit of, or on behalf, or with the privity or consent of, or for the direct benefit of, the Society. The Society will not cause, suffer or permit any encumbrance (including personal property security agreements of any type, liens or charges), lien or charge to arise or exist or be claimed upon the Lands or in respect thereof, provided that should any such claim of lien arise or exist, the Society shall immediately post with the Regional District sufficient security in the form of cash or a bank draft to discharge the same and shall further immediately proceed to a court of competent jurisdiction to cause the validity of such claim of lien to be determined and shall upon such determination cause the registration of such claim of lien against the title to the Lands to be terminated, and in that regard, shall satisfy the lien if it is found valid. Should the Society, at any time after the granting of security, fail, upon the request of the Regional District, to provide the Regional District with proof of its diligent pursuit of a determination of the validity of the claim, lien or the discharge thereof, the Regional District may utilize the security provided by the Society to discharge the claim of lien or liens upon five (5) days' notice in writing of its intention. Should the Society fail to immediately post with the Regional District sufficient security in the form of cash or bank draft to discharge the claim of lien, or should the Society fail to immediately discharge any lien, the Regional District in addition to any right or remedy may, but shall not be obligated to, discharge the claim of lien or liens by paying the amount claimed to be due or the amount due, together with a reasonable amount for costs and the amount paid by the Regional District shall be paid by the Society to the Regional District forthwith upon demand. In no case shall the Regional District be required to investigate the validity of the claim of lien or liens prior to discharging the same in accordance with this clause. The Regional District shall be entitled at all times during the Term to place notices on the Lands pursuant to section 13 of the *Builders Lien Act*, R.S.B.C. 1979, or successor or similar legislation.

11.00 REMOVAL OF IMPROVEMENTS

11.01 All improvements and all articles of personal property constructed, owned or installed by the Society at the expense of the Society on the Lands shall remain the property of the Society and may be removed by the Society at any time until the end of the Term or earlier termination of this Lease. The Society agrees that it will, at its expense, repair any damage to the Lands caused by the construction, installation, existence, use or removal thereof (the "Restoration"). Before removing such property the Society shall notify the Regional District of its intention to do so and shall, if required by the Regional District, post a bond in an amount and form satisfactory to the Regional District as security for performance of the Society's obligations for the Restoration.

11.02 If the Society does not remove the property which is removable by the Society pursuant to clause 11.01 prior to the end of the Term or the sooner termination of this Lease, such property shall, if the Regional District elects, be deemed to become the Regional District's property and the Regional District may remove the same at the expense of the Society, and the cost of such removal will be paid by the Society forthwith to the Regional District on demand.

12.00 EXPROPRIATION

12.01 If the whole of the Lands shall be acquired or expropriated by an authority having the power of such acquisition or expropriation, the Term of this Lease shall cease from the date of entry by such authority. If only a portion of the Lands shall be so acquired or expropriated, this Lease shall cease

and terminate at the Regional District's option, or at the Society's option. In either event, however, and whether all or only a portion of the Lands shall be so acquired or expropriated, nothing herein contained shall prevent the Regional District or the Society or both from recovering damages from such authority for the value of their respective interest or for such other damages and expenses allowed by law, but in such event neither party shall have an action against the other in respect of any breach of this Lease caused directly or indirectly by such event.

13.00 DEFAULT AND EARLY TERMINATION

13.01 The Society further covenants with the Regional District that if the Society shall violate or neglect any covenant, agreement or stipulation herein contained on its part to be kept, performed or observed and any such default on the part of the Society shall continue for thirty (30) days after written notice thereof to the Society by the Regional District, or in case the Lands shall be vacated or become vacated or remain unoccupied or unused for ninety (90) days, then by law may at its option forthwith re-enter and take possession of the Lands immediately and by reasonable force if necessary without any previous notice of intention to re-enter and may remove any persons and property therefrom and may use such force and assistance in making such removal as the Regional District may deem advisable to recover at once full and exclusive possession of the Lands.

13.02 If the Term hereof or any renewal therefor or any of the goods or chattel of the Society shall at any time be seized or taken in execution or attachment by any creditor of the Society or if the Society shall make any assignment for the benefit of creditors or commit any other act of bankruptcy or shall become bankrupt or insolvent or shall take the benefit of any bankruptcy or insolvency legislation or if a receiver of any part of the business or property of the Society be appointed by a court or any person or in the case that the Lands are used by any other person or for any other purpose than is herein provided without the written consent of the Regional District or if any other shall be made for the winding up or dissolution of the Society or it should otherwise cease to exist or if the purposes of the Society are altered without the prior written consent of the Regional District, then the Term hereof or any renewal thereof shall become forfeit and void, and it shall be lawful for the Regional District any time thereafter to re-enter into or upon the Lands or any part thereof in the name of the whole and the same to have again, repossess and enjoy as of its former estate, notwithstanding anything herein contained to the contrary and neither this Lease nor any interest therein nor any estate hereby created shall pass to or enure to the benefit of any trustee in bankruptcy or any receiver or any assignee for the benefit of creditors or otherwise by operation of law.

