

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, JUNE 23, 2015
7:00 PM**

(RDN Board Chambers)

A G E N D A

PAGES

- 1. CALL TO ORDER**
- 2. DELEGATIONS**
- 3. BOARD MINUTES**
- 15-25 Minutes of the Regular Board meeting held Tuesday, May 26, 2015 (All Directors – One Vote).
- 4. BUSINESS ARISING FROM THE MINUTES**
- 5. COMMUNICATIONS/CORRESPONDENCE**

(All Directors – One Vote)
- 26 **Catherine Mackay, Island Health**, re RDN Request for Increase in Supported Housing Funding.
- 27 **Michael Smith**, re E & N Rail.
- 28-29 **Brad Scott, Greyhound Canada**, re Application for elimination of bus routes.
- 30-31 **Dylan Green, Tofino Bus Services Inc.**, re Application for new inter-city bus licence.
- 6. UNFINISHED BUSINESS**
- 7. STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS**

7.1 ELECTORAL AREA PLANNING STANDING COMMITTEE

32-35 Minutes of the Electoral Area Planning Committee meeting held Tuesday, June 9, 2015 (For Information) (All Directors – One Vote).

DEVELOPMENT VARIANCE PERMIT APPLICATION

Development Variance Permit Application No. PL2014-119 – 3560 Allsop Road, Electoral Area ‘C’.

Delegations wishing to speak to Development Variance Permit Application No. PL2014-119 – 3560 Allsop Road, Electoral Area ‘C’ (Electoral Area Directors, except EA ‘B’ – One Vote).

That Development Variance Permit No. PL2014-119 be approved to reduce the required lot line setback of 8.0 metres to 6.9 metres for an existing rabbit hutch, to 7.4 metres for an existing pump house, to 3.1 metres for an existing garden shed, to 0.0 metres for an existing train trestle, to 5.5 metres for an existing block retaining wall and to 2.7 metres for an existing wood retaining wall subject to the conditions outlined in Attachments 2 to 4.

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2015-061 – 646268 BC Ltd. – Harold and Balsam Road, Electoral Area ‘A’ (Electoral Area Directors, except EA ‘B’ – One Vote).

Delegations wishing to speak to Development Permit with Variance Application No. PL2015-061 – 646268 BC Ltd. – Harold and Balsam Road, Electoral Area ‘A’.

That Development Permit with Variance No. PL2015-061 to permit the construction of an industrial building be approved subject to the conditions outlined in Attachments 2 to 6.

Development Permit with Variance Application No. PL2015-058 – 2930 Trans Canada Highway, Electoral Area ‘A’ (Electoral Area Directors, except EA ‘B’ – One Vote).

Delegations wishing to speak to Development Permit with Variance Application No. PL2015-058 – 2930 Trans Canada Highway, Electoral Area ‘A’.

That Development Permit with Variance Application No. PL2015-058 to permit redevelopment of the Cassidy Country Kitchen Restaurant be approved subject to the conditions outlined in Attachments 2 to 5.

OTHER

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2015-019 – 2610 Harold Road, Electoral Area ‘E’ (Electoral Area Directors, except EA ‘B’ – One Vote).

That the request to relax the minimum 10% perimeter frontage requirements for proposed Lots 1 and 3 in relation to Subdivision Application No. PL2015-019 be approved.

36-37 Minutes of the Special Electoral Area Planning Committee meeting held Tuesday, June 9, 2015 (For Information) (All Directors – One Vote).

REPORTS

Bylaw and Policy Updates Project – Draft Agricultural Zoning and OCP Amendments (Electoral Area Directors, except EA ‘B’ – One Vote).

That staff proceed with the community engagement plan on the draft zoning and Official Community Plan amendments identified in Attachments 1 and 2 of the staff report with the following updates:

- 1. Proposed Definitions: Add a reference to the Agricultural Land Reserve, Use, Subdivision and Procedure Regulation within the definition of “production of Biological Integrated Pest Management Products”.*
- 2. Specify a 0.0 m setback for outdoor riding rings.*
- 3. Amend materials to allow transparent vertical additions to a solid fence.*
- 4. Add ‘or a temporary use area’ to the end of the definition of Confined Livestock Area.*
- 5. Change the provision in Bylaw 1285 in the A-1 Zone to allow 1 dwelling unit per ha to a maximum of 2 per lot.*
- 6. Where definitions or setbacks are proposed reference applicable legislation or guideline.*
- 7. Remove ‘and outdoor’ from 1) vii – agricultural building setbacks.*
- 8. Change the definition of agriculture to prohibit mushroom farm (intensive agriculture generally) on all non-ALR land.*
- 9. Amend the proposed consultation plan schedule to change the consultation period from July to November and ensure consultation is at times to accommodate farmers.*

Minutes of the Special Electoral Area Planning Committee meeting held Tuesday, June 23, 2015 (For Information) (All Directors – One Vote) – *Minutes to be distributed.*

REPORTS

38-129 **Proposed Telecommunication Antenna System Application No. PL2013-086 – 891 Drew Road, Electoral Area ‘G’** *Note: Attachment 4, “Public Submissions and Applicant’s Response”, is provided as a separate enclosure.*

7.2 COMMITTEE OF THE WHOLE STANDING COMMITTEE

130-139 Minutes of the Committee of the Whole meeting held Tuesday, June 9, 2015 (For Information) (All Directors – One Vote).

COMMUNICATIONS/CORRESPONDENCE

(All Directors – One Vote)

Christy Clark, BC Premier, re Meetings at 2015 UBCM Convention.

That the correspondence received from Christy Clark, BC Premier, regarding meetings at the 2015 Union of BC Municipalities Convention be received.

Sav Dhaliwal, UBCM President, re 2014 Resolutions.

That the correspondence received from Sav Dhaliwal, Union of BC Municipalities President, regarding 2014 Resolutions be received.

Kelly Olsen, re Proposed Cell Tower at 1421 Sunrise Drive, Electoral Area ‘G’.

That the correspondence received from Kelly Olsen, regarding the proposed cell tower at 1421 Sunrise Drive, Electoral Area ‘G’ be received.

Rollie Koop, School District 69, re Three Lots (20, 21 and 22) – Former Errington Elementary School Site on Grafton Avenue.

That the correspondence received from Rollie Koop, School District 69, regarding three lots (20, 21, and 22) – former Errington Elementary School site on Grafton Avenue be received.

REGIONAL AND COMMUNITY UTILITIES

Engineering Services – Bowser Village Centre Wastewater Service: Collection, Treatment, and Disposal Project (All Directors – Weighted Vote).

That the Board award the engineering for detailed design services for the Bowser Village Centre Wastewater Service: Collection, Treatment and Disposal Project to Stantec Consulting Ltd. for \$299,561.

Water System Transfer Agreement Amendments – Maz-Can Investments Ltd. – Lot 3, District Lot 67, Nanoose District, Plan 29941 (All Directors – Weighted Vote).

That the Board authorize amendments to the Water System Transfer Agreement with Maz-Can Investments Ltd. for Lot 3, District Lot 67, Nanoose District, Plan 29941.

FINANCE

140-141

Report on the Use of Development Cost Charges in 2014 and to Authorize the Expenditure of Development Cost Charge Funds in 2015 – Bylaws 1727 and 1728.

(All Directors – One Vote)

1. *That the report on Development Cost Charges used in 2014 provided under Section 937.01 of the Local Government Act be received for information.*

(All Directors – One Vote / 2/3)

2. *That "Nanoose Bay Bulk Water Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1727, 2015" be introduced and read three times.*
3. *That "Nanoose Bay Bulk Water Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1727, 2015" be adopted.*

(Nanaimo, Lantzville, EA 'C' – Weighted Vote / 2/3)

4. *That "Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1728, 2015" be introduced and read three times.*
5. *That "Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1728, 2015" be adopted.*

Operating Results for the Period ending March 31, 2015 (All Directors – One Vote).

That the summary report of financial results from operations to March 31, 2015 be received for information.

2014 Annual Financial Report (Audited Financial Statements), Board and Committee Member Remuneration / Expenses and Statement of Financial Information (All Directors – One Vote).

That the 2014 Annual Financial Report, Statement of Board and Committee Members Expenses and Remuneration and the Statement of Financial Information be received and approved as presented.

RDN Support Structure for Fire Service Areas (Electoral Area Directors, except EA 'B' – Weighted Vote).

1. *That staff be directed to engage a consultant with Playbook and rural fire service experience to work directly with fire departments to review the Regional District of Nanaimo's support structure for fire services; to develop a process to ensure compliance with the Structure Firefighters Competency and Training Playbook and to provide recommendations to the Regional District of Nanaimo Board to meet its statutory requirements for the effective delivery of fire services in the Regional District.*
2. *That staff be directed to fund the work of the fire services consultant from the Electoral Areas Feasibility Reserve and from the Provincial Basic Grant up to \$52,000 in 2015 with additional funding to be provided through the 2016 -2020 Financial Plan process.*

TRANSPORTATION AND SOLID WASTE

TRANSIT

Route 15A VIU Connector (Jingle Pot) Service Review (All Directors, except EAs 'B' and 'F' – Weighted Vote).

That this item be referred back to the Transit Select Committee.

ADVISORY AND SELECT COMMITTEE, AND COMMISSION

Electoral Area 'F' Parks and Open Space Advisory Committee (All Directors – One Vote).

That the minutes of the Electoral Area 'F' Parks and Open Space Advisory Committee meeting held Wednesday, March 11, 2015, be received for information.

Grants-in-Aid Advisory Committee (All Directors – One Vote).

That the minutes of the Grants-in-Aid Advisory Committee meeting held Wednesday, May 20, 2015, be received for information.

District 68 (EAs 'A', 'B', 'C' – Weighted Vote).

1. *That Grant-in-Aid funds for District 68 be awarded as follows:*

Organization

Gabriola Arts Council – 7th Annual Gabriola Theatre Festival lighting rental	\$900.00
People for a Healthy Community on Gabriola Society – Transportation assistance	\$800.00
Gabriola Land & Trails Trust – Purchase of bobcat loader and trailer	\$0.00
Gabriola Softball Association – Towards the purchase of a fiber base for a playground at Rollo McClay Park	\$1,250.00
Scouts Canada 1st Gabriola Scouts Group – Planning library books for Beavers and Cubs	\$741.30
Tozan Cultural Society – Construction of wood-fired kiln, repairs to firing chamber of the Tozan kiln, and building an extension on the kiln shed	\$0.00
Total	\$3,691.30

2. *That the remaining District 68 funds in the amount of \$1417.03 be carried forward to the 2015 Fall Grants-in-Aid budget.*

District 69 (Parksville, Qualicum Beach, EAs 'E', 'F', 'G', 'H' – Weighted Vote).

1. *That Grant-in-Aid funds for District 69 be awarded as follows:*

Organization

Communities to Protect Our Coast – Subsidy for 10 tables for exhibitors at Flourishing in a Green Economy Tradeshow	\$0.00
Corcan-Meadowood Residents Association – Purchase of two sets of two Motorola waterproof GMRS 56 km radios	\$313.57
Errington Preschool Parents Society – Purchase of children's songbooks, small percussion instruments, nutritional guides for early childhood, and books for the yearly workshop	\$845.00
Lighthouse Community Centre Society – Highway sign production	\$2999.11
Oceanside Building Learning Together Society – Motion lights and security cameras for Storybook Village	\$1724.00
Qualicum Bay Lions Club – Roof repairs	\$5,000.00
Total	\$10,881.68

2. *That the remaining District 69 funds in the amount of \$2,071.19, be carried forward to the 2015 Fall Grants-in-Aid budget.*

Transit Select Committee (All Directors – One Vote).

That the minutes of the Transit Select Committee meeting held Thursday, May 21, 2015, be received for information.

2015-2016 Conventional and Custom Annual Operating Agreement – Regional District of Nanaimo / BC Transit (All Directors – Weighted Vote).

That the 2015-2016 Conventional and Custom Annual Operating Agreement (AOA) with BC Transit be approved.

District 69 Recreation Commission (All Directors – One Vote).

That the minutes of the District 69 Recreation Commission meeting held Thursday, May 21, 2015, be received for information.

Grant Approvals (Parksville, Qualicum Beach, EAs 'E', 'F', 'G', 'H' – Weighted Vote).

1. *That the following District 69 Youth Recreation Grant applications be approved:*

Youth Organization

Arrowsmith Community Recreation Association - Youth sports program	\$1,500.00
Bard to Broadway - Performing Arts Education Series	\$2,225.00
Bard to Broadway - Summer Youth Theatre Workshop	\$955.00
Kwalikum Secondary School - Dry Grad	\$1,200.00
District 69 Family Resource Association - Youth drop-in swim passes	\$1,673.00
District 69 Family Resource Association - 4-days summer camp activity	\$422.00
Parksville and District Rock and Gem Club - Equipment	\$1,500.00
Ravensong Breakers Aquatic Club- Equipment	\$2,500.00
Oceanside BMX - Starting gate repairs	\$2,500.00
Total	\$14,495.00

2. *That the following District 69 Community Recreation Grant applications be approved:*

Community Organization

Bow Horne Bay Community Club - Fall Fair children's activity	\$2,500.00
Errington Cooperative Preschool - Equipment	\$2,500.00
Family Resource Association - Special Needs Family Retreat	\$1,500.00
Oceanside Building Learning Together Society - Equipment, supplies for expansion	\$1,500.00
Oceanside Community Arts Council - Program supplies	\$2,000.00
Parksville Curling Club - Light tube replacement	\$2,200.00
Qualicum and District Curling Club - Ice scraper replacement	\$2,500.00
Vancouver Island Opera – facility rental; print costs	\$2,000.00
Total	\$16,700.00

Rubberized Track Surface at Ballenas Secondary School (Parksville, Qualicum Beach, EAs 'E', 'F', 'G', 'H' – Weighted Vote).

That as part of the 2016 District 69 Recreation Services Master Plan development, a needs assessment for an outdoor multi-sport complex be conducted prior to further development of a track complex.

Business Arising From Delegations or Communications (Parksville, Qualicum Beach, EAs 'E', 'F', 'G', 'H' – Weighted Vote).

That in 2015, staff explore partnerships with the Town of Qualicum Beach, City of Parksville, School District 69, local sports associations, community service organizations and businesses to determine the interest level in funding and operating an outdoor multi-sports complex in District 69.

EXTERNAL BOARDS

Arrowsmith Water Service Management Board (All Directors – One Vote).

That the minutes of the Arrowsmith Water Service Management Board meeting held Thursday, May 7, 2015, be received for information.

Arrowsmith Water Service 2015-2019 Financial Plan (Parksville, Qualicum Beach, Electoral Areas 'E', 'G' – Weighted Vote).

That the Arrowsmith Water Service 2015-2019 Financial plan be adopted.

Englishman River Water Service Management Board (All Directors – One Vote).

That the minutes of the Englishman River Water Service Management Board meeting held Thursday, May 7, 2015, be received for information.

Englishman River Water Service 2015-2019 Financial Plan (Parksville, Electoral Areas 'E', 'G' – Weighted Vote).

That the Englishman River Water Service 2015-2019 Financial Plan be adopted.

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Provision of Coordination and Development Services for the Oceanside Health and Wellness Network (All Directors – One Vote).

That the Board request staff to meet with the Oceanside Health and Wellness Network and Island Health to explore becoming the host for the contracting of a coordinator position.

NEW BUSINESS

Island Corridor Foundation (All Directors – One Vote).

That the Island Corridor Foundation be requested to provide to the Regional District of Nanaimo, the text of the pending agreement between the Island Corridor Foundation and Southern Railway of Vancouver Island so that the Regional District of Nanaimo may ensure that there are no unacceptable entanglements, conditions, commitments or liabilities that might descend to the Regional District of Nanaimo should the member-owners of the Island Corridor Foundation decide to change the structure, status or mission of the Island Corridor Foundation.

Electoral Area 'B' Transit Service (All Directors – One Vote).

That the Board direct staff to investigate options for transit service (outside of the Regional District of Nanaimo's and BC Transit's Annual Operating Agreement) to be implemented in Electoral Area 'B'.

8. SCHEDULED STANDING, ADVISORY, AND SELECT COMMITTEES

Regional Parks and Trails Select Committee

142-144 Minutes of the Regional Parks and Trails Select Committee meeting held Tuesday, June 16, 2015 (For Information) (All Directors – One Vote).

145-156 **Morden Colliery Historic Provincial Park Land Tenure Review** (All Directors – Weighted Vote).

1. *That the Morden Colliery Historic Provincial Park Land Tenure Review report be received for information and that no additional resources be provided to the restoration project at this time.*
2. *That staff provide the Friends of Morden Mine information from the Morden Colliery Historic Provincial Park Land Tenure Review report.*

157-173 **Regional Park Dedication Bylaw 1726** (All Directors – One Vote /2/3).

1. *That the "Regional District Parkland Dedication Bylaw 1726, 2015" be introduced and read three times.*
2. *That the "Regional District Parkland Dedication Bylaw 1726, 2015" be adopted.*

174-188 **Mount Benson Regional Park Management Plan – Five Year Review** (All Directors – Weighted Vote).

That the Five Year Review for the Mount Benson Regional Park Management Plan be received and that any revisions to the Management Plan policies and significant actions be approved.

189-196 **E&N Rail Trail Costing and Phasing Options** (All Directors – Weighted Vote).

1. *That the Regional District proceed to tender for the E&N Rail Trail Project for the Coombs to Church Rd section, with a tender upgrade option for the construction of the Church Rd to Springwood Park trailhead section, should sufficient Community Works Funds and Regional Parks Capital Funds be available.*
2. *That construction of the section of E&N Rail Trail from Springwood Park to Lowry's Rd, along the Victoria Line, be completed in a later phase once additional funding is secured.*

197-263 **Fairwinds Regional Park Management Plan** (All Directors – Weighted Vote).

1. *That the Regional District Park Management Plan for the Fairwinds Lakes District be approved in principal.*
2. *That the name 'Qwiyulass Regional Park' be approved for the future Regional Park within the Fairwinds Lake District.*

Executive Committee

264-265 Minutes of the Executive Committee meeting held Tuesday, June 16, 2015 (For Information) (All Directors – One Vote).

Vancouver Island University Re: Graffiti Incidents in Nanaimo (All Directors – One Vote).

That the Regional District of Nanaimo participate as a community partner with Vancouver Island University in their statement in response to the recent graffiti incidents in Nanaimo.

9. REPORTS

266-272 **Zoning Amendment Application No. PL2015-021 – 2790/2800 Benson View Road, Electoral Area 'C' – Amendment Bylaw 500.399 – Third Reading** (Electoral Area Directors, except EA 'B' – One Vote).

273-275 **Acquisition of Landfill Compactor** (All Directors – Weighted Vote).

10. ADDENDUM

11. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

12. NEW BUSINESS

First Nations Art Installation Project (All Directors – One Vote).

At the June 9, 2015 Committee of the Whole meeting, Director Houle advised that he would be bringing the following motions to the June 23, 2015, Board agenda:

That staff be directed to investigate the opportunity for the development of a collaborative art installation project at the Regional District of Nanaimo involving Vancouver Island University, Snuneymuxw First Nation, Snaw-Naw-as First Nation and Qualicum First Nation to commemorate the 150th Birthday of Canada, the 50th Birthday of the Regional District of Nanaimo and the important relationship between the Regional District of Nanaimo, Vancouver Island University and the First Nations of this Region and;

That the Regional District of Nanaimo Board support an application under the Canada 150 Fund for matching Federal funds to the \$30,000 allocated by the Board in the 2016 Regional District of Nanaimo Budget for the First Nations Art Installation Project for this initiative.

13. IN CAMERA

That pursuant to Sections 90(1) (a), (e), (g), (i), and (k) of the Community Charter the Board proceed to an In Camera Meeting for discussions related to Board appointments, land acquisition, litigation, solicitor-client privilege, and the proposed provision of municipal services.

14. ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE REGULAR BOARD MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, MAY 26, 2015 AT 7:00 PM IN THE
RDN BOARD CHAMBERS

In Attendance:

Director J. Stanhope	Chairperson
Director C. Haime	Deputy Chairperson
Director A. McPherson	Electoral Area A
Director H. Houle	Electoral Area B
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director B. Veenhof	Electoral Area H
Director B. McKay	City of Nanaimo
Director B. Bestwick	City of Nanaimo
Director J. Hong	City of Nanaimo
Director J. Kipp	City of Nanaimo
Director W. Pratt	City of Nanaimo
Director I. Thorpe	City of Nanaimo
Director B. Yoachim	City of Nanaimo
Director M. Lefebvre	City of Parksville
Director T. Westbroek	Town of Qualicum Beach

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
T. Moore	A/Director of Finance
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
T. Osborne	Gen. Mgr. Recreation & Parks
D. Pearce	A/Gen. Mgr. Transportation & Solid Waste
J. Hill	Mgr. Administrative Services
C. Golding	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order and acknowledged the Coast Salish Nations whose traditional territory the meeting takes place.

DELEGATIONS

Chris Vrabel, City of Campbell River Fire Department, re North Island 9-1-1 Corporation.

Chris Vrabel provided a visual presentation along with a brief overview of the administration, duties and operation of the 911 Answering Service and Fire Dispatch Service for North Vancouver Island.

Ron Cantelon, Vancouver Island Economic Alliance, re Opportunity for RDN Membership in VIEA.

Ron Cantelon provided a brief overview of the Vancouver Island Economic Alliance and urged the Board to become a member.

BOARD MINUTES

Minutes of the Regular Board meeting held Tuesday, April 28, 2015.

- 15-379 MOVED Director Veenhof, SECONDED Director Lefebvre, that the minutes of the regular Board meeting held Tuesday, April 28, 2015, be adopted.

CARRIED

COMMUNICATION/CORRESPONDENCE

Honourable John Duncan, Member of Parliament, re Canada 150 Fund.

- 15-380 MOVED Director Haime, SECONDED Director Pratt, that the correspondence received from the Honourable John Duncan, Member of Parliament, regarding the Canada 150 Fund be received.

CARRIED

Todd Stone, Minister of Transportation and Infrastructure, re Godfrey Road.

- 15-381 MOVED Director Haime, SECONDED Director Pratt, that the correspondence received from the Honourable Todd Stone, Minister of Transportation and Infrastructure, regarding Godfrey Road be received.

CARRIED

Danyta Welch, UBCM, re 2015 Asset Management Planning Program – Grant Approval and Terms and Conditions.

- 15-382 MOVED Director Haime, SECONDED Director Pratt, that the correspondence received from Danyta Welch, Union of BC Municipalities, regarding the 2015 Asset Management Planning Program grant approval and terms and conditions be received.

CARRIED

Susan Boardman, re Development Permit with Variance Application No. PL2015-028 – 5509 Deep Bay Drive, Electoral Area 'H'.

- 15-383 MOVED Director Haime, SECONDED Director Pratt, that the correspondence received from Susan Boardman regarding Development Permit with Variance Application No. PL2015-028 – 5509 Deep Bay Drive, Electoral Area 'H', be received.

CARRIED

Government of Canada, re Canada 150 Community Infrastructure Program.

- 15-384 MOVED Director Haime, SECONDED Director Pratt, that the correspondence received from the Government of Canada regarding the Canada 150 Community Infrastructure Program be received.

CARRIED

Kim Burden, Parksville & District Chamber of Commerce, re Proposed Business Walk Job Creation Project.

- 15-385 MOVED Director Haime, SECONDED Director Pratt, that the correspondence received from Kim Burden, Parksville & District Chamber of Commerce, regarding the Proposed Business Walk Job Creation Project be received.

CARRIED

UNFINISHED BUSINESS

BYLAW ADOPTION

Nanoose Bay Peninsula Water Service Area Development Cost Charge Bylaw – Bylaw No. 1715.

- 15-386 MOVED Director Rogers, SECONDED Director Lefebvre, that “Nanoose Bay Peninsula Water Service Area Development Cost Charge Bylaw No. 1715, 2014” be adopted.

CARRIED

STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES & RECOMMENDATIONS

ELECTORAL AREA PLANNING STANDING COMMITTEE

Minutes of the Electoral Area Planning Committee meeting held Tuesday, May 12, 2015.

- 15-387 MOVED Director Veenhof, SECONDED Director Lefebvre, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, May 12, 2015, be received for information.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATION

Development Variance Permit Application No. PL2015-050 – Electoral Area ‘E’.

- 15-388 MOVED Director Rogers, SECONDED Director Veenhof, that Development Variance Permit Application No. PL2015-050 to increase the maximum permitted height for a dwelling unit be approved subject to the conditions outlined in Attachments 2 to 6.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATION

Development Permit with Variance Application No. PL2015-028 – 5509 Deep Bay Drive, Electoral Area ‘H’.

- 15-389 MOVED Director Veenhof, SECONDED Director Young, that Development Permit with Variance Application No. PL2015-028 to permit an addition and renovation to a dwelling unit on the subject property be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

ZONING AMENDMENT

Bylaw and Policy Updates Project – Draft Agricultural Zoning and OCP Amendments.

- 15-390 MOVED Director Fell, SECONDED Director McPherson, that the modifications to the bylaws be reviewed by Electoral Area Directors at a special meeting before they are brought forward for public consultation.

CARRIED

COMMITTEE OF THE WHOLE STANDING COMMITTEE

Minutes of the Committee of the Whole meeting held Tuesday, May 12, 2015.

- 15-391 MOVED Director Thorpe, SECONDED Director Veenhof, that the minutes of the Committee of the Whole meeting held Tuesday, May 12, 2015, be received for information.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Darren Hird, Rogers, re Update with Regard to Rogers Proposed Telecommunications Installation in Electoral Area 'C' (1957 Plecas Road).

- 15-392 MOVED Director McPherson, SECONDED Director McKay, that the correspondence received from Darren Hird, Rogers, regarding an update with regard to Rogers proposed telecommunications installation at 1957 Plecas Road, Electoral Area 'C', be received.

CARRIED

Lavonne Garnet, re Rogers Telecommunications Proposed Cell Tower.

- 15-393 MOVED Director McPherson, SECONDED Director McKay, that the correspondence received from Lavonne Garnet regarding the Rogers telecommunications proposed cell tower be received.

CARRIED

Todd Stone, Minister of Transportation and Infrastructure, re Transit Services.

- 15-394 MOVED Director McPherson, SECONDED Director McKay, that the correspondence received from the Honourable Todd Stone, Minister of Transportation and Infrastructure, regarding transit services be received.

CARRIED

Derek Sturko, Ministry of Agriculture, re Regulatory Amendments Affecting the Production of Medical Marijuana on Agriculture Land Reserve.

- 15-395 MOVED Director McPherson, SECONDED Director McKay, that the correspondence received from Derek Sturko, Ministry of Agriculture, regarding regulatory amendments affecting the production of medical marijuana on Agriculture Land Reserve be received.

CARRIED

FINANCE

2014 Financial Statements and Audit Findings Report.

- 15-396 MOVED Director Veenhof, SECONDED Director Westbroek, that the Audit Findings Report and the financial statements of the Regional District of Nanaimo for the year ended December 31, 2014, be received.

CARRIED

- 15-397 MOVED Director Veenhof, SECONDED Director Westbroek, that the consolidated financial statements of the Regional District of Nanaimo for the year ended December 31, 2014, be approved as presented.

CARRIED

UBCM/First Nations Tax Commission Report on First Nation Property Tax, Services, and Economic Development in British Columbia.

- 15-398 MOVED Director Houle, SECONDED Director Veenhof, that the report be received for information and that the suggestions included in the First Nation Property Tax, Services and Economic Development in British Columbia report released by the Union of BC Municipalities and the First Nations Tax Commission be supported in principle.

CARRIED

Automatic Response Agreement for Fire Services in District 68 Departments.

- 15-399 MOVED Director McPherson, SECONDED Director Young, that the Automatic Response Agreement between the North Cedar Improvement District, the Cranberry Fire Protection District and the Regional District of Nanaimo for coverage in the Cassidy-Waterloo, North Cedar Improvement District and Cranberry Fire Protection areas be approved, and that the Board Chair and Corporate Officer be authorized to sign the Automatic Response Agreement on behalf of the Regional District of Nanaimo.

CARRIED

CORPORATE SERVICES

ADMINISTRATION

Alternative Approval Process to Establish a Taxi Saver Service on Gabriola Island.

- 15-400 MOVED Director Houle, SECONDED Director Veenhof, that "Gabriola Island Taxi Saver Service Establishment Bylaw No. 1725, 2015" be introduced and read three times.

CARRIED

- 15-401 MOVED Director Houle, SECONDED Director Thorpe, that the Board establish 4:00 pm on Tuesday, September 8, 2015, as the deadline for receiving elector responses for the alternative approval process.

CARRIED

- 15-402 MOVED Director Houle, SECONDED Director Veenhof, that the Board approve the Elector Response Form as provided in Attachment 2.

CARRIED

- 15-403 MOVED Director Houle, SECONDED Director Thorpe, that the Board determine the total number of electors to which the approval process applies to be 3,361.

CARRIED

ADVISORY AND SELECT COMMITTEE, AND COMMISSION

East Wellington and Pleasant Valley Parks and Open Space Advisory Committee.

- 15-404 MOVED Director Young, SECONDED Director McPherson, that the minutes of the East Wellington and Pleasant Valley Parks and Open Space Advisory Committee meeting held Monday, March 30, 2015, be received for information.

CARRIED

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

15-405 MOVED Director McPherson, SECONDED Director Young, that the minutes of the Electoral Area ‘A’ Parks, Recreation, and Culture Commission meeting held Wednesday, April 15, 2015, be received for information.

CARRIED

Grant Approvals.

15-406 MOVED Director McPherson, SECONDED Director Young, that the following Electoral Area ‘A’ Recreation Grant-in-Aid Applications be approved:

Cedar Family of Community Schools	To purchase preschool equipment for a 5 week summer preschool camp at the Cedar Heritage Centre and for the preschool gymnastics program at Woodbank School. Items include 3 bikes and helmets and an Obstacle Course Kit.	\$678.00
1st Cedar Scouts	To purchase 15 pairs of snowshoes and 4 GPS equipment.	\$1500.00
Cedar 4-H Club	To purchase signage, copy paper, shavings (animal bedding), animal lease or purchase, animal feed, portable toilet, cell phone rental, rakes, forks, shovels, nails, paint, crayons, cleaners, hand washing supplies, buckets, and brooms.	\$1500.00

CARRIED

Emergency Management Select Committee.

Minutes of the Emergency Management Select Committee meeting held Wednesday, April 22, 2015.

15-407 MOVED Director Young, SECONDED Director Houle, that the minutes of the Emergency Management Select Committee meeting held Wednesday, April 22, 2015, be received for information.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Rogers Cell Tower, 1957 Plecas Road, Electoral Area ‘C’.

15-408 MOVED Director Young, SECONDED Director McPherson, that staff be directed to inform Industry Canada, the proponent, Rogers Communications Inc., and their agent, Altus Corporation of the telecommunication tower proposed at 1957 Plecas Road, Nanaimo, BC, in Electoral Area ‘C’, that the Regional District of Nanaimo Board of Directors provide a Notice of non-concurrence to locate a cell tower at 1957 Plecas Road, Nanaimo, Electoral Area ‘C’.

CARRIED

NEW BUSINESS

Volunteer Mileage Reimbursement Policy.

15-409 MOVED Director Veenhof, SECONDED Director Westbroek, that staff review the opportunity to include Emergency Social Services volunteers within the current policy that provides for the reimbursement of travel expenses for volunteers to Regional District of Nanaimo committees and bring the necessary policy changes forward, including financial implications, for consideration by the Board.

CARRIED

Director McKay left the meeting at 7:33 pm citing a possible conflict of interest with the next agenda item.

Island Corridor.

- 15-410 MOVED Director Fell, SECONDED Director Lefebvre, that the Board request the Minister of Transport to provide the Regional District of Nanaimo a copy of the reports of consultants on the effectiveness of the proposed provincial and federal government grants to the Island Corridor Foundation for E & N Railway repairs.

CARRIED

Director McKay returned to the meeting at 7:34 pm.

SCHEDULED STANDING, ADVISORY, AND SELECT COMMITTEES

Northern Community Economic Development Select Committee.

Minutes of the Northern Community Economic Development Select Committee meeting held Tuesday, May 12, 2015.

- 15-411 MOVED Director Lefebvre, SECONDED Director Westbroek, that the minutes of the Northern Community Economic Development Select Committee meeting held Tuesday, May 12, 2015, be received for information.

CARRIED

Northern Community Economic Development Program – Spring 2015 Proposals.

- 15-412 MOVED Director Westbroek, SECONDED Director Veenhof, that the Programming for Youth at Risk: BladeRunners – Construction Focus – Central Vancouver Island Job Opportunities Building Society be awarded full funding in the amount of \$10,000.

CARRIED

- 15-413 MOVED Director Westbroek, SECONDED Director Veenhof, that the Economic Impact of Summer Events – A Study – Qualicum Beach Chamber of Commerce be awarded full funding in the amount of \$6,371.51.

CARRIED

- 15-414 MOVED Director Westbroek, SECONDED Director Veenhof, that the Beehive Networking Event – Oceanside Women’s Business Network be awarded partial funding in the amount of \$2,000.

CARRIED

- 15-415 MOVED Director Westbroek, SECONDED Director Veenhof, that the Regional Business Walks – Parksville and District Chamber of Commerce be awarded partial funding in the amount of \$5,000, subject to partnership funding.

CARRIED

- 15-416 MOVED Director Westbroek, SECONDED Director Veenhof, that the Farmers Feed Families – Coombs Farmers’ Institute be awarded full funding in the amount of \$4,000.

CARRIED

- 15-417 MOVED Director Westbroek, SECONDED Director Veenhof, that the Qualicum Beach Airport Business Plan – Town of Qualicum Beach be awarded full funding in the amount of \$15,000.

CARRIED

REPORTS

Joyce Lockwood Community Park (Electoral Area B) Licence of Occupation Renewal.

- 15-418 MOVED Director Houle, SECONDED Director Young, that Licence of Occupation Agreement renewal with the Province of BC for Joyce Lockwood Community Park on Gabriola Island be approved.

CARRIED

RDN Asset Management Update.

- 15-419 MOVED Director Fell, SECONDED Director Lefebvre, that the Regional District of Nanaimo Asset Management Update report be received for information.

CARRIED

A Bylaw to Secure Long Term Debt for the Town of Qualicum Beach Fire Hall.

- 15-420 MOVED Director Westbroek, SECONDED Director Veenhof, that the Board consent to the borrowing of \$4,644,672 from the Municipal Finance Authority of British Columbia over a 10 year term for the purpose of funding the Town of Qualicum Beach's Fire Hall construction project.

CARRIED

- 15-421 MOVED Director Westbroek, SECONDED Director Thorpe, that "Regional District of Nanaimo Security Issuing (Town of Qualicum Beach) Bylaw No. 1729, 2015" be introduced and read three times.

CARRIED

- 15-422 MOVED Director Westbroek, SECONDED Director Veenhof, that "Regional District of Nanaimo Security Issuing (Town of Qualicum Beach) Bylaw No. 1729, 2015" be adopted.

CARRIED

OCP and Zoning Amendment Applications No. PL2014-095 & PL2014-098 – 2930 Trans Canada Highway, Electoral Area 'A' – Amendment Bylaws 1620.03 and 500.397 – Adoption.

- 15-423 MOVED Director McPherson, SECONDED Director Veenhof, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.03, 2015" be adopted.

CARRIED

- 15-424 MOVED Director McPherson, SECONDED Director Veenhof, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.397, 2015" be adopted.

CARRIED

Zoning Amendment Application No. PL2014-092 – Evergreen Way, Electoral Area 'F' – Amendment Bylaw 1285.24 – Adoption.

- 15-425 MOVED Director Fell, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.24, 2015" be adopted.

CARRIED

Zoning Amendment Application No. PL2014-087 – Horne Lake Road and Inland Island Highway, Electoral Area 'H' – Amendment Bylaw 500.398 – Third Reading.

- 15-426 MOVED Director Veenhof, SECONDED Director Young, that the report of the Public Hearing held on May 19, 2015, for "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.398, 2015" be received.

CARRIED

15-427 MOVED Director Veenhof, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.398, 2015" be read a third time.

CARRIED

15-428 MOVED Director Veenhof, SECONDED Director Rogers, that third reading of "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.398, 2015" be rescinded.

CARRIED

15-429 MOVED Director Veenhof, SECONDED Director Fell, that item 5 b) of the Conditions of Approval outlined on Attachment 2 be revised to read: \$5,000 towards improvements within Electoral area 'H' in the Horne Lake area prior to final approval of subdivision at the discretion of the Regional District of Nanaimo.

CARRIED

15-430 MOVED Director Veenhof, SECONDED Director Fell, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.398, 2015" be read a third time.

CARRIED

2016-2019 RDN Board Strategic Planning Process.

15-431 MOVED Director Veenhof, SECONDED Director Lefebvre, that the Board receive for information the results from the survey of Directors regarding the Board Strategic Plan and the Regional District of Nanaimo strategic planning process as included in the Appendices to the staff report.

CARRIED

15-432 MOVED Director Veenhof, SECONDED Director Westbroek, that the Chief Administrative Officer be directed to engage a professional facilitator to work with the Board in finalizing the strategic planning process for the 2016-2019 Board Strategic Plan, and to prepare the planning sessions for the Fall of 2015.

CARRIED

15-433 MOVED Director Veenhof, SECONDED Director Lefebvre, that strategic planning processes established by the Regional District of Nanaimo Board generally follow the process outlined in the staff report including the "dual stream" approach to strategic planning for the Electoral Areas and the Board.

CARRIED

15-434 MOVED Director Veenhof, SECONDED Director Lefebvre, that as part of the Executive Committee's review of, and amendments to, the Regional District of Nanaimo Board Procedure Bylaw a reconsideration of the structure of the Electoral Area Planning Committee, as outlined in the report and refined during the strategic planning process, be undertaken for adoption by the Board.

CARRIED

15-435 MOVED Director Veenhof, SECONDED Director Lefebvre, that following the completion of the 2016-2019 Board Strategic Plan, staff be directed to develop a Strategic Planning Process Policy for consideration and adoption by the Board.

CARRIED

Director McKay left the meeting at 8:11 pm citing a possible conflict of interest with the next agenda item.

Information Report on the Annual General Meeting of the Island Corridor Foundation.

- 15-436 MOVED Director Westbroek, SECONDED Director Veenhof, that the Chair's information report on the Annual General Meeting of the Island Corridor Foundation, and the attached reference documents from the Foundation, be received for information.

CARRIED

Director McKay returned to the meeting at 8:25 pm.

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Vancouver Island Economic Alliance.

- 15-437 MOVED Director Westbroek, SECONDED Director Veenhof, that the Regional District of Nanaimo become a member of the Vancouver Island Economic Alliance.

CARRIED

Canada 150 Community Infrastructure Program.

- 15-438 MOVED Director Houle, SECONDED Director Veenhof, that the Regional District of Nanaimo apply to the Canada 150 Community Infrastructure Program for park improvements and upgrades at Huxley Community Park and 50% of the project costs be funded from the Electoral Area 'B' Community Parks Budget in the amount of \$100,000.

CARRIED

NEW BUSINESS

Notice of Motion – Island Corridor Foundation.

Director Fell noted that the following motion will be brought forward for consideration at the June 9, 2015, Committee of the Whole Agenda:

That the Island Corridor Foundation be requested to provide to the Regional District of Nanaimo, the text of the pending agreement between the Island Corridor Foundation and Southern Railway of Vancouver Island so that the Regional District of Nanaimo may ensure that there are no unacceptable entanglements, conditions, commitments or liabilities that might descend to the Regional District of Nanaimo should the member-owners of the Island Corridor Foundation decide to change the structure, status or mission of the Island Corridor Foundation.

Notice of Motion – Management of Port Alberni Subdivision.

Director Fell noted that the following motion will be brought forward for consideration at the June 9, 2015, Committee of the Whole Agenda:

That the Regional District of Nanaimo notify the Alberni Pacific Railway and Island Corridor Foundation that Alberni Pacific Railway management of the corridor track within the Regional District of Nanaimo should be in accord with the community wishes and Official Community Plan of Electoral Area 'F' of the Regional District of Nanaimo. To this end the appointment by the Regional District of Nanaimo of representatives to participate in the management of the Port Alberni Subdivision would be an appropriate solution.

Notice of Motion – Electoral Area ‘B’ Transit Service.

Director Houle noted that the following motion will be brought forward for consideration at the June 9, 2015, Committee of the Whole Agenda:

That the Board direct staff to investigate options for transit service (outside of the Regional District of Nanaimo's and BC Transit's Annual Operating Agreement) to be implemented in Electoral Area ‘B’.