13.03 Either party to this Agreement may terminate the Agreement at any time upon sixty (60) days notice in writing to the other party. If the Regional District exercises this right of termination then it may recover possession of the Lands in accordance with paragraph 13.01.

14.00 REGISTRATION

14.01 If the Society shall cause this Lease or any provision hereof to be registered pursuant to the *Land Title Act*, to pay all expenses incurred for that purpose including registration fees, procurement of any sketch or plan or other description which may be required, and to indemnify the Regional District for all expenses incurred in cancelling that registration upon the termination or expiration of the Term of this Lease.

15.00 APPLICABLE LAW, COURT LANGUAGE

15.01 This Lease shall be governed and construed by the laws of the Province of British Columbia.

15.02 The venue of any proceedings taken in respect of this Lease shall be at Nanaimo, British Columbia, so long as such venue is permitted by law, and the Society shall consent to any applications by the Regional District to change the venue of any proceedings taken elsewhere to Nanaimo, British Columbia.

16.00 CONSTRUED COVENANT, SEVERABILITY

16.01 All of the provisions of this Lease are to be construed as covenants and agreements. Should any provision of this Lease be or become illegal, invalid or not enforceable, it shall be considered separate and severable from this Lease and the remaining provisions shall remain in force and be binding upon the parties hereto and be enforceable to the fullest extent of the law.

17.00 TIME

17.01 Time shall be of the essence hereof.

18.00 NOTICE

18.01 All payment from the Society to the Regional District shall be sent to the Regional District at the following address:

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6N2

and all payments from the Regional District to the Society shall be sent to the Society at the following address:

Nanoose Bay Activities & Recreation Society
2925 Northwest Bay Road
Nanoose Bay, BC
V9P 9E6

or such other places as the Regional District and the Society may designate from time to time in writing to each other.

18.02 Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid, registered or certified mail and, if so mailed, shall be deemed to have been given three (3) days following the date upon which it was mailed.

18.03 Any notice or service required to be given or effected under any statutory provision or rules of court from time to time in effect in the Province of British Columbia shall be sufficiently given or served if mailed or delivered at the addresses as aforesaid.

18.04 Any party hereto may at any time give notice in writing to any other of any change of address of the party giving such notice and from and after the second day after the giving of such notice, the address herein specified shall be deemed to be the address of such party for the giving of notices hereunder.

19.00 WAIVER

19.01 The failure of either party to insist upon strict performance of any covenant or condition contained in this Lease or to exercise any right or option hereunder shall not be construed as a waiver or relinquishment for the future of any such covenant, condition, right or option.

19.02 The acceptance by the Regional District of a part payment of any sum required to be paid hereunder shall not constitute waiver or release of the right of the Regional District to payment in full of such sum.

20.00 SUCCESSORS BOND

20.01 All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several respective heirs, executors, administrators, successors and assigns of the said parties. No rights, however, shall enure to the benefit of any assignee of the Society unless the assignment to such assignee has been first approved by the Regional District in accordance with Article 4.

IN WITNESS WHEREOF the parties hereto have executed this Lease on the day and year first above written.

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

_____)
Chairperson) (c/s
_____)
Manager, Administrative Services)

The Corporate Seal of **NANOOSE BAY ACTIVITIES AND RECREATION SOCIETY** was hereunto affixed in the presence of:

_____) (c/s

_____)

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA 'G' PARKS AND OPEN SPACE ADVISORY
REGULAR COMMITTEE MEETING
MONDAY, MARCH 19, 2012, 7:00PM
OCEANSIDE PLACE

Attendance: Joe Stanhope, Director, RDN Board
Brian Coath
Minnie Corbett
Jacqueline Thomson

Staff: Elaine McCulloch, Parks Planner

Regrets: Jacqueline Thomson

CALL TO ORDER

Director, J. Stanhope called the meeting to order at 7:15pm.

ELECTION OF SECRETARY

MOVED J. Thomson, SECONDED B. Coath that Minnie Corbett is elected as Secretary.

CARRIED

MINUTES

MOVED J. Thomson, SECONDED B. Coath, that the Minutes of the Electoral Area 'G' Parks and Open Space Advisory Committee meeting held October 17, 2012, be approved.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

MOVED J. Thompson, SECONDED B. Coath, that the following Correspondence be received:

J. Stanhope, Re: Parksville Community, Rathtrevor Provincial Park and Bridge Initiative.

CARRIED

REPORTS

Monthly Update of Community Parks and Regional Parks and Trails Projects

Ms. McCulloch presented a brief report on the Community Parks and Regional Parks and Trails Projects for October 2011 through to February 2012.

Electoral Area G Five Year Project Plan

Ms. McCulloch outlined this document for the committee noting the updates in scheduled projects.

Five Year Project Plan: 2011-2015

Ms. McCulloch reviewed the Five Year Project Plan and provided information as necessary.

MOVED B. Coath, SECONDED M. Corbett, that the reports be received

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

Subdivision Application PL2011-018 (864 Cavin Road)

Ms. McCulloch reported that there is an application in process now for rezoning on Yellowbrick Road and that something will be brought forward to this committee in the future regarding the project.

B. Coath reported that the wheelchair access at Admiral Tryon Boulevard is in poor condition and is in need of repair/maintenance. This is sundry item that is of a non-budgetary nature for staff maintenance.

MOVED B. Coath, SECONDED J. Thomson, that in consultation with staff, gravel will be purchased from the funds in the Community Credit Union account for repairs to the access at Admiral Tryon Boulevard.

CARRIED

ROUND TABLE

Ms. McCulloch reported that she attended a meeting with the City of Parksville concerning the redevelopment of Wembley Mall.

ADJOURNMENT

MOVED M. Corbett, SECONDED B. Coath, that the meeting be adjourned at 8:07pm.

Chair

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA 'H' PARKS AND OPEN SPACE ADVISORY
REGULAR COMMITTEE MEETING
WEDNESDAY, MARCH 28, 2012
10:00 AM

Attendance: Bill Veenhof, Chair, Director, RDN Board
Marguerite Little
Dagmar Seydel
Barry Ellis
Richard Leontowich
Val Weismiller
Nancy Robertson

Staff: Elaine McCulloch, Parks Planner

CALL TO ORDER

Chair Veenhof called the meeting to order at 10:03am.

MOVED B. Ellis, SECONDED V. Weismiller, that D. Seydel is nominated for Secretary.
CARRIED

MINUTES

MOVED B. Ellis, SECONDED V. Weismiller, that the minutes from the August 25, 2011 meeting be approved.
CARRIED

COMMUNICATIONS/CORRESPONDENCE

MOVED V. Weismiller, Seconded M. Little to receive the following:
M. Procter, Re: Thank You Term on Commission.

CARRIED

REPORTS

Community Parks and Regional Parks and Trails Projects May–August 2011.

Ms. McCulloch reviewed the Community and Regional Parks and Trail projects for May-August 2011.

Community Parks and Regional Parks and Trails Projects September 2011.

Ms. McCulloch reviewed the Community and Regional Parks and Trail projects for September 2011.

Community Parks and Regional Parks and Trails Projects October 2011.

Ms. McCulloch reviewed the Community and Regional Parks and Trail projects for October 2011.

Community Parks and Regional Parks and Trails Projects November 2011.

Ms. McCulloch reviewed the Community and Regional Parks and Trail projects for November 2011.

Community Parks and Regional Parks and Trails Projects December 2011 – January 2012.

Ms. McCulloch reviewed the Community and Regional Parks and Trail projects for December 2011-January 2012.

Community Parks and Regional Parks and Trails Projects February 2012.

Ms. McCulloch reviewed the Community and Regional Parks and Trail projects for February 2012.

Zoning Amendment Application – 2900 Leon Road (Dias).

Ms. McCulloch gave a verbal update on the Deas Road rezoning application. Parkland dedication is not required but the developer is offering a \$20,000 amenity contribution which will stay in the immediate community. These funds may be used in the future upgrades to Dunsmuir Community Park.

Henry Morgan Community Park – Community Recreation Grant Update

Funding for the Phase 1 park development will come from a Provincial Community Recreation Grant (\$85,000) and from Area H Community Park reserves (\$75,000). When the subdivision adjacent to the park is constructed, the developer is required to construct Esray road as an emergency access road therefore, the proposed park parking lot for the park on Esray road is temporary. Future park parking will likely be accommodated along the new internal subdivision road along the east park boundary.

Henry Morgan Park will be the first natural playground in RDN and will be built to meet accessibility standards. Construction is to begin in late summer. The plans cannot be changed much as it is grant specific. Additional trail connections to Esray Road will be constructed as part of a future phase. Trail along Esray Road to provide linkage to the village center will be considered as part of the first phase if additional funds can be found in the 2012 budget. Director Veenhof may submit an article in the Beacon about the park.