IN CAMERA

- 15-439 MOVED Director Lefebvre, SECONDED Director Westbroek, that pursuant to Sections 90(1) (a), (e), and (k) of the *Community Charter* the Board proceed to and In Camera Meeting for discussions related to Board appointments, the acquisition of land or improvements, and the proposed provision of municipal services.

CARRIED

TIME: 8:38 PM

RISE AND REPORT

North Cedar Improvement District – Gas Tax Funding – Capital Infrastructure Project Additional Reservoir Zone 1.

- 15-440 MOVED Director McPherson, SECONDED Director Young, that the correspondence received from Heather Sarchuk, North Cedar Improvement District, regarding Gas Tax funding for a capital infrastructure project for an additional reservoir for zone 1 be received.

CARRIED

Regional Solid Waste Advisory Committee.

- 15-441 MOVED Director McPherson, SECONDED Director Haime, that resignations from the Regional Solid Waste Advisory Committee by Jeremy Jones and Rod Mayo be received.

CARRIED

- 15-442 MOVED Director McKay, SECONDED Director Haime, that Derek Haarsma, Larissa Coser, Michael Tripp, and Stewart Young be appointed to the Regional Solid Waste Advisory Committee for terms ending upon completion of the Solid Waste Management Plan Review.

CARRIED

ADJOURNMENT

MOVED Director Lefebvre, SECONDED Director Westbroek, that this meeting be adjourned.

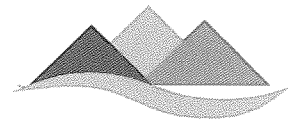
CARRIED

TIME: 9:08 PM

CHAIRPERSON

CORPORATE OFFICER

Excellent health and care, for everyone,
everywhere, every time.



island health

Ref # 16609

May 13, 2015

Joe Stanhope
Chairperson, Regional District of Nanaimo
6300 Hammond Bat Road
Nanaimo BC V9T 6N2

RDN CAO'S OFFICE			
CAO	<input checked="" type="checkbox"/>	GM R&P	
GMS&CD	<input checked="" type="checkbox"/>	GM T&SW	
GM R&CU		DF	
JUN 10 2015			
DCS		BOARD	<input checked="" type="checkbox"/>
CHAIR	<input checked="" type="checkbox"/>		

Dear Mr. Stanhope,

Thank you for your letter dated April 10, 2015 to Dr. Brendan Carr and your ongoing work with Island Health and other agencies to address the important problem of homelessness in Nanaimo. Dr. Carr asked that I respond on his behalf.

As a health authority our mandate is to fund treatment services for our population with Mental Health and Substance Use issues. Island Health currently provides \$18 million in mental health and substance use funding in Nanaimo, of that almost \$3 million is in housing supports including mental health supportive recovery facilities, family care homes, rent subsidies and contracts. Over the last five years new services in Nanaimo include a Psychiatric Emergency Service and Psychiatric Intensive Care at Nanaimo Regional General Hospital and 21 new units at Serenity Lodge.

The grant funding that you reference in your letter was distributed for one time projects inclusive of capacity building as Island Health does not have unlimited operational funds for housing and shelter needs. We believe that homelessness is an issue best addressed collectively with local municipalities, BC Housing, non-profit service providers with Island Health playing a role in treatment and support. I understand that our Island Health leaders Alison Millward and Norma Winsper participate in local working groups and as such are involved in ongoing discussions with community and governmental agencies to ensure that collective services are aligned.

While we are not able to provide an increase in our supported housing budget, we are committed to having our local leadership continue to participate in community discussions with the intent of building partnerships to identify long term solutions. I would note that should Island Health be in a position to fund new supported housing programs in the future, a public tendering process would be undertaken, in accordance with our commitment to fair business practices.

Thank you once again Mr. Stanhope for your leadership and the very important work of your organization.

Sincerely,

Catherine Mackay
Executive Vice President & Chief Operating Officer

cc: Cheryl Damstetter, Executive Director, Mental Health, Family and public Health Services
Kelly Reid, Director, MHSU Operations

Executive Office

Located at: 2101 Richmond Road | Victoria, BC V8R 4R7 Canada
Mailing address: 1952 Bay Street | Victoria, BC V8R 1J8 Canada

Tel: 250-370-8699 | Fax: 250-370-8750

viha.ca

From: Mike & Pat Smith
Sent: Tuesday, June 09, 2015 12:40 PM
Subject: E & N Rail

Here we go again with a publicly funded project about to take off amidst great uncertainty that it will come in anywhere near projected costs.

When I see consultants expressing their view that the planned upgrading costs for the rail bed will vastly exceed original estimates, it makes me cringe.

And they are only talking about the rail bed, and only to get it to “pushing the limits of safety to the extreme”!

We still have to deal with all the bridges and then there is the equipment yet to be procured, and then the enormous ongoing maintenance.

The point is, all this expense is to be incurred to provide a service for a handful of tourists and another handful of commuters each day, whose numbers will diminish dramatically after tourist season.

Why don't we instead take this opportunity to provide a facility for thousands of people who have already demonstrated that if you build it they will come?

I'm talking about a beautiful trail corridor which would link all communities from Victoria to Comox, and the cost would be a fraction both for construction and maintenance.

All that would be required is to fill in between the existing rail with suitable gravel, put up a few signs, and watch the peddlers and pedestrians hit the trail in their hundreds every day!

This is a golden opportunity to provide an inexpensive, environmentally friendly, healthy legacy for all to use, for generations to come.

Lets not miss this one.

Michael Smith

250-245-0625



June 17, 2015

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

Your Worship the Mayor and Councillors/Chair of Regional District:

Greyhound Canada Transportation ULC has filed an application with the B.C. Passenger Transportation Board for elimination of bus routes that has the possibility of affecting your community/regional district. The service change is detailed in the enclosed Public Notice.

Should your community have any comments regarding this proposal, please notify the B.C. Passenger Transportation Board at the address set out in the Public Notice by **Thursday July 2, 2015**.

Yours sincerely,

Brad Scott
BC District Manager, Passenger Services
Greyhound Canada Transportation ULC

100 Woolridge Street, Coquitlam, BC V3K 5V4



Routes U & W

GREYHOUND CANADA TRANSPORTATION ULC

PUBLIC NOTICE : PROPOSED ELIMINATION OF ROUTE

Greyhound Canada Transportation ULC has made application to the B.C. Passenger Board to eliminate routes U – **City of Nanaimo** and **City of Campbell River** and route W – **City of Campbell River** and **District of Port Hardy**.

Elimination of route U implies elimination of the following route points :

City of Nanaimo	Union Bay
Nanoose	Cumberland
City of Parksville	Royston
French Creek	City of Courtenay
Town of Qualicum Beach	Merville
Horne Lake Road	Black Creek
Bowser	Oyster River
Fanny Bay	City of Campbell River
Buckley Bay	

Elimination of route W implies elimination of the following route points :

City of Campbell River	Town of Port McNeill
Sayward & Highway 19	Port Alice Junction
Village of Sayward	District of Port Hardy
Woss Camp	

The current minimum frequency on these routes is 1 trip daily in each direction.

The B.C. Passenger Board will consider written comments that are received by **Thursday July 2, 2015**:

B.C. Passenger Transportation Board
Box 9850 STN PROV GOVT
Victoria, BC V8W 9T5

By Fax: 250.953.3788
By E-Mail: ptboard@gov.bc.ca

Quote Application 197-15 / Routes U & W

For further information on this application, please refer to an explanatory paper by Greyhound Canada and to the existing terms and conditions of Greyhound Canada's BC Passenger Transportation Licence posted by the Passenger Transportation Board on web page www.th.gov.bc.ca/ptb/bus.htm and also posted on Greyhound Canada's website www.greyhound.ca and then go to the "Application to Eliminate 3 Routes in BC" link on the home page.

Written comments are forwarded by the Board to Greyhound Canada. Comments from private individuals are subject to a privacy and confidentiality undertaking made by Greyhound Canada with the Passenger Transportation Board.



all island express

June 16, 2015

Chair and Board of Regional District
Regional District of Nanaimo

Regional District of Nanaimo,

Tofino Bus Services Inc. (TBSI) is pleased to announce that we have applied for a new inter-city bus license to service your community.

Greyhound Canada has applied to the Passenger Transportation Board (PTB) to abandon its licence on the Nanaimo–Parksville–Courtenay–Campbell River and Campbell River–Port Hardy routes. You may be concerned about loss of bus service to your community. However, this is to let you know that TBSI has applied to operate a passenger bus service on these discontinued routes.

If approved by the PTB, the new Tofino Bus—All Island Express routes will offer at least the same level of service to your community as you are now getting. Depending on the approval process, there may be no interruption in service.

TBSI's new routes will connect to Vancouver via Departure Bay terminal in Nanaimo. Under TBSI's pre-existing interline partnership with Greyhound, the new routes coordinate with Greyhound's North America-wide network via Nanaimo and Vancouver. The attached notice provides details about the TBSI proposal and the deadline of **July 2, 2015**, for sending comments to the PTB.

TBSI has been operating as an inter-city bus service on Vancouver Island since 2002. Most recently in 2014, TBSI opened a certified, full-service safety and maintenance facility in Nanaimo, that has been servicing all of TBSI's own fleet of motor coaches as well as other carriers.

With 13 years of inter-city bus experience, and as a Vancouver Island owned and operated company, TBSI's proven team looks forward to providing year-round, daily bus service to residents and tourists in your community.

Sincerely,

Dylan Green, founder and President,
Tofino Bus Services Inc.

tofinobus.com

*Tofino Bus Services Inc. • ☎ 250.725.2871 ☎ 250.725.2876
Box 207 • 346 D Campbell Street • Tofino, BC, V0R 2Z0
Maintenance & Operations • ☎ 250.585.5871 ☎ 250.585.2290
2230 McGarrigle Road • Nanaimo, BC, V9S 4M3*

Tofino Bus—All Island Express!¹

Legal Notice – Application number 196-15; route numbers 4 and 5

Tofino Bus Services Inc. (TBSI) announces a new application for scheduled bus service. Greyhound Canada has applied to the Passenger Transportation Board (PTB) to abandon its licence on the Nanaimo–Parksville–Courtenay–Campbell River and Campbell River–Port Hardy routes. The TBSI application will provide a passenger bus service on these abandoned routes.

If approved, the new *Tofino Bus—All Island Express* routes will offer at least the same level of service to North Island communities as Greyhound now provides.

TBSI has applied for a route 4 to service the following route points:

Nanaimo	Horne Lake Road	Royston	Campbell River
Nanoose	Bowser	Courtenay	
Parksville	Fanny Bay	Merville	
French Creek	Buckley Bay	Black Creek	
Qualicum Beach	Union Bay	Oyster River	

TBSI has also applied for a route 5 to service the following route points:

Campbell River	Port McNeil	Port Hardy
Sayward & Hwy 19	Woss Camp	Port Alice Junction

If approved, TBSI's new routes will connect to Vancouver via Departure Bay terminal in Nanaimo, and coordinate with Greyhound's North America-wide network via Nanaimo and Vancouver.

TBSI has been operating as an inter-city bus on Vancouver Island since 2002, and in 2014 opened a certified, full-service safety/maintenance facility in Nanaimo. With 13 years' experience as a Vancouver Island owned and operated company, TBSI's proven team looks forward to providing year-round, daily bus service to residents and tourists in North Island communities.

More information about the application is available at:

- www.th.gov.bc.ca/ptb/bus.htm
- The reader can provide written comments to the Passenger Transportation Branch at Box 9850 STN PROV GOVT, Victoria BC, V8W 9T5; by fax (250) 953-3788; by e-mail at ptboard@gov.bc.ca
- The Board will consider written comments that are received by **Thursday July 2, 2015** (Quote Tofino Bus application 196-15 route 4 & 5).
- The Passenger Transportation Board forwards submissions to Tofino Bus for comment. Submissions from private individuals are subject to privacy and confidentiality agreement that Tofino Bus made with the Board.

¹ Tofino Bus Services Inc., PO 207, 346 Campbell St., Tofino BC, V0R 2Z0, info@tofinobus.com (250) 725-2871

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JUNE 9, 2015 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
T. Osborne	Gen. Mgr. Recreation & Parks
D. Trudeau	Gen. Mgr. Transportation & Solid Waste
M. O'Halloran	A/Mgr. Administrative Services
C. Golding	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

DELEGATIONS

Heather Powell, Riverbend Resort, re Request for clarification regarding the definitions of zoning of Resort property.

Heather Powell asked the Board to clarify the definition of a recreation vehicle and a resident in relation to the zoning for her resort property.

LATE DELEGATIONS

MOVED Director Stanhope, SECONDED Director Rogers, that late delegations be permitted to address the Board.

CARRIED

Samuel Sugita and Kiersten Enemark, Rogers Communications / Standard land Company, re Proposed Telecommunication Antenna System application No. PL2013-086 – 891 Drew Road, Electoral Area ‘G’.

Kiersten Enemark detailed the benefits of having dependable wireless service in the community, introduced the location for the new infrastructure, the efforts made to tower share with TELUS, and is seeking the Board’s support to build a telecommunication tower in Parksville which will accommodate co-location for additional carriers.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, May 12, 2015.

MOVED Director Rogers, SECONDED Director McPherson, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, May 12, 2015, be adopted.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATION

Development Variance Permit Application No. PL2014-119 – 3560 Allsop Road, Electoral Area ‘C’.

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

CARRIED

MOVED Director Young, SECONDED Director McPherson, that Development Variance Permit No. PL2014-119 be approved to reduce the required lot line setback of 8.0 metres to 6.9 metres for an existing rabbit hutch, to 7.4 metres for an existing pump house, to 3.1 metres for an existing garden shed, to 0.0 metres for an existing train trestle, to 5.5 metres for an existing block retaining wall and to 2.7 metres for an existing wood retaining wall subject to the conditions outlined in Attachment 2 to 4.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2015-061 – 646268 BC Ltd. – Harold and Balsam Road, Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Fell, that staff be directed to complete the required notification.

CARRIED

MOVED Director McPherson, SECONDED Director Fell, that Development Permit with Variance No. PL2015-061 to permit the construction of an industrial building be approved subject to the conditions outlined in Attachments 2 to 6.

CARRIED

Development Permit with Variance Application No. PL2015-058 – 2930 Trans Canada Highway, Electoral Area ‘A’.

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

CARRIED

MOVED Director McPherson, SECONDED Director Young, that Development Permit with Variances No. PL2015-058 to permit redevelopment of the Cassidy Country Kitchen Restaurant be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

OTHER

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2015-019 – 2610 Harold Road, Electoral Area 'E'.

MOVED Director Rogers, SECONDED Director Stanhope, that the request to relax the minimum 10% perimeter frontage requirements for proposed Lots 1 and 3 in relation to Subdivision Application No. PL2015-019 be approved

CARRIED

Proposed Telecommunication Antenna System Application No. PL2013-086 – 891 Drew Road, Electoral Area 'G'.

MOVED Director Stanhope, no seconder, that:

1. Regional District of Nanaimo staff be instructed to advise ROGERS COMMUNICATION Inc. and Industry Canada that the Regional District of Nanaimo does not concur with the proposal submitted by ROGERS COMMUNICATION Inc. to construct a single-provider freestanding telecommunication antenna system at 891 Drew Road.
2. Regional District of Nanaimo staff be instructed to advise ROGERS COMMUNICATION Inc. that it is the Regional District of Nanaimo's expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.
3. Regional District of Nanaimo staff be instructed to advise TM Mobile Inc. (TELUS) that it is the Regional District of Nanaimo's expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.
4. Regional District of Nanaimo staff be instructed to advise TM Mobile Inc. (TELUS) that it is the Regional District of Nanaimo's expectation that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible prior to requesting siting concurrence for the proposed telecommunications facility at 885, 891 and 897 Island Highway East.

The motion was not considered by the Board due to lack of a seconder.

ADJOURNMENT

MOVED Director Young, SECONDED Director Stanhope, that this meeting be adjourned.

CARRIED

TIME: 7:01 PM

CHAIRPERSON

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE SPECIAL ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JUNE 9, 2015 AT 3:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
J. Harrison	Director, Corporate Services
P. Thompson	Mgr. Long Range Planning
J. Holm	Mgr. Current Planning
G. Keller	Senior Planner
N. Hewitt	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

REPORTS

Bylaw and Policy Updates Project – Draft Agricultural Zoning and OCP Amendments.

G. Keller provided a visual and verbal presentation on draft agricultural zoning and Official Community Plan (OCP) amendments and presented the Committee with the next steps for community input as part of the Bylaw and Policy Updates project.

Directors raised concerns regarding setbacks for outdoor riding rings, allowing transparent vertical additions to a solid fence, permitting an additional dwelling in the A-1 zone, prohibiting mushroom farms on non-ALR land, and amending the consultation plan to ensure adequate time for consultation with local farmers.

Committee recessed at 5:45 pm.

Committee reconvened at 6:20 pm.

MOVED Director Fell, SECONDED Director McPherson, that staff proceed with the community engagement plan on the draft zoning and Official Community Plan amendments identified in Attachments 1 and 2 of the staff report with the following updates:

1. Proposed Definitions: Add a reference to the Agricultural Land Reserve, Use, Subdivision and Procedure Regulation within the definition of “production of Biological Integrated Pest Management Products”.
2. Specify a 0.0 m setback for outdoor riding rings.
3. Amend materials to allow transparent vertical additions to a solid fence.
4. Add ‘or a temporary use area’ to the end of the definition of Confined Livestock Area.
5. Change the provision in Bylaw 1285 in the A-1 Zone to allow 1 dwelling unit per ha to a maximum of 2 per lot.
6. Where definitions or setbacks are proposed reference applicable legislation or guideline.
7. Remove ‘and outdoor’ from 1) vii – agricultural building setbacks.
8. Change the definition of agriculture to prohibit mushroom farm (intensive agriculture generally) on all non-ALR land.
9. Amend the proposed consultation plan schedule to change the consultation period from July to November and ensure consultation is at times to accommodate farmers.

CARRIED

ADJOURNMENT

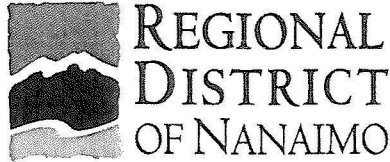
MOVED Director Fell, SECONDED Director McPherson, that this meeting be adjourned.

CARRIED

TIME: 6:27 PM

CHAIRPERSON

CORPORATE OFFICER



RDN REPORT		[Handwritten initials]
CAO APPROVAL		
EAP		
COW		
JUN 16 2015		
RHD		
BOARD	<input checked="" type="checkbox"/>	
DATE:		June 15, 2015

STAFF REPORT

TO: Jeremy Holm
Manager, Current Planning

MEETING: BOARD – June 23, 2015

FROM: Tyler Brown
Planner

FILE: PL2013-086

SUBJECT: Proposed Telecommunication Antenna System Application No. PL2013-086
Proposed Rogers Communications Inc. Wireless Tower
Pt Lot A Lying S Of Swly Bdy Of E&N Rly On PL 7736F, District Lot 27, Nanoose District,
Plan 1300, Exc PL 25748
891 Drew Road – Electoral Area ‘G’

RECOMMENDATIONS

1. That Regional District of Nanaimo staff be instructed to advise ROGERS COMMUNICATION Inc. and Industry Canada that the Regional District of Nanaimo does not concur with the proposal submitted by ROGERS COMMUNICATION Inc. to construct a single-provider freestanding telecommunication antenna system at 891 Drew Road.
2. That Regional District of Nanaimo staff be instructed to advise ROGERS COMMUNICATION Inc. that it is the Regional District of Nanaimo’s expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.
3. That Regional District of Nanaimo staff be instructed to advise TM Mobile Inc. (TELUS) that it is the Regional District of Nanaimo’s expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.
4. That Regional District of Nanaimo staff be instructed to advise TM Mobile Inc. (TELUS) that it is the Regional District of Nanaimo’s expectation that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible prior to requesting siting concurrence for the proposed telecommunications facility at 885, 891 and 897 Island Highway East.

PURPOSE

To receive information and consider a request for concurrence from ROGERS COMMUNICATIONS Inc. (Rogers Communications) with respect to the proposed telecommunications tower on the subject property, and to consider the impact of multiple freestanding telecommunication towers in the French Creek and Eagle Crest area.

BACKGROUND

The Regional District of Nanaimo (RDN) has received recent correspondence from Rogers Communications regarding the proposed installation of a telecommunications tower on the subject parcel (see Attachment 2 – Second Request for Concurrence). The subject property is zoned Rural 1 (RU1) and is approximately 10.5 ha in area. Additionally, the subject parcel is located within the Agricultural Land Reserve. The tower is proposed to be sited at the northern portion of the parcel bordering Drew Road (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations). The proponent's stated intention is to expand wireless coverage in the French Creek area to satisfy the increasing demand for cellular service and data intensive devices.

The most recent correspondence requests that the RDN Board considers Rogers Communications' request for siting concurrence which was initially submitted to the RDN on August 9, 2013 (see Attachment 3 – Information Package and Request for Concurrence). The initial letter requested that the Board pass the following resolution:

- a) *ROGERS COMMUNICATIONS INC. has satisfactorily completed its consultation with the Regional District of Nanaimo;*
- b) *The Regional District of Nanaimo is satisfied with ROGERS COMMUNICATIONS INC.'S public consultation process and does not require any further consultation with the public; and*
- c) *The Regional District of Nanaimo concurs with ROGERS COMMUNICATIONS INC.'s proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it.*

Upon receipt of the original request, RDN staff provided a report to the September 10, 2013 Electoral Area Planning Committee (EAPC). The Committee did not provide a recommendation to the RDN Board on the matter. Following the result of the September 10, 2013, EAPC meeting, Rogers Communications withdrew the request for siting concurrence. Upon the receipt of the second request for siting concurrence, RDN staff provided a report to the June 9, 2015 EAPC. The Committee again did not provide a recommendation to the RDN Board on the matter.

In accordance with Industry Canada's consultation and siting process, a request for siting concurrence must be made by industry proponents to the local land-use authority. With regard to antenna system proposals in the Electoral Areas, the eligible voting members of the RDN Board are the land-use authority. As the EAPC has not provided a recommendation with regard to the request, the request is being forwarded to the RDN Board without an EAPC recommendation. Eligible voting members of Board representing the land-use authority can consider Rogers Communications' request.

Proposed Tower

Rogers Communications is proposing a 45 metre monopole tower structure on private land known as 891 Drew Road (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations). Rogers has indicated that there are no existing antenna support structures or any other feasible alternatives that can be utilized in the area and as such a new antenna structure is required (see Attachment 2 – Second Request for Concurrence).

DISCUSSION

When sited appropriately, modern telecommunication infrastructure can contribute positively to community and economic development, strengthen business operations, enhance emergency service and public safety initiatives, and provide increasingly expected tourist amenities. The technical aspects and siting of telecommunication and broadcasting services are regulated solely by the Federal government. Approval of any related antenna systems; including masts, towers and supporting structures, are under the mandate of Industry Canada. With regard to public health, Industry Canada refers to the standards set by Health Canada for determining acceptable levels of radiofrequency electromagnetic energy produced by telecommunication infrastructure. All telecommunication proponents are required to follow the guidelines of both Health Canada and Industry Canada.

Industry Canada has an established procedure for the process and review of proposed telecommunication structures. As part of the process, proponents are required to notify the local land use authority and nearby residents. Moreover, the proponent is required to address the public's questions, concerns and comments through Industry Canada's prescribed public consultation process. With respect to this application, Rogers states that they have fulfilled their obligations under the Industry Canada process. An overview of the completed process is outlined on Page 7 of Attachment 3 and a copy of all public consultation materials is also found in Attachment 3. Formal commencement of consultation with the RDN occurred on February 26, 2013.

Role of Local Government

As noted above, local government is referred applications for proposed towers and is provided the opportunity to comment on the proposal. Local government concerns and the applicant's response to those concerns are considered by Industry Canada as part of their review process. In this case, staff requested in 2013 that the proponent contact local resident and neighbourhood associations for their comments on the initial proposal. The applicant complied with the RDN's request and concluded public consultation on July 29, 2013. It should be noted that the RDN was not notified of the updated proposal prior to the most recent request for concurrence.

A local government may establish and develop a formal telecommunications antenna and tower siting protocol. Staff have begun developing such a protocol, which is on the Current Planning 2015 Work Plan, and anticipate bringing a report to the Board in July of 2015. While there is no formalized telecommunications siting protocol in place, RDN staff do consult with the proponent on each proposed tower location and provide suggestions with regard to public consultation and process.

It should be noted that while a formalized siting protocol may serve as a guide to the siting of a tower and the consultation process, the Federal government, through Industry Canada, retains the authority to approve telecommunication infrastructure. A local government is not permitted to dictate the telecommunication siting process. Nonetheless, a formalized telecommunications antenna and tower siting protocol will provide clarity and consistency with respect to application submissions for both the RDN and the proponent; state the RDN's expectation for public consultation and process; and provide an expanded opportunity for both the RDN and the public to have input into the tower siting approval process.

ALTERNATIVES

1. To pass the following resolution requested by ROGERS COMMUNICATION INC:
 - a) ROGERS COMMUNICATIONS INC. has satisfactorily completed its consultation with the Regional District of Nanaimo;
 - b) The Regional District of Nanaimo is satisfied with ROGERS COMMUNICATIONS INC.'S public consultation process and does not require any further consultation with the public; and
 - c) The Regional District of Nanaimo concurs with ROGERS COMMUNICATIONS INC.'s proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it.
2. To provide no comment with respect to the proposed request for siting concurrence for a single-provider freestanding telecommunication antenna system at 891 Drew Road.

LAND USE IMPLICATIONS

Development Implications

The applicant has provided site plans, detailed structure descriptions and the results of a visual impact study for the proposed telecommunications tower. Under federal regulations, the applicant is not required to comply with local zoning or any applicable development permit areas. Additionally, the applicant is not required to obtain a building permit for any essential telecommunications infrastructure. Due to the proximity of the proposed structure to a nearby air strip, the applicant is required to fulfill Navigation Canada's lighting and visibility requirements. Therefore, the proposed structure will be illuminated at night. As outlined in the Background section of this report, Rogers Communications withdrew their formal request of concurrence following the EAPC providing no comment on the proposal at the September 10, 2013 meeting. Since then, Rogers Communications has altered the proposal but did not provide notice to the RDN nor undergo additional public consultation.

The most recent correspondence indicates that Rogers Communications submitted an application to co-locate on the new TELUS tower located at 1421 Sunrise Drive (see Attachment 2 – Second Request for Concurrence). The correspondence indicates that TELUS rejected the offer to co-locate on that particular site in May 2015. Of note is that the RDN Board provided a statement of concurrence on March 24, 2015 to TELUS indicating siting concurrence for a 17.5 metre tower at 1421 Sunrise Drive. To avoid the proliferation of standalone telecommunication towers, Industry Canada requires that industry proponents first explore sharing an existing antenna structures before erecting new antenna systems. The Industry Canada publication Spectrum Management and Telecommunications Client Procedures Circular: Radiocommunication and Broadcasting Antenna Systems anticipate that 30 days is reasonable time for an existing antenna system owner to reply to a request by a proponent in writing with a detailed explanation of why co-location is not possible.

Regarding the tower at 1421 Sunrise Drive, neither Rogers Communications nor TELUS has provided a detailed explanation as to why co-location is not possible nor did Rogers Communications provide explanation as to why they approached TELUS after the RDN issued a statement of concurrence.

Furthermore, upon request by RDN staff, TELUS informed the RDN that Rogers Communications had made a request for a co-build at 1421 Sunrise Drive, which is a different proposition and business arrangement than co-location. With consideration given to avoid unnecessary standalone telecommunication towers and that both TELUS and Rogers Communications desire to expand service in the French Creek area, it should be deemed that co-location on either 1421 Sunrise Drive or 891 Drew Road is viable, unless evidence to the contrary is provided (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations).

In addition to the proposed tower at 1421 Sunrise Drive, TELUS officially notified the RDN on December 9, 2014, of a telecommunications facility proposal for 885, 891 and 897 Island Highway East (French Creek Landing). Subsequently, the proponent completed public notification in accordance with Industry Canada's regulations. Although the public consultation concluded on January 20, 2015, TELUS has yet to request a statement of concurrence from the RDN Board. With consideration given to the minimal information provided by both TELUS and Rogers Communications with respect to co-location attempts for towers telecommunications structures proposed in similar areas and the apparent lack of strategic planning among industry proponents, RDN staff suggest written correspondence be sent to TELUS stating that the RDN's expectation is that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible prior to requesting siting concurrence for the proposed telecommunications facility at 885, 891 and 897 Island Highway East (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations).

Furthermore, to ensure co-location and co-build opportunities are fully explored by industry proponents for any future telecommunication antenna proposal, staff suggest written correspondence be sent to both Rogers Communications and TELUS that it is the Regional District of Nanaimo's expectation that telecommunication industry proponents will work together maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.

INTER-GOVERNMENTAL IMPLICATIONS

All telecommunications infrastructure, including antenna and tower structures, are under the jurisdiction of Industry Canada. As such, these facilities are not subject to local zoning or the development permit process.

PUBLIC CONSULTATION IMPLICATIONS

The applicant has followed the Industry Canada default public consultation protocol as outlined in the Industry Canada publication Spectrum Management and Telecommunications Client Procedures Circular: Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03). A timeline of the completed process is outlined on Page 1 of Attachment 3, a copy of all public consultation materials is also found in Attachment 3 and all public response received by the applicant is found in Attachment 4.

Although compliant with Industry Canada requirements, it should be noted that significant time has passed since the close of public consultation period on July 28, 2013. The proponent has indicated in their most recent letter that the location of the proposed telecommunication antenna structure has

shifted slightly to the east and a new visibility study was completed (see Attachment 2 – Second Request for Concurrence). However, neither the new structure location nor the results of the visibility study were shared with members of the public.

SUMMARY/CONCLUSIONS

The RDN has received correspondence from Rogers Communications requesting Board concurrence for the proposed installation of a telecommunications tower on the subject parcel. The applicant has submitted to the RDN all information materials provided to the public and subsequent correspondence received from the public. As outlined in this report, all telecommunications infrastructure is under the jurisdiction of Industry Canada. Additionally, the RDN does not currently have a telecommunications siting protocol. Therefore, the applicant has followed the Industry Canada default public consultation protocol. Significant time has passed since the proponent originally requested a statement of siting concurrence from the RDN Board on August 9, 2013, and the close of the public consultation period on July 28, 2013. As part of the default Industry Canada process, Rogers Communication is required to consult with the nearby community. Rogers Communications provided notification packages to property owners within 135 metres of the proposed tower, placed a newspaper notice in the PQ News and Oceanside Star, and consulted with neighbourhood community groups for their original proposal. The public consultation process was concluded on July 28, 2013.

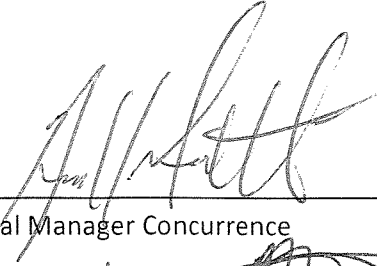
The proponent has indicated in their most recent letter that since the close of the public consultation process the location of the proposed telecommunication antenna structure has shifted slightly to the east and a new visibility study was completed. The results, however, were never provided to the public. In addition, members of the public were not notified of the newly proposed location. As outlined in the Background section of this report, Rogers Communications withdrew their formal request of concurrence following the September 10, 2013 EAPC meeting. The most recent correspondence requesting siting concurrence indicates that Rogers Communications submitted an application to co-locate on the new TELUS tower located at 1421 Sunrise Drive which was rejected by TELUS. Moreover, Rogers Communications has slightly altered the proposal without notifying the public or the RDN. As such, with consideration given to the slightly altered proposal, the length of time that has passed since the close of the public consultation process and the original request for concurrence, and that Rogers Communication approached TELUS with a proposal of co-location on 1421 Sunrise Drive in May after the Board provided a statement of concurrence on March 24, 2015 to TELUS, staff recommend the Board instruct staff to advise Rogers Communications and Industry Canada that the Regional District of Nanaimo does not concur with the proposal submitted by Rogers Communications to construct a freestanding telecommunication antenna system at 891 Drew Road.

To ensure co-location and co-build opportunities are fully explored by industry proponents for any future telecommunication antenna proposal, staff suggest written correspondence be sent to both Rogers Communications and TELUS outlining that it is the Regional District of Nanaimo's expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible. In addition, to ensure TELUS provides sufficient details with regard to the proposed telecommunications facility at 885, 891 and 897 Island Highway East, staff suggest that it is the Regional

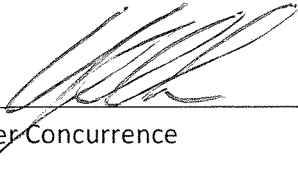
District of Nanaimo's expectation that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible elsewhere.



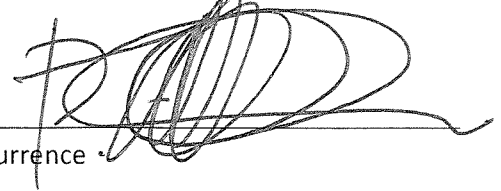
Report Writer



General Manager Concurrence

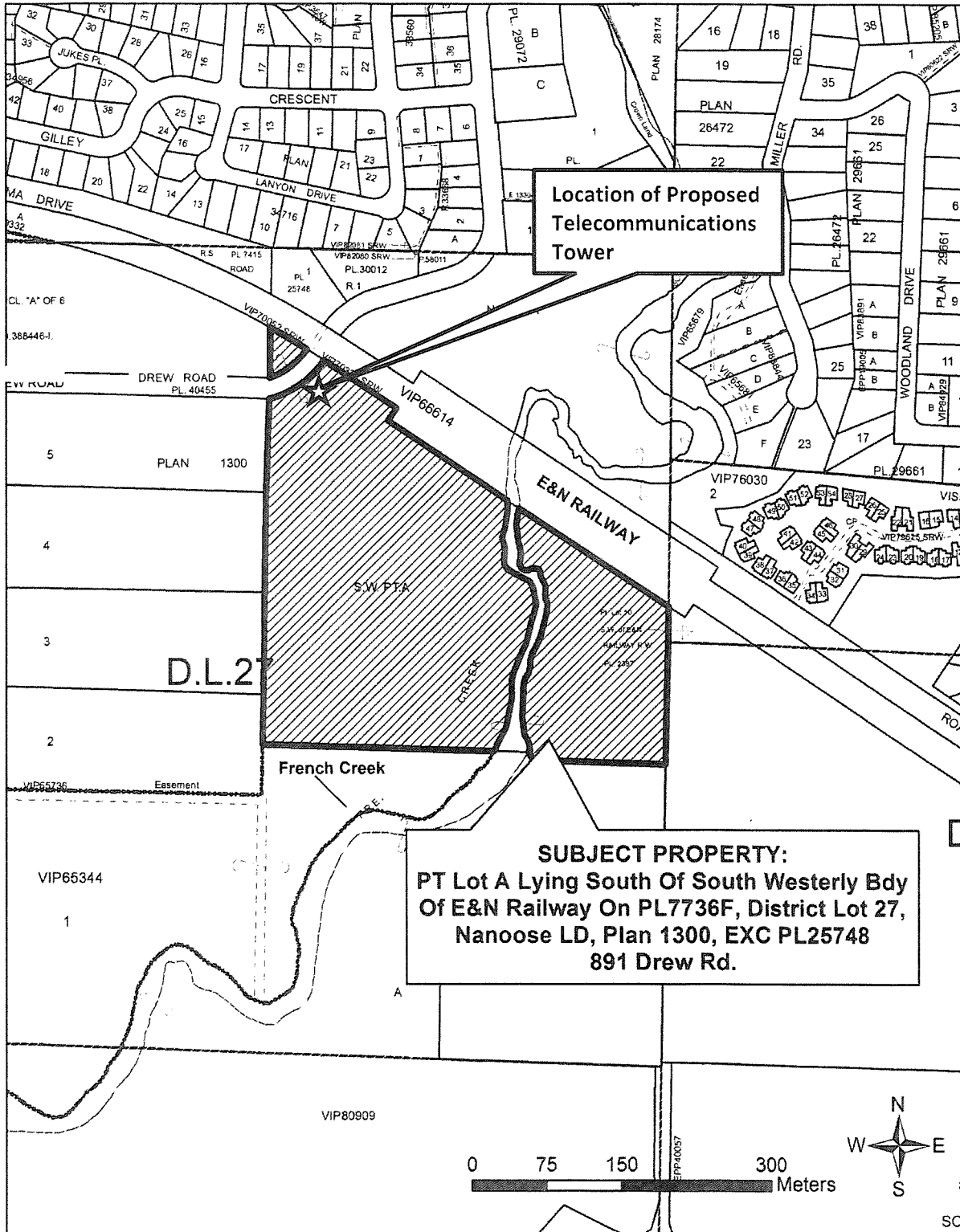


Manager Concurrence



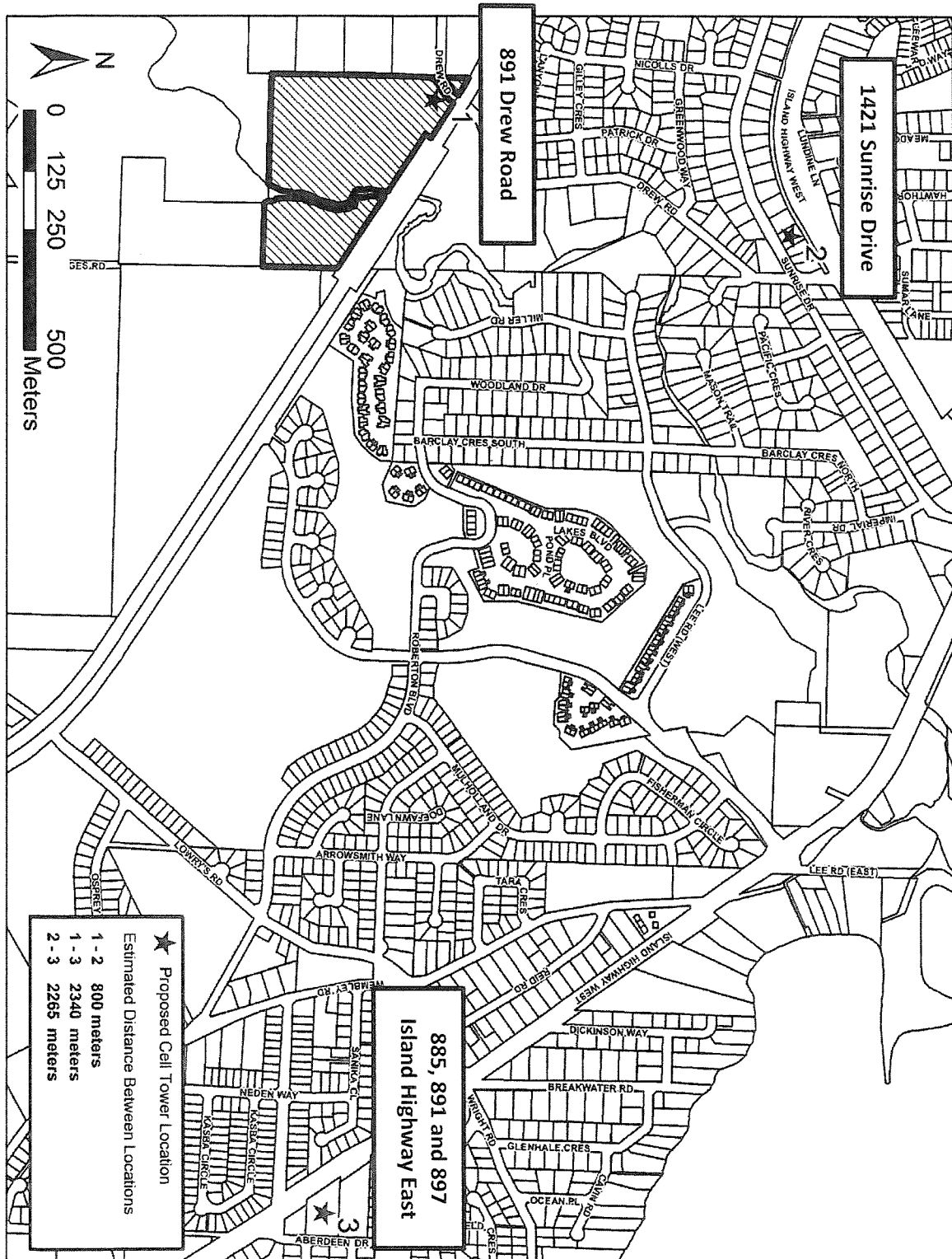
CAO Concurrence

Attachment 1
Subject Property Map and Map of Proposed Cell Tower Locations (Page 1 of 2)



Attachment 1

Subject Property Map and Map of Proposed Cell Tower Locations (Page 2 of 2)



Attachment 2
Second Request for Concurrence



May 14, 2015

VIA E-MAIL

Jeremy Holm
Manager, Current Planning
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, British Columbia V9T 6N2

Dear Mr. Holm,

SUBJECT: REQUEST FOR CONCURRENCE, ROGERS TELECOMMUNICATIONS TOWER
LOCATION: 891 DREW ROAD, PARKSVILLE, BRITISH COLUMBIA (PID: 007-591-547)
ROGERS SITE: FRENCH CREEK (W3030)

Rogers kindly requests that the Electoral Area Planning Committee reconsider Rogers' request for concurrence for a new telecommunications tower at 891 Drew Road, Parksville that will greatly enhance wireless service to communities in French Creek and Eaglecrest.

Background

In July 2013, Rogers completed Industry Canada's Default Public Consultation process, including presenting to the French Creek Residents Association. At the conclusion of the 30 day comment period, Rogers received comments of support - - from residents and businesses who recognized that existing wireless services were in need of upgrade and improvement - - and non-support - - principally from nearby residents. For those who opposed the project, the main issues were visibility of the tower, property values and health concerns.

In considering the proposed tower on September 10, 2013, the Electoral Area Planning Committee defeated the motion of "no comment". Without support from the Board, Rogers has not moved forward, nor has found an alternative location for the proposed tower. Additional information on the proposed tower and the consultation process is included in **Appendix 1: Background Summary** and **Appendix 2: Alternative Sites Considered**.

Rationale for Telecommunication Infrastructure

Rogers respectfully requests the Electoral Area Planning Committee reconsider supporting additional telecommunication infrastructure based on the following modifications since the original proposal in 2013:

1. Revised Health and Safety Regulation, 2014

The proposed tower will need to operate within Health Canada's new safety guidelines that were revised in 2014. During the initial consultation, residents raised concerns with the standards of Health Canada's regulations regarding public exposure to radiofrequency electromagnetic fields to ensure public safety. The health of residents is important and Rogers ensures all its antenna installations are safe and operate well below Health Canada's safety regulations. In fact, Health Canada regulations limiting radio frequency exposure has recently been updated, further limiting exposure. For more information, please see Industry Canada's website Fact Sheet: What is Safety Code 6? http://www.hc-sc.gc.ca/ahc-asc/media/ftr-ati/_2014/2014-023fs-eng.php

2. Reduced Visibility to Residential Areas

During the consultation process in 2013, residents voiced concern with visibility of the tower, and how the visibility of the tower could potentially affect property values. As a result, Rogers is proposing to move the tower

approximately 20 feet east from the original location. To gauge visibility, Rogers flew a balloon at the height of the tower and took photos from various vantage points. The results confirm that most views north of the railway tracks show the tower will be completely or partially screened by the tree canopy. To review photos taken of a balloon flown at 45 metres at the proposed tower location from various vantage points, please see **Appendix 3: Visibility Analysis**.

In communication with Transport Canada, the tower will not need to be painted red/white. This allows Rogers to paint the tower a dark green, if preferred by the RDN, to reduce the tower's visibility behind the tree canopy. Lighting will be required, however not during the day. Rogers would propose installing a red light medium intensity light, where there is screening at the bottom of the light fixture to block light seen at ground level. This will reduce or eliminate the view of the light to those living within at least 500 metres of the tower.

3. Increased Need for High Quality Wireless Service to Support Community Services

More and more communities, including Parksville, depend on wireless service for all aspects of community life, including first responders, businesses and personal communications. Specifically to Parksville, Rogers's wireless service supports:

a) RCMP

As confirmed by Sgt. Brian Hunter, Detachment Commander, Oceanside RCMP Detachment, reliable cellular coverage greatly enhances the ability for police to perform their day to day duties which ultimately enhances public safety. Currently, 120 RCMP vehicles rely on the Rogers network to stay connected and respond to emergencies. Further, the RCMP use over 200 Blackberries. Please see **Appendix 4: RCMP**

b) mHealth

There is a growing interest in health care providers using mobile health, a term used for the practice of medicine and public health supported by mobile devices. For an aging community, mHealth is a fast, convenient service that reduces costs on the health care system while still providing high quality of health care. mHealth provides a mobility option that reduces automobile dependency and the need for one-on-one interaction for minor health check-ups.

c) Support RDN Growth Strategy

Improving wireless service is in line with the RDN Growth Strategy. For example, enhancing wireless service helps the environment by helping those who telecommute, which leads to reduced greenhouse gases. Improved wireless services help provide services efficiently: Wireless services allow communities to access services and amenities (like health, banking and government services) for those who cannot drive due to social conscience, age, ability, or income.

In line with the RGS Vision, dependable, high speed wireless service supports:

- Expansion and enhancement of mobility options that reduce automobile dependency;
- A strong and resilient economy based (on) ... information age industries and services, such as health and education;
- Efficient, state-of-the-art servicing, infrastructure and resource utilization

We hope the Electoral Area Planning Committee will reconsider our request for concurrence for a new telecommunication tower at 891 Drew Road, Parksville. Please do not hesitate to contact us should the committee require additional information.

We look forward to your response.

Sincerely,

ROGERS COMMUNICATIONS INC.

A handwritten signature in black ink, appearing to read 'Sugita', with several loops and flourishes.

Samuel Sugita
Municipal Affairs Specialist

Appendix 1: Background Summary

A. Proposed Telecommunications Tower

Rogers proposed the construction of a 45 metre monopole tower to improve service to areas in and around French Creek, improving high speed wireless voice and data services. Below is a link to the RDN staff report:

<http://www.rdn.bc.ca/events/attachments/evID6286evattID1637.pdf>

B. Consultation Timeline

Although required to follow Industry Canada's Default Public Consultation process, Rogers pre-consulted with RDN Planning Staff and the French Creek Residents Association (FCRA), inviting input and comment on the proposed installation. As a result, additional steps were taken by Rogers in order to fully address the community's questions and concerns.

- January 21, 2013: Rogers pre-consulted with the Regional District of Nanaimo (RDN), seeking comments on the proposed tower location.
- February 26, 2013: Rogers provided an Information Package to the RDN in order to formally commence land-use consultation efforts.
- April 2013: Rogers, represented by Standard Land, pre-consulted with the RCRA. Rogers agreed to the FCRA's request to extend the consultation timeline for comments, and present at their evening meeting.
- April 15, 2013: Rogers provided a Notification Package to residents and owners of surrounding properties within at least a 135 metre radius of the proposed site.
- April 18, 2013: A newspaper notice, inviting public comments ran in the Parksville Qualicum Beach News.
- May 9, 2013: An additional newspaper notice, inviting comments ran in the Oceanside Star (as requested by FCRA).
- May 25, 2013: Conclusion of community comments period.
- June 28, 2013: In reviewing feedback received from the community consultation on visibility concerns, Rogers flew a balloon at 45 metres and took pictures from various locations to gauge potential visibility. Rogers completed a visibility study and compiled a "Questions and Answers" sheet, summarizing the question(s) received along with a corresponding answer. At the request of the FCRA, Rogers extended the comment period until July 29, 2013.
- July 28, 2013: Conclusion of second community comments period. No further comments were received.
- August 9, 2013: Rogers submitted a summary of the consultation process, including copies of all correspondence, and requested concurrence from the RDN.

C. Co-location

Industry Canada requires all telecommunication companies to investigate locating new equipment (i.e. antennas) on existing structures, including telecommunication towers, as well as design towers to support additional carriers. There are no existing structures within 500 metres that offer a height of 45 metres of the proposed tower location.

- Rogers submitted an application to co-locate on the new TELUS tower at 1421 Sunrise Drive, providing the tower be extended by 25% to support the additional antennas. TELUS rejected Rogers request to co-locate in May 2015.
- Rogers would accept applications from other carriers to co-locate on the proposed 45 metres tower in the future, if there were interest.

D. Distance to Residential

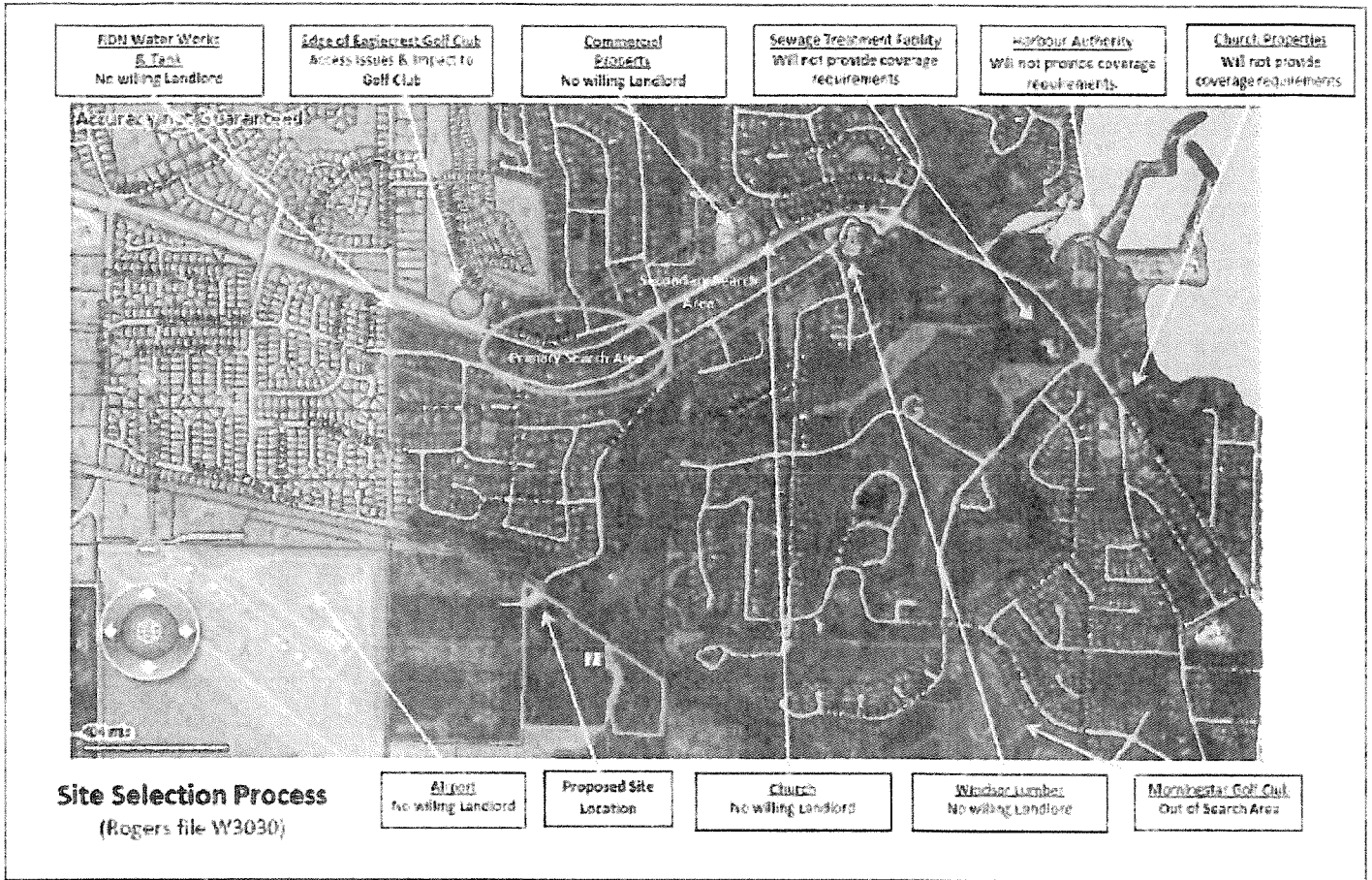
The distance between the base of the tower to the nearest residential dwelling is approximately 70 metres. The proposed tower is 45 metres in height.

E. Alternative Locations

Rogers considered more than 10 properties, including industrial lands, prior to submitting an application for the proposed tower at 891 Drew Road in Parksville (see **Appendix 2: Map of Alternative Locations**). During the consultation process, Rogers revisited the possibility of locating on several of these alternative locations, including:

Proposed Alternative Location	Comments
Morning Star Golf Course	This property is located too far southeast and would not provide service to the areas north of West Island Highway.
French Creek Harbour	This property is located too far northwest and would not provide service to the residential properties south of West Island Highway.
Sewage Treatment Facility	This property is located too far east and would only partially satisfy Rogers' service requirements and community service needs.
BC Hydro towers	The transmission corridor is too far south to achieve the coverage objective for the community.
RDN Water Works (1225 Sunrise Drive)	Rogers approached the RDN for the use of their property for a tower; however, the RDN did not want to pursue an agreement for the use of their land.
St. Columba Presbyterian Church	Rogers approached the Church; however, the Church did not want to pursue an agreement for the use of their land.

Appendix 2: Alternative Sites Considered



Appendix 3: Visibility Analysis

Attached.



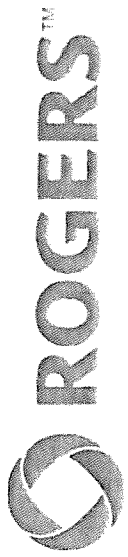


View 1 – Facing West from Drew Road



Legend

● = Tower Location

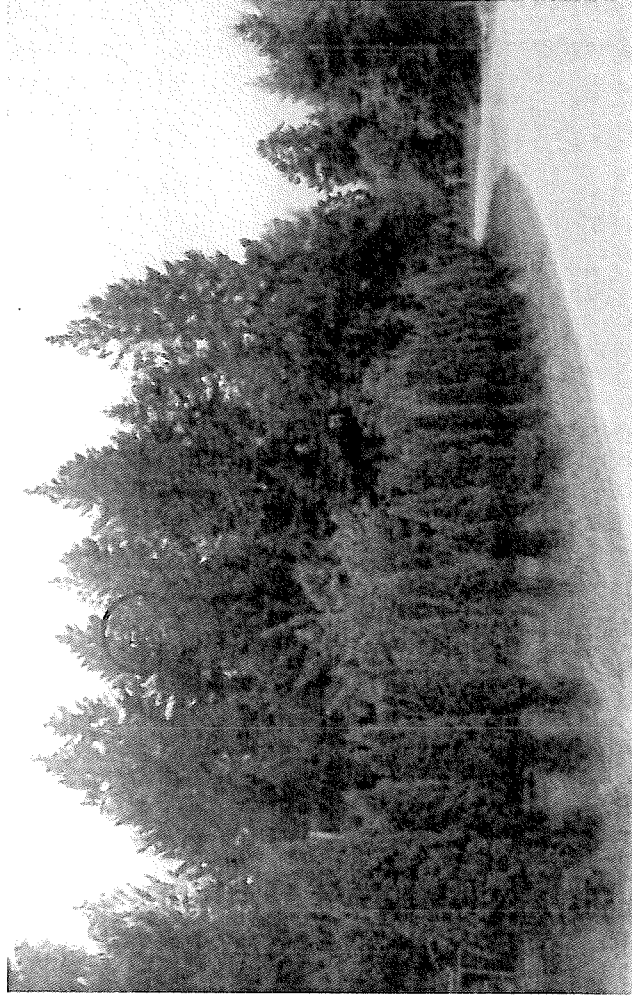


View 2 – View Northwest from Drew Road



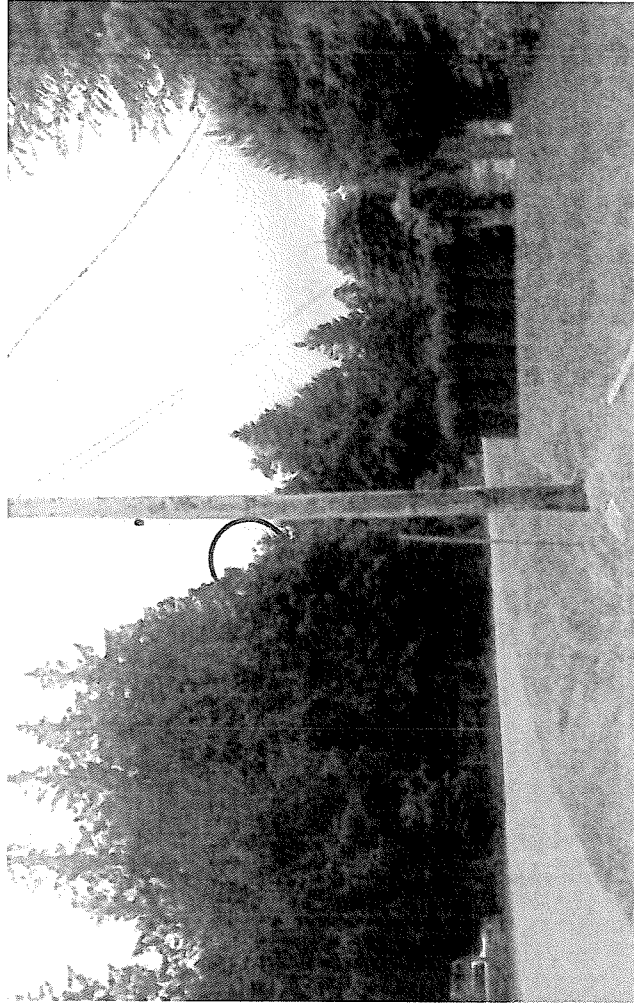
Legend
● = Tower Location

View 3 – View South from Drew Road



Legend	
●	= Tower Location

View 4 – View Southwest from Drew Road



Legend
● = Tower Location

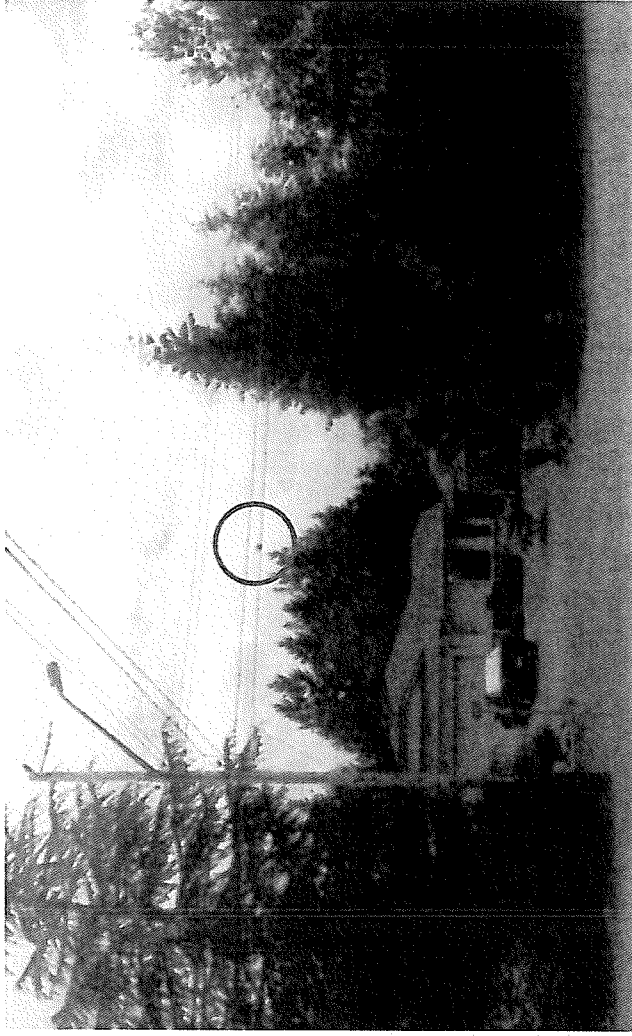
View 6 – View South from Drew Road



Legend
● = Tower Location



View 7 – View Southwest from Lanyon Drive



Legend
● = Tower Location



View 8 – View Southeast from Lanyon Drive



Legend
● = Tower Location



Legend
● = Tower Location

View 10 – View Southwest from railway



Legend
● = Tower Location

Appendix 4: RCMP

Attached.

Kent Martin

From: Brian HUNTER <Brian.HUNTER@rcmp-grc.gc.ca>
Sent: Monday, April 13, 2015 3:00 PM
To: Kiersten Enemark
Subject: Re: Improving Wireless Service

Hi Kiersten,

Cellular coverage in the Eaglecrest and French Creek area is weak. Reliable cellular coverage greatly enhances the ability for police to perform their day to day duties which ultimately enhances public safety.

Best regards,

Brian

Brian HUNTER, S.Sgt./S.é.-m.
Detachment Commander
Chef de détachement
Oceanside RCMP Detachment / Government of Canada
Détachement de la GRC de Oceanside / Gouvernement du Canada
727 West Island Highway
Parksville, BC V9P 1B9
brian.hunter@rcmp-grc.gc.ca
Tel/Tél.: 250-248-6111
Fax/Télé.: 250-248-4962

>>> Kiersten Enemark <kierstene@standardland.com> 2015/04/13 2:30 PM >>>
Hello Sgt. Hunter,

Rogers Communications is proposing to improve wireless service by adding new communications infrastructure at 891 Drew Road, Parksville. We plan to reach out to the RDN for support in the next few months.

Do you have any comments that you would be comfortable sharing with the RDN regarding the importance of having access to dependable wireless service?

Your feedback would be welcome.

Regards,

Kiersten Enemark
Standard Land Company
Agents to Rogers

Attachment 3

Information Package and Request for Concurrence



StandardLand

Standard Land Company Inc.
Suite 610, 688 West Hastings Street
Vancouver, British Columbia
V6B 1P1

Telephone: 604.687.1119
Facsimile: 604.687.1339
Email: standard@standardland.com
Website: www.standardland.com

August 9, 2013

VIA COURIER

Regional District of Nanaimo
Tyler J Brown
Planning Technician
6300 Hammond Bay Road
Nanaimo, British Columbia
V9T 6N2

Dear Mr. Brown,

SUBJECT: REQUEST FOR CONCURRENCE, ROGERS TELECOMMUNICATIONS TOWER
LOCATION: 891 DREW ROAD, PARKSVILLE, BRITISH COLUMBIA
PID: 007-591-547
ROGERS SITE: FRENCH CREEK (W3030)

Rogers Communications Inc. ("Rogers"), represented by Standard Land Company Inc. ("Standard Land") has followed Industry Canada's Default Public Consultation process for a new telecommunications tower. Rogers is respectfully requesting from the members of the Board concurrence in the location of this new tower that will be providing advanced, high speed wireless service to the French Creek area.

Enclosed, please find evidence of the following efforts regarding this public consultation process:

April 15 & 16, 2013	Notification packages were issued to approx. 24 property owners within at least a 135 metre radius. Please see Appendix 1: Affidavits of Notification.
April 18, 2013	Notice of proposed tower project placed in The Parksville Qualicum Beach News on April 18 th and the Oceanside Star on May 15 th . Please see Appendix 2: Newspaper Notice.
May 1, 2013	A Site Selection Process Outline was provided in the form of a visual, including an aerial map as a response to a member of the public's inquiry. Please see Appendix 3: Site Selection Map.
May 8, 2013	Rogers presented to the Residents Association of French Creek.
May 25, 2013	Conclusion of 30 day consultation period. During the consultation period, we received comments from 9 households, 3 of which were in support of the tower. Please see Appendix 4: Comments & Correspondence Tracking Form.
June 28, 2013	Rogers conducted a Visibility Study and a compiled a Questions and Answers sheet provided to members of the community who provided comment and to the Regional District. Additional comments were welcomed until July 28, 2013. Please see Appendix 5: Questions and Answers and Appendix 6: Visibility Study.

The comments received regarding both the location and design of the tower were reviewed, and Rogers has responded to the residents as follows:

<p>Visibility of proposal</p>	<p>In response to the comments received, Rogers investigated the visibility of the area from alternate locations within the property. In our site review, Rogers confirmed the visibility of the tower by completing a visibility study. A “balloon test” was conducted June 14th, where a balloon was flown at 45 metres in height and pictures were taken from various view points from the community. The visibility study conducted confirmed that the proposed tower would be partially visible from certain views, but many views would have little to no visibility due to the mature trees in the area.</p> <p>Rogers is proposing to relocate the tower an additional 10 metres southeast further reduce the visibility from properties to the west and northwest. A greater setback was not feasible as the land elevation drops significantly.</p>
<p>Tower light as required by Transport Canada</p>	<p>Transport Canada requires that Rogers add a light above the tower for safe aeronautical navigation. Understanding that a light above a tower can be obtrusive, Rogers has learned of an alternative light for a tower that would shield the light from those at ground level but clearly visible to aircrafts. This proposed lighting would reduce the appearance of a light to the community.</p>

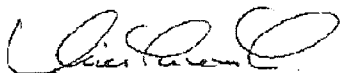
There is an increasing dependence on wireless products for personal, business and emergency purposes, and an improvement in service in French Creek would benefit the community. In response to the public’s demand for high quality wireless services, Rogers is proposing a telecommunications site.

If Council concurs with the proposed tower project, please find in **Appendix 6: Sample Resolution**, a sample resolution which may be used.

Rogers is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at (604) 687-1119 or by e-mail at kierstene@standardland.com.

Sincerely,

Standard Land Company Inc.
 Agents for Rogers



Kiersten Enemark
 Director, Land and Municipal Affairs (BC)

- cc: Peter Leathley, Municipal Affairs Specialist (BC), Wireless Network Implementation West
 Rogers Communications Inc.
- cc: Samuel Sugita, Municipal Affairs Specialist (BC), Standard Land Company Inc.

Appendix 1: Affidavits of Notification



StandardLand

Standard Land Company Inc.
Suite 610, 688 West Hastings Street
Vancouver, British Columbia
V6B 1P1

Telephone: 604.687.1119
Facsimile: 604.687.1339
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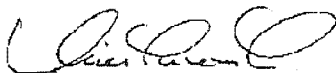
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Sincerely,

Standard Land Company Inc.
 Agents for Rogers



Kiersten Enemark
 Director, Land and Municipal Affairs (BC)

cc: Peter Leathley, Municipal Affairs Specialist (BC), Wireless Network Implementation West
 Rogers Communications Inc.

cc: Samuel Sugita, Municipal Affairs Specialist (BC), Standard Land Company Inc.



April 15, 2013

Dear Area Residents and Businesses:

Like so many communities, the community of French Creek is experiencing a growing demand for wireless services as more and more people come to rely on smart phones, tablet computers and laptops as part of their everyday life. In response to this and in order to ensure dependable high speed wireless service is available to the community, Rogers is proposing the construction of a telecommunications tower at 891 Drew Road, Parksville, British Columbia.

As part of the public consultation process, you are invited to comment on the Rogers proposal before May 25, 2013. Following Industry Canada's Default Public Consultation Process, all residents and businesses within 135 metres of the proposed tower location will receive this Public Consultation Information Package. As well, a notice inviting the community to comment has been placed in the Parksville Qualicum Beach News on April 18, 2013.

This package contains detailed information about the proposed structure, the consultation and approval process, as well as contact information available to you during the consultation process.

Rogers has been invited and accepted to attend the French Creek Residents' Association (FCRA) Annual General Meeting on May 8th at 7:00 pm at St. Columba Church Hall, 921 Wembley Road, Parksville to meet with residents and answer any questions regarding the proposed project.

Your questions and comments are an important part of the consultation process. Please know you may provide your comments by contacting Rogers at CommentsBC@standardland.com, or by completing the Comments Sheet on the other side of this letter by May 25, 2013.

We appreciate your time and attention in considering the proposed telecommunications tower and look forward to your comments.

Rogers Communications Inc.

Peter Leathley
Municipal Affairs Specialist (BC), Wireless Network Implementation



QUESTIONNAIRE & INPUT FORM

We welcome your comments regarding the proposed Rogers telecommunications structure at 891 Drew Road, Parksville, BC. We would appreciate your time in completing this questionnaire. Rogers will respond to any questions or issues, and the correspondence will be shared with the Regional District of Nanaimo and Industry Canada as part of the consultation process. This information will not be used for marketing purposes.

1. Are you currently happy with the quality of wireless service in your community?

Yes No If no, what areas require improved service?

2. Do you feel this is an appropriate location for a tower?

Yes No

If not, what change do you suggest:_____

3. Are you satisfied with the proposed appearance / design of the proposed tower?

Yes No

If not, what change do you suggest:_____

4. Other Comments:_____

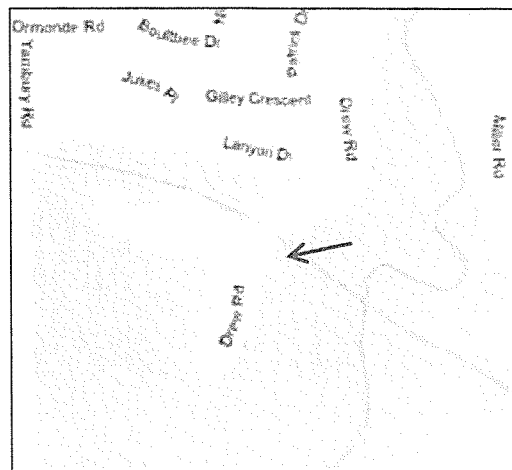
Tower Location

Name: _____

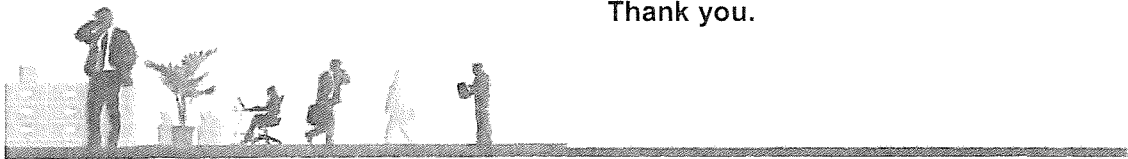
Address: _____

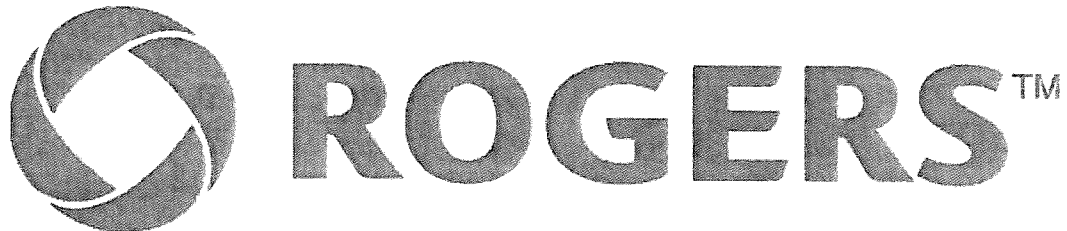
Telephone: _____

Email: _____



Thank you.





**Public Consultation Information Package
Wireless Communications Installation**

Location: 891 Drew Road, Parksville, BC V9P 1X2
Rogers Site: W3030 (French Creek)

Contact

Rogers Communications Inc.
1600 – 4710 Kingsway,
Burnaby, British Columbia V5G 4W7

Contact name: Kiersten Enemark
c/o Standard Land Company Inc.
Agents to Rogers Communications Inc.
Tel: 1 (877) 687-1102
Email: CommentsBC@standardland.com

April 15, 2013

What is being proposed?

Rogers is proposing to build a new 45 metre monopole tower structure. To ensure continued reliable service, Rogers is proposing to enhance and restore a high quality network signal for the wireless network in the area by adding equipment on a proposed structure.

When a network weakness is identified, Rogers' radiofrequency engineers' first steps are to explore any and all opportunities to add additional equipment on nearby towers or mount antennas on existing buildings. Only when every alternative has been exhausted, does Rogers consider constructing a new wireless structure. Rogers engineers have determined that in this case there are no suitable existing structures in the area. As a result, a single structure of 45 metres is being proposed to meet Rogers' network requirements.

Initially, Rogers identified commercial lands along the Hwy 19A as being appropriate for a tower location. For over a year, Rogers actively searched for a commercial property with a willing property owner to host a telecommunications facility at a location compatible with the Rogers network. Unfortunately, Rogers was unable to finalize a location with a willing property owner.

Where is the proposed tower site?

The proposed location is on rural land (zoning RU1) and is also adjacent to rural lands in all directions. Rogers is proposing to locate the tower southeast of the railway tracks, behind mature trees approximately 30 metres in height. This location is based on Rogers' technical requirements to provide improved service as well as preliminary feedback from the Regional District of Nanaimo.



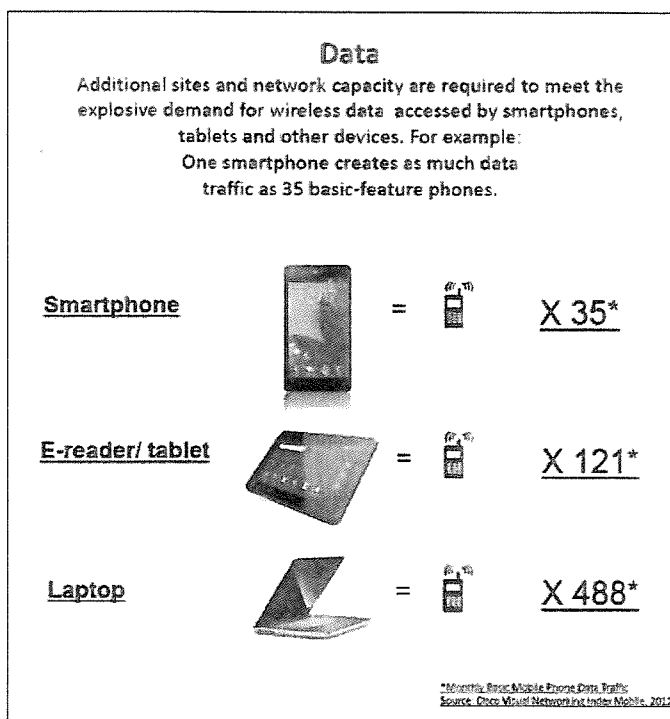
Why is this new structure required?

A new structure is required to host telecommunications equipment that will provide improved wireless service to the community. Rogers is constantly working to improve coverage and network quality to its customers. Rogers is responding to the growing demand for wireless voice and data services, particularly within existing service areas.

The customers using smartphones like iPhones and Blackberries, portable devices like iPads and tablets, computers and wireless laptops are demanding fast, reliable service. These “smart devices” place an increased demand on the wireless network which, in turn, requires ongoing investment and expansion in order to maintain service quality.

With the introduction of smartphones, tablets and other forms of mobile computing devices, customer demand for higher data speeds has become increasingly important. The amount of data that can be processed and/or the number of calls that can occur at the same time is limited by two key factors: the number of users at any one time and the distance between the device and the cell site. As network demand increases, denser radio networks (more sites that are closer together) are required. It is also the case that the amount of coverage provided by a single site is inversely proportional to the number of voice calls and/or data transactions that occur at a given time. This becomes important as cells sites begin to function at or above capacity and gaps in coverage develop during periods of overcapacity. While this is represented by slowed transactions times for internet use, applications, and e-mail, it is much more problematic for voice calls, which either cannot be made or are constantly dropped. Where once excellent coverage and high quality calls were the norm, as capacity is reached, calls can no longer be processed even though the device may show strong coverage.

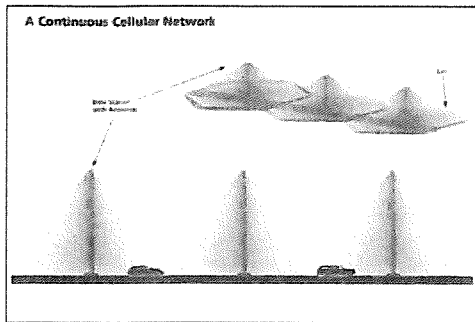
The table below illustrates how devices that transmit and receive data information need much more network capacity than standard mobile phones. For example, one Smartphone uses a wireless network as much as 35 standard mobile phones.



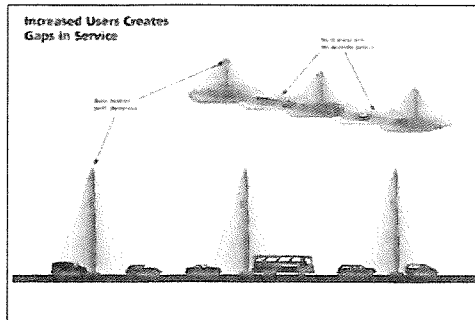
How do wireless networks work?

Wireless networks work by dividing geographic areas into “cells”. Each cell is served by a base station (in this case, a tower supporting telecommunications equipment). Mobile devices communicate with each other by exchanging radio signals with base stations.

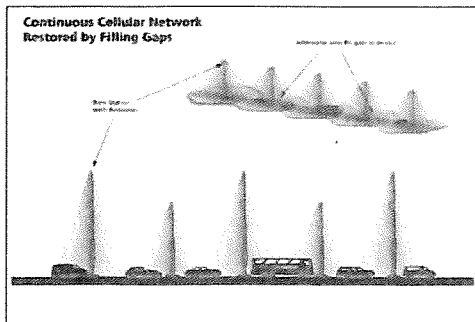
As more mobile phones and devices use the network, the “footprint” of service offered by a base station, like the proposed tower site, shrinks. This result is reduced coverage and gaps in service. Gaps in coverage can result in dropped calls and unreliable service. The drawings below illustrate how gaps in service develop as well as how additional equipment (or the addition of base stations) will enhance service.



A network is a series of interconnected cells each containing a base station (antennas and radio equipment). A high quality network offers continuous wireless service by placing base stations in specific geographical locations that allow us to use wireless devices.



When a base station reaches maximum capacity, the coverage footprint shrinks in order to handle volume.

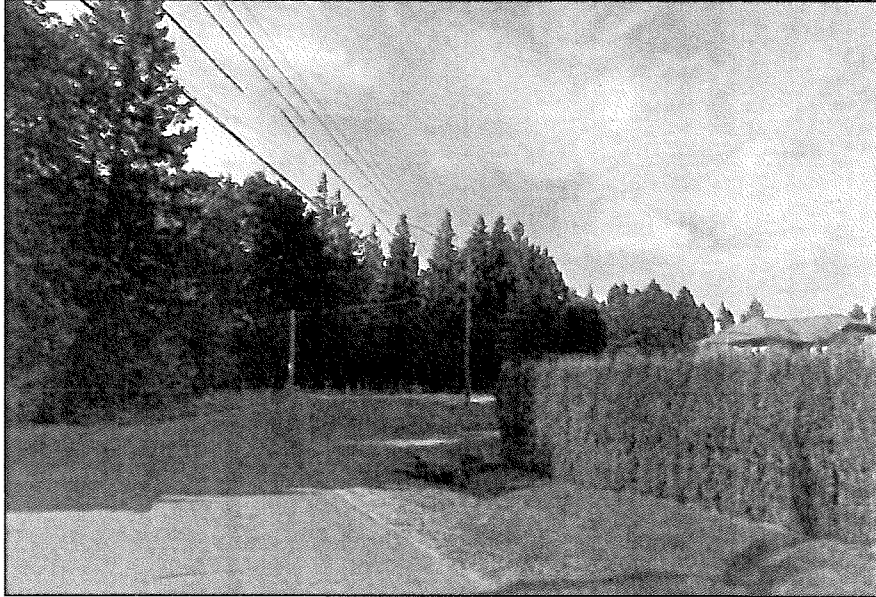


New base stations must be built to fill in the void areas and restore continuous wireless service.

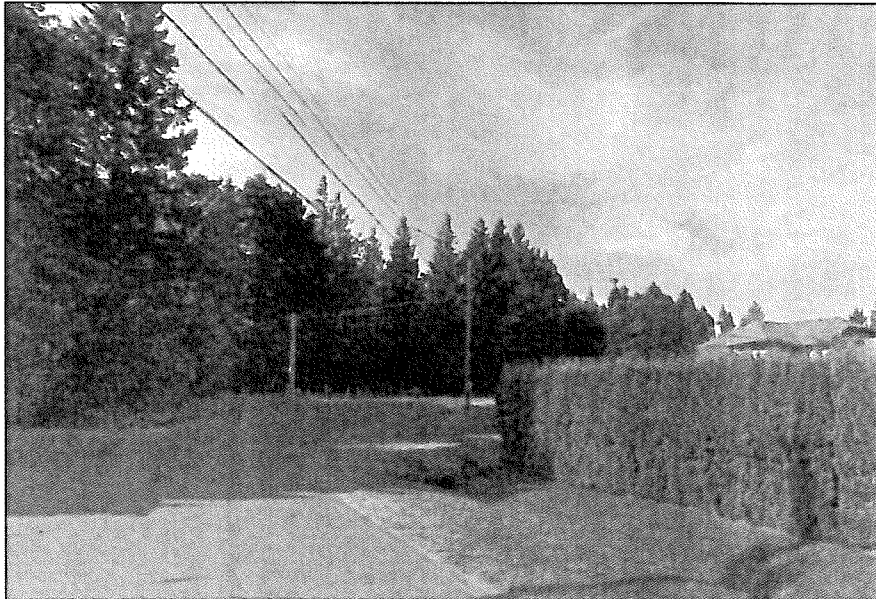
What will the site look like?