Proposed Cash-in-lieu of Park Dedication in Conjunction with Proposed Subdivision 6620 Island Highway West and adjacent property to the north

The Committee was in favour of taking cash in lieu as opposed to park land dedication although it was discussed that we need a plan of what we want when we take cash in lieu.

The Committee would like to encourage RDN staff to define future park space in area 'H'

Moved B. Veenoff, SECONDED V. Weismiller take cash in lieu on plan 6620 as opposed to park land dedication.

CARRIED

Five Year Project Plan 2012-2013

Tabled to next meeting

Detailed Project Plan 2012

Tabled to next meeting

MOVED , V. Weismiller, SECONDED N. Robertson, that the reports be received.

CARRIED

NEW BUSINESS

Lions Club Highway Sign Kiosk

The Lions Club is working with MoTI to install a sign kiosk at the intersection of Highway 19A and Lions Way. Director Veenhof will inquire if the RDN will pay for the regional trail sign. Mr. Leontowich will contact Ms. McCulloch to provide sign specifications.

BEACH ACCESS

The committee would like to do some beach access planning as a group in the future to discuss potential sites, costs and maintenance. Ms. McCulloch is to provide the Committee with copies of the Beach Access inventory binder at the next meeting.

ADJOURNMENT

MOVED N.Robertson, SECONDED D.Seydel, that the meeting be adjourned.

CARRIED

Chair

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE
MEETING HELD ON FRIDAY, JUNE 22, 2012 AT 2:00 PM
IN THE RDN COMMITTEE ROOM

Present:

Director D. Johnstone	Chairperson
Director J. Fell	Electoral Area F
C. Evans	Representative (South)
A. Benson	Representative (South)
C. Springford	Representative (North)
A. Brown	Representative (North)
K. Reid	Representative (North)
R. Wahlgren	Representative (North)

Also in Attendance:

W. Haddow	BC Ministry of Agriculture
S. Kass	Vancouver Island Exhibition
K. Streeter	Vancouver Island Exhibition
B. Veenhof	Director, Electoral Area H
P. Thorkelsson	General Manager of Strategic and Community Development
J. Holm	Manager, Current Planning
L. Rowett	Senior Planner
N. Hewitt	Recording Secretary

Regrets:

Director B. Dempsey	District of Lantzville
J. McLeod	Representative (South)

CALL TO ORDER

The meeting was called to order at 2:08 pm by the Chair.

DELEGATE

Karen Streeter, Vice President and Stephen Kass, Treasurer, Vancouver Island Exhibition, re Verbal Update on Plans for Future Use of the VIEX Agricultural Buildings.

Mr. Kass provided a brief overview of the goals and objectives of the VIEX and updated the committee on potential uses for the proposed VIEX Agricultural Buildings.

MINUTES

MOVED J. Fell, SECONDED C. Springford, that the minutes of the Agricultural Advisory Committee meeting held on April 27, 2012 be adopted.

CARRIED

REPORTS

Agricultural Land Use Inventory / Water Demand Model Project.

MOVED J. Fell, SECONDED C. Springford, that the presentation be received.

CARRIED

Survey Results for Agricultural Area Plan and Media Coverage.

MOVED C. Springford, SECONDED J. Fell, that the presentation be received.

CARRIED

Draft Agricultural Area Plan and Summary of Revisions.

The Committee received the Draft Agricultural Area Plan dated June 15th, 2012 and a summary of revisions since May 1st, 2012 draft. The Committee considered further revisions to the plan based on survey feedback.

MOVED C. Springford, SECONDED J. Fell, that Vision Statement be revised to:

“Agriculture and aquaculture in the region will be valued and farmland will be protected from development. Residents will recognize agriculture and aquaculture as important industries and will respect the role of food producers within both rural and urban settings. Farms will be affordable and profitable and apprenticeships and other training programs will be locally available so that younger generations will be able to join a thriving industry. Alternative land tenure arrangements for housing family and workers on farmland will be common practice. More collaboration will occur between stakeholders and communities to promote shared resources and develop value-added products. Sustainable farming techniques will be elevated and supported. All levels of government will provide expertise and support for agriculture and aquaculture through: the provision of extension services and information; proactive planning for infrastructure, emergency management, and climate change; and the creation of bylaws and streamlined regulations that support agriculture and aquaculture”.