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Drew Road, looking southwest towards the tower site.

Before Construction



After Construction

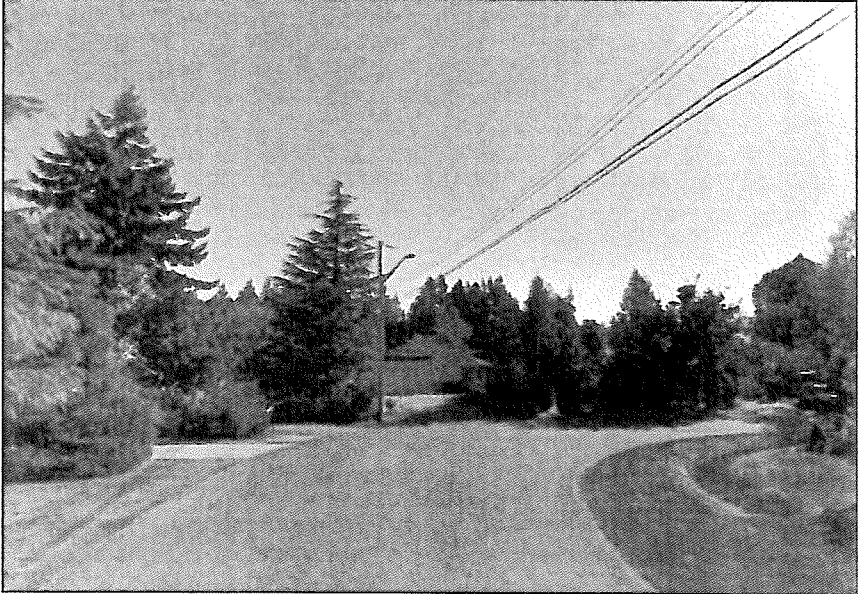


From Drew Road, looking southwest towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.
Best efforts have been made to represent the antenna accurately.
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Lanyon Drive, looking south towards the tower site.

Before Construction



After Construction



Looking south on Lanyon Drive towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.
Best efforts have been made to represent the antenna accurately.*

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

The radio equipment cabinets at the base of the towers have not been included in the photo simulations where they would not be visible. The proposed designs are subject to review and amendment by the appropriate authorities.

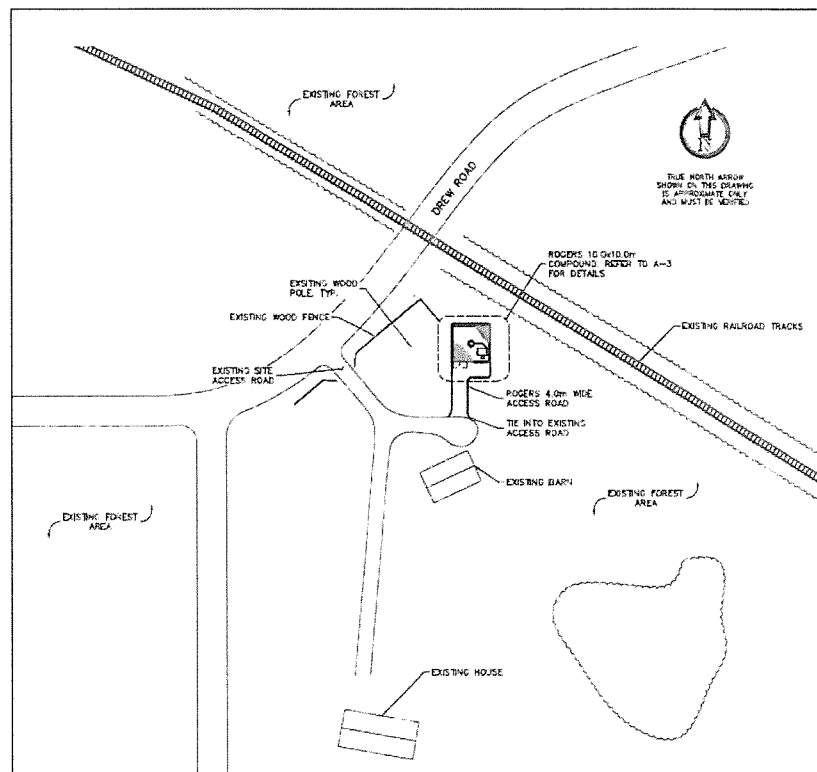
What will the area look like when it is finished?

Rogers is proposing the construction of a monopole tower. As required by Transport Canada, due to the tower's proximity of the Qualicum Beach Airport, the tower will be painted red and white, and will require lighting.

The site are has been designed to accommodate the tower structure and radio equipment cabinets. The dimensions are approximately 10.0 x 10.0 metres.

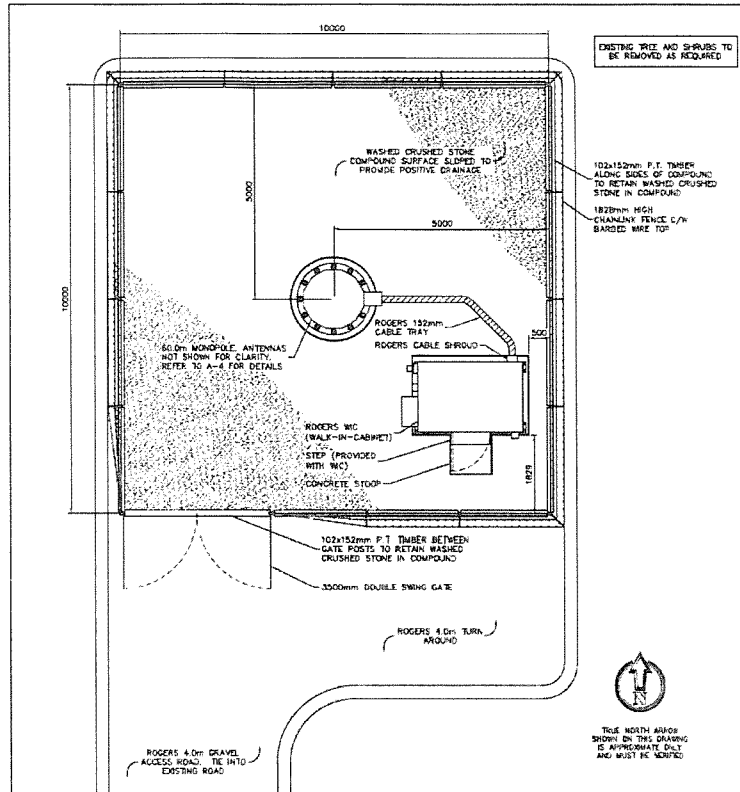
Access to the site will be by Drew Road. The secure site area will not be visible to the public. The property is already fenced and the Rogers compound will include an additional security fence that will be approximately 1.8 metres (6') in height. There will be a locked single access point and a silent alarm system. The shelter will contain radio equipment, back-up battery power, maintenance tools, manuals and a first aid kit. Specific dimensions and access to the site equipment will be determined following consultation, project review and potential approvals.

Site Plan



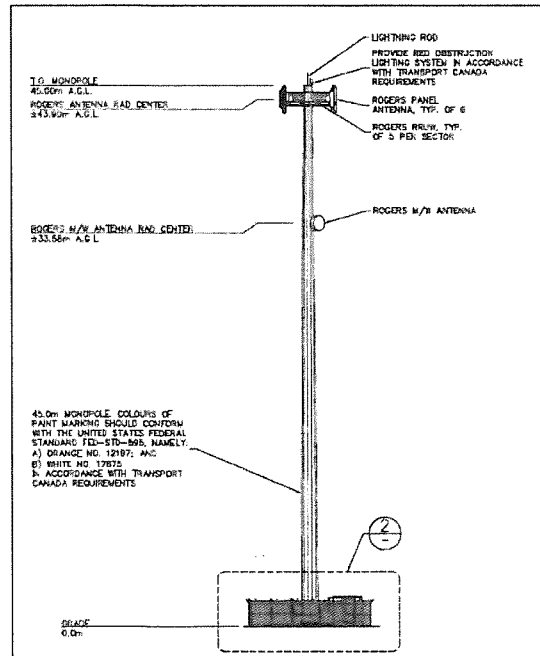
Note: not to scale.

Site Compound Layout



Note: not to scale.

Tower Elevation (South)



Note: not to scale.

What is the consultation and approval process and who is involved?

Industry Canada has the final authority to approve towers under the Radiocommunications Act. However, Industry Canada requires the proponent, in this case Rogers, to follow a community consultation process inviting the community to comment on the proposed tower site.

This notification package is part of the required consultation process, where the community is invited to comment within a minimum of 30 days. Rogers is seeking input from the community, including residents, businesses, community groups, elected officials and other interested parties. During this process, Rogers will work to answer your questions.

At the conclusion of this consultation process, Rogers will be sharing the comments received with the land use authority and all regulatory authorities, including the Regional District of Nanaimo. Rogers will also consider and respond to all comments gathered and to make any reasonable adjustments to the proposal.

How safe is this tower?

Rogers relies on the health experts to set radio frequency standards and oversee acceptable levels. In fact, adherence to national health standards is a condition of our operating licence. As a wireless provider, Rogers is responsible for ensuring that all of these safety standards are met and maintained.

In Canada, Industry Canada has adopted Health Canada's Safety Code 6, which establishes the safe limit for all devices that emit radio frequency waves and ensures public safety. The consensus among Canadian health organizations and the scientific community is that wireless antennas are safe. Here in BC, the BC Centre for Disease Control has reviewed the scientific data and supported the safety of wireless structures. Similarly, the Chief Medical Health Officer for Vancouver Coastal Health has determined that installations such as this one are appropriate (see weblinks below).

Base stations, like this tower site, operate at a very low power. Typically, the maximum power density levels from tower structures over 30 metres are less than one percent (1%) of Health Canada's Safety Code 6 government safety standard at ground level. The power would be similar to that of a computer monitor or light bulb operating in a household when measured at ground level.

In addition, Rogers adheres to a number of Canadian safety standards:

Health Canada's Safety Code 6 Compliance

Rogers attests that the radio antenna system described in this package will at all times comply with Health Canada's Safety Code 6 limits.

Canadian Environmental Assessment Act

Rogers attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act.

Engineering Practices

Rogers attests that the radio antenna system proposed for this site will be constructed in compliance with all applicable safety and building standards and comply with good engineering practices including structural adequacy. Preliminary tower profile and equipment layout plans have been included in this notification package.

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. Rogers made all necessary applications to Transport Canada and NAV CANADA and confirms that both lighting or markings are required.

Where can I go for more information?

The following web links are provided for your information. We are also happy to answer any questions you may have.

Telecommunication Systems

www.ic.gc.ca/epic/site/smt-gst.nsf/eng/h_sf01702.html

Public Consultation Guidelines

www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html

Safety Code 6

www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html

Vancouver Coastal Health

www.vch.ca/about_us/news/concerns_about_cell_phone_tower_radiation_addressed

http://www.vch.ca/about_us/news/archive/2011-news/concerns_about_cell_phone_tower_radiation_addressed

Canadian Wireless Telecommunications Association

<http://www.cwta.ca>

BC Centre for Disease Control

<http://www.bccdc.ca/healthenv/Radiation/ElectromagRadiation/default.htm>

RFCOM – University of Ottawa

<http://www.rfcom.ca/welcome/index.shtml>

Your role

Rogers is seeking your input and comments about the proposed site to ensure consideration is given to all of the needs of the community as well as our technical requirements, including improved wireless services for the area. **As this is a formal consultation process, your comments are welcome either by email or posted letter by May 25, 2013.**

Regional District of Nanaimo

Rogers has pre-consulted with the Regional District of Nanaimo to discuss appropriate site options and address any engineering challenges, such as gas lines, sewers, and upcoming projects, which could impact on the site positioning. Following consultation with the community, we will be sharing your feedback with the Regional District of Nanaimo.

Industry Canada

Industry Canada, as the regulator for all wireless providers across Canada, sets out the rules and policies for our business. In addition to Industry Canada, we work closely with municipal and provincial authorities to seek their support to identify appropriate site options and if needed, to obtain any necessary permits and approvals.

Land Use Consultant

Rogers is working with Standard Land Company Inc. on this project, who assists our efforts in gathering public input and working with regulatory authorities.

Contact Information

We would like to hear your comments and answer your questions. You are invited to provide your feedback by mail or electronic mail. Please send your comments and questions to Rogers at the address below by the close of business day on **May 25, 2013.**

Rogers Communications Inc.

c/o Standard Land Company Inc.
Attention: Kiersten Enemark
610 – 688 West Hastings Street
Vancouver, British Columbia V6B 1P1
Tel: 1 (877) 687-1102
E-mail: CommentsBC@standardland.com

Please find below, additional contacts in the event that there are questions specific to local land use or Industry Canada Regulations.

Regional District of Nanaimo

Current Planning Department
6300 Hammond Bay Road
Nanaimo, British Columbia V9T 6N2
Tel: (250) 390 6510
E-mail: planning@rdn.bc.ca

Industry Canada

Vancouver Island District Office
1230 Government Street
Victoria, British Columbia V8W 3M4
Tel: (250) 363-3803
E-mail: victoria.district@ic.gc.ca

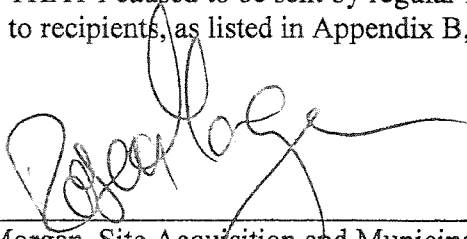
Appendix B: List of Recipients

*Names and personal information not included
for public distribution pursuant to FOIPPA s. 22*

Affidavit of Standard Land Company Inc.

I, Rosa Morgan, Site Acquisition and Municipal Affairs Coordinator (BC) in the City of Vancouver in the Province of British Columbia, make an Oath and say:

1. THAT I caused to be sent by regular mail a notification letter, as included in Appendix A, to recipients, as listed in Appendix B, on Tuesday, April 16, 2013



Rosa Morgan, Site Acquisition and Municipal Affairs Coordinator (BC)
Standard Land Company Inc.

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of British Columbia, this 16th day of April, 2013.



(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of British Columbia

Cameron Martin Carruthers

A Commissioner for Taking Affidavits
for British Columbia
Standard Land Company Inc.
610 - 688 West Hastings Street
Vancouver, BC V6B 1P1
Tel: (604) 687-1119
Expires: June 30, 2013

(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter



April 15, 2013

Dear Area Residents and Businesses:

Like so many communities, the community of French Creek is experiencing a growing demand for wireless services as more and more people come to rely on smart phones, tablet computers and laptops as part of their everyday life. In response to this and in order to ensure dependable high speed wireless service is available to the community, Rogers is proposing the construction of a telecommunications tower at 891 Drew Road, Parksville, British Columbia.

As part of the public consultation process, you are invited to comment on the Rogers proposal before May 25, 2013. Following Industry Canada's Default Public Consultation Process, all residents and businesses within 135 metres of the proposed tower location will receive this Public Consultation Information Package. As well, a notice inviting the community to comment has been placed in the Parksville Qualicum Beach News on April 18, 2013.

This package contains detailed information about the proposed structure, the consultation and approval process, as well as contact information available to you during the consultation process.

Rogers has been invited and accepted to attend the French Creek Residents' Association (FCRA) Annual General Meeting on May 8th at 7:00 pm at St. Columba Church Hall, 921 Wembley Road, Parksville to meet with residents and answer any questions regarding the proposed project.

Your questions and comments are an important part of the consultation process. Please know you may provide your comments by contacting Rogers at CommentsBC@standardland.com, or by completing the Comments Sheet on the other side of this letter by May 25, 2013.

We appreciate your time and attention in considering the proposed telecommunications tower and look forward to your comments.

Rogers Communications Inc.

Peter Leathley
Municipal Affairs Specialist (BC), Wireless Network Implementation



QUESTIONNAIRE & INPUT FORM

We welcome your comments regarding the proposed Rogers telecommunications structure at 891 Drew Road, Parksville, BC. We would appreciate your time in completing this questionnaire. Rogers will respond to any questions or issues, and the correspondence will be shared with the Regional District of Nanaimo and Industry Canada as part of the consultation process. This information will not be used for marketing purposes.

1. Are you currently happy with the quality of wireless service in your community?

Yes No If no, what areas require improved service?

2. Do you feel this is an appropriate location for a tower?

Yes No

If not, what change do you suggest:_____

3. Are you satisfied with the proposed appearance / design of the proposed tower?

Yes No

If not, what change do you suggest:_____

4. Other Comments:_____

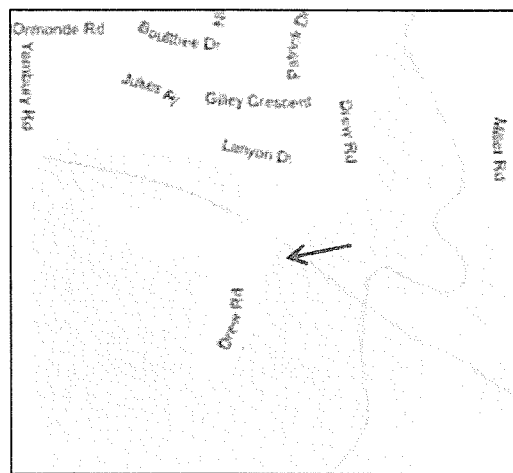
Tower Location

Name:_____

Address:_____

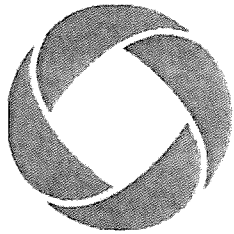
Telephone:_____

Email:_____



Thank you.





ROGERS™

**Public Consultation Information Package
Wireless Communications Installation**

Location: 891 Drew Road, Parksville, BC V9P 1X2
Rogers Site: W3030 (French Creek)

Contact

Rogers Communications Inc.
1600 – 4710 Kingsway,
Burnaby, British Columbia V5G 4W7

Contact name: Kiersten Enemark
c/o Standard Land Company Inc.
Agents to Rogers Communications Inc.
Tel: 1 (877) 687-1102
Email: CommentsBC@standardland.com

April 15, 2013

What is being proposed?

Rogers is proposing to build a new 45 metre monopole tower structure. To ensure continued reliable service, Rogers is proposing to enhance and restore a high quality network signal for the wireless network in the area by adding equipment on a proposed structure.

When a network weakness is identified, Rogers' radiofrequency engineers' first steps are to explore any and all opportunities to add additional equipment on nearby towers or mount antennas on existing buildings. Only when every alternative has been exhausted, does Rogers consider constructing a new wireless structure. Rogers engineers have determined that in this case there are no suitable existing structures in the area. As a result, a single structure of 45 metres is being proposed to meet Rogers' network requirements.

Initially, Rogers identified commercial lands along the Hwy 19A as being appropriate for a tower location. For over a year, Rogers actively searched for a commercial property with a willing property owner to host a telecommunications facility at a location compatible with the Rogers network. Unfortunately, Rogers was unable to finalize a location with a willing property owner.

Where is the proposed tower site?

The proposed location is on rural land (zoning RU1) and is also adjacent to rural lands in all directions. Rogers is proposing to locate the tower southeast of the railway tracks, behind mature trees approximately 30 metres in height. This location is based on Rogers' technical requirements to provide improved service as well as preliminary feedback from the Regional District of Nanaimo.



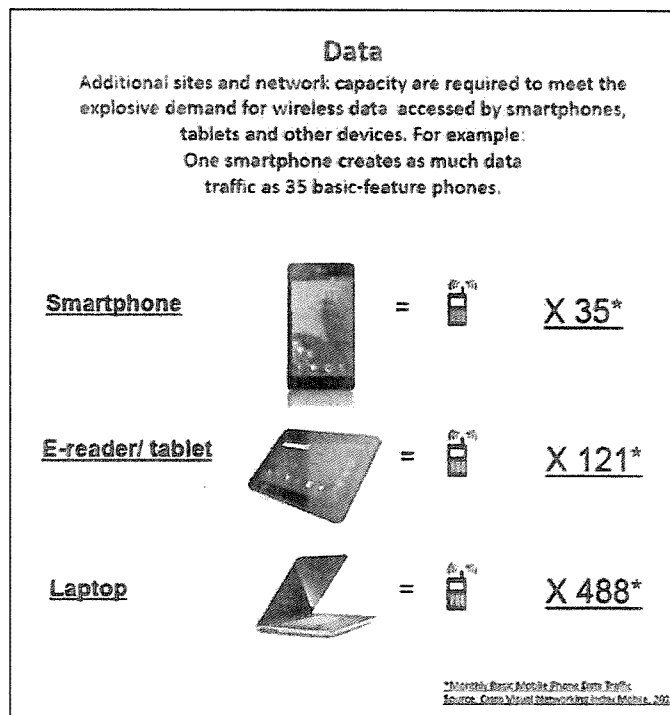
Why is this new structure required?

A new structure is required to host telecommunications equipment that will provide improved wireless service to the community. Rogers is constantly working to improve coverage and network quality to its customers. Rogers is responding to the growing demand for wireless voice and data services, particularly within existing service areas.

The customers using smartphones like iPhones and Blackberries, portable devices like iPads and tablets, computers and wireless laptops are demanding fast, reliable service. These “smart devices” place an increased demand on the wireless network which, in turn, requires ongoing investment and expansion in order to maintain service quality.

With the introduction of smartphones, tablets and other forms of mobile computing devices, customer demand for higher data speeds has become increasingly important. The amount of data that can be processed and/or the number of calls that can occur at the same time is limited by two key factors: the number of users at any one time and the distance between the device and the cell site. As network demand increases, denser radio networks (more sites that are closer together) are required. It is also the case that the amount of coverage provided by a single site is inversely proportional to the number of voice calls and/or data transactions that occur at a given time. This becomes important as cells sites begin to function at or above capacity and gaps in coverage develop during periods of overcapacity. While this is represented by slowed transactions times for internet use, applications, and e-mail, it is much more problematic for voice calls, which either cannot be made or are constantly dropped. Where once excellent coverage and high quality calls were the norm, as capacity is reached, calls can no longer be processed even though the device may show strong coverage.

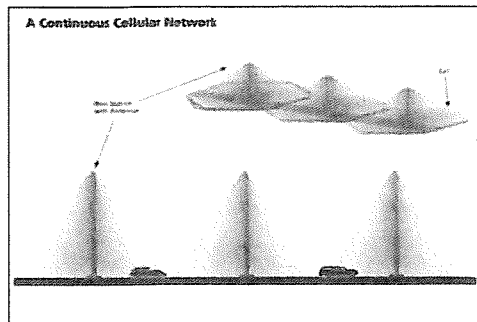
The table below illustrates how devices that transmit and receive data information need much more network capacity than standard mobile phones. For example, one Smartphone uses a wireless network as much as 35 standard mobile phones.



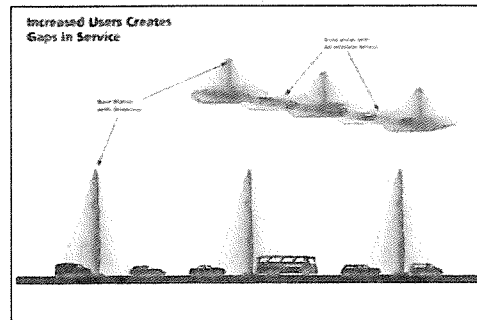
How do wireless networks work?

Wireless networks work by dividing geographic areas into “cells”. Each cell is served by a base station (in this case, a tower supporting telecommunications equipment). Mobile devices communicate with each other by exchanging radio signals with base stations.

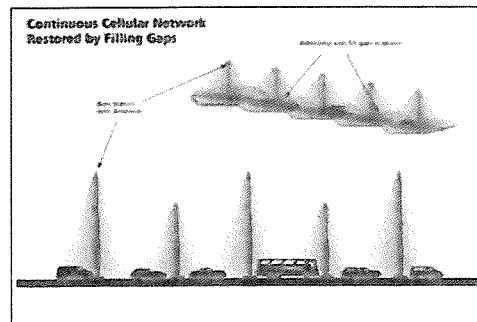
As more mobile phones and devices use the network, the “footprint” of service offered by a base station, like the proposed tower site, shrinks. This result is reduced coverage and gaps in service. Gaps in coverage can result in dropped calls and unreliable service. The drawings below illustrate how gaps in service develop as well as how additional equipment (or the addition of base stations) will enhance service.



A network is a series of interconnected cells each containing a base station (antennas and radio equipment). A high quality network offers continuous wireless service by placing base stations in specific geographical locations that allow us to use wireless devices.



When a base station reaches maximum capacity, the coverage footprint shrinks in order to handle volume.

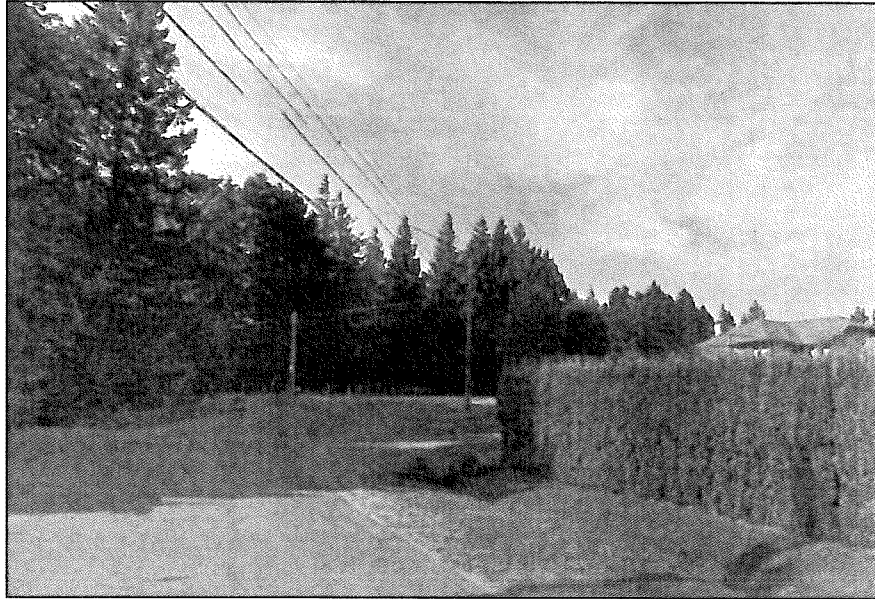


New base stations must be built to fill in the void areas and restore continuous wireless service.

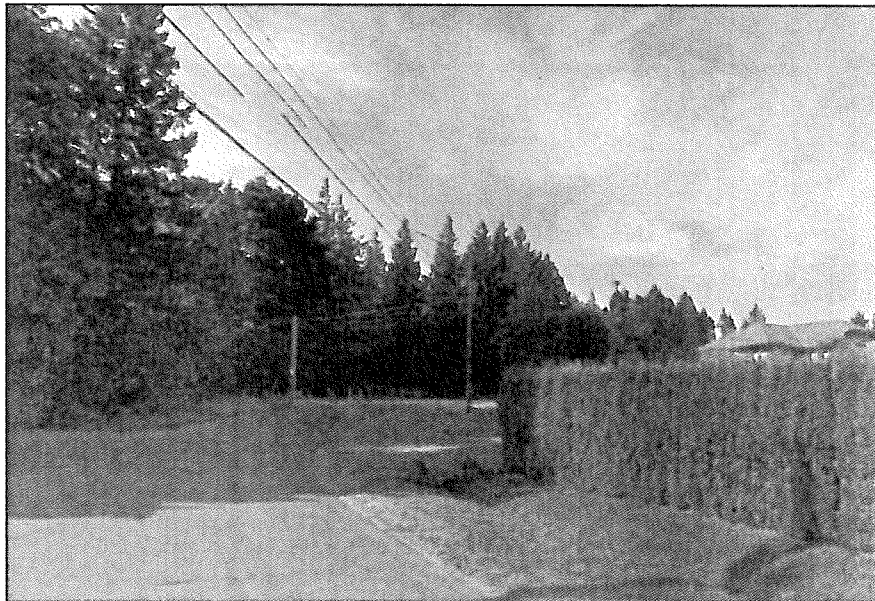
What will the site look like?

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Drew Road, looking southwest towards the tower site.

Before Construction



After Construction



From Drew Road, looking southwest towards tower location.

Photo Simulation is a close representation and is for conceptual purposes only.

Best efforts have been made to represent the antenna accurately.

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Lanyon Drive, looking south towards the tower site.

Before Construction



After Construction



Looking south on Lanyon Drive towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.
Best efforts have been made to represent the antenna accurately.*

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

The radio equipment cabinets at the base of the towers have not been included in the photo simulations where they would not be visible. The proposed designs are subject to review and amendment by the appropriate authorities.

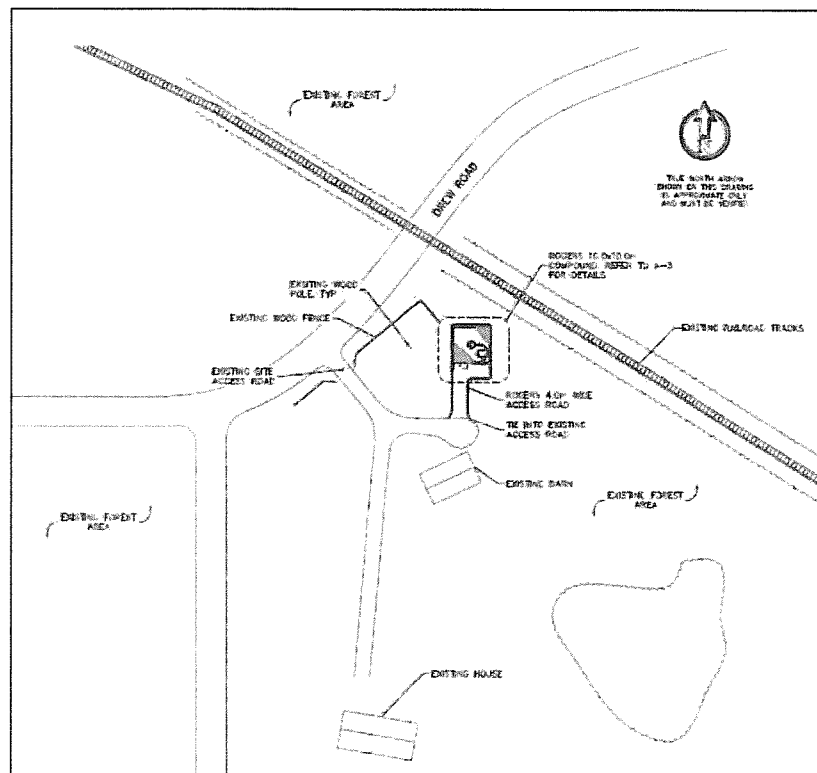
What will the area look like when it is finished?

Rogers is proposing the construction of a monopole tower. As required by Transport Canada, due to the tower's proximity of the Qualicum Beach Airport, the tower will be painted red and white, and will require lighting.

The site are has been designed to accommodate the tower structure and radio equipment cabinets. The dimensions are approximately 10.0 x 10.0 metres.

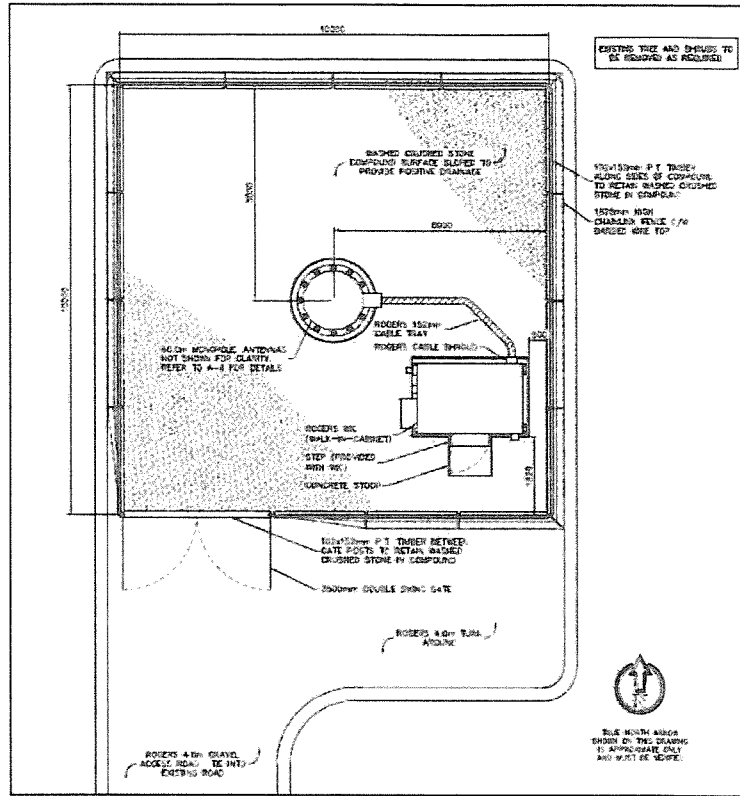
Access to the site will be by Drew Road. The secure site area will not be visible to the public. The property is already fenced and the Rogers compound will include an additional security fence that will be approximately 1.8 metres (6') in height. There will be a locked single access point and a silent alarm system. The shelter will contain radio equipment, back-up battery power, maintenance tools, manuals and a first aid kit. Specific dimensions and access to the site equipment will be determined following consultation, project review and potential approvals.

Site Plan



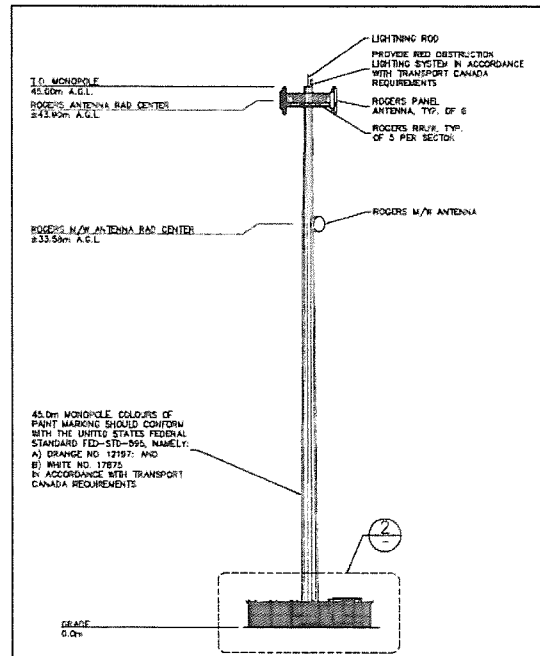
Note: not to scale.

Site Compound Layout



Note: not to scale.

Tower Elevation (South)



Note: not to scale.

What is the consultation and approval process and who is involved?

Industry Canada has the final authority to approve towers under the Radiocommunications Act. However, Industry Canada requires the proponent, in this case Rogers, to follow a community consultation process inviting the community to comment on the proposed tower site.

This notification package is part of the required consultation process, where the community is invited to comment within a minimum of 30 days. Rogers is seeking input from the community, including residents, businesses, community groups, elected officials and other interested parties. During this process, Rogers will work to answer your questions.

At the conclusion of this consultation process, Rogers will be sharing the comments received with the land use authority and all regulatory authorities, including the Regional District of Nanaimo. Rogers will also consider and respond to all comments gathered and to make any reasonable adjustments to the proposal.

How safe is this tower?

Rogers relies on the health experts to set radio frequency standards and oversee acceptable levels. In fact, adherence to national health standards is a condition of our operating licence. As a wireless provider, Rogers is responsible for ensuring that all of these safety standards are met and maintained.

In Canada, Industry Canada has adopted Health Canada's Safety Code 6, which establishes the safe limit for all devices that emit radio frequency waves and ensures public safety. The consensus among Canadian health organizations and the scientific community is that wireless antennas are safe. Here in BC, the BC Centre for Disease Control has reviewed the scientific data and supported the safety of wireless structures. Similarly, the Chief Medical Health Officer for Vancouver Coastal Health has determined that installations such as this one are appropriate (see weblinks below).

Base stations, like this tower site, operate at a very low power. Typically, the maximum power density levels from tower structures over 30 metres are less than one percent (1%) of Health Canada's Safety Code 6 government safety standard at ground level. The power would be similar to that of a computer monitor or light bulb operating in a household when measured at ground level.

In addition, Rogers adheres to a number of Canadian safety standards:

Health Canada's Safety Code 6 Compliance

Rogers attests that the radio antenna system described in this package will at all times comply with Health Canada's Safety Code 6 limits.

Canadian Environmental Assessment Act

Rogers attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act.

Engineering Practices

Rogers attests that the radio antenna system proposed for this site will be constructed in compliance with all applicable safety and building standards and comply with good engineering practices including structural adequacy. Preliminary tower profile and equipment layout plans have been included in this notification package.

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. Rogers made all necessary applications to Transport Canada and NAV CANADA and confirms that both lighting or markings are required.

Where can I go for more information?

The following web links are provided for your information. We are also happy to answer any questions you may have.

Telecommunication Systems

www.ic.gc.ca/epic/site/smt-gst.nsf/eng/h_sf01702.html

Public Consultation Guidelines

www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html

Safety Code 6

www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html

Vancouver Coastal Health

www.vch.ca/about_us/news/concerns_about_cell_phone_tower_radiation_addressed

http://www.vch.ca/about_us/news/archive/2011-news/concerns_about_cell_phone_tower_radiation_addressed

Canadian Wireless Telecommunications Association

<http://www.cwta.ca>

BC Centre for Disease Control

<http://www.bccdc.ca/healthenv/Radiation/ElectromagRadiation/default.htm>

RFCOM – University of Ottawa

<http://www.rfcom.ca/welcome/index.shtml>

Your role

Rogers is seeking your input and comments about the proposed site to ensure consideration is given to all of the needs of the community as well as our technical requirements, including improved wireless services for the area. **As this is a formal consultation process, your comments are welcome either by email or posted letter by May 25, 2013.**

Regional District of Nanaimo

Rogers has pre-consulted with the Regional District of Nanaimo to discuss appropriate site options and address any engineering challenges, such as gas lines, sewers, and upcoming projects, which could impact on the site positioning. Following consultation with the community, we will be sharing your feedback with the Regional District of Nanaimo.

Industry Canada

Industry Canada, as the regulator for all wireless providers across Canada, sets out the rules and policies for our business. In addition to Industry Canada, we work closely with municipal and provincial authorities to seek their support to identify appropriate site options and if needed, to obtain any necessary permits and approvals.

Land Use Consultant

Rogers is working with Standard Land Company Inc. on this project, who assists our efforts in gathering public input and working with regulatory authorities.

Contact Information

We would like to hear your comments and answer your questions. You are invited to provide your feedback by mail or electronic mail. Please send your comments and questions to Rogers at the address below by the close of business day on **May 25, 2013**.

Rogers Communications Inc.

c/o Standard Land Company Inc.
Attention: Kiersten Enemark
610 – 688 West Hastings Street
Vancouver, British Columbia V6B 1P1
Tel: 1 (877) 687-1102
E-mail: CommentsBC@standardland.com

Please find below, additional contacts in the event that there are questions specific to local land use or Industry Canada Regulations.

Regional District of Nanaimo

Current Planning Department
6300 Hammond Bay Road
Nanaimo, British Columbia V9T 6N2
Tel: (250) 390 6510
E-mail: planning@rdn.bc.ca

Industry Canada

Vancouver Island District Office
1230 Government Street
Victoria, British Columbia V8W 3M4
Tel: (250) 363-3803
E-mail: victoria.district@ic.gc.ca

Appendix B: List of Recipients

*Names and personal information not included
for public distribution pursuant to FOIPPA s. 22*



Appendix 2: Newspaper Notice



Your community. Your classifieds. Black Press COMMUNICATIONS

TOLL FREE 1-855-310.3535

bcclassified.com

fax 250.248.4655 email classified@pqbnews.com

\$29.98 plus tax SELL YOUR STUFF! Private Party Merchandise Ad 1" PHOTO + 5 LINES (99¢ extra lines) Runs till it sells, up to 8 weeks!

Choose any: 2 Black Press Community Newspapers! Add any other paper for only \$9.99 each +tax

BONUS! We will upload your ad to UsedPQB.com FREE! Ask us for more info.

LEADER PICTORIAL Gazette Chronicle THE PARKSVILLE QUALICUM BEACH NEWS NEWS Bulletin NEWS COMOX VALLEY RECORD CAMPBELL RIVER MIRROR GAZETTE

NEED STORAGE? MINI'S WAREHOUSE HOUSEHOLD STORAGE CARS & RV STORAGE A little of a lot we've got a spot. We have heated storage units! TOO MUCH STUFF? 999 Shearwater Road, Coombs (Behind Bradley Centre) 250-248-4588 www.miniswarehouse.com

Parksville Qualicum News Deadlines: Tuesday Edition Word Ads: Thursday 5 pm Display Ads: Thursday 5 pm Friday Edition Word Ads: Tuesday 1 pm Display Ads: Tuesday 10:30 am MAJOR CATEGORIES IN ORDER OF APPEARANCE FAMILY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS TRAVEL CHILDREN EMPLOYMENT PERSONAL SERVICES BUSINESS SERVICES PETS & LIVESTOCK MERCHANDISE FOR SALE REAL ESTATE RENTALS AUTOMOTIVE MARINE AGREEMENT It is agreed by any Display or Classified Advertiser requesting space that the liability of the paper in the event of failure to publish an advertisement shall be limited to the amount paid by the advertiser for that portion of the advertising occupied by the incorrect item only and that there shall be no liability in any event beyond the amount paid for such advertisement. The publisher shall not be liable for slight changes or typographical errors that do not lessen the value of an advertisement. bcclassified.com cannot be responsible for errors after the first day of publication of any advertisement. Notice of errors on the first day should immediately be called to the attention of the Classified Department to be corrected for the following edition. bcclassified.com reserves the right to revise, edit, classify or reject any advertisement and to retain any answers directed to the bcclassified.com Box Reply Service and to repay the customer for the sum paid for the advertisement and box rental. DISCRIMINATORY LEGISLATION Advertisers are reminded that Provincial legislation forbids the publication of any advertisement which discriminates against any person because of race, religion, sex, colour, nationality, ancestry or place of origin, or age unless the condition is justified by a bona fide requirement for the work involved. COPYRIGHT Copyright and/or properties subsist in all advertisement and in all other material appearing in this edition of bcclassified.com. Permission to reproduce wholly or in part and in any form whatsoever, particularly by a photographic or offset process in a publication must be obtained in writing from the publisher. Any unauthorized reproduction will be subject to recourse in law. Advertise across Vancouver Island in the 17 best-read community newspapers. ON THE WEB: bcclassified.com

FAMILY ANNOUNCEMENTS

DEATHS

Dawson, Douglas Hart May 19, 1938 - April 14, 2013 Douglas Hart Dawson (May 19, 1938 - April 14, 2013) Doug passed away peacefully at Victoria Hospice, after a very long and brave battle with Parkinson's Disease. Doug was predeceased by his loving wife of 46 years, Louise, his parents Richard and Christine, brothers Richard and Alan, and sister Pearl. He is survived by children Cathy (Doug) of Victoria, BC and Kevin (Pam) of Rigaud, QC and his grandson Sam of Rigaud, QC. He will be missed by many friends in Hudson, QC and Parksville, BC, colleagues and business acquaintances worldwide as well as extended family in Ontario, Manitoba, Alberta, BC, and England. A special thanks to Doug's friend Bill who visited him every week. Many thanks and big hugs to the staff at Halliday House (Catherine, Caroline(s), Gayla, Jennifer, Jessica, Judith, Irene, Millie, Sue, Wendy) who loved and cared for Doug, held his hand, comforted him, and gave him dignity. They were like family to him and he adored them with all his heart. And finally, to all the nurses and doctors at NRGH and those at Victoria Hospice who cared for him in the end. In lieu of flowers, please make a donation in Doug's name to Halliday House. Address: 188 McCarter Street, Parksville, BC, V9P 2G6. A celebration of life will take place at Halliday House on Saturday, April 20 at 12:30pm.

FAMILY ANNOUNCEMENTS

DEATHS

Veronica "Ronnie" Joan Connor Oct 11th 1922 - April 13th 2013 Ronnie passed away peacefully at the palliative care facility in Nanaimo in her 91st year. Predeceased by her husband, Jack; brother, John; and sister, Sheila. She is survived by her sister, Mary. Dearly beloved by her son, Paul (Gillian) Connor, grandson, Ben (Cydney), and granddaughter, Jacquie (Patrick) Hole. Whether in Bomber Command in the WAAF or in post-war Palestine where she met her husband Jack, or later as a secretary/bookkeeper, Ronnie always had class and fashionable poise, balancing hard work with fun and laughter. Ronnie and Jack retired to Qualicum from England in 1988 and enjoyed their family, golf, bridge and friends until Jack was cruelly affected by a stroke. Ronnie then became a leader in the Stroke Recovery Club until Jack's death in 2005. Unfortunately she too suffered a stroke in the same year and regardless of her struggles she remained at home at the Gardens and took great comfort in her family, friends and caregivers. The family would like to thank the staff at Halliday House, the Gardens, and particularly Mary, Joan, Angela, Terry and Dorene for their love and support. A Funeral Mass will be held at the Catholic Church of the Ascension, 887 Wembley Road, Parksville on Friday April 26th at 1:00 pm. Reception to follow. In lieu of flowers, please consider a donation in Ronnie's memory to the local stroke recovery club. To send a condolence to the family please visit www.yatesfuneral.ca YATES FUNERAL SERVICE & CREMATORIUM (250-248-5859) in care of arrangements.

FAMILY ANNOUNCEMENTS

DEATHS

Happy Birthday to Lil' Dartin' Andrea Lots of Love Tim Keep Kissing

FAMILY ANNOUNCEMENTS

CELEBRATIONS

QUALICUM BAPTIST CHURCH 600 Beach Road Qualicum Beach WORSHIP SUNDAYS 10:30 "DESTRUCTIVE DOCTRINES" (PETER 2:1-3)

FAMILY ANNOUNCEMENTS

CELEBRATIONS

JERICHO ROAD PARKSVILLE God still heals and is the kindest person you'll ever meet! Join us on Sundays 6:30pm At the Salvation Army Church on the Alberni Highway, near the Rod & Gun. All welcome! More info at: www.jerichoroad-church.com

FAMILY ANNOUNCEMENTS

CELEBRATIONS

PROPOSED ROGERS TELECOMMUNICATIONS FACILITY 45 METRE MONOPOLE STRUCTURE PROPOSED STRUCTURE: As part of the public consultation process required by Industry Canada, Rogers is inviting the public to comment on a proposed telecommunications facility consisting of a 45 metre monopole tower and ancillary radio equipment. LOCATION: 891 Drew Road, Parksville, BC V9P 1X2 (PID: 007-561-547). COORDINATES: Lat: 49° 20' 21.15". Long: -124° 22' 52.61". ANY PERSON may comment by close of business day on May 25, 2013 with respect to this matter. ROGERS CONTACT: Further information can be obtained by contacting Kiersten Ehemark Standard Land Company Inc. Agents for Rogers Suite 610 - 688 West Hastings Street Vancouver, BC V6B 1P1 Tel: 1 (877) 687-1102 Fax: (604) 687-1339 Email: commentsbc@standardland.com

FAMILY ANNOUNCEMENTS

IN MEMORIAM GIFTS

RONALD McDONALD HOUSE BC Help Tomorrow's Families Today - leave a gift in your will. legacy@rmhbc.ca COMMUNITY ANNOUNCEMENTS COMING EVENTS BRADLEY CENTRE Members & guests. Pancake Breakfast April 21, 2013, 8:30-11:30 am CALL FOR ENTRIES 11TH ANNUAL Kitty Coleman Woodland Art & Bloom Festival. Fine Art and Quality Crafts Juried Show. Presented in a spectacular outdoor setting May 18, 19, 20 Applications for Artisans are available at woodlandgardens.ca 250-338-6901 LOOKING FOR Artisans for the Parksville Beach Festival's Art in the Park event July 27 & 28 (11am-5pm). \$50 for 2 days or \$30 for 1. Register online at www.parksvillebeachfest.ca

FAMILY ANNOUNCEMENTS

INFORMATION

WELCOME WAGON SINCE 1950 NEW to the area? Call for your FREE package of info, gifts & greetings. Bev: 250-248-4720 PV Ann: 250-248-3390 QB Pat: 250-248-7119 PV The most Famous Baskets in the World! www.welcomewagon.ca LOST AND FOUND FOUND: KEYS: 6 keys with 4 distinguishing fobs on it. Call Community Policing Office at (250)752-2949 to claim. LOST: DARK brown leather wallet on Sat. April 6th, between the News and Chia Chia Java Coffee house. If found please call 250-739-3311

FAMILY ANNOUNCEMENTS

INFORMATION

HEART & STROKE FOUNDATION OF BC Finding answers for life. WELCOME WAGON SINCE 1950 NEW to the area? Call for your FREE package of info, gifts & greetings. Bev: 250-248-4720 PV Ann: 250-248-3390 QB Pat: 250-248-7119 PV The most Famous Baskets in the World! www.welcomewagon.ca LOST AND FOUND FOUND: KEYS: 6 keys with 4 distinguishing fobs on it. Call Community Policing Office at (250)752-2949 to claim. LOST: DARK brown leather wallet on Sat. April 6th, between the News and Chia Chia Java Coffee house. If found please call 250-739-3311

FAMILY ANNOUNCEMENTS

INFORMATION

TRAVEL GETAWAYS LONG BEACH - Ucluelet - Deluxe waterfront cabin, sleeps 6. BBQ, Spring Special. 2 nights \$239 or 3 nights \$299 Pets Ok. Pick 604-306-0891 YOUR COMMUNITY. YOUR CLASSIFIEDS bcclassified.com 1-855-310-3535

COMMUNITY ANNOUNCEMENTS

INFORMATION

Your gift to the Heart and Stroke Foundation will help support life saving research and education in heart disease and stroke. To donate In Memory or In Honour: www.heartandstroke.bc.ca Tel: 250-754-5274 Mail to: PO Box 730, Parksville, BC V9P 2G8 HEART & STROKE FOUNDATION OF BC Finding answers for life.

COMMUNITY ANNOUNCEMENTS

INFORMATION

TRAVEL GETAWAYS LONG BEACH - Ucluelet - Deluxe waterfront cabin, sleeps 6. BBQ, Spring Special. 2 nights \$239 or 3 nights \$299 Pets Ok. Pick 604-306-0891 YOUR COMMUNITY. YOUR CLASSIFIEDS bcclassified.com 1-855-310-3535

Appendix 3: Site Selection Map

RDN Water Works
& Tank
No willing Landlord

Edge of Eaglecrest Golf Club
Access Issues & Impact to
Golf Club

Commercial
Property
No willing Landlord

Sewage Treatment Facility
Will not provide coverage
requirements

Harbour Authority
Will not provide coverage
requirements.

Church Properties
Will not provide
coverage requirements.



Airport
No willing Landlord

Proposed Site
Location

Church
No willing Landlord

Windsor Lumber
No willing Landlord

Morningstar Golf Club
Out of Search Area

Site Selection Process

(Rogers file W3030)

**Appendix 4: Comments &
Correspondence Tracking Form**

*Names and personal information not included
for public distribution pursuant to FOIPPA s. 22*

Response to Notification Tracking Report French Creek W3030							
Name of Resident	Contact Information	Message Received	Email, Letter or Voice Message	Comment or Question	Areas for Response	Response in Comment or Question	Response sent to Resident (date)
		28-Apr-13	Letter	Please see original letter document. Summary 1. Opposed to proposal. 2. Low pollution/ clean/ organic lifestyle. 3. Alternative locations, reasoning for not using alternative properties. 4. Other sites need to be examined - list of suggested properties. 5. Health concerns. 6. Tree screening may not be desirable. 7. Property values negatively affected. 8. Wireless towers inappropriate in rural setting. 9. Residents within 200 metres of towers should be received compensation. 10. Present and future agricultural issues need to be addressed. 11. Mental health affected.	- Visibility. - Alternative locations. - Health and Safety	Response letter to all comments and concerns was provided, including explanation and map of all acquisition offers for suggested list (see Appendix 3, Site Selection Map). Questions and Answers Sheet and Visibility Study mailed.	8-May-13 26-Jun-13
		13-May-13	Phone call	Alternative Locations.	- Alternative Locations.	SLC to provide further information and research	14-May-13 (Email) 28-Jun-13
		11-Jun-13 (2nd contact)	Comments Sheet	See original comments sheet. Summary: Currently happy with service. Tower should not be in a "neighbourhood". Put somewhere else, not in favour of tower.	- Alternative Locations. - Residential Location.	Questions and Answers Sheet and Visibility Study mailed. As above.	
		16-May-13	Email	Please see original email document. Summary: 1. Opposition to proposal. 2. Painted red and white, this will light up the area at night. 3. Reducing Capacity area. 4. Reevaluation of property value. 5. Natural area diminished. 6. Photo sim does not show the tower realistically.	- Visibility. - Paint and light. - Photo sim does not display the tower correctly.	Questions and Answers Sheet and Visibility Study mailed	28-Jun-13
		16-May-13	Phone call	In support of a tower. He would like to see improved service.	Supportive due to increase in service.	Phone call conversation took place.	
		16-May-13	Phone call	In support of a tower. She would like to see improved service.	Supportive due to increase in service.	Phone call conversation took place.	
		17-May-13	Comments Sheet	See original comments sheet. Currently happy with wireless service. Not an appropriate location. Move to a more remote location. Antenna is within 60 ft of property. On ALR land.	- Visibility. - Location. - ALR land.	Questions and Answers Sheet and Visibility Study mailed	28-Jun-13

*Names and personal information not included
for public distribution pursuant to FOIPPA s. 22*

<p>26-May-13</p>	<p>Letter</p> <p>See original letter.</p> <p>Summary:</p> <ol style="list-style-type: none"> 1. Opened in proposal. 2. The proposed location suggested was in a residential area; the road is 400 ft to residential area. 3. Compensation within the immediate distances of the tower, due to tower values being decreased. 4. The tower could expand. 5. Health concerns. 6. Trees located on photo site could be removed by owner and create more visibility. 	<p>30-May-13</p> <p>28-Jun-13</p>	<p>Responded to concerns and questions, addressing: proximity to residential, health and safety and monopole with smallest footprint.</p> <p>Questions and Answers Sheet and Visibility Study mailed.</p>
<p>22-May-13</p>	<p>Comments Sheet</p> <p>See original comments sheet</p> <p>Currently happy with wireless service (use phone only in emergencies). Seems a strange location with tower demand only on one side of tower.</p> <p>Not really opposed (but could have a negative effect on property value) however for our highest appearance of proposed tower.</p> <p>Could there distribution technologies, in the midst of tower housing. Could be a sales factors when selling house (bachelor, seniors?)</p>	<p>28-Jun-13</p>	<p>Questions and Answers Sheet and Visibility Study mailed.</p>
<p>28-May-13</p>	<p>Phonocall</p> <p>In support of tower as would provide better service for business.</p>	<p>24-May-13</p> <p>28-Jun-13</p>	<p>Phonocall conversation took place.</p> <p>Questions and Answers Sheet and Visibility Study mailed.</p>

Appendix 5: Questions and Answers
& Visibility Study



QUESTIONS & ANSWERS

Proposed Telecommunications Tower 891 Drew Road, Parksville

Rogers is committed to a meaningful consultation process with the community of French Creek, in proposing a telecommunications facility to service the community. In our public consultation process, we have engaged community members in a dialogue to better understand their areas of concern, understand them and put forth considerations to address these issues proactively.

We want to thank the community members for voicing their concerns at the French Creek Residents Association Meeting on May 8, 2013, as well as comments we received from residents during the comments period that concluded May 25, 2013. Based on the feedback we received, Rogers reconsidered alternative locations within the property and conducted a visibility study of the proposed tower. In our review, an alternate location further southeast of the property was found to be feasible from the standpoint of Radiofrequency Engineers requirements to provide coverage to this community, while minimizing tower visibility from the community.

Rogers wants to ensure that the community is well informed and understands the project before any decision regarding the tower proposal is made. Below are some questions we heard and answers we have prepared. If you have any further comments, please contact Rogers before July 18, 2013 at commentsbc@standardland.com

How is a tower at this location a benefit to the French Creek community?

Like many communities across Canada, residents of French Creek are increasingly using wireless data devices in their homes: smartphones, like iPhones and Blackberries, portable devices like iPads and tablets, as well as computers and laptops that depend on wireless service. All of these devices impose an increasing demand on the wireless network which, in turn, requires ongoing investment and improvement to maintain dependable service quality. Without responding to the demand for wireless service, service will only deteriorate and become less reliable.

Is placing a tower in proximity to a residential area appropriate?

More Canadians rely on wireless devices in their day-to-day lives for personal and business use. As a result, telecommunication installations are found where people require these services. It is not unusual to find antenna installations in residential communities, parks and on hospital or government buildings. If the concern is health, as long as the installation is operating within Health Canada's Safety Code 6 limits, antenna installations are acceptable in all parts of the community, including residential neighborhoods.

Why can't Rogers go outside of the residential community and move further away?

Rogers needs to locate its equipment where service is needed to service the community. In this case, Rogers is seeking to improve 4G high speed wireless services to the community of Parksville (north and south of Highway 1). Moving the proposed location further away would reduce network performance and compromise the overall coverage objective for the community.

What can Rogers do to mitigate the visibility of the tower?

In response to the comments received, Rogers investigated the visibility of the area from alternate locations within the property. In our site review, Rogers confirmed the visibility of the tower by completing a visibility study. A "balloon test" was conducted June 14th, where a balloon was flown at 45 metres in height and pictures were taken from various view points from the community. The visibility study conducted confirmed that the proposed tower would be partially visible from certain views, but many views would have little to no visibility.

Transport Canada requires that Rogers add a light above the tower for safe aeronautical navigation. Understanding that a light above a tower can be obtrusive, Rogers was able to provide an alternative light for the tower that is shielded from those at ground level but clearly visible to aircrafts. This proposed lighting would reduce the appearance of a light to the community.



Is this tower going to lower my property value?

There are many factors that affect house prices and there has not been a direct correlation - positively or negatively - between the location of a tower and property values. Antenna installations are found everywhere across Canada within our communities. In fact, in urban areas, there are antenna installations in all zones, sometimes as close as a few metres away, as equipment is located close to an area where service is required.

What other tower locations have Rogers considered?

During the consultation process, a number of alternative locations within the community were suggested by residents. However, most of the locations were set further away from the area Rogers intends to service, which would require a second tower elsewhere in the community. If possible, Rogers would prefer to install one single telecommunications facility to provide service to the community. Below is a list of properties considered by Rogers during our consultation process:

Proposed Alternative Location	Comments
Morning Star Golf Course	This property is located too far southeast and would not provide service to the areas north of Highway 1.
French Creek Harbour	This property is located too far northwest and would not provide service to the residential properties south of Highway 1.
Sewage Treatment Facility	This property is located too far east and would only partially satisfy Rogers service requirements.
BC Hydro towers	The transmission corridor is too far south to achieve the coverage objective for the community.
RDN Water Works	Rogers approached the RDN for the use of their property for a tower; however, RDN did not want to pursue an agreement for the use of their land.
Church, Wembley Road	Rogers approached the Church; however, they did not want to pursue an agreement for the use of their land.

Should the community be concerned about health?

Among other requirements, the proposed telecommunications facility is required to comply with standards and regulations set by Health Canada. These guidelines are outlined in Safety Code 6, which is based on current accepted scientific data, as the basis for safe limits from all radio frequencies, electric and magnetic field energy. Health Canada will continue to refer to long-term studies, however, after a decade of research, there is still no conclusive evidence for the adverse effects on health at exposure levels below current Canadian guidelines. Rogers will meet or exceeds these requirements. Specifically, the proposed tower will emit very low EMF energy and will be fully compliant with safety limits set by Health Canada.

If there are continued concerns, we recommend the community to reach out to local health experts as well as Health Canada, to seek advice regarding the effects of EMF energy from telecommunications towers. For additional information about wireless health and safety, please refer to:

- Health Canada Environmental and Workplace Health
<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>
- Canadian Cancer Society
<http://www.cancer.ca/en/prevention-and-screening/be-aware/harmful-substances-and-environmental-risks/cell-phones/?region=on>
- World Health Organization
<http://www.who.int/peh-emf/about/WhatisEMF/en/index.html>
- Vancouver Coastal Health – Concerns about cell phone tower radiation addressed: Radiation from cellular base stations is too low to cause adverse health effects
http://www.vch.ca/about_us/news/archive/2011-news/concerns_about_cell_phone_tower_radiation_addressed
- BC Centre for Disease Control - Cellular/PCS Base Stations
<http://www.bccdc.ca/healthenv/Radiation/ElectromagFields/CellPCSTransSites.htm>

What can the community do now?

You are welcome to reply to Rogers at commentsbc@standardland.com by July 18, 2013. All comments will be shared with the Regional District of Nanaimo.





View 1 – Facing West from Drew Road



<p><u>Legend</u></p> <p>● = Tower Location</p>
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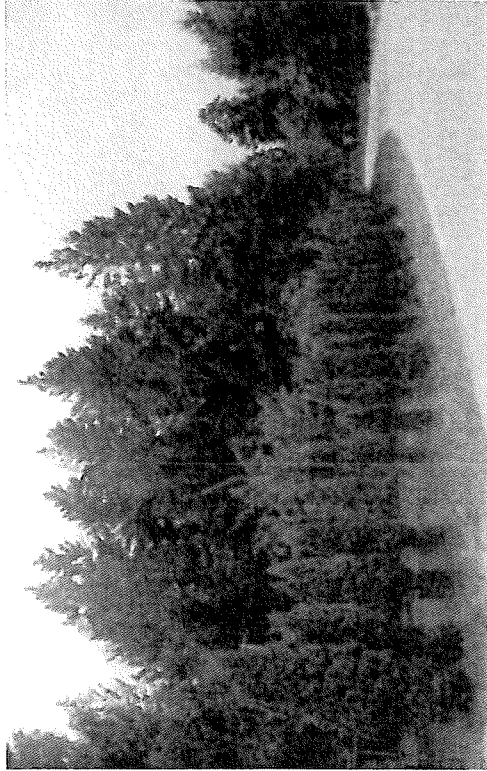
View 2 – View Northwest from Drew Road



Legend
● = Tower Location



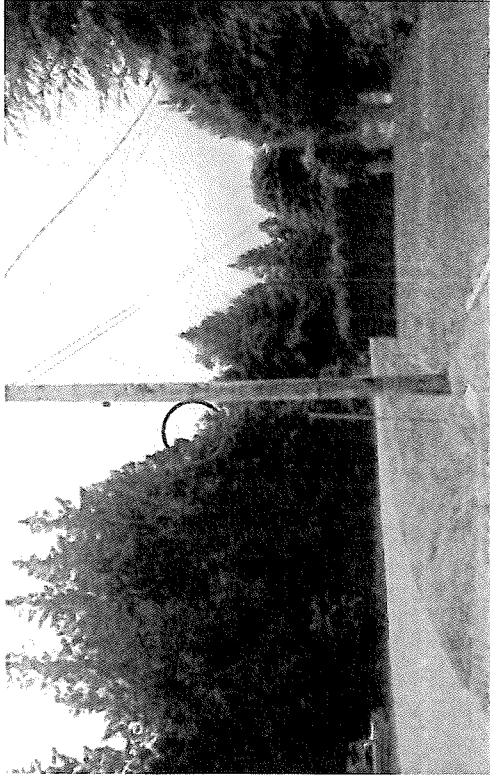
View 3 – View South from Drew Road



Legend
● = Tower Location



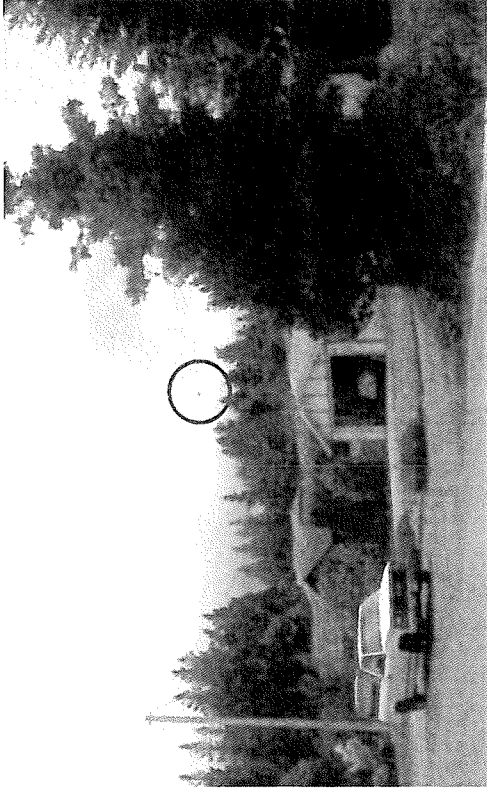
View 4 – View Southwest from Drew Road



Legend
● = Tower Location



View 5 – View South from Drew Road



Legend
● = Tower Location



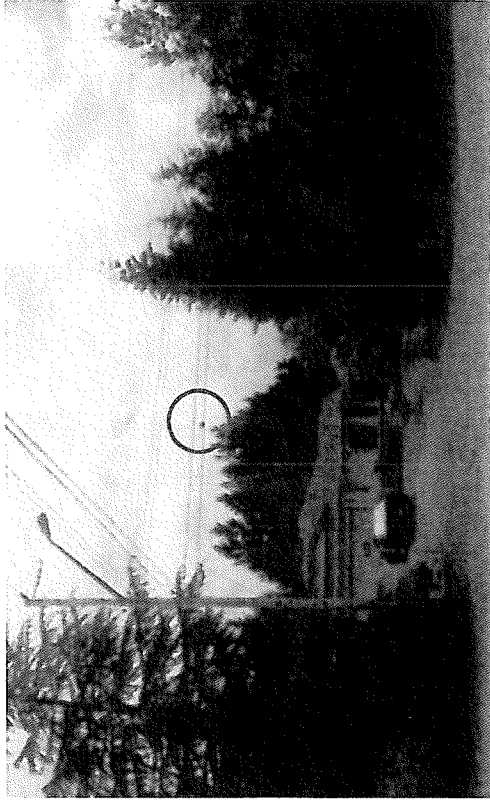
View 6 – View South from Drew Road



Legend
● = Tower Location



View 7 – View Southwest from Lanyon Drive



Legend
● = Tower Location



View 8 – View Southeast from Lanyon Drive



Legend
● = Tower Location



View 9 -- View Southeast from railway



Legend
● = Tower Location



View 10 – View Southwest from railway



Legend
● = Tower Location

Appendix 6: Sample Resolution

Resolution

Whereas ROGERS COMMUNICATIONS INC. proposes to erect a wireless telecommunication tower and accessory structure on certain lands more particularly described as, THAT PART OF LOT A, DISTRICT LOT 27, NANOOSE DISTRICT, PLAN 1300, LYING TO THE SOUTH OF THE SOUTH WESTERLY BOUNDARY OF THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF WAY IS SHOWN ON PLAN DEPOSITED UNDER DD 7736-F, EXCEPT PART IN PLAN 25748, with the civic address of, 891 Drew Road, Nanaimo, British Columbia V9P 1X2;

AND WHEREAS proponents of telecommunication towers are regulated by Industry Canada on behalf of the Government of Canada and as part of their approval, Industry Canada requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS ROGERS COMMUNICATIONS INC. has consulted with the and the planning staff have no objection to the proposed telecommunications tower;

AND WHEREAS ROGERS COMMUNICATIONS INC. has consulted with the public by notifying all property owners and occupants within three (3) times the tower height and has provided thirty (30) days for written public comment.;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise ROGERS COMMUNICATIONS INC. that:
 - a) ROGERS COMMUNICATIONS INC. has satisfactorily completed its consultation with the Regional District of Nanaimo;
 - b) The Regional District of Nanaimo is satisfied with ROGERS COMMUNICATIONS INC.'s public consultation process and does not require any further consultation with the public; and
 - c) The Regional District of Nanaimo concurs with ROGERS COMMUNICATIONS INC. proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it.

Attachment 4

Public Submissions and Applicant's Response

*(Distributed as a separate enclosure -
Names and personal information not included for public distribution
pursuant to FOIPPA s. 22)*

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JUNE 9, 2015 AT 7:04 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director J. Stanhope	Chairperson
Director C. Haime	Deputy Chairperson
Director A. McPherson	Electoral Area A
Director H. Houle	Electoral Area B
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director B. Veenhof	Electoral Area H
Director B. McKay	City of Nanaimo
Director B. Bestwick	City of Nanaimo
Director J. Hong	City of Nanaimo
Director J. Kipp	City of Nanaimo
Alternate	
Director D. Brennan	City of Nanaimo
Director I. Thorpe	City of Nanaimo
Director M. Lefebvre	City of Parksville
Director T. Westbroek	Town of Qualicum Beach

Regrets:

Director W. Pratt	City of Nanaimo
Director B. Yoachim	City of Nanaimo

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
W. Idema	Director of Finance
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
T. Osborne	Gen. Mgr. Recreation & Parks
D. Trudeau	Gen. Mgr. Transportation & Solid Waste
M. O'Halloran	A/Mgr. Administrative Services
C. Golding	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order and welcomed Alternate Director Brennan to the meeting.

DELEGATIONS

Lisa Holloway, Island Health, re Provision of Coordination and Development Services for the Oceanside Health and Wellness Network.

Ronada Sutherland provided a brief overview of the Oceanside Health and Wellness Network and asked the Board to be the fiscal host for the next three years and hold the contract for the coordinator position.

COMMITTEE OF THE WHOLE MINUTES

Minutes of the Committee of the Whole meeting held Tuesday, May 12, 2015.

MOVED Director Lefebvre, SECONDED Director Houle, that the minutes of the Committee of the Whole meeting held May 12, 2015, be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Christy Clark, BC Premier, re Meetings at 2015 UBCM Convention.

MOVED Director Brennan, SECONDED Director Westbroek, that the correspondence received from Christy Clark, BC Premier, regarding meetings at the 2015 Union of BC Municipalities Convention be received.

CARRIED

Sav Dhaliwal, UBCM President, re 2014 Resolutions.

MOVED Director Brennan, SECONDED Director Westbroek, that the correspondence received from Sav Dhaliwal, Union of BC Municipalities President, regarding 2014 Resolutions be received.

CARRIED

Kelly Olsen, re Proposed Cell Tower at 1421 Sunrise Drive, Electoral Area 'G'.

MOVED Director Brennan, SECONDED Director Westbroek, that the correspondence received from Kelly Olsen, regarding the proposed cell tower at 1421 Sunrise Drive, Electoral Area 'G' be received.

CARRIED

Rollie Koop, School District 69, re Three Lots (20, 21 and 22) – Former Errington Elementary School Site on Grafton Avenue.

MOVED Director Brennan, SECONDED Director Westbroek, that the correspondence received from Rollie Koop, School District 69, regarding three lots (20, 21, and 22) – former Errington Elementary School site on Grafton Avenue be received.

CARRIED

REGIONAL AND COMMUNITY UTILITIES

Engineering Services – Bowser Village Centre Wastewater Service: Collection, Treatment, and Disposal Project.

MOVED Director Veenhof, SECONDED Director Haime, that the Board award the engineering for detailed design services for the Bowser Village Centre Wastewater Service: Collection, Treatment and Disposal Project to Stantec Consulting Ltd. for \$299,561.

CARRIED

Water System Transfer Agreement Amendments – Maz-Can Investments Ltd. – Lot 3, District Lot 67, Nanoose District, Plan 29941.

MOVED Director Rogers, SECONDED Director Veenhof, that the Board authorize amendments to the Water System Transfer Agreement with Maz-Can Investments Ltd. for Lot 3, District Lot 67, Nanoose District, Plan 29941.

CARRIED

FINANCE

Report on the Use of Development Cost Charges in 2014 and to Authorize the Expenditure of Development Cost Charge Funds in 2015 – Bylaws 1727 and 1728.

MOVED Director Lefebvre, SECONDED Director Rogers, that the report on Development Cost Charges used in 2014 provided under Section 937.01 of the *Local Government Act* be received for information.

CARRIED

MOVED Director Lefebvre, SECONDED Director Rogers, that "Nanoose Bay Bulk Water Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1727, 2015" be introduced and read three times.

CARRIED

MOVED Director Lefebvre, SECONDED Director Rogers, that "Nanoose Bay Bulk Water Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1727, 2015" be adopted.

CARRIED

MOVED Director Lefebvre, SECONDED Director Rogers, that "Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1728, 2015" be introduced and read three times.

CARRIED

MOVED Director Lefebvre, SECONDED Director Rogers, that "Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1728, 2015" be adopted.

CARRIED

Operating Results for the Period ending March 31, 2015.

MOVED Director Veenhof, SECONDED Director Westbroek, that the summary report of financial results from operations to March 31, 2015 be received for information.

CARRIED

2014 Annual Financial Report (Audited Financial Statements), Board and Committee Member Remuneration / Expenses and Statement of Financial Information.

MOVED Director Veenhof, SECONDED Director Lefebvre, that the 2014 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

RDN Support Structure for Fire Service Areas.

MOVED Director Veenhof, SECONDED Director Thorpe, that staff be directed to engage a consultant with Playbook and rural fire service experience to work directly with fire departments to review the Regional District of Nanaimo's support structure for fire services; to develop a process to ensure compliance with the Structure Firefighters Competency and Training Playbook and to provide recommendations to the Regional District of Nanaimo Board to meet its statutory requirements for the effective delivery of fire services in the Regional District.

CARRIED

MOVED Director Veenhof, SECONDED Director Thorpe, that staff be directed to fund the work of the fire services consultant from the Electoral Areas Feasibility Reserve and from the Provincial Basic Grant up to \$52,000 in 2015 with additional funding to be provided through the 2016 -2020 Financial Plan process.

CARRIED

TRANSPORTATION AND SOLID WASTE

TRANSIT

Route 15A VIU Connector (Jingle Pot) Service Review.

MOVED Director Young, SECONDED Director Hong, that this item be referred back to the Transit Select Committee.

CARRIED

ADVISORY AND SELECT COMMITTEE, AND COMMISSION

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

Minutes of the Electoral Area 'F' Parks and Open Space Advisory Committee meeting held Wednesday, March 11, 2015.

MOVED Director Fell, SECONDED Director Haime, that the minutes of the Electoral Area 'F' Parks and Open Space Advisory Committee meeting held Wednesday, March 11, 2015, be received for information.

CARRIED

Grants-in-Aid Advisory Committee.

Minutes of the Grants-in-Aid Advisory Committee meeting held Wednesday, May 20, 2015.

MOVED Director Young, SECONDED Director Veenhof, that the minutes of the Grants-in-Aid Advisory Committee meeting held Wednesday, May 20, 2015, be received for information.

CARRIED

District 68.

MOVED Director Young, SECONDED Director Houle, that the Grants-in-Aid funds for District 68 be awarded as follows:

Gabriola Arts Council – 7th Annual Gabriola Theatre Festival lighting rental	\$ 900.00
People for a Healthy Community on Gabriola Society – Transportation assistance	\$ 800.00
Gabriola Land & Trails Trust – Purchase of bobcat loader and trailer	\$ 0.00
Gabriola Softball Association – Towards the purchase of a fiber base for a playground at Rollo McClay Park	\$ 1,250.00
Scouts Canada 1st Gabriola Scouts Group – Planning library books for Beavers and Cubs	\$ 741.30
Tozan Cultural Society – Construction of wood-fired kiln, repairs to firing chamber of the Tozan kiln, and building an extension on the kiln shed	\$ 0.00
Total	\$ 3,691.30

CARRIED

MOVED Director Young, SECONDED Director Lefebvre, that the remaining District 68 funds in the amount of \$1417.03 be carried forward to the 2015 Fall Grants-in-Aid budget.

CARRIED

District 69.

MOVED Director Young, SECONDED Director Lefebvre, that the Grants-in-Aid funds for District 69 be awarded as follows:

Communities to Protect Our Coast – Subsidy for 10 tables for exhibitors at Flourishing in a Green Economy Tradeshow	\$ 0.00
Corcan-Meadowood Residents Association – Purchase of two sets of two Motorola waterproof GMRS 56 km radios	\$ 313.57
Errington Preschool Parents Society – Purchase of children’s songbooks, small percussion instruments, nutritional guides for early childhood, and books for the yearly workshop	\$ 845.00
Lighthouse Community Centre Society – Highway sign production	\$ 2,999.11
Oceanside Building Learning Together Society – Motion lights and security cameras for Storybook Village	\$ 1,724.00
Qualicum Bay Lions Club – Roof repairs	\$ 5,000.00
Total	\$ 10,881.68

CARRIED

MOVED Director Young, SECONDED Director Haime, that the remaining District 69 funds in the amount of \$2,071.19, be carried forward to the 2015 Fall Grants-in-Aid budget.

CARRIED

Transit Select Committee.

Minutes of the Transit Select Committee meeting held Thursday, May 21, 2015.

MOVED Director Westbroek, SECONDED Director Veenhof, that the minutes of the Transit Select Committee meeting held Thursday, May 21, 2015, be received for information.

CARRIED

2015-2016 Conventional and Custom Annual Operating Agreement – Regional District of Nanaimo / BC Transit.

MOVED Director Westbroek, SECONDED Director Lefebvre, that the 2015-2016 Conventional and Custom Annual Operating Agreement (AOA) with BC Transit be approved.

CARRIED

District 69 Recreation Commission.

Minutes of the District 69 Recreation Commission meeting held Thursday, May 21, 2015.

MOVED Director Veenhof, SECONDED Director Lefebvre, that the minutes of the District 69 Recreation Commission meeting held Thursday, May 21, 2015, be received for information.

CARRIED

Grant Approvals.

MOVED Director Veenhof, SECONDED Director Thorpe, that the following District 69 Youth Recreation Grant applications be approved:

Arrowsmith Community Recreation Association – Youth sports program	\$ 1,500.00
Bard to Broadway – Performing Arts Education Series	\$ 2,225.00
Bard to Broadway – Summer Youth Theatre Workshop	\$ 955.00
Kwalikum Secondary School – Dry Grad	\$ 1,200.00
District 69 Family Resource Association – Youth drop-in swim passes	\$ 1,673.00
District 69 Family Resource Association – 4-days summer camp activity	\$ 422.00
Parksville and District Rock and Gem Club – Equipment	\$1,500.00
Ravensong Breakers Aquatic Club – Equipment	\$ 2,500.00
Oceanside BMX – Starting gate repairs	\$ 2,500.00
Total	\$14,495.00

CARRIED

MOVED Director Veenhof, SECONDED Director Thorpe, that the following District 69 Community Recreation Grant applications be approved:

Bow Horne Bay Community Club – Fall Fair children’s activity	\$2,500.00
Errington Cooperative Preschool – Equipment	\$ 2,500.00
Family Resource Association – Special Needs Family Retreat	\$1,500.00
Oceanside Building Learning Together Society – equipment, supplies for expansion	\$ 1,500.00
Oceanside Community Arts Council – Program supplies	\$ 2,000.00
Parksville Curling Club – Light tube replacement	\$ 2,200.00
Qualicum and District Curling Club – Ice scraper replacement	\$2,500.00
Vancouver Island Opera – Facility rental, print costs	\$ 2,000.00
Total	\$ 16,700.00

CARRIED

Rubberized Track Surface at Ballenas Secondary School.

MOVED Director Veenhof, SECONDED Director Thorpe, that as part of the 2016 District 69 Recreation Services Master Plan development, a needs assessment for an outdoor multi-sport complex be conducted prior to further development of a track complex.

CARRIED

Business Arising From Delegations or Communications.

MOVED Director Veenhof, SECONDED Director Thorpe, that in 2015, staff explore partnerships with the Town of Qualicum Beach, City of Parksville, School District 69, local sports associations, community service organizations and businesses to determine the interest level in funding and operating an outdoor multi-sports complex in District 69.

CARRIED

EXTERNAL BOARDS

Arrowsmith Water Service Management Board.

Minutes of the Arrowsmith Water Service Management Board meeting held Thursday, May 7, 2015.

MOVED Director Lefebvre, SECONDED Director Houle, that the minutes of the Arrowsmith Water Service Management Board meeting held Thursday, May 7, 2015, be received for information.

CARRIED

Arrowsmith Water Service 2015-2019 Financial Plan.

MOVED Director Lefebvre, SECONDED Director Houle, that the Arrowsmith Water Service 2015-2019 Financial plan be adopted.

CARRIED

Englishman River Water Service Management Board.

Minutes of the Englishman River Water Service Management Board meeting held Thursday, May 7, 2015.

MOVED Director Rogers, SECONDED Director Lefebvre, that the minutes of the Englishman River Water Service Management Board meeting held Thursday, May 7, 2015, be received for information.