CARRIED

MOVED A. Brown, SECONDED K. Reid, that the following statement be included in the Introduction:

The Agricultural Area Plan supports both agriculture and aquaculture (as defined in the Plan) and recognizes that there are potential sources of conflict between the activities of these industries, in particular the issues of water use and the potential effects of runoff

from agricultural and urban land uses into aquaculture sites. The recommendations and actions outlined in the AAP endeavour to address these potential conflicts in a proactive manner in support of both agriculture and aquaculture and to encourage better communication between the two industries. For example, refer to actions 1.3G, 2.2F, 2.5D, 4.1B, 4.1F, 4.2B, and 7.1D.

CARRIED

MOVED J. Fell, SECONDED C. Evans, that the following statement be incorporated into Section 1.0 – Introduction:

The relationship between food production to food consumption provides us with a theoretical estimate the local food capacity of a region. However, it can be challenging to obtain accurate numbers regarding current levels of local food consumption vs. production vs. capacity. Furthermore, the types of crops being grown change rapidly according to market conditions. Most regions do not contain enough nutritional variety to form a complete diet (Morrison, 2011). Some studies have been completed to perform statistical analysis to compare food capacity between Local Health Areas (which make up the Regional Health Authorities) in BC (Morrison, 2011; Morrison, Nelson, and Ostry, 2011). Results from these studies suggest that food capacity on Vancouver Island is more limited than that of the Northern and Peace Region, the Okanagan, and the east Fraser Valley.

CARRIED

MOVED R. Wahlgren, SECONDED C. Springford, that the following paragraphs be inserted into Section 5.1 after paragraph 2 to explain the purpose and history of the ALR:

Up to the 1970s nearly 6,000 hectares of prime agricultural land were lost each year to urban and other uses. The Provincial government responded by introducing BC's Land Commission Act on April 18, 1973. The Land Commission, appointed by the Provincial government, established a special land use zone called the "Agricultural Land Reserve". The Act required that the ALR be technically based on biophysical characteristics as outlined by the Canada Land Inventory mapping system. These preliminary technical maps were prepared by the provincial Ministry of Agriculture.

In BC, most soils were mapped for agricultural capability ratings in the 1980s, and these maps remain in use throughout the province. Throughout the 1980s, significant funding was allocated to develop a more detailed set agricultural capability maps to assist with fine-tuning the ALR boundaries in cooperation with municipal and regional district planning efforts (Smith, 2007). Sixty percent of all land excluded from the ALR was approved in the first 10 years (1973-1983) a time of "sorting out" in which the Commission undertook an ALR enhanced fine tuning program and partnered with several local governments in ALR reviews (Smith, 2007).

Reference:

Smith, B. E. 2007. "A Work in Progress—The BC Farmland Preservation Program," in *Farmland Preservation Land for Future Generations*, eds. W. Caldwell, S. Hilts, and B. Wilton (Guelph: Centre for Land and Water Stewardship).

CARRIED

MOVED J. Fell, SECONDED C. Evans, that the following paragraphs be inserted at the end of Section 1.0 - Introduction highlighting the effort of private enterprise in ensuring the viability of local agriculture and aquaculture:

While the RDN is spearheading the creation of the AAP, the implementation will require the collaboration of a host of individuals and organizations. These include farmers institutes, commodity groups, private industry, community food action groups, environmental NGOs, academic institutes, and provincial and federal government agencies. Therefore, the RDN itself is not solely responsible for the outcomes of the AAP. Many of the recommended actions identify the RDN in a supportive role rather than a lead role, and several actions don't involve the RDN at all. In order for the AAP to be successful it will require leadership and action from all of those involved in the local food system.

CARRIED

MOVED J. Fell, SECONDED A. Brown, that Recommendation 5.3B be amended from "medium" to "high" priority and to state:

Investigate opportunities to connect regional composting and zero waste initiatives with the current nutrient cycling (composting) needs of farmers and aquaculture operators so that excess waste can be made available to those in need of extra nutrients. Identify any regulatory impediments that may exist in achieving this goal.

CARRIED

MOVED J. Fell, SECONDED R. Wahlgren, that Key Players will be added as required and as appropriate. Additional funding agencies will be considered in the context of the recommended actions and will be added to Section 9.2) Funding Resources sections of the AAP.

CARRIED

MOVED R. Wahlgren, SECONDED C. Springford, that the Agricultural Advisory Plan be deemed as a "Living Document".

CARRIED

MOVED K. Reid, SECONDED R. Wahlgren, that the Draft Agricultural Area Plan dated June 15, 2012, as amended be received and forwarded to the Regional Board upon completion of the final revisions with a recommendation that the Board adopt the Plan.

CARRIED

ADJOURNMENT

MOVED J. Fell, SECONDED K. Reid, that this meeting be adjourned.

CARRIED

Time: 4:01 pm

CHAIRPERSON