CARRIED

Englishman River Water Service 2015-2019 Financial Plan.

MOVED Director Rogers, SECONDED Director Lefebvre, that the Englishman River Water Service 2015-2019 Financial Plan be adopted.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Provision of Coordination and Development Services for the Oceanside Health and Wellness Network.

MOVED Director McKay, SECONDED Director Brennan, that the Committee of the Whole request staff to meet with the Oceanside Health and Wellness Network and Island Health to explore becoming the host for the contracting of a coordinator position.

CARRIED

Proposed Cell Tower at 1421 Sunrise Drive, Electoral Area 'G'.

MOVED Director Fell, SECONDED Director Houle, that the Board consider withdrawing concurrence for the proposed cell tower at 1421 Sunrise Drive, Electoral Area 'G'.

Pursuant to Section 27(4)(a) of Board Procedure Bylaw No. 1512, this motion is not eligible for reconsideration as action had already been taken by Regional District staff.

NEW BUSINESS

Island Corridor Foundation.

MOVED Director Fell, SECONDED Director Lefebvre, that the Island Corridor Foundation be requested to provide to the Regional District of Nanaimo, the text of the pending agreement between the Island Corridor Foundation and Southern Railway of Vancouver Island so that the Regional District of Nanaimo may ensure that there are no unacceptable entanglements, conditions, commitments or liabilities that might descend to the Regional District of Nanaimo should the member-owners of the Island Corridor Foundation decide to change the structure, status or mission of the Island Corridor Foundation.

CARRIED

Management of Port Alberni Subdivision.

This item was withdrawn.

Electoral Area 'B' Transit Service.

MOVED Director Houle, SECONDED Director Veenhof, that the Board direct staff to investigate options for transit service (outside of the Regional District of Nanaimo's and BC Transit's Annual Operating Agreement) to be implemented in Electoral Area 'B'.

CARRIED

First Nations Art Installation Project.

At the June 9, 2015 Committee of the Whole meeting, Director Houle advised that he would be bringing the following motions to the June 23, 2015, Board agenda:

That staff be directed to investigate the opportunity for the development of a collaborative art installation project at the Regional District of Nanaimo involving Vancouver Island University, Snuneymuxw First Nation, Snaw-Naw-as First Nation and Qualicum First Nation to commemorate the 150th Birthday of Canada, the 50th Birthday of the Regional District of Nanaimo and the important relationship between the Regional District of Nanaimo, Vancouver Island University and the First Nations of this Region and;

That the Regional District of Nanaimo Board support an application under the Canada 150 Fund for matching Federal funds to the \$30,000 allocated by the Board in the 2016 Regional District of Nanaimo Budget for the First Nations Art Installation Project for this initiative.

IN CAMERA

MOVED Director Westbroek, SECONDED Director Young, that pursuant to Sections 90(1) (g), (i), and (k) of the *Community Charter* the Committee proceed to an In Camera Meeting for discussions related to litigation, solicitor-client privilege, and the proposed provision of municipal services.

CARRIED

TIME: 8:10 PM

ADJOURNMENT

MOVED Director Veenhof, SECONDED Director Young, that this meeting be adjourned.

CARRIED

TIME: 8:49 PM

CHAIRPERSON

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1727

**A BYLAW TO AUTHORIZE AN EXPENDITURE FROM THE
NANOOSE BAY BULK WATER SERVICE AREA
DEVELOPMENT COST CHARGE RESERVE FUND**

WHEREAS the Nanoose Bay Bulk Water Service Area Development Cost Charge Reserve Fund was established under Bylaw No. 1088, 1998;

AND WHEREAS in accordance with Section 935(5) of the Local Government Act, the use of development cost charge funds must be authorized by bylaw;

AND WHEREAS the Board has approved the use of development cost charge funds for the purchase of the bulk water infrastructure, and the project is an eligible development cost charge project;

AND WHEREAS the estimated amount to be expended is \$66,000;

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

1. The sum of Sixty Six Thousand Dollars (\$66,000) is hereby appropriated for the purchase of bulk water infrastructure .
2. Should any of the above amount remain unexpended, such unexpended balance shall be returned to the credit of the Reserve Fund.
3. This bylaw may be cited as the "Nanoose Bay Bulk Water Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1727, 2015".

Introduced and read three times this _____ day of _____, 2015.

Adopted this _____ day of _____, 2015.

CHAIRPERSON

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1728

A BYLAW TO AUTHORIZE AN EXPENDITURE FROM THE
SOUTHERN COMMUNITY SEWER SERVICE AREA
DEVELOPMENT COST CHARGE RESERVE FUND

WHEREAS the Southern Community Sewer Service Area Development Cost Charge Reserve Fund was established under Bylaw No. 1547, 2009;

AND WHEREAS in accordance with Section 935(5) of the Local Government Act, the use of development cost charge funds must be authorized by bylaw;

AND WHEREAS the Board has approved the use of development cost charge funds for the purpose of engineering services for the secondary treatment project at the Greater Nanaimo Pollution Control Centre, and the project is an eligible development cost charge project;

AND WHEREAS the estimated amount to be expended is \$2,340,000;

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

1. The sum of Two Million Three Hundred Forty Thousand Dollars (\$2,340,000) is hereby appropriated for the purpose of engineering services for the secondary treatment project at the Greater Nanaimo Pollution Control Centre.
2. Should any of the above amount remain unexpended, such unexpended balance shall be returned to the credit of the Reserve Fund.
3. This bylaw may be cited as the "Southern Community Sewer Service Area Development Cost Charge Reserve Fund Expenditure Bylaw No. 1728, 2015".

Introduced and read three times this _____ day of _____, 2015.

Adopted this _____ day of _____, 2015.

CHAIRPERSON

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE
REGIONAL PARKS AND TRAILS SELECT COMMITTEE MEETING
HELD ON TUESDAY JUNE 16, 2015 AT 12:00 PM
IN THE RDN BOARD ROOM

Attendance: Director Colin Haime, Chair, District of Lantzville
Director Maureen Young, Electoral Area 'C'
Director Alec McPherson, Electoral Area 'A'
Director Julian Fell, Electoral Area 'F'
Director Bob Rogers, Electoral Area 'E'
Director Ian Thorpe, City of Nanaimo (12:20 pm)
Director Teunis Westbroek, Town of Qualicum Beach
Director Marc Lefebvre, City of Parksville

Staff: Tom Osborne, General Manager of Recreation and Parks
Paul Thorkelsson, Chief Administrative Officer
Wendy Marshall, Manager of Park Services
Geoff Garbutt, General Manager of Strategic and Community Development
Ann-Marie Harvey, Recording Secretary

Also in Attendance: Director Stanhope, Electoral Area 'G'

CALL TO ORDER

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

MINUTES

MOVED Director Westbroek, SECONDED Director Rogers that the Minutes of the Regular Regional Parks and Trails Select Committee meeting held February 3, 2015 be approved with the corrected typo.

CARRIED

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

MOVED Director Westbroek, SECONDED Director Rogers that the following Correspondence be received:

C. Simpson, Island Trust to T. Osborne, RDN, RE: **Gabriola Parks Rezoning Bylaws**

R. O'Donnell, Benson View Rd Resident to W. Marshall, RDN, RE: **Mt. Benson Regional Park Parking Issues**

CARRIED

REPORTS

Monthly Update of Community and Regional Parks and Trails Projects –January to April 2015

Ms. Marshall answered questions from the directors regarding items in the report.

MOVED Director Lefebvre, SECONDED Director Westbroek that the Monthly Update of Community and Regional Parks and Trails Projects –January to April 2015 be received.

CARRIED

Morden Colliery Historic Provincial Park Land Tenure Review

Mr. Osborne summarized the main points of the report and answered questions from Directors.

MOVED Director Fell, SECONDED Director McPherson that that the Morden Colliery Historic Provincial Park Land Tenure Review report be received.

DEFEATED

MOVED Director Westbroek, SECONDED Director Lefebvre that the Morden Colliery Historic Provincial Park Land Tenure Review report be received as information and no additional resources be provided to the restoration project at this time.

CARRIED

MOVED Director Westbroek, SECONDED Director Young that staff provide the Friends of Morden Mine information from the Morden Colliery Historic Provincial Park Land Tenure Review report.

CARRIED

Regional Park Dedication Bylaw 1726

MOVED Director Lefebvre, SECONDED Director Rogers that the “Regional District Parkland Dedication Bylaw 1726, 2015” be introduced and read three times.

CARRIED

MOVED Director Lefebvre, SECONDED Director Rogers that the “Regional District Parkland Dedication Bylaw 1726, 2015” be adopted.

CARRIED

Mount Benson Regional Park Management Plan – 5 Year Review

Ms. Marshall summarized the main points of the report.

MOVED Director Westbroek, SECONDED Director Thorpe that the Five Year Review for the Mount Benson Regional Park Management Plan be received and that any revisions to the Management Plan policies and significant actions be approved.

CARRIED

E&N Rail Trail Costing and Phasing Options

Ms. Marshall summarized the main points of the report.

MOVED Director Lefebvre, SECONDED Director Westbroek that the Regional District proceed to tender for the E&N Rail Trail Project for the Coombs to Church Rd section, with a tender upgrade option for the construction of the Church Rd to Springwood Park trailhead section, should sufficient Community Works Funds and Regional Parks Capital Funds be available.

CARRIED

MOVED Director Lefebvre, SECONDED Director Westbroek that construction of the section of E&N Rail Trail from Springwood Park to Lowry’s Rd, along the Victoria Line, be completed in a later phase once additional funding is secured.

CARRIED

Fairwinds Regional Park Management Plan

Mr. Osborne provided a summary of the report.

MOVED Director Rogers, SECONDED Director Lefebvre that the Regional District Park Management Plan for the Fairwinds Lakes District be approved in principal.

CARRIED

MOVED Director Rogers, SECONDED Director Lefebvre that the name ‘Qwiyulass Regional Park” be approved for the future Regional Park within the Fairwinds Lake District.

CARRIED

NEW BUSINESS

Parks Staff – Changes to work distribution

Mr. Osborne summarized the work distribution sheet that was emailed to Directors, explaining the shift of staff allocation from Regional and Community Parks divisions to geographic area divisions.

BUSINESS ARISING FROM DELEGATIONS, COMMUNICATION OR PRESENTATIONS

IN CAMERA

MOVED Director Lefebvre, SECONDED Director Rogers that pursuant to Section 90(1) (e) of the Community Charter the Committee proceed to an In Camera Committee meeting to consider items related to land issues.

Time: 1:35pm

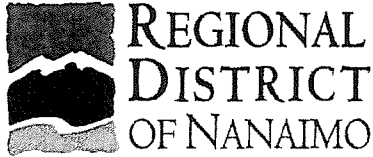
CARRIED

ADJOURNMENT

MOVED Director Lefebvre, that the meeting be adjourned at 2:33pm.

CARRIED

Chairperson



RDN REPORT	
CAO APPROVAL	
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BOARD	
RPTSC	

STAFF REPORT

TO: Paul Thorkelsson
Chief Administrative Officer

DATE: May 21, 2015

FROM: Tom Osborne
General Manager, Recreation and Parks

MEETING: RPTSC June 16, 2015

FILE:

SUBJECT: Morden Colliery Historic Provincial Park – Land Tenure Review

RECOMMENDATION

That the Morden Colliery Historic Provincial Park Land Tenure Review report be received as information and no additional resources be provided to the restoration project at this time.

PURPOSE

To review the viability of the Regional District of Nanaimo securing a form of land tenure of Morden Colliery Historic Provincial Park in order to facilitate the restoration of the failing tipple structure.

BACKGROUND

At the March 24, 2015 Regional Board Meeting the following resolution was approved:

Resolution # 15-315

“That staff prepare a report that investigates the viability of the Regional District of Nanaimo leasing the Morden Park mine site from the provincial government, including an estimate of associated costs and liabilities involved.”

Leading up to the consideration of the above resolution, the Regional District was requested by the Friends of Morden Mine to make application to the Strategic Priorities Fund (Gas Tax Funding) for the restoration of the tipple structure, estimated to costs in the range of \$2,858,000, in addition to funding other related improvements at Morden Colliery Historic Provincial Park.

The RDN had the opportunity to submit a maximum of two applications to the funding program of which the Regional Board opted to apply for two critical infrastructure projects for the Greater Nanaimo Pollution Control Centre that has planned upgrade work over the next few years with an anticipated cost of \$78 million dollars.

Land Tenure Options

Staff have met with representatives from BC Parks to review possible tenure options for the site. Through these meetings it has been verified that the Provincial Park is not being considered for disposition by the Ministry of Environment. Representatives also confirmed that funds have not been allocated for the restoration of the tipple structure at the park.

There are two land tenure tools that could be considered should the Regional Board wish to secure some form of tenure by way of agreement that is allowed for under the Provincial Park Act.

The first option is for the RDN to obtain a Park Use Permit that would provide the RDN the authority to restore and maintain the head frame and tipple structures. The anticipated applicable section under *Park Use Operational Policy for Park Permits* is Section 1.1.3 *Land Use/ Occupancy - Restoration and Habitat Enhancement*. (Appendix I) The term would be set based on expected length of the project.

A second option would be for the RDN to secure a Park Operator Agreement with BC Parks to maintain the park property in addition to undertaking the restoration of the tipple. The latter has been used at two Provincial Park sites in the Cowichan Valley Regional District (CVRD) who maintain the lands as CVRD regional park. At present Morden Colliery Provincial Park has a private operator that is maintaining the park, funded by BC Parks.

Staff also reviewed the Kinsol Trestle land use agreement between the CVRD and the Ministry of Transportation and Infrastructure. The “*Entry Authorization and Indemnity Agreement*” is with a different Ministry that isn’t regulated under the Provincial Park Act. Even if a similar agreement could be used with the Province for the tipple site, staff would not recommend its use due to commitments in the document regarding maintenance of the site in addition to provisions around indemnification and liability in perpetuity.

Liability Matters

In regard to liabilities, one key area pertains to WorkSafe BC. Any work around the existing structure would require ensuring proper work site procedures are developed and followed. Should restoration work on the structure move forward, contractors would need to ensure compliance and implement safe work procedures. The knowledge that the structures may be unstable will have to be considered in particular in using moderate or heavy equipment in the area.

Another item for consideration is the underground mine workings. The RDN has not obtained environmental information regarding soil conditions or other geotechnical information around land stability at this former industrial site. Should the RDN Board desire to move forward on any form of land tenure, these two matters will need to be better understood. The Regional District would need to ensure proper indemnification language is used to ensure the RDN does not assume responsibility for any existing soil contamination and land stability matters.

Attached as *Appendix II* is the anticipated insurance requirements for Park Use Permits. The Policy provides language around insurance requirements and indemnification. The actual insurance and indemnification requirements for the project would need to be determined and finalized should the Regional Board wish to undertake the restoration of the tipple through a Park Use Permit.

Land Tenure Conclusion

Based on the above and focusing on the ultimate goal which is the restoration of the tipple, the primary purpose of securing tenure of the site, or a portion of, would be for securing a grant.

In order for the tipple restoration project to potentially be eligible for funding under the Strategic Priorities Fund or use Community Works Funds, the RDN needs to have some form of responsibility for the asset for a period of five year or more. Under this grant funding scenario, the RDN could obtain a Park Use Permit for the tipple site only (not the whole property) and make it conditional on securing grant funding. It would then be recommended that once the structure is restored and after term of five years or greater has passed have BC Parks resume responsibility of the structure as the Province of BC is the true land manager and owners of the historic provincial park.

Grant Eligibility – Strategic Priorities Fund / Community Works Funds

The Regional Board needs to be aware that staff have had initial discussions with representatives at UBCM to verify if a Park Use Permit would be a strong enough form of tenure to become eligible for funding. UBCM staff are unable to confirm the project's eligibility under a Park Use Permit which would have to be submitted along with details of the project for review by a management committee. Officials of the program have said there is no precedent of a local government receiving funding for use on provincial asset through a program that is intended to assist local government infrastructure projects. More work would need to be undertaken with UBCM to review applicability of Gas Tax funding to such a project.

Staff are also investigating the recently announced Canada 150 Community Infrastructure Program being administered through Western Economic Diversification Canada meant for the rehabilitation of existing community facilities with funding up to a maximum of \$500,000 inclusive of all federal funds. Preliminary review of the program indicates the tipple project would not be eligible under this program as a provincially owned asset and with the maximum federal funding at \$500,000, Gas Tax funding could not be applied in addition.

ALTERNATIVES

1. That Morden Colliery Historic Provincial Park Land Tenure Review report be received as information.
2. That the RDN work with BC Parks in the preparation of a draft Park Use Permit for UBCM review to determine if the restoration of the tipple at Morden Colliery Historic Provincial Park would then be eligible for funding under the Strategic Priorities Fund and Community Works Funds programs.

FINANCIAL IMPLICATIONS

The December 22, 2014 Read Jones Christoffersen report that was commissioned provided probable cost of \$2,858,000 for the restoration of the structure. Should the RDN desire to undertake the project, these costs would have to be funded through taxation and grant sources.

Though not originally intended for such use, the Regional Board may wish to use Regional Parks Acquisition and Capital Development Funding (Parcel Tax). This approach will need to be reviewed by

RDN legal counsel as the site is not dedicated as Regional Park. At present, there are not sufficient funds in place to advance the Board's current initiatives without external grant support, including the crossing over the Nanaimo River at on the Morden Colliery Regional Trail. If the Regional Parks and Trail Acquisition and Capital Fund is used, the Regional Board will need to defer additional projects in order to take on this provincial asset.

Should the RDN Board wish to undertake the restoration of the site, a project manager would need to be retained as there is no current resource available for such a task. Based on estimates provided in a Morden Colliery Bridge Crossing study, tender and contract management services would be in the range of \$85,000. This cost does not include internal staff resources that are needed for assigned project coordination. At present the Park Department does not have adequate resources for this and other capital projects that scheduled for completion. The Friends of Morden Mine Society had indicated their willingness to support the project in the community and raise awareness of the historic value of the site. They also noted through a series of correspondence that they do not have the ability and resources to undertake significant fundraising efforts or the provision of technical and construction support to the project. Recently the Society has announced its intentions to fold due in part to not being able to secure government funds and private donations to advance the restoration project.

As part of the presentations to the Board and the broader community by the Friends of Morden Mine, comparisons were made between the Cowichan Valley Regional District and the RDN and the CVRD's ability to dedicate resources to the Kinsol Trestle project. Though the RDN is in fact a larger organization that services a higher population, the resources provided to parks are less than at the CVRD. As noted earlier, the CVRD did take on considerable commitments in order to restore the trestle, they have also have made available more park resources to maintain this historical structure while managing their growing park system.

At present the RDN's four operational staff are responsible for over 195 Community Parks sites and 12 regional parks. Taking on a site that is already being managed by the Province does not make economic sense and will further stretch the RDN's limited park operational resources.

BC Parks currently maintains the park through a contract with a Park Operator. This contract does not include works related to maintenance of the tipple and head frame structures. In the park operator agreement examples referenced earlier there is no fee paid to the CVRD to operate the provincial park sites. In staff's review, using the Park Operator Agreement route provides no additional advantages that would lead to restoration of the tipple.

In order to reduce the scope of responsibility on the ground, though still relatively significant, the one option that could be contemplated is utilization of the BC Parks Park Use Permit process for the tipple area within the park, conditional on the RDN securing grant funding to undertake the restoration work.

STRATEGIC PLAN IMPLICATIONS

The Board's Strategic Plan highlights that heritage in communities be recognized and respected. A goal in the Plan is to ensure a diversity of parks is provided that meet recreational as well as conservation objectives.

SUMMARY/CONCLUSIONS

At the March 24, 2015 Regional Board Meeting staff were directed to prepare a report that investigates the viability of leasing the Morden Colliery Historic Provincial Park with the intention for the site to be eligible for grant funding, primarily through the Strategic Priorities Fund.

There are two land tenure tools that could be considered should the Regional Board wish to secure some form of tenure by way of agreement that is allowed for under the Provincial Park Act.

The first option is for the RDN to obtain a Park Use Permit that would provide the RDN the authority to restore and maintain the head frame and tipple structures. The second option would be for the RDN to secure a Park Operator Agreement with BC Parks to maintain the park property in addition to undertaking the restoration of the tipple.

In staff's review, using the Park Operator Agreement route provides no additional advantages that would lead to restoration of the tipple. In order to reduce the scope of responsibility on the ground, though still relatively significant, the one option that could be contemplated is utilization of the BC Parks Park Use Permit process for the tipple and head frame area within the park. If the Board takes this option, dedication of financial and staff resources will have to be added to the operational budget for RDN Parks.

The December 22, 2014 Read Jones Christoffersen report that was commissioned provided probable cost of \$2,858,000 for the restoration of the structure. At present both BC Parks and the Friends of Morden Mine have indicated that they do not have sufficient resources available to undertake the restoration project and more recently the Friends of Morden Mine have announced their intentions to no longer be an active society.

As there is no willing or able partners to undertake the restoration project and access to the necessary funds to complete the task is in question, it is recommended the staff report be received as information and no additional resources be provided to the restoration project at this time.



Report Writer



C.A.O. Concurrence

Appendix I- BC Parks Park Use Operational / Park Use Permits – Term & Use



Park Use Operational Policy Park Use Permits

Approved:	<i>original approved by Christine Houghton, Executive Director, Visitor Services Branch, BC Parks, Ministry of Environment</i>
Effective Date:	28-June-2011
Relationship to Previous Policy:	This policy replaces the previous policy regarding permit term lengths

Park Use Permits

Permit Term Length

Purpose

The purpose of this policy is to provide direction on standard and maximum term lengths for park use permits and resource use permits (PUPs).

Scope

This policy applies to park use permits and resource use permits (PUPs) within parks, protected areas, conservancies and recreation areas. Ecological reserve permits and permits for operation of campgrounds and BC Parks' facilities are not addressed by this policy.

Definitions

"**exclusive**" means the number of permitting opportunities for a specific activity or use within a protected area is limited to a specific number of operators defined by BC Parks

"**non-exclusive**" means that the number of permitting opportunities for a specific activity or use within a protected area is not restricted to a specific number of operators

"**park**" for the purpose of this policy means Crown land established or continued as a park, protected area, recreation area, or conservancy under the *Park Act*, the *Protected Areas of British Columbia Act*, or the *Environment and Land Use Act*, and does not include ecological reserves

"**park use permit**" means a licence, issued under the *Park Act*, authorizing an activity or a course of behaviour or conduct, or the occupancy, use, development, exploitation or extraction of a natural resource on or in a park

"**resource use permit**" means a licence, issued under the *Park Act*, authorizing an activity or a course of behaviour or conduct, or the occupancy, use, development, exploitation, or extraction of a natural resource on or in recreation area

"**term**" means a fixed and definite period of time during which a permit is issued or the period of time between the start of the commencement date and the end of the expiration date

Policy

1.1.1 Terms Required

Park use permits and resource use permits (PUPs) must not be issued without a finite term length. Terms must be defined in years, months or days with a predetermined expiry date. There is no legal requirement to set a standard (minimum) term length, but to ensure consistency and to

provide efficiency when issuing permits, standard term lengths should be adhered to for each type of PUP. PUPs may be issued for terms which are shorter than the standard terms outlined below in order to address park management issues, or may be modified to ensure consistency with government-approved land use plans. Standard term lengths are determined by permit type.

Permits with term lengths greater than 10 years that are required to be issued pursuant to Section 30 of the *Park Act* (for parks listed in Schedule D of the *Protected Areas of British Columbia Act*), will be approved by the Executive Director of Regional Operations for the term remaining on the existing license, permit or lease.

1.1.2 Commercial Recreation

Commercial Recreation with No or Minimal Facilities

Commercial recreation permits (i.e. guided adventure tourism) for non-exclusive use, or for exclusive use with no or minimal facilities, will have standard terms of 10 years.

Permits may have a shorter, interim term to allow for preparatory works or to develop plans and assessments (e.g. to meet the requirements of the Fixed-Roof Accommodation Policy (2006)), or to allow for flexibility in meeting other government commitments or management concerns.

Any commercial recreation permit being issued for greater than 10 years requires written authorization by BC Parks Executive Director of Regional Operations.

Commercial Recreation with Facilities

If a commercial recreation permit includes exclusive rights to facilities, the term may be longer than 10 years, depending on the level of financial investment in the facilities, as per the Fixed Roof Accommodation Policy (2006).

- Facilities associated with lower levels of investment (cabins, huts, yurts or shelters) will have a term of at least 10 years.
- Facilities with significant financial investment (fixed roof accommodation) will have a standard maximum term of 30 years.
- Existing large ski resorts with fifty year renewable terms may be granted terms beyond the standard maximum of 30 years.

1.1.3 Land Use/Occupancy

General

Term lengths for general land use occupancy permits will vary depending on the type of permit. Standards and criteria for common land use occupancy permit types are outlined below. For all other types of land use occupancy permits a standard term of 10 years is recommended, except where a shorter, interim term is more appropriate to allow for preparatory works or to develop plans and assessments.

- Grazing- terms variable (no standard term), but term should be set giving consideration to approved land use plans.
- Restoration and habitat enhancement- term to be set based on expected length of the project.
- Trapping and trapline- standard 10 years.



Park Use Operational Policy
 Park Use Permits

- Provincially owned structures- standard 10 years, but may vary as required to be consistent with authorizations issued under other legislation.
- Privately owned structures- standard 10 years, but may vary as required to be consistent with agreements negotiated at time park was established, or other factors.
- Aquaculture and mariculture - standard term of 10 years.

Industrial/Municipal Land Use Occupancy

Industrial/municipal land use occupancy permits that authorize long-term uses, including but not limited to utility right of ways (pipelines, transmission lines), communications sites, water storage/dams, and access roads will have a standard term length of 30 years. Land use occupancy permits that are granted for the purpose of access/use/maintenance of established long-term monitoring sites (e.g. meteorological and hydrological stations) should also be granted for a term of 30 years to reflect long-term use of these sites.

Industrial/municipal land use occupancy permits for all other uses (e.g. quarrying, log sorts) will have a standard term of 10 years.

1.1.4 Commercial Filming

Terms for commercial filming PUPs will be determined so a reasonable amount of time is granted to conduct the requested filming activities. A specific number of filming days will be granted within a range of dates to account for weather conditions and scheduling.

Research Permits

Terms should be granted that are appropriate for the activity being requested (no standard term). Any research permit being issued for greater than 10 years requires written authorization by the BC Parks Executive Director of Regional Operations.

Related Guidance/Considerations

Fixed Roof Accommodation Policy:

http://www.env.gov.bc.ca/bcparks/fixe_d_roof/docs/fixe_d_roof_policy_july_06.pdf

BC Parks Commercial Filming Policy

http://www.env.gov.bc.ca/bcparks/permits/pdfs/commercial_filming_permits.pdf

APPROVED AMENDMENTS:

Effective Date:	Summary of Changes:
2012-08-29	Revisions to approval processes and removal of 'maximum' term lengths for activities

Appendix II- BC Parks Park Use Operational / Park Use Permits – Insurance



Park Use Operational Policy Park Use Permits

Approved:	<i>original approved by Christine Houghton, Director, Visitor Services Branch, BC Parks, Ministry of Environment</i>
Effective Date:	28-June-2011
Relationship to Previous Policy:	This policy replaces all previous policy regarding insurance for permits

Park Use Permits

Permit Insurance Requirements

Purpose

The purpose of this policy is to provide direction in determining the insurance and indemnity requirements for park use permits and resource use permits (PUPs).

Scope

This policy applies to park use permits and resource use permits (PUPs) within parks, protected areas, conservancies and recreation areas. Ecological reserve permits and permits for operation of campgrounds and BC Parks' facilities are not addressed by this policy.

Definitions

"cross liability" means a clause in an insurance policy which has the result that the policy applies as though separate policies were issued to each named insured (e.g. both the permittee and the Province)

"indemnity" means an agreement to protect the Province from losses, claims or damages arising from actions of the Permittee or activities undertaken on the permit area.

"insurance" means the undertaking by one person to indemnify an insured person against loss of liability for loss in respect of a certain risk or peril to which the insured person (i.e. the object of the insurance) may be exposed, or to pay a sum of money or other thing of value on the happening of a certain event.

"park" for the purpose of this policy means Crown land established or continued as a park, protected area, recreation area, or conservancy under the *Park Act*, the *Protected Areas of British Columbia Act*, or the *Environment and Land Use Act*, and does not include ecological reserves

"park use permit" means a licence, issued under the *Park Act*, authorizing an activity or a course of behaviour or conduct, or the occupancy, use, development, exploitation or extraction of a natural resource on or in a park

"resource use permit" means a licence, issued under the *Park Act*, authorizing an activity or a course of behaviour or conduct, or the occupancy, use, development, exploitation, or extraction of a natural resource on or in recreation area

Policy

1.1.1 Assessment of Risk

All permits will be assessed in respect to risk to the Province as a result of the use and/or activity authorized in a PUP. The Province could be held responsible as land-owners for any loss or damage of the Permittee which may occur on park land. Therefore as part of the review process for a new or renewed permit application insurance requirements must be assessed. This assessment needs to ensure:

- Insurance requirements in the PUP are consistent with provincial standards;
- Protection for the Province is provided; and
- There is clear direction regarding whether insurance is required or not, the type of insurance and the appropriate amount of insurance.

1.1.2 Indemnity

An indemnification clause provides some protection for the Province from damages resulting from any act or omission of the Permittee in its activity under the permit and therefore must be included in all permits. The standard indemnity clause used is as follows:

“The Permittee will indemnify and save harmless the Province, its servants, employees and agents against all losses, claims, damages, actions, costs and expenses that the Province, its servants, employees and agents may sustain, incur, suffer to be put to at any time arising, directly or indirectly, from any act or omission of the Permittee, its employees, agents contractors and licensees under this Permit, except for any liability arising from any independent, negligent act of the Province.”

1.1.3 Insurance

As an indemnification clause does not provide absolute protection for the Province from lawsuits arising from a loss in conjunction with the Permittee's activity, all permits which authorize a use or activity where a potential risk, loss or damage to the Permittee's clients, other users or the Province is present, must require the Permittee to maintain insurance.

The Permittee must obtain and pay for all insurances as required by the PUP. Types of required insurance policies are outlined below; however, depending on the activity special insurance policies may be required in addition to the basic requirements.

The Province, its officers and servants must be added as additional insured under the policy with respect to the Permittee's operations as authorized by the PUP and the policy must also contain a cross-liability clause.

1.1.4 Types of Insurance

Commercial General Liability Insurance - (also referred to as Comprehensive General Liability Insurance) is required to cover the basic operations of the Permittee. Commercial General Liability insurance is required to protect the Province, its servants, agents or employees against damages arising from bodily injury (including death) sustained by any person or persons; and property damage or other claims arising from any occurrence on the permit area due to acts or omissions of the Permittee.

Aircraft Liability Insurance - Required where the use of aircraft (of any kind) is necessary for the performance of the contract.



Park Use Operational Policy
Park Use Permits

Marine Liability Insurance – Required where the use of a floating vessel or structure is necessary for the performance of the contract and an integral part of the contractor's operations (i.e. it would not be possible to perform the agreement without it).

Tenant Legal Liability Insurance – Required where persons other than BC Parks employees (e.g. caretakers) are living or working in buildings or structures that are owned by the Province.

Homeowner's Liability Insurance – Required where persons have ownership of a building or structures within a park.

1.1.5 Standard Insurance Provisions

Insurance policies are required to meet the following criteria, which are specified in the Insurance Article of the permit boiler plate:

- All insurances required to be maintained by the Permittee shall be primary and not require the sharing of any loss by any insurer of the Province.
- The Permittee shall provide the Province with evidence of all required insurance within 10 working days of the Commencement Date of the permit. Such evidence shall be provided on a completed Province of British Columbia Certificate of Insurance form.
- When requested by the Province, the Permittee shall provide to the Province certified copies of all policies of required insurance.
- All required insurance policies shall be endorsed to provide the Province with 30 days advance written notice of cancellation or material change.
- The Province, acting reasonably, may by notice to the Permittee, require the Permittee to change the form, amount, deductible or other term of an insurance policy required herein, and the Permittee shall change the insurance policy accordingly. The Province is required to provide the Permittee with 60 (sixty) days notice of the change(s).

1.1.6 Levels of Insurance Coverage

Whenever insurance is required for the Permittee's activity, the amount of coverage should reflect the risk to the Province and park user as determined by the Regional Manager. Recommendations on the amount of insurance required will be made by the Risk Management Branch. The table below provides examples of risk levels associated with activities (list is not comprehensive).

Examples of risk levels :

<u>Risk</u>	<u>Type of activity</u>
Low	Recreational Guiding, Tours
Medium	Operations permits, Film Productions
High	Ski Hills, Mechanized Skiing

1.1.7 Proof of Insurance

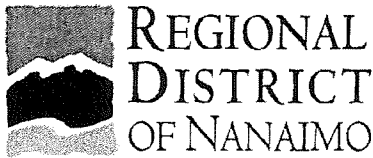
Evidence of the required insurance must be provided before the permit is validated. The insurers must be licensed to do business in British Columbia. If proof of insurance is not delivered or if the insurance is inadequate, the Regional Manager may initiate procedures to suspend the activity.

1.1.8 Exemptions from liability insurance requirements

All requests for full or partial exemptions from liability insurance requirements must be approved by the Regional Manager.

Where permit holders who provide recreational services to park users are unable to obtain the required liability insurance, liability insurance waivers may be considered. The use of liability insurance waivers is not recommended and will only be used in exceptional circumstances and at the discretion of BC Parks.

APPROVED AMENDMENTS:	
Effective Date:	Summary of Changes:



RDN REPORT		#
CAO APPROVAL		
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COW		
MAY 12 2015		
RHD		
BOARD		
RPTSC		

STAFF REPORT

TO: Paul Thorkelsson
Chief Administrative Officer

DATE: May 8, 2015

FROM: Tom Osborne
General Manager, Recreation and Parks

MEETING: RPTSC June 16, 2015

FILE:

SUBJECT: Regional Parks Dedication Bylaw 1726

RECOMMENDATIONS

1. That the "Regional District Parkland Dedication Bylaw 1726, 2015" be introduced and read three times.
2. That the "Regional District Parkland Dedication Bylaw 1726, 2015" be adopted.

PURPOSE

To repeal the current Official Regional Park Plan Designation Bylaw No. 921, 1994 and replace with Bylaw 1726 that will dedicate all twelve of the RDN Regional Parks as provided for under the *Local Government Act*.

BACKGROUND

There are various sections of the legislation that are applicable to the dedication of land as park within regional districts. A significant change in the law applicable to regional parks occurred in 2003 when the *Park (Regional) Act* was repealed and provisions relating to regional parks were incorporated into the *Local Government Act*.

The local Government Act defines "regional park" as a park dedicated by a regional district under the *Local Government Act* or previously set aside and dedicated [now repealed] *Park (Regional) Act* and continued under the *Local Government Act*.

Under the old *Park (Regional) Act*, in order to acquire regional park or regional trail, a regional district had to amend its regional park plan to incorporate a reference to the land. There was no question regarding the status of the land under that process, as the decision regarding the characterization of the land as "regional park" was made through the regional park plan which in turn had to be approved by the Province.

At present, it is not necessary for a regional district to take the initial step of amending its regional park plan before it acquires regional park land. Accordingly, land can be acquired by a regional district and then, if the regional district takes no further steps, the land technically remains undedicated.

At some point, if a regional district were to treat such land as something other than “regional park” it could be vulnerable to a legal challenge that it has used tax requisition raised for the purpose of acquiring regional park (which would assume that the land would be dedicated as regional park). This is underscored by the definition of “regional park” which apart from land that was held as regional park before the repeal of the *Park (Regional) Act*, refers to a park “dedicated” by a regional district under the *Local Government Act*.

It is therefore arguable that if land is not so dedicated when it is acquired as regional park (and particularly with funds from the regional park service budget), that its status is in question. An absolute failure on the part of a regional district to dedicate the land as regional park could result in a challenge to the lawfulness of the regional district’s actions.

At present through the “Official Regional Park Plan Designation Bylaw No. 921, 1994”, the following lands have been dedicated as Regional Park:

Beachcomber Regional Park, Benson Creek Falls Regional Park, Descanso Bay Regional Park, Englishman River Regional Park, Horne Lake Regional Park, Little Qualicum River Regional Park, Little Qualicum River Estuary Regional Conservation Area and Nanaimo River Regional Park.

The following lands require formal dedication:

Mount Benson Regional Park, Coats Marsh Regional Park , Mount Arrowsmith Massif Regional Park and Moorecroft Regional Park.

The proposed “Regional District Parkland Dedication Bylaw 1726, 2015” will capture all the RDN’s Regional Park lands under one bylaw and is consistent with provisions under the *Local Government Act*.

ALTERNATIVES

1. That the “Regional District Parkland Dedication Bylaw 1726, 2015” be adopted.
2. That alternative direction be provided.

FINANCIAL IMPLICATIONS

There are no financial implications in adopting the bylaw.

STRATEGIC PLAN IMPLICATIONS

The dedication of regional parks is in line with the Board’s strategic goals of ensuring a diversity of parks that meet recreational and conservation objectives.

SUMMARY/CONCLUSIONS

There are various sections of the legislation that are applicable to the dedication of land as park within regional districts. A significant change in the law applicable to regional parks occurred in 2003 when the *Park (Regional) Act* was repealed and provisions relating to regional parks were incorporated into the *Local Government Act*.

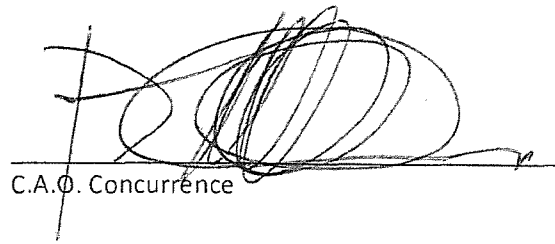
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At present, it is not necessary for a regional district to take the initial step of amending its regional park plan before it acquires regional park land. It is therefore arguable that if land is not so dedicated when it is acquired as regional park that its status is in question. An absolute failure on the part of a regional district to dedicate the land as regional park could result in a challenge to the lawfulness of the regional district's actions.

At present there are four regional parks in the system that require formal dedication through a Bylaw. The proposed Bylaw 1726 captures all four of these parklands for dedication along with the other eight regional parks under one bylaw.



Report Writer



C.A.O. Concurrance

Appendix I

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1726

A BYLAW TO DEDICATE LAND AS A REGIONAL PARK

WHEREAS the Regional District of Nanaimo has acquired and secured tenure of land as regional parks;

AND WHEREAS section 30 of the *Community Charter*, applicable to regional districts pursuant to section 302 of the *Local Government Act*, authorizes a regional district to dedicate land as park by way of a bylaw;

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

1. CITATION

This Bylaw may be cited for all purposes as "Regional District Parkland Dedication Bylaw No. 1726, 2015".

2. DEDICATION

The Lands described in Schedule "A" are dedicated as regional park.

3. REPEAL

"Official Regional Park Plan Designation Bylaw No. 921, 1994" and amendments thereto are hereby repealed.

Introduced and read three times this day of 20 .

Adopted by a 2/3 vote of all members of the Board this day of 20 .

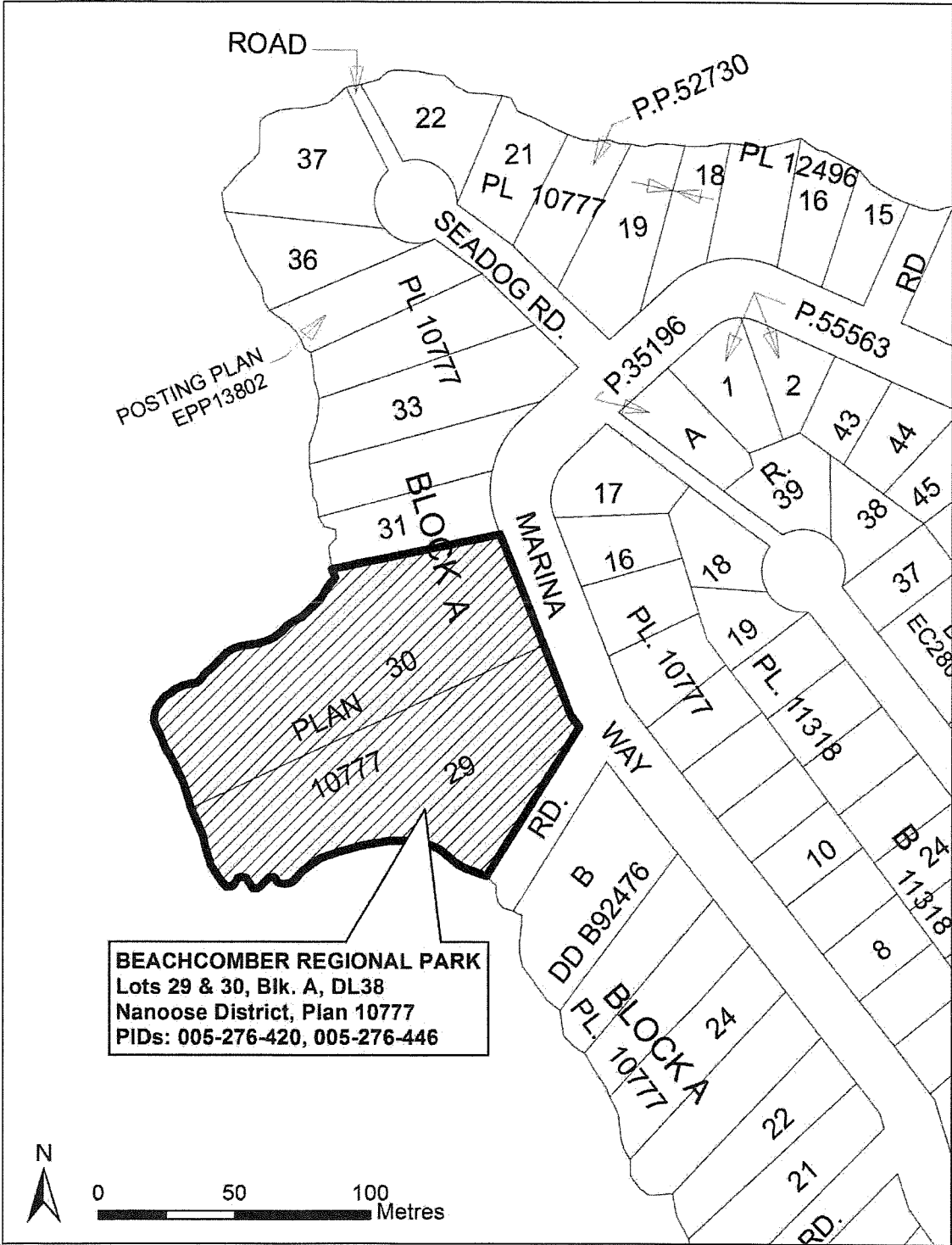
CHAIRPERSON

CORPORATE OFFICER

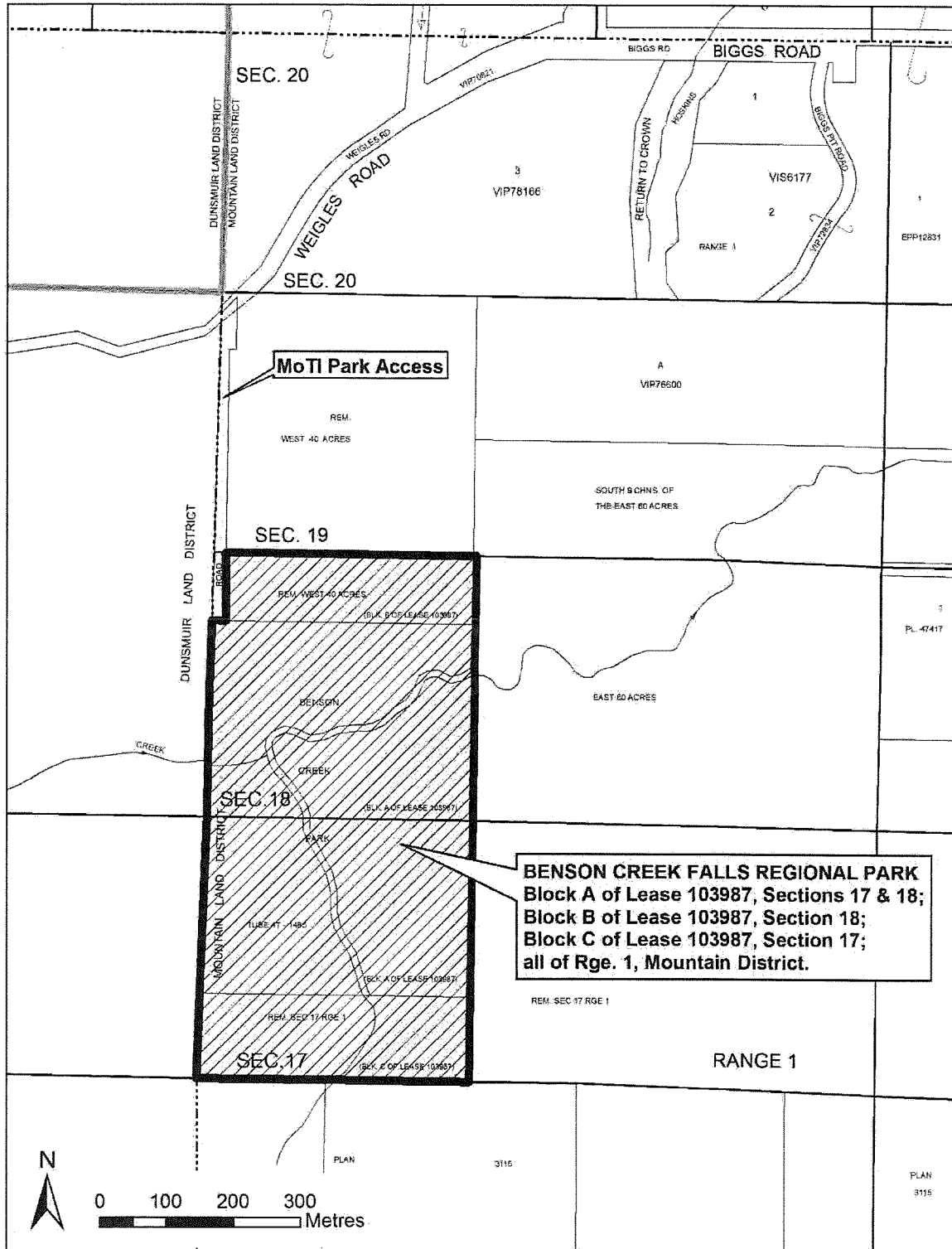
SCHEDULE "A"

Lands Dedicated as Regional Park

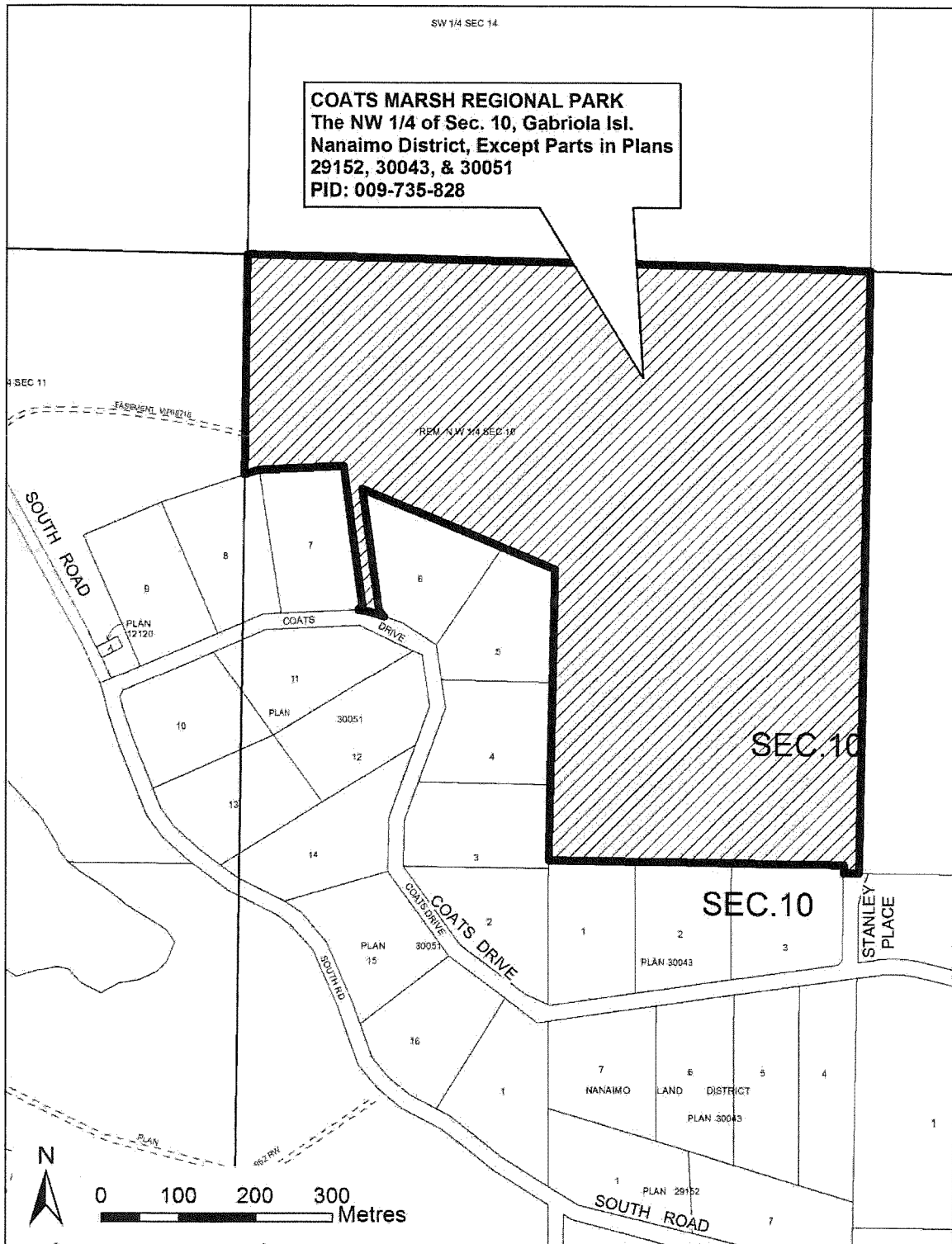
1. Beachcomber Regional Park



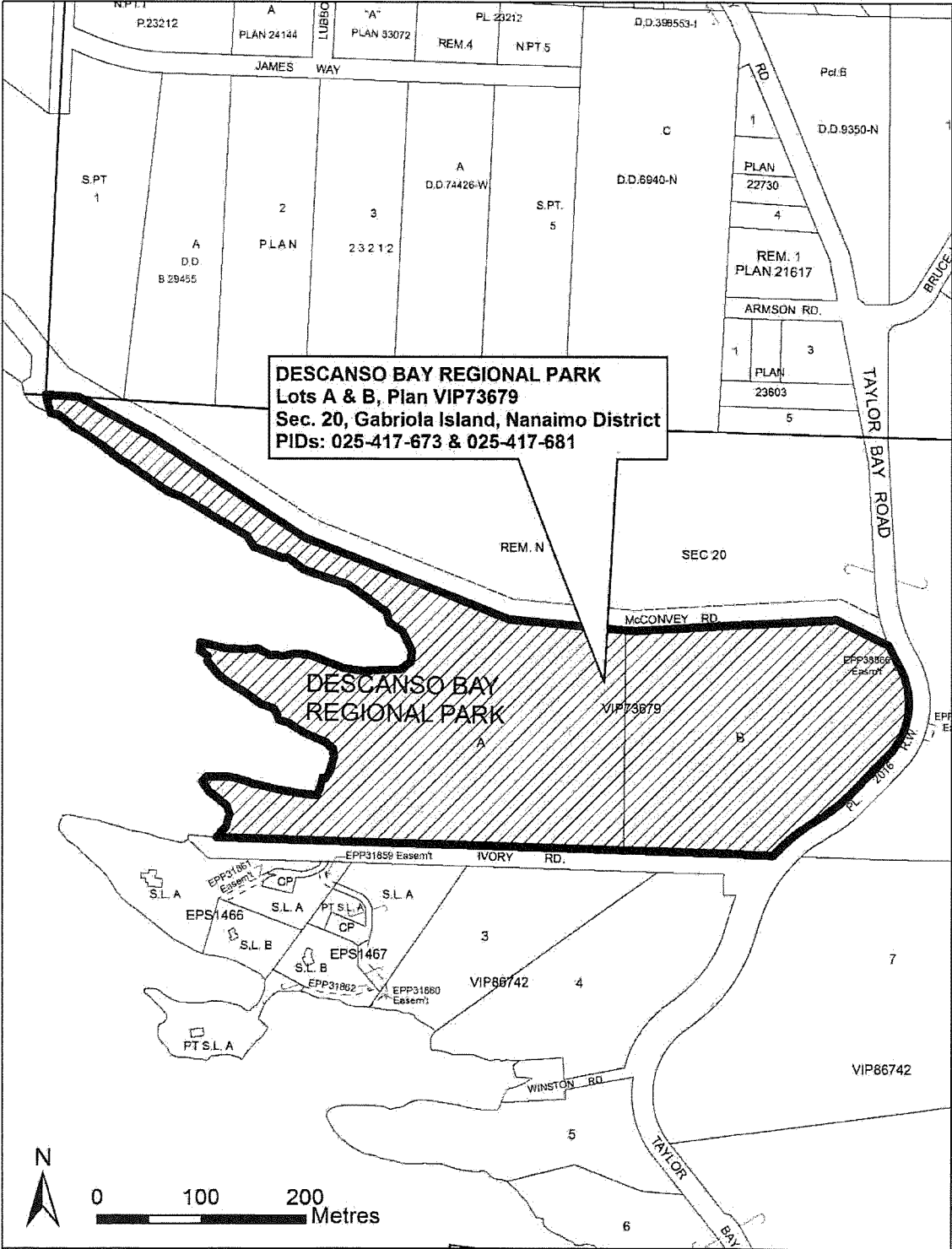
2. Benson Creek Falls Regional Park



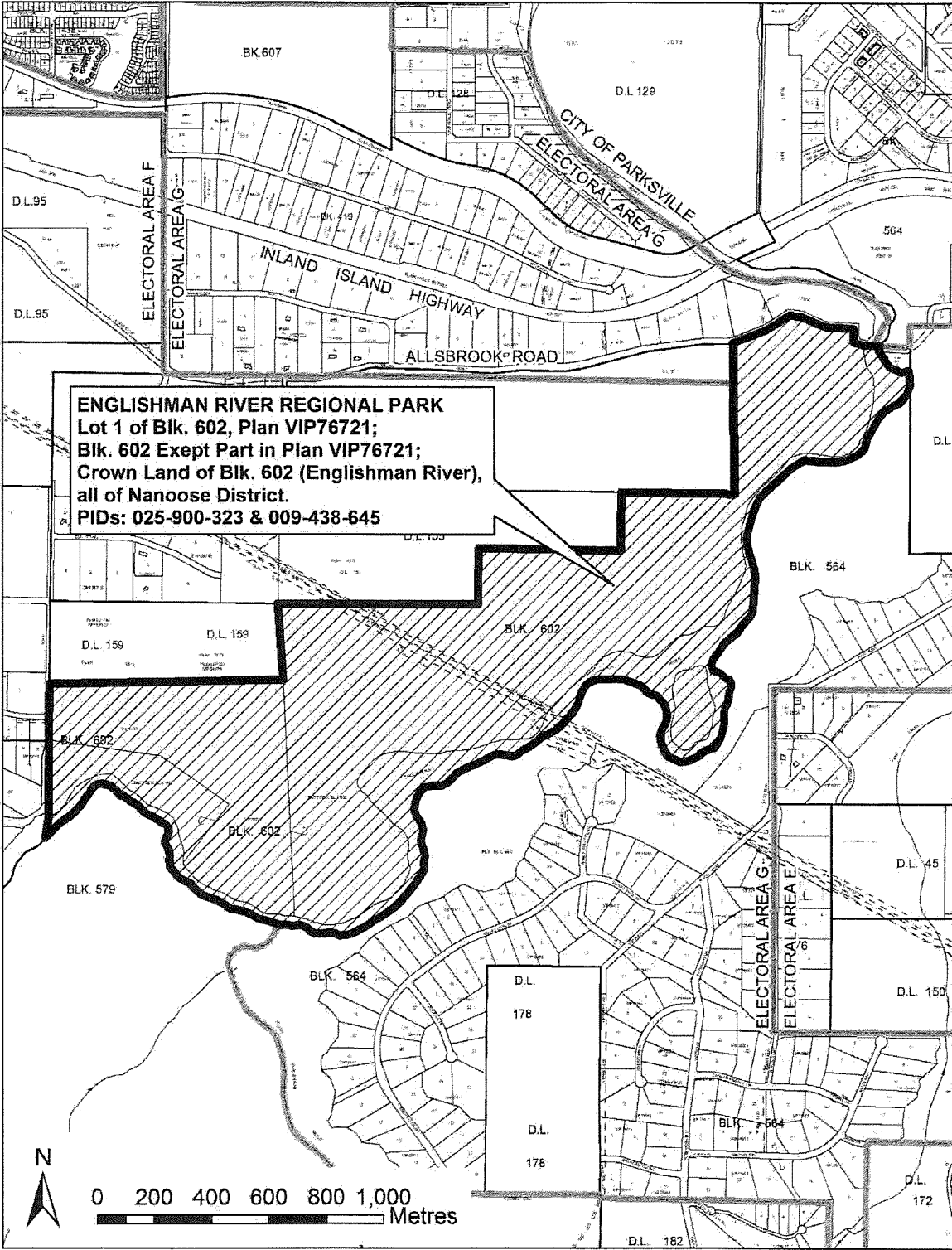
3. Coats Marsh Regional Park



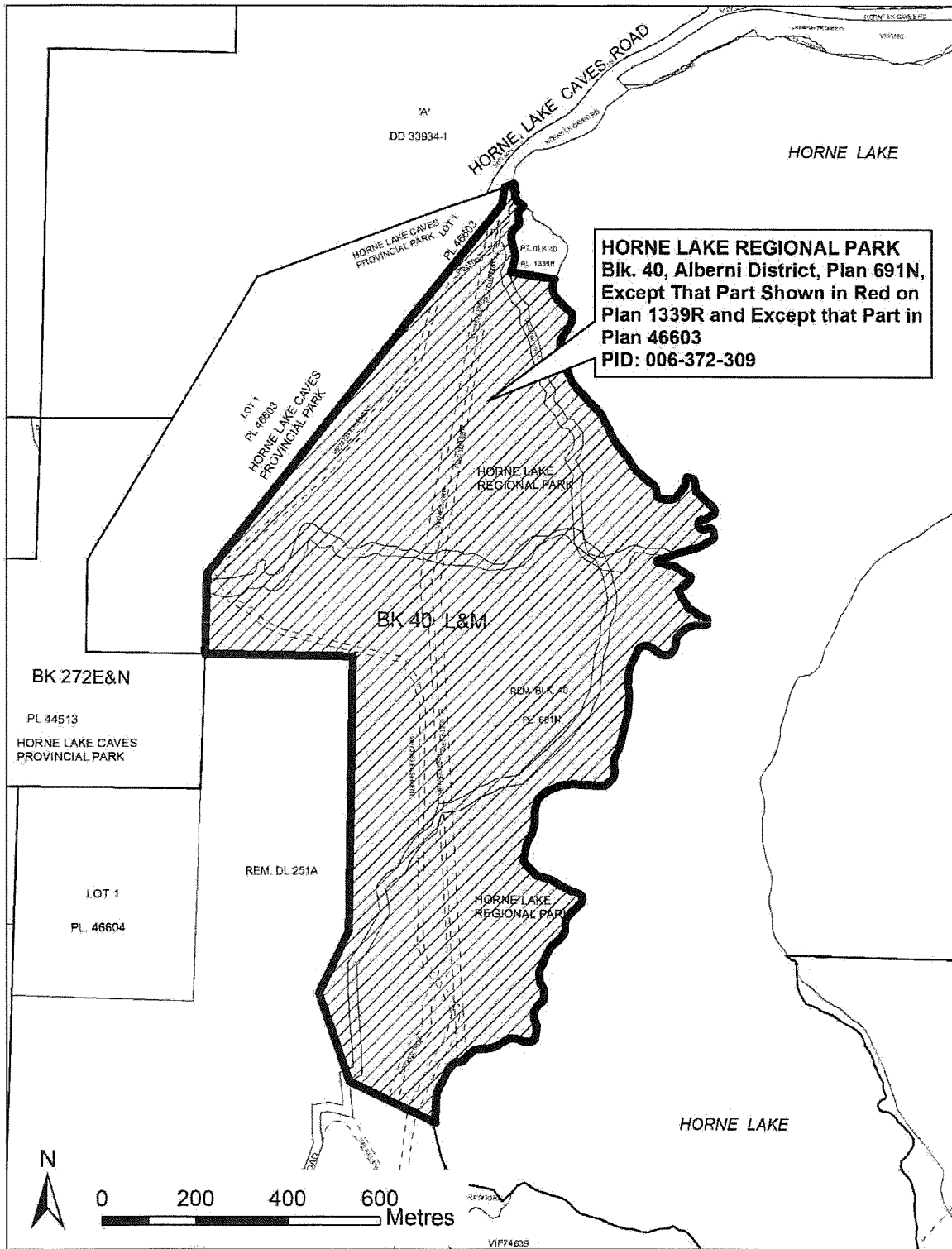
4. Descanso Bay Regional Park



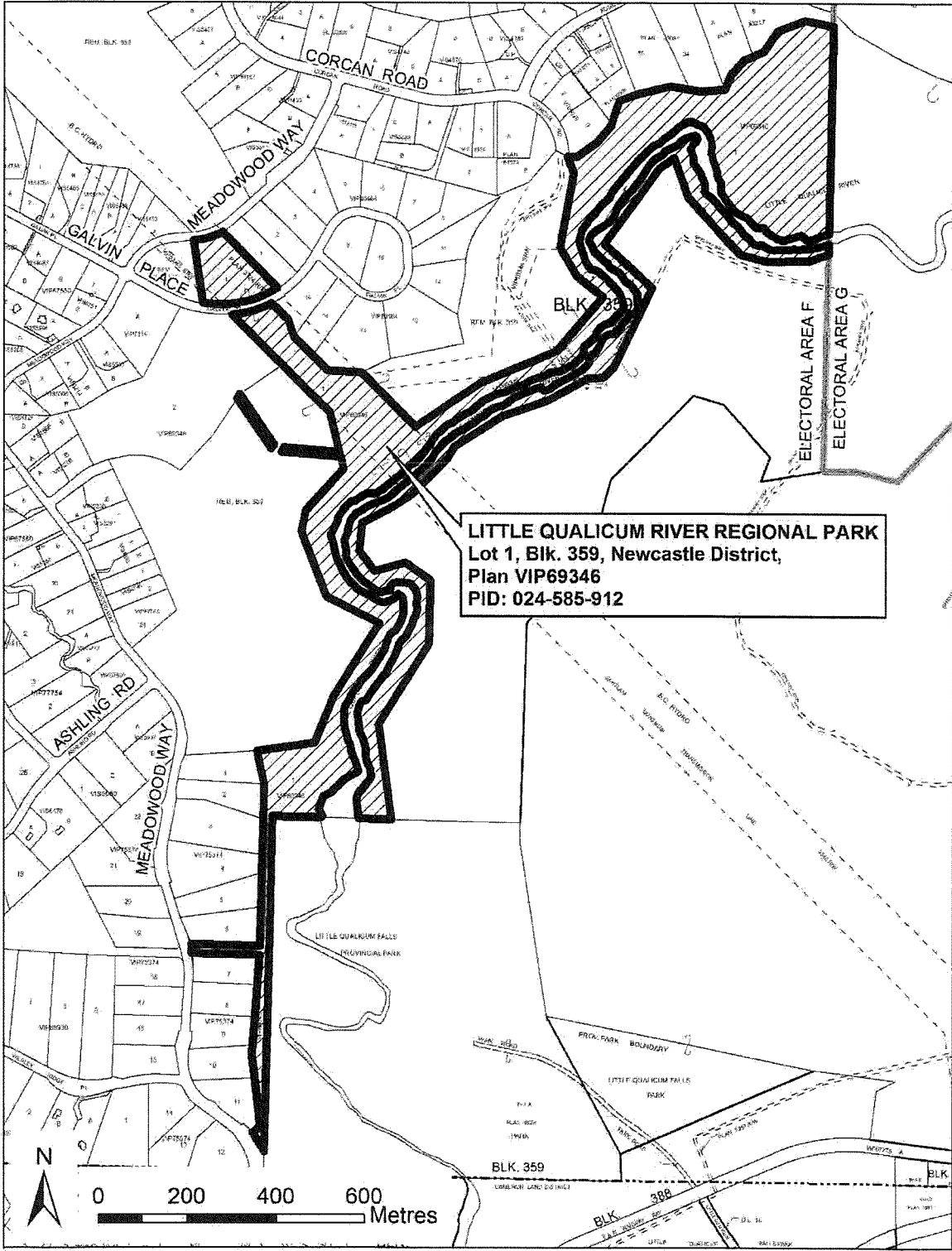
5. Englishman River Regional Park



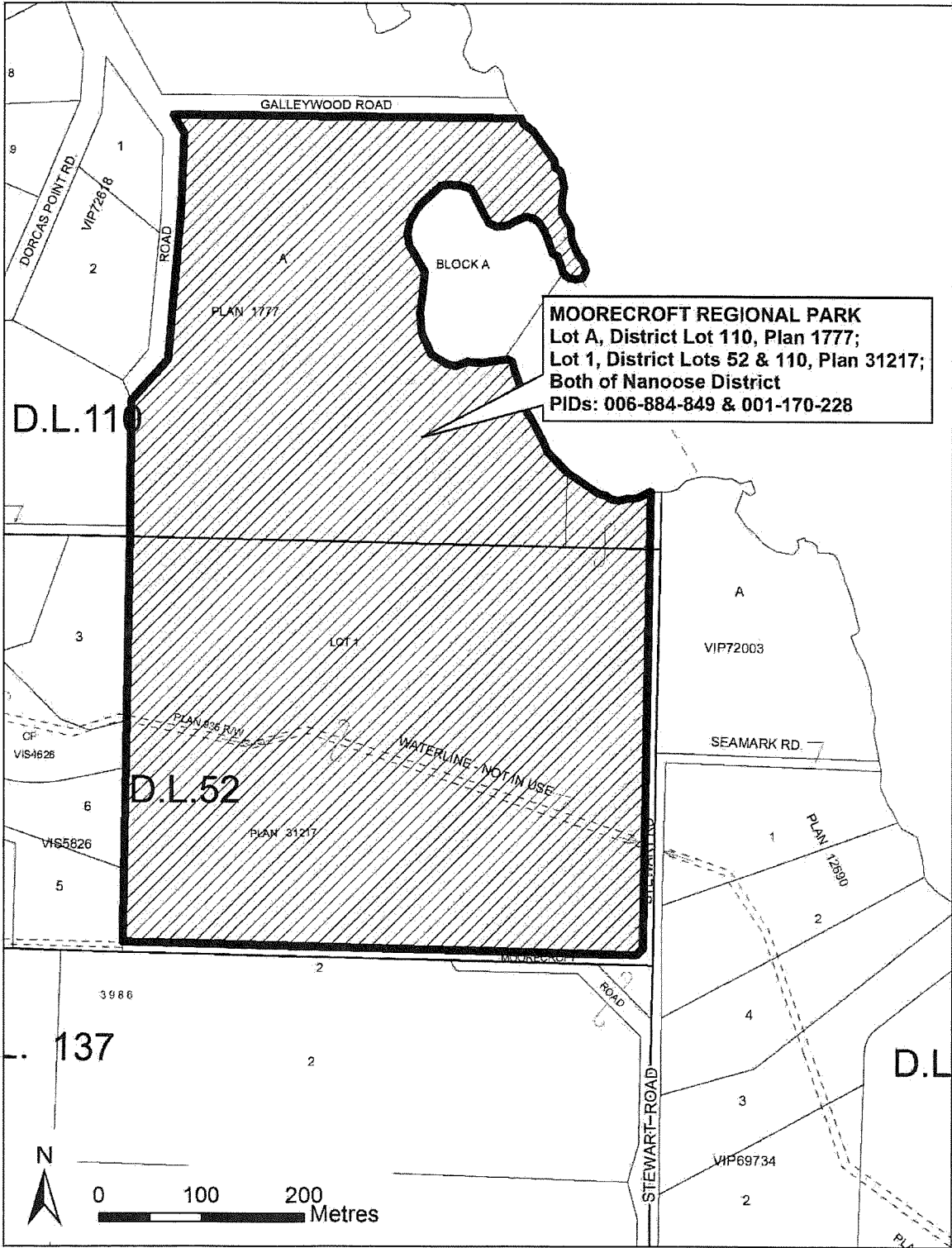
6. Horne Lake Regional Park



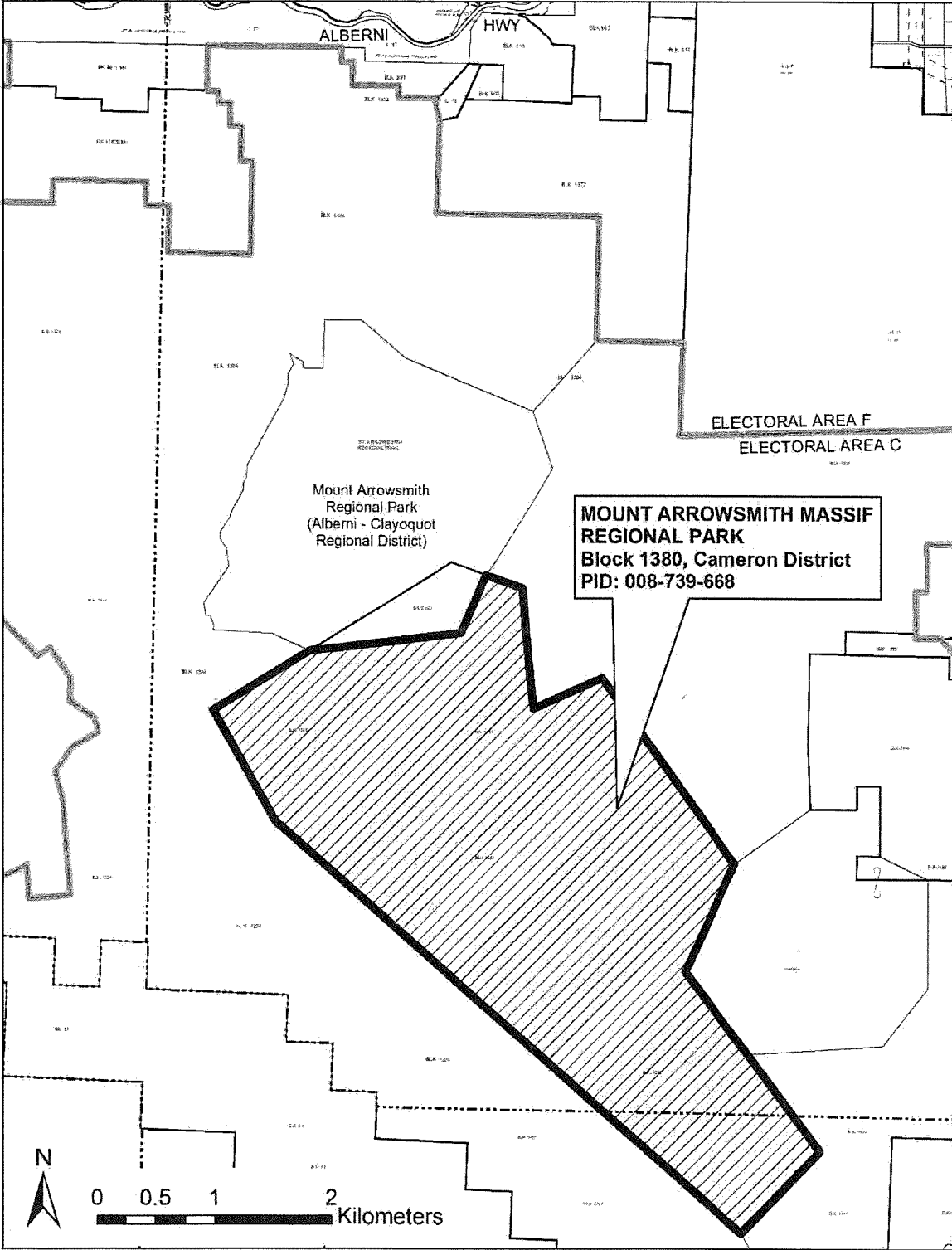
8. Little Qualicum River Regional Park



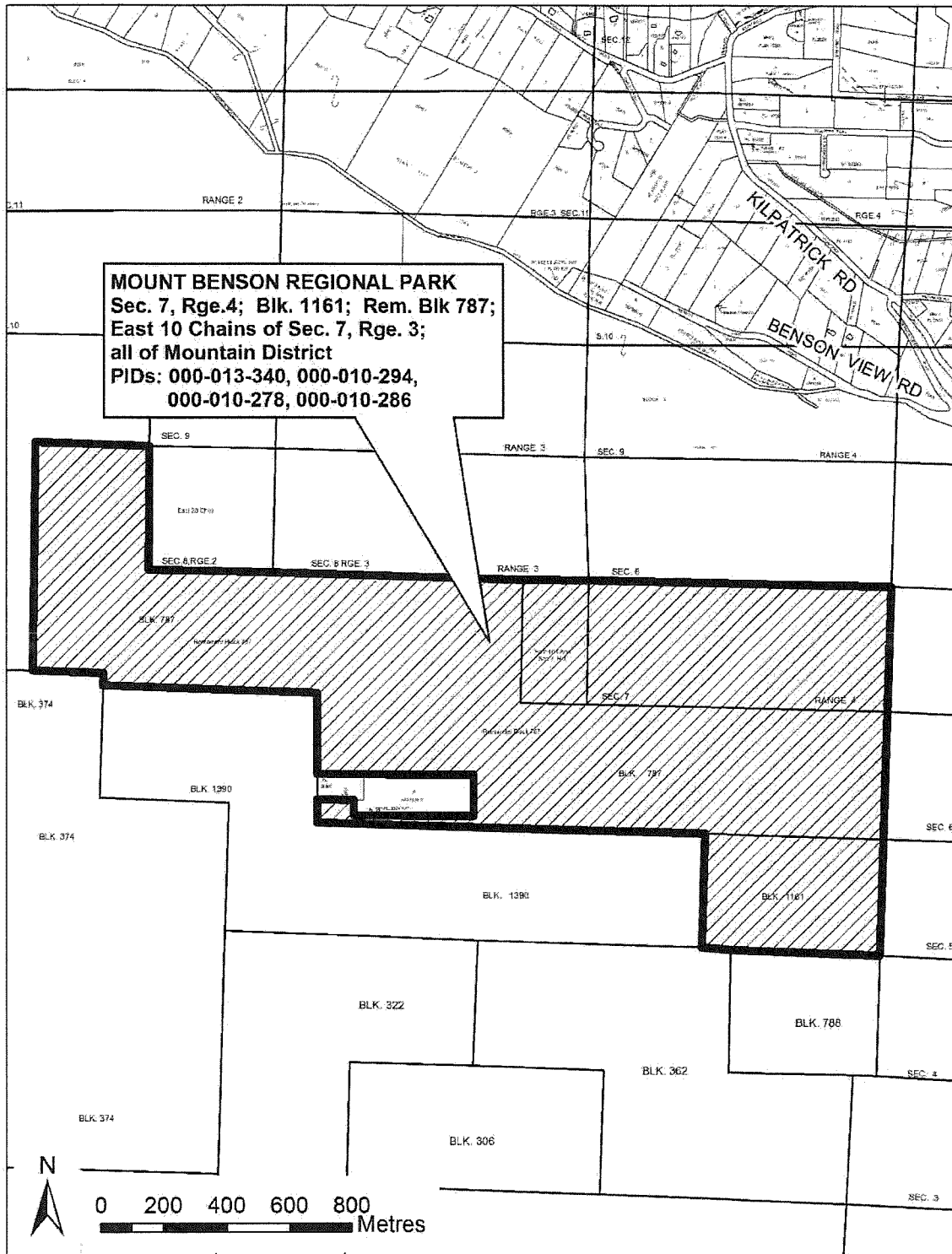
9. Moorecroft Regional Park

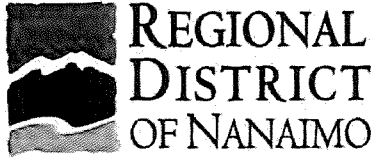


10. Mount Arrowsmith Massif Regional Park



11. Mount Benson Regional Park





RDN REPORT		###
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STAFF REPORT

TO: Wendy Marshall
 Manager of Parks Services

DATE: May 29, 2015

FROM: Kelsey Cramer
 Parks Planner

MEETING: RPTSC – June 16, 2015

FILE:

SUBJECT: Mount Benson Regional Park Management Plan: Five Year Review

RECOMMENDATION

That the Five Year Review for the Mount Benson Regional Park (MBRP) Management Plan be received and that any revisions to the Management Plan policies and significant actions be approved.

PURPOSE

To inform the Regional Board of the Five Year MBRP Management Plan Review and to seek approval for refinements to the Management Plan policies and actions.

BACKGROUND

Mount Benson Regional Park officially opened in July 2008, following several years of negotiations and fundraising to secure the land and formalize the 50% Contribution Agreement between the RDN and the Nanaimo and Area Land Trust Society (NALT). Property acquisition costs were funded jointly by the RDN, NALT and the Mt Benson Legacy Group, who were originally named the *Coalition to Save Mt Benson* (legally represented by NALT) and who undertook the early negotiations with the landowner and spearheaded the fundraising campaign.

The Park is owned by the RDN and ongoing management is conducted in partnership with NALT, as prescribed in the Contribution Agreement. The 2010-2020 Management Plan was commissioned in 2009 and was approved by the Board in January 2010. Within the plan, there are 25 management policies and 24 actions items that were identified through the public process and plan development. The plan also identifies Natural Environment and Conservation Zones that represent the types and locations of development and activities that can occur in the park.

The Management Plan will be an evolving document, guiding the operations, development and stewardship of MBRP. As indicated in the plan, it is to be reviewed, added to or amended after five years by a management steering committee (RDN and NALT staff) and formally updated, with public consultation, at ten year intervals.

Note: The use of capitalized words within this report indicates those words that have been defined in the Management Plan or Draft Covenant document, which will be presented to the Board in the fall of 2015.

In February 2015, RDN Parks and NALT met to undertake the first Five Year Review of the Management Plan. This Review has four main objectives:

1. Assess the status of the various Management Plan actions and indicate all accomplishments over the past five years.
2. Review significant priority actions planned to occur over the next five years within the Natural Environment Zone.
3. Refine any Management Plan policies in order to clarify Park management and seek Regional Board approval for the Management Plan amendment.
4. Produce an updated Park map showing the 2015 Natural Environment and Conservation Zone footprint areas and all major Improvements that have occurred (as per objective 1) and, as applicable, all planned significant 5-year Improvements (as per objective 2).

Five Year Review Outcomes:

A full summary of the Five Year Review outcomes is attached (Appendix 1). Below, major accomplishments of the last five years and upcoming priority actions are identified. Recommended refinements to management policies are noted.

Objective 1 - Major accomplishments over the last five years include:

- *Action 3.1 – Silviculture plan:* Logging sites and the roadside were replanted and there has been substantial regeneration of natural vegetation since acquisition.
- *Action 4.1 – Hazard tree strategy:* RDN and NALT continually monitor for hazard trees. Public reporting occurs via the park warden program and RDN contact information posted on the kiosk.
- *Action 6.1 – Trail access to the MBRP:* Through working with VIU, the City of Nanaimo, and the Province, access agreements were established in 2013 to create the Witchcraft Lake Regional Trail from the Witchcraft Lake parking area to the Regional Park boundary.
- *Action 6.3 – Parking lot near Witchcraft Lake trailhead:* In partnership with MOTI and the City of Nanaimo, angled road shoulder parking was developed and signage was installed in 2010.
- *Action 6.4 – Resolve trail routing over private property:* Funded by the RDN, the City of Nanaimo constructed the Witchcraft Lake floating boardwalk in 2010 to provide direct access across the lake so that Park visitors no longer walk around the north side of the lake (private property).
- *Action 10.3 – Erosion rehabilitation of former logging road:* The Road was repaired and the drainage system was upgraded in 2014. This is important for emergency access to the Park.
- *Action 14.2 – Visitor facilities at Witchcraft Lake trailhead:* Following installation of the parking area, a kiosk, bollard and additional signage were located at the trailhead in 2013.
- *Action 23.1 – Fire Management Plan:* The cost-sharing agreement with the Coastal Fire Centre is complete. Identifying opportunities for additional improvements will be on-going.

- Action 23.2 – *Install fire-prevention related information*: Signage indicating no campfires has been installed at all Park entrances and the contact number to report a forest fire is included.

Objective 2 – Priority actions for the upcoming five year work plan include:

- Action 2.4 – *Restore or enhance biodiversity*: This is a continual and ongoing priority. Work at Cougar Bluff has already occurred in this regard, and more work is proposed (see below). A wetland located in the northwest corner of the property has also been identified as an area that could be further examined for restoration or protection measures.
- Action 5.1 – *Mineral claim*: Confirm status of existing and/or additional mineral claim(s) in MBRP with provincial agency.
- Action 6.1 – *Regional Trail access to MBRP and connection to Benson Creek Falls Regional Park*: Work will be ongoing to formalize a Trail from Witchcraft Lake to Jameson Rd along an undeveloped road right-of-way. The existing Witchcraft Lake Regional Trail agreement is being amended to include the portions of Old Road that weave in and out of VIU woodlot and the northern Park boundary (application submitted, awaiting approval).
- Action 9.2 – *Cougar Bluff trail*: Interpretive signage and access control (e.g. ropes) will be considered to inform and guide people through the sensitive habitat and to ensure public safety.
- New Action 6.3.1 – *Parking expansion options*: With the increased popularity of the Witchcraft Lake Regional Trail and MBRP, review and assess the options for expanding parking facilities at this location. Residents along Benson View Rd have expressed concern that the current Witchcraft Lake parking lot is not adequate to hold the number of cars observed on peak days in the summer.
- New Action 24.1 – *Emergency Access*: The siting of one or more helipads within the Park is under consideration for improved access in case of emergency within the Park. Exact number and location(s) of helipads requires thorough planning and is currently at an early discussion stage.

Objective 3 – Recommended refinements to Management Plan policies include:

- Existing Policy 1: Park use zones will be established to effectively manage Mount Benson Regional Park for both conservation and recreation.

Refine Policy 1 by adding the following three clarifying points:

1.1 – *Mapping update*: Every five years, through management steering committee Review and 10-year Update of the Management Plan, a map showing the current layout of the Natural Environment and Conservation Zones and any significant additional Improvements planned over the next five years shall be produced.

1.2 – *Natural Environment Zone width*: An operational width for the Natural Environment Zone of 30 metres (15 metres either side of Trail or Road centre line) should provide adequate corridor width within which to carry out Improvements needed to support non-motorized recreational use and Park management.

1.3 – *Changes to zone footprints*: Any changes to zone footprints, specifically, the extent of the Natural Environment Zone, require approval through the Five Year Management Plan Review or Ten Year Management Plan Update process unless written approval from NALT is obtained.

- Existing Policy 7: Public road access to Mount Benson Regional Park will not be actively pursued by the RDN during the term of this management plan. However, the RDN may consider proposals from private interests for road, gondola or other forms of access into the Park, subject to rigorous and extensive assessment of: impacts on the environmental and visual integrity of the Park; socio-economic impacts in the surrounding area; and full business-case scenario planning.

Reword Policy 7 to clarify that any new Road or other non-trail access to or within the Park requires comprehensive analysis, as follows:

New Road, for public or operational access or Park management, to or within Mount Benson Regional Park will not be actively pursued by the RDN during the term of this Management Plan. Any proposals for new Road, gondola or other forms of non-trail access to or within the Park will be subject to rigorous, extensive and public assessment of: environmental and visual integrity of the Park; socio-economic impacts in the surrounding area; and full business-case scenario planning.

Objective 4 – Updated Management Planning Map:

An updated map is included in Appendix 2.

Covenant Establishment:

In addition to the Five Year Review process, the Management Plan specifies that a Conservation Covenant will be placed over the lands. The Covenant will respond to the goals and policies as presented in the plan, and subsequent Five Year Reviews. NALT, along with a second Land Trust organization, will be the covenant holder and will be responsible for monitoring and annual reporting.

RDN Parks has been working with NALT to formalize the Covenant, which is expected to be presented to the Regional Parks and Trails Select Committee this fall.

ALTERNATIVES

1. To receive the MBRP Management Plan Five Year Review as information and to approve the refinements to the management policies as presented in this report.
2. That alternative direction be provided.

FINANCIAL IMPLICATIONS

There was no cost to the Five Year Review of the Management Plan. A Ten Year Update of the plan will be more comprehensive, will involve public consultation, and may require consultant services depending on staff workloads at that time.

There will be some financial implications for the expansion of the Witchcraft Lake parking lot. The cost will be determined after the issue has been assessed and a solution identified. Other action items noted will be covered by the Regional Parks operational budget.

STRATEGIC PLAN IMPLICATIONS

Development of Mount Benson Regional Park is guided by its Management Plan. The Park provides outdoor recreation opportunities primarily for avid hikers and aligns with the strategic goal of ensuring a diversity of parks that meet recreational and conservation objectives. MBRP is an example of a free recreational amenity, advertised within the widely available Regional Parks & Trails Guide, where citizens and visitors can get out, get active, experience nature and take in the stunning scenery from the mountain peaks.

SUMMARY/CONCLUSIONS

Mount Benson Regional Park was acquired in partnership with NALT and officially opened in 2008. The 2010-2020 Management Plan was approved in January 2010 and guides future development, operations and management within the Park. According to process set out in the Management Plan, a Five Year Review of the plan occurred in February 2015 between NALT and RDN Parks staff. This report summarizes the many accomplishments of the first five years, outlines the top priorities moving into the next five years, and identifies clarifying refinements to two of the Management Plan policies (Policy 1 and 7). An overview of the Covenant establishment is also summarized.



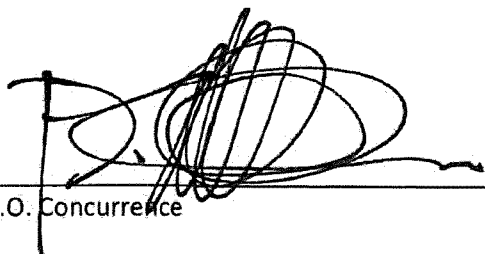
Report Writer



Manager Concurrence



G.M. Concurrence



C.A.O. Concurrence

Appendix 1:

Full Summary of the Five Year Review Outcomes

MANAGEMENT PLAN 5-YEAR REVIEW: Policy Review

PARK NAME: Mount Benson Regional Park

PARTNERS: NALT

ORIGINAL DATE: December 2009

UPDATE DATE: February 2015

TERM: 2010-2020

POLICY		COMMENTS
Policy 1:	Park use zones will be established to effectively manage Mount Benson Regional Park for both conservation and recreation.	Park use zones are reflected on internal management map and will be reviewed and updated at 5-year intervals (not a public map).
Policy 2:	The RDN and NALT will work with partners to inventory, monitor and restore the natural ecosystems and wildlife habitats found within Mount Benson Regional Park.	Inventory and monitoring is a role of the covenant holder.
Policy 3:	In general, forest management in the Park will be guided by the report "Mount Benson Regional Park – Review of Natural Values – Forestry", attached as Addendum 1 to this Plan.	
Policy 4:	Other than hazard tree management and fire protection as needed, no active management activities will be pursued in the existing forested areas.	
Policy 5:	The RDN will work to ensure no mineral claims are held on the Park property.	Follow up on Bruce Stone's claim and if others are on the property.
Policy 6:	The RDN will work with neighbouring landowners to formalize main access routes to the Park, for public use as well as for park maintenance and emergency access.	
Policy 7:	Public road access to Mount Benson Regional Park will not be actively pursued by the RDN during the term of this management plan. However, the RDN may consider proposals from private interests for road, gondola or other forms of access into the Park, subject to rigorous and extensive assessment of: impacts on the environmental and visual integrity of the Park; socio-economic impacts in the surrounding area; and full business-case scenario planning.	
Policy 8:	Management of the Park will support a non motorized multi-use trail network while protecting sensitive habitats and minimizing user conflicts.	
Policy 9:	Any future trail development and re-alignment will seek to avoid alteration or damage to any sensitive ecosystems, or to minimize such impacts where avoidance is not possible.	
Policy 10:	New trails and trail upgrades within the Park will be designed and constructed to standards appropriate to the type and level of use of each trail and that aim to ensure environmental protection and public safety. Nonetheless, trails will continue to be provided on a 'use at own risk' basis.	
Policy 11:	Pets must be under human control at all times in the Park.	
Policy 12:	The RDN and NALT will collaborate on developing a strategic sign system within the Park that includes informational, regulatory and directional signs at key locations along the trail network.	Several signs have gone in: emergency/fire; small maps; trail markers; directional; kiosk.

Policy 13:	The RDN and NALT will collaborate on communications about the Park on their respective websites and any written materials that are made available to the general public.	
Policy 14:	Mount Benson Regional Park will be equipped with simple day use facilities that are in keeping with its wilderness character and that can be readily maintained by RDN staff, contractors or volunteers.	Not necessary at this time.
Policy 15:	The only commercial (i.e., for profit) activities permitted in the Park will be commercial guiding and interpretive programs, and these will only be permitted subject to the provisions of a permit issued under the Park Use Regulation Bylaw. No commercial facilities (e.g., food or gift services, commercial signs, etc.) will be supported at this time.	
Policy 16:	The RDN and NALT will develop an interpretive program that provides information about the natural and/or historical features of the Park and aids public understanding of the Park goals and management policies.	
Policy 17:	The RDN and NALT will be willing to explore with VIU and other educational institutions and agencies ways to integrate program curricula with inventory, monitoring, restoration and general management of the Park.	
Policy 18:	The RDN and NALT will continue to work together, as well as seek assistance from other partners and the community, on the long-term stewardship of the Park.	
Policy 19:	The RDN and NALT will collaborate in finding funding and resources to establish a volunteer stewardship program for Mount Benson Regional Park that could act as the pilot for a system wide program.	
Policy 20:	The RDN and NALT will respect the archaeological and cultural heritage values of the Park and the Mountain, and continue to collaborate with First Nations on park acquisition and development proposals.	
Policy 21:	The RDN and NALT will seek innovative revenue-generating opportunities that are in keeping with and support the Park management goals.	
Policy 22:	The RDN will use measures identified in the RDN's Park Inspection Policy to implement risk management in the Park.	Need to revisit 'Inspection Policy'
Policy 23:	The RDN will work to reduce the risk of natural and human-caused fires at Mount Benson Regional Park as part of its Fire Control Cost Sharing Agreement with the Ministry of Forests and Range.	
Policy 24:	The RDN will coordinate emergency responses with local and provincial agencies.	Search & Rescue have been provided maps and park info. New Action to consider helipad location(s) for improved emergency access to/in park.
Policy 25:	The RDN will consider strategic acquisitions that enhance the recreational components, including access, and aesthetic qualities of Mount Benson Regional Park.	

MANAGEMENT PLAN 5-YEAR REVIEW: Action Review

PARK NAME: Mount Benson Regional Park
PARTNERS: NALT
PARTICIPANTS: WM, CVO, GA, PC.

ORIGINAL DATE: December 2009
TERM: 2010-2020

UPDATE DATE: February 2015

PROJECT CATEGORY	PROJECT / ACTION ITEM	PRIORITY STATUS		IMPLEMENTATION BY					COMMENTS
		ORIGINAL	CURRENT	IN-KIND	RDN PARKS	PARTNER	CONTRACTOR	CONSULTANT	
Environment	Action 2.1: Complete ground verification of SEI polygons and SEI equivalent sites; survey the remainder of the Park not covered in previous inventories for environmentally sensitive features.	2	2	X	X	X		X	Ongoing. NALT has identified some areas that can be added to the SEI map (page 16). Can collect with GPS.
Environment	Action 2.2: Establish and operationalize an environmental monitoring program; review after 5 years.	2	2			X			Role of covenant holder. Some informal monitoring done on regular basis.
Environment	Action 2.3: Establish a process for measuring and monitoring the impacts of human use on the Park's environment.	3	3 2					X	Role of covenant holder. Monitor through site visits and through communication and will report out annually.
Environment	Action 2.4: Continue to identify projects and pursue funding opportunities to restore and/or enhance the biodiversity and sensitive ecosystems of the Park.	1	1		X			X	Ongoing and continue.
Operations	Action 3.1: Based on the report in Addendum 1, complete and implement a more detailed silviculture plan/prescription for the logged portions of the Park, with assistance from a Registered Professional Forester as needed (refer to Management Plan for more details).	1	complete					X	Sites were replanted and roadside planted. When maintaining road consider roadside plantings. Lots of natural regen.

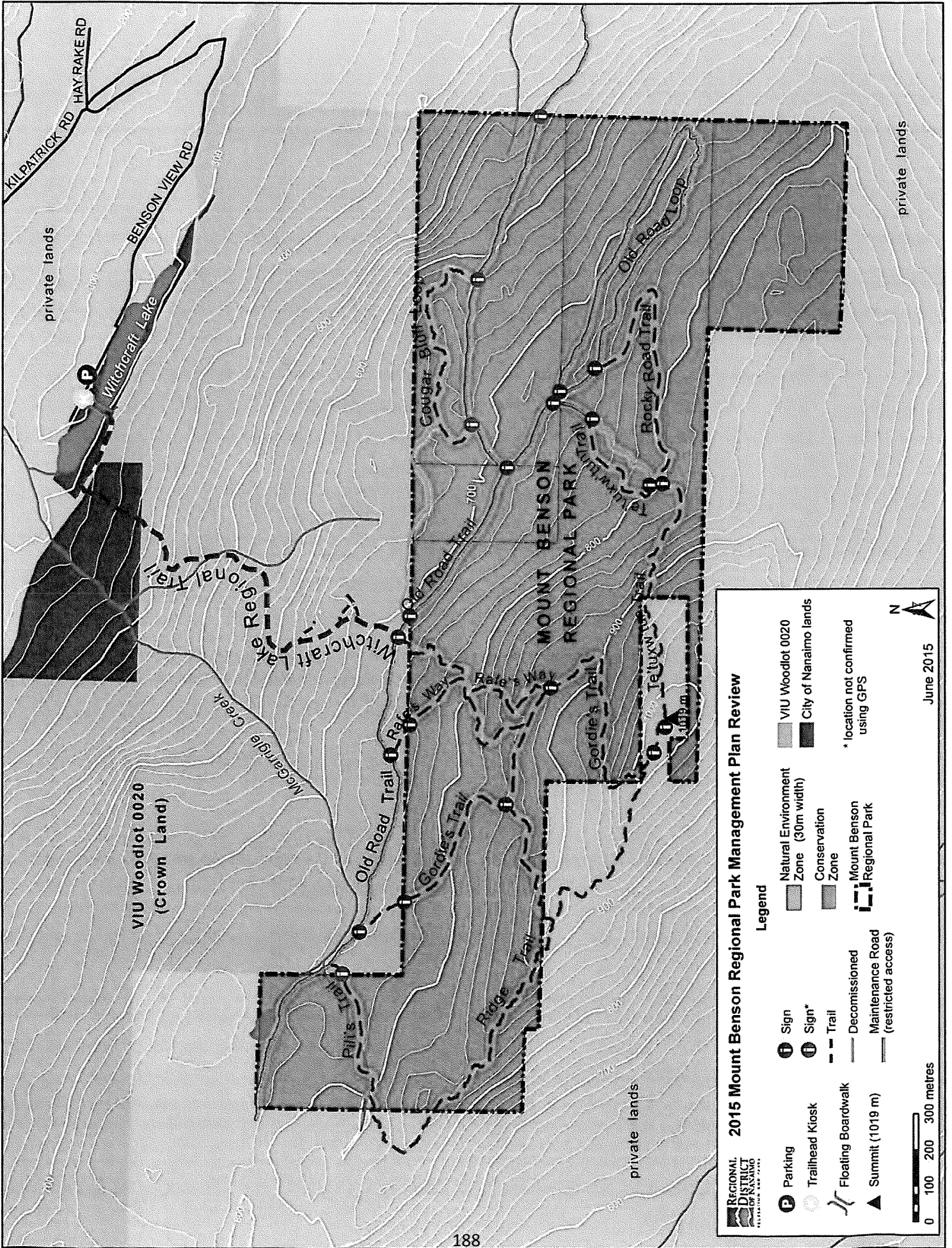
PROJECT CATEGORY	PROJECT / ACTION ITEM	PRIORITY STATUS		IMPLEMENTATION BY					COMMENTS	
		ORIGINAL	CURRENT	IN-MIND	RDN PARKS	PARTNER	CONTRACTOR	CONSULTANT		
Maintenance	Action 4.1: Identify a strategy, including roles and responsibilities, for monitoring and addressing tree hazards along the Park's trail system; include a method for allowing trail users to report downed trees, hazards, etc.	2	complete	X	X	X				Strategy includes public reporting of tree hazards (e.g. Park Warden and via contact # on kiosk sign) and RDN and NALT visits.
Operations	Action 5.1: Negotiate with the current mineral claim holder to remove the existing mineral claim in Mount Benson Regional Park.	1	1		X					Check with Provincial Agency to see what status is - have any others been added?
Access/ Circulation	Action 6.1: Work with VIU and the Province to establish formal trail accesses to the Park from Witchcraft Lake and from Jameson Road.	1	witchcraft complete/ jameson on-going	X	X					Mnt. Bike Assoc. looking at Jameson connection. Witchcraft Lake Regional Trail agreement is being amended to include the portions of Old Road that weave in and out of VIU woodlot/north park boundary.
Agreements	Action 6.2: Complete an agreement with Island Timberlands and the City of Nanaimo to establish long term trail access from Westwood Lake.	1	1 3		X					On hold. Pending discussion with I.T. to move forward on this.
Access/ Circulation	Action 6.3: Work with the City of Nanaimo and the Ministry and in consultation with local residents and the public on an appropriate location or locations for parking near the Witchcraft Lake trailhead. In partnership with the City, design and construct parking areas.	1	complete		X			X		Angle parking and signage installed in ROW. New Action to look at parking lot expansion.
Access/ Circulation	Action 6.4: Work with the City of Nanaimo and neighbouring private land owners near Witchcraft Lake to resolve the existing trail routing over private property.	1	complete		X					City of Nanaimo built floating boardwalk.

PROJECT CATEGORY	PROJECT / ACTION ITEM	PRIORITY STATUS				IMPLEMENTATION BY				COMMENTS
		ORIGINAL	CURRENT	IN-KIND	RDN PARKS	PARTNER	CONTRACTOR	CONSULTANT		
Access/ Circulation	Action 9.1: Identify trail sections near environmentally sensitive areas and take appropriate actions as needed – such as re-aligning trails, reinforcing trail surfaces, improving drainage, constructing barriers, and installing signs.	1	1		X	X				Ongoing.
Access/ Circulation	Action 9.2: Assess, re-route and reinforce (as needed) the trail to Cougar Bluff, to ensure public safety and to minimize disturbance to the Bluff's sensitive vegetation.	1	1	(X)	X	X				Consider interpretive signage to keep people on trail or ropes to guide through. Put on kiosk. Will look at this.
Access/ Circulation	Action 10.1: Develop a detailed trail plan that identifies the different types of trails – including: walking/hiking (only); mountain biking/hiking; mt biking/horseback riding/hiking trails; and trails that will be required to support vehicle access for maintenance and emergency purposes (former logging roads).	2	2		X	X				May need to post signs in the future limiting use on some trails. Keep an eye for bike use.
Maintenance	Action 10.2: Develop and prioritize a complete list of trail improvements.	2	2		X	X				On-going. Should be done annually. New trail markers may be needed & updating signs.
Environment	Action 10.3: Determine the need for rehabilitating the drainage and erosion issues associated with the former logging road and commission a rehabilitation project that meets those objectives.	1	complete		X				X	Road and drainage were repaired and upgraded. Important for emergency access.
Amenity	Action 14.1: Prioritize and construct simple use facilities at Rest Areas and Viewpoints indicated on Figure 7 of this Plan.	3	3	(X)	X	X			(X)	No current plans to install benches or other facilities. Assess need for garbage can at trail head.

PROJECT CATEGORY	PROJECT / ACTION ITEM	PRIORITY STATUS				IMPLEMENTATION BY				COMMENTS			
		ORIGINAL		CURRENT		IN-KIND		RDN PARKS			PARTNER	CONTRACTOR	CONSULTANT
		1	2	3	complete		X		X				
Amenity	Action 14.2: Design and construct appropriate visitor facilities at the Witchcraft Lake trailhead once access and parking issues are resolved.	2		complete		X							Parking, kiosk, bollard & signage installed.
Education	Action 16.1: Develop and build a pilot self-guided tour on a portion of the trail network; monitor its use and effectiveness in conveying information.	3		3		X			X			X	Cougar point ropes. Other signs for sensitive habitat.
Operations	Action 23.1: As part of the RDN's Fire Control Cost Sharing Agreement, prepare and implement a fire management plan for the Park that includes fire smart planning, education and awareness opportunities and identifies hazard reduction priorities and actions	1		complete		X							Cost-sharing agreement with Coastal Fire Centre Complete. Continuing to look at improvements (e.g. helipad)
Education	Action 23.2: Include information and interpretation on the destructive aspects of campfires and discarded cigarettes and contacts for reporting campfires or wildfires as part of the signage strategy.	1		complete		X							Signage installed at all entrances to park.
Acquisition	Action 25.1: Continue discussions and negotiations with neighbouring property owners for acquiring key additions to the Park that would secure trail use and recreational features and/or protect significant habitats and environmental features.	1		1	2				X				Ongoing.
Acquisition	Action 25.2: Apply to Province of BC for a Nominal Rent Tenure under the Community and Institutional Land Use program for the west summit Crown Parcel.	1		1	3				X				

PROJECT CATEGORY	PROJECT / ACTION ITEM	PRIORITY STATUS			IMPLEMENTATION BY					COMMENTS
		ORIGINAL	CURRENT	IN-KIND	RDN PARKS	PARTNER	CONTRACTOR	CONSULTANT		
Acquisition	Action 25.3: Approach the current owner of the east summit property to secure an agreement for first right of refusal on the sale of the property.	1	1 3		X					

Appendix 2: Updated Park Mapping



REGIONAL DISTRICT OF NANAIMO

2015 Mount Benson Regional Park Management Plan Review

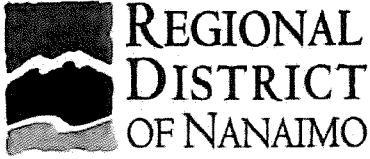
Legend

Parking	Sign	Natural Environment Zone (30m width)	VIU Woodlot 0020
Trailhead Kiosk	Sign*	Conservation Zone	City of Nanaimo lands
Floating Boardwalk	Trail	Decommissioned	Mount Benson Regional Park
Summit (1019 m)	Maintenance Road (restricted access)	private lands	* location not confirmed using GPS

0 100 200 300 metres

N

June 2015



RDN REPORT		#
CAO APPROVAL		
EAP		
COW		
JUN 02 2015		
RHD		
BOARD		

STAFF REPORT

TO: Wendy Marshall
 Manager of Parks Services

DATE: June 1, 2015

FROM: Kelsey Cramer
 Parks Planner

MEETING: RPTSC – June 16, 2015

FILE:

SUBJECT: RDN Rail Trail – Project Costing and Phasing

RECOMMENDATIONS

1. That the Regional District proceed to tender for the E&N Rail Trail Project for the Coombs to Church Rd section, with a tender upgrade option for the construction of the Church Rd to Springwood Park trailhead section, should sufficient Community Works Funds and Regional Parks Capital Funds be available.
2. That construction of the section of E&N Rail Trail from Springwood Park to Lowry's Rd, along the Victoria Line, be completed in a later phase once additional funding is secured.

PURPOSE

To present the current costing and phasing options for construction of the RDN Rail Trail and to seek direction from the Regional Board on the preferred option for the construction of the first phase of the project.

BACKGROUND

In 2011, the RDN secured a License of Occupation with the Island Corridor Foundation, owner of the rail corridor, to construct and maintain Rail Trail within the corridor. Prior to this, work on the development of multi-jurisdictional Design Guidelines and an RDN-wide Feasibility Study occurred in 2009.

In 2014 the RDN received \$2.6 million for the E&N Rail Trail project from Federal Gas Tax funding through the Regional Significant Project Funds. The same year the engineering design contract for the first piece of RDN Rail Trail began. The first section of Rail Trail within the RDN is a 10.9 km piece that will link the City of Parksville with French Creek (along the Victoria rail line) and with Coombs (along the Alberni rail line). The 3 metre wide trail with .5 metre shoulders will be constructed using 3/8" minus gravel crush surfacing or similar.

Overall design work for the project is currently at 75% complete and preliminary cost estimates are indicating that the \$2.6 million will be insufficient to construct the full 10.9 km length. Design engineers (Koers & Associates Engineering Ltd.) have provided an initial breakdown of the costs associated with

different portions of the trail in order to help staff determine phasing options and anticipated costs of the various options under consideration (Appendix 1). The design work for the full 10.9 km trail route will be completed and ready to tender as soon as additional funds can be sourced.

Summary of the Options

In general, the two main options under consideration are the completion of the Alberni leg first (Coombs to Parksville) or completion of the Victoria leg first (Parksville to French Creek). An overview of advantages and disadvantages of the two legs is summarized below.

	<i>Alberni Line – Coombs to Parksville</i>	<i>Victoria Line – Parksville to French Creek</i>
Advantages	<ul style="list-style-type: none"> • Achieves access between Parksville and the popular Coombs Market. • Winter working conditions better than Victoria Line. • Stat. right-of-way that has been established at wye will be utilized. • Creates trail in Parksville, Area G and Area F. • Can be constructed in two sub-phases, with first sub-phase accomplishing Coombs to Church Rd (\$2,035,367), terminating just downhill from the busy Alberni Hwy/Church Rd hub. <p>The second sub-phase (Church Rd to Springwood Park, \$1,502,355) could be constructed if Regional Capital and/or Area F and G Community Works Funds are reallocated.</p>	<ul style="list-style-type: none"> • Cost is likely achievable within existing budget (\$2,090,335) • Completes the Victoria leg in full (Springwood Park to Lowry's Rd).
Disadvantages	<ul style="list-style-type: none"> • Total estimated cost (approx. \$3.5M) is above the current available Gas Tax funds. • Trailhead and parking facilities should be provided at Church Rd if this leg is to be constructed in two sub-phases. <p>Staff are currently exploring feasibility of parking lot/trailhead development on Crown land adjacent to Church Rd.</p>	<ul style="list-style-type: none"> • Requires Agricultural Land Commission (ALC) approval (in progress). • Lowry's Road is lower priority termination point than Coombs. • Stat. right-of-way that has been established at wye will not be utilized in short-term. • Winter construction likely difficult due to poor drainage conditions. Build time may be limited to fall due to other restrictions (e.g. bird nesting window). • Creates trail in Parksville and Area G only.

Additional Considerations

The City of Parksville currently has plans to develop a water main project within the E&N railway corridor from the Englishman River, near the north end of the Englishman River Regional Park, to their wells at Springwood Park. A key component to this project is the plan to develop Rail Trail atop the water main. RDN Park staff have met with City staff to gain a better understanding of this project. The trail will run just over 5 km in length, and will connect directly to the RDN’s proposed Rail Trail behind Springwood Park. Once in place, recreational users will be able to travel on trail from Rath Trevor Beach and the resort area to Coombs or French Creek via the RDN’s existing Top Bridge Regional Trail and then the inter-jurisdictional Rail Trail. Parksville’s timeline for project completion is the summer of 2018.

Of note is the current design work underway in the City of Nanaimo to expand their Rail Trail within the downtown core. Due to multiple road/rail intersections and the need to provide safe trail alignments in this urban context, the City of Nanaimo is faced with much higher costs to trail development than the RDN is currently considering. The preliminary cost estimates to complete the 2 km length of trail from Franklyn St to Seventh St is in the order of \$5.0M to \$10.8M, depending on the alignment chosen. Approximately half of this cost is associated with the infrastructure required at road/rail/trail intersections.

Recommended Phasing

Based on the information and map in Appendix 1, and the above summary, Parks Staff recommend the following approach to phased construction of the RDN Rail Trail project:

Recommended Phase 1: Coombs to Church Road (1a) and Church Rd to Springwood Trailhead (1b) <i>(Options 3 and 5 in Appendix 1)</i>		
Map Segment	Length (m)	*Preliminary Cost Estimate
A to B (Option 3)	4,620	\$2,035,367
B to F (Option 5)	2,680	\$1,502,355 Consider as tender upgrade to Option 3 above if bids are reasonable and more funding is secured.

Recommended Phase 2: Springwood Trailhead to Lowry's Road <i>(Option 4 in Appendix 1)</i>		
Map Segment	Length (m)	*Preliminary Cost Estimate
E to F & E to G (Option 4)	3,760	\$2,090,335

General Notes:

1. * Preliminary cost estimates are conservative and include a 25% contingency.
2. If additional funds to construct the full trail from Coombs to Springwood Park are not available at this time, construction of the proposed sub-phase 1b (Church Rd to Springwood Park) could be delayed and coordinated with the City’s timeline for their water main and trail project.

ALTERNATIVES

1. That the Regional District proceed to tender for the E&N Rail Trail Project for the Coombs to Church Rd section, with a tender upgrade option for the construction of the Church Rd to Springwood Park trailhead section, should sufficient Community Works Funds and Regional Parks Capital Funds be available.
2. That the Regional District proceed to tender for the E&N Rail Trail Project for the Springwood Park to Lowry's Road section upon final approval of the project from the Agricultural Land Commission.
3. That alternative direction be provided.

FINANCIAL IMPLICATIONS

A total of \$2.6 million in Federal Gas Tax Funding was awarded to the RDN for the design and construction of approximately 10.9 km of Rail Trail (linking Coombs with Parksville and French Creek). Preliminary Class D cost estimates are indicating that the construction costs for the overall 10.9 km length will be approximately \$5.4 million (including a 25% contingency). This equates to approximately \$3.5 million to accomplish the segment from Coombs to Springwood Park and approximately \$2 million to accomplish the segment from Springwood Park to Lowry's Rd (French Creek).

Currently, there is approximately \$2.4 million of the \$2.6 million remaining. It is expected that the trail between Parksville and French Creek could be constructed with no need to seek additional funds. However, the advantages of constructing the portion between Coombs and Parksville are greater and it is recommended that this be the first phase of construction.

To accomplish the full leg from Coombs to Springwood Park would require a conservative additional \$1.5 million in funding. This assumes approximately \$400,000 of the original Gas Tax funding is retained as a buffer for additional unforeseen costs at this time. Presumably, less than \$1.5 million in extra funding would actually be required.

The additional funding required could be drawn from a combination of Regional Capital Funds and Community Works Funds for Electoral Areas F and G. At present there is \$954,000 in uncommitted Community Works Funds for Electoral Area F and \$1.198 million for Area G. The total length of trail from Church Rd to Springwood Park Trailhead is 2,680m. Of this, 915m or 34% is within Area F (between Church Rd and Fairdowne Rd), 1,605m or 60% is within Area G (between Fairdowne Rd and Springwood Park), and the remaining 160m or 6% of trail length is within the City of Parksville's Springwood Park.

If there is no support to allocate additional funds at this time, the recommended priority would be to construct the trail between Coombs and Church Rd (Area F) (estimated cost \$2 million), with the need to provide parking and trailhead facilities on Crown land adjacent to Church Rd, for an estimated additional cost of \$50,000 to \$75,000 (survey, design and construction). Staff would need to obtain approval from the Province and would need to administer permit requirements with the Ministry of Transportation and Infrastructure for access off Church Rd to the parking area. The intent would be to complete the remaining portion (Church Rd to Springwood Park) as soon as possible within the next 5-years, once the additional funds are obtained.

STRATEGIC PLAN IMPLICATIONS

Regional Collaboration is one of the Board’s four main Strategic Priorities. The RDN Rail Trail is undoubtedly of regional interest and will be a contribution towards the broader regional and inter-regional vision for trail from Victoria to Courtenay and Port Alberni. Collaboration on the RDN’s first phase of trail has come in the form of working closely with the City of Parksville to establish a main trailhead within the City’s Springwood Park, as well as through correspondence with Lantzville, Nanaimo and the Cowichan Valley Regional District to learn from their experiences constructing similar trails.

When constructed, the trail will offer an alternate means of transportation for residents and tourists to move between the City of Parksville and two RDN Electoral Areas (F and G). This has the triple benefit of contributing to reduced green-house gas emissions, encouraging active recreation through walking and cycling and physically linking three communities and tourism destination points. The trail will be a free and accessible amenity for local and visiting users.

SUMMARY/CONCLUSIONS

Based on preliminary cost estimates for the RDN’s first section of Rail Trail between Coombs, Parksville and French Creek, the awarded \$2.6 million in Gas Tax funding is not sufficient to construct the full 10.9 km trail route in one construction phase, which is estimated at approximately \$5.4 million. Design work for the full route will, however, be completed and construction will need to occur in phases when additional funds are secured.

In the short-term, the recommended first phase of construction is between Coombs and Parksville’s Springwood Park, for a total cost of approximately \$3.5 million. Additional funds to complete this phase could be reallocated from Regional Capital Funds and from the Area F and G Community Works Funds.

The completion of the section from Parksville’s Springwood Park to Lowry’s Rd in French Creek would occur at a later date, when further funds (approximately \$2 million) are obtained.



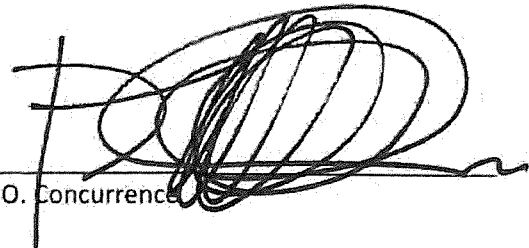
Report Writer



Manager Concurrence



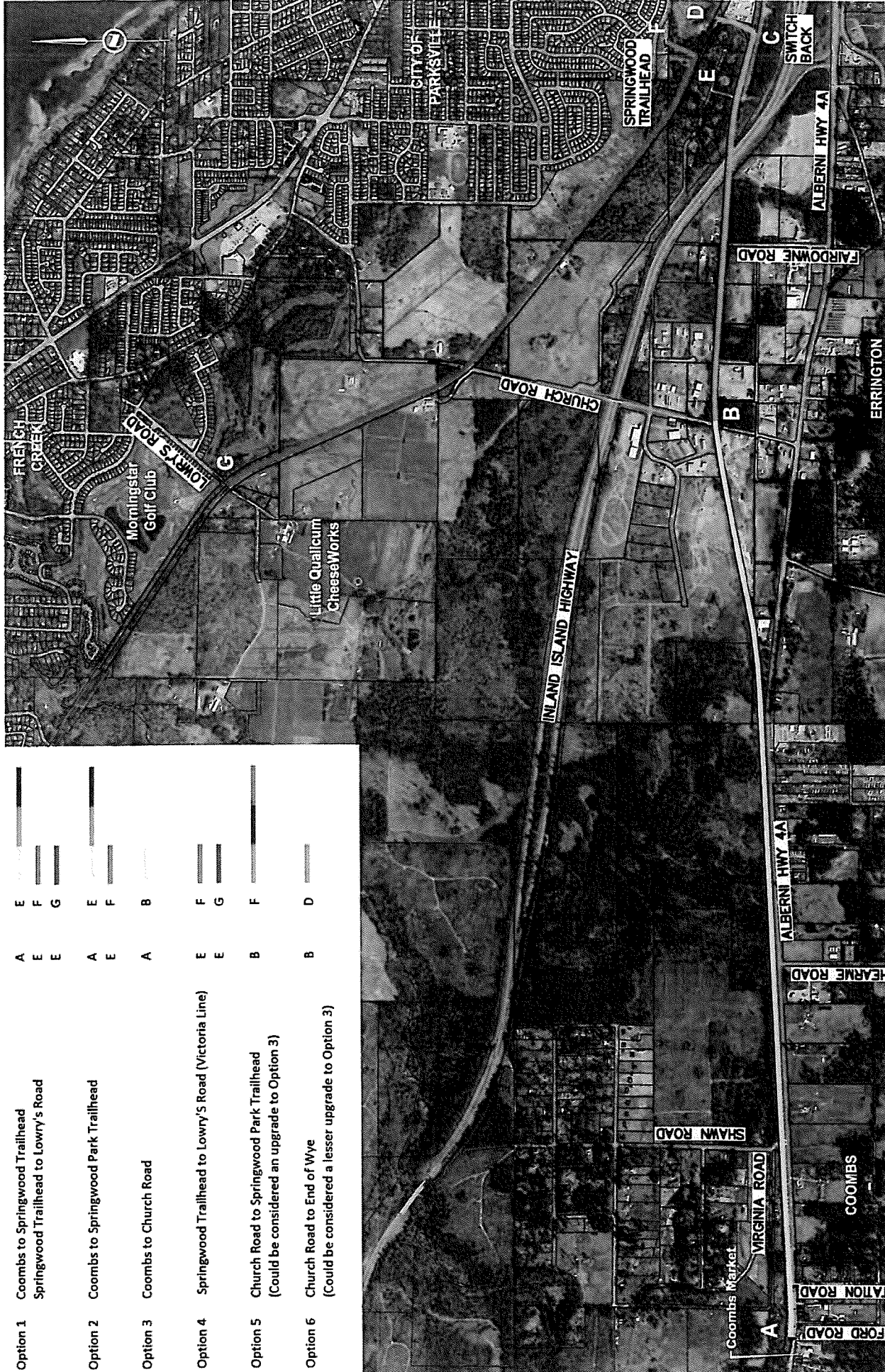
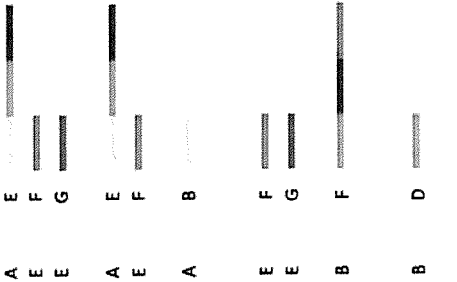
G.M. Concurrence



C.A.O. Concurrence

Appendix 1:
Construction Phasing Map and
Detailed Spreadsheet

- Option 1 Coombs to Springwood Trailhead
Springwood Trailhead to Lowry's Road
- Option 2 Coombs to Springwood Park Trailhead
- Option 3 Coombs to Church Road
- Option 4 Springwood Trailhead to Lowry's Road (Victoria Line)
- Option 5 Church Road to Springwood Park Trailhead
(Could be considered an upgrade to Option 3)
- Option 6 Church Road to End of Wye
(Could be considered a lesser upgrade to Option 3)



TITLE		ALBERNI & VICTORIA LINE KEY PLAN	
APPROVED	SCALE	1: 25,000	8.5x11
DATE	DWG No.	20MAY15	KEY PLAN
PROJECT No.		1424	

CLIENT	REGIONAL DISTRICT OF NANAIMO
PROJECT	E&N RAIL WITH TRAIL COOMBS to PARKSVILLE to FRENCH CREEK

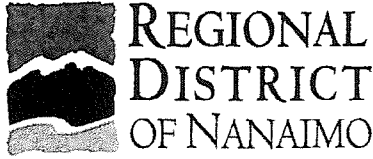
KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers
 P.O. Box 505, 191 Richmond Ave.
 Victoria, B.C. V8P 2J8
 Tel: 250-743-3151
 Fax: 250-744-3746
 www.koerseng.com

REGIONAL DISTRICT OF NANAIMO
E & N TRAILWAY - CONSTRUCTION STAGING OPTIONS

Date: May 20, 2015

Locations	Starting Point	End Point	Length (m)	Approx. Cost
Coombs to Church Road (Partial Alberni Line)	A	B	4,620	\$2,035,367
Church Road to start of Wye (Partial Alberni Line)	B	C	2,040	\$898,733
Start of Wye to End of Wye (Switchback)	C	D	260	\$268,385
End of Switchback to Springwood Park	D	E	220	\$114,237
Springwood Park to Lowry's Road (Victoria line)	E	G	3,600	\$1,869,335
Springwood Park Trailhead (Within COP)	E	F	160	\$221,000
			10,900	\$5,407,057

	Advantages	Disadvantages
Option 1 - Coombs to Springwood Trailhead Springwood Trailhead to Lowry's Road	Project is completed, with full access to destination points Access to Springwood Parking Lot provided	Projected amounts exceed available Budget Drainage Conditions on Victoria Line make winter work difficult ALR Land access issues to address
Option 2 - Coombs to Springwood Park Trailhead	Completes the connection to Springwood Park Trailhead Building through the switchback would justify fencing costs	Projected amounts exceed available Budget
Option 3 - Coombs to Church Road	Potentially within budget Maintains access to popular tourist site at Coombs Market Potentially easier winter working conditions	Requires Trailhead location at Church Road
Option 4 - Springwood Trailhead to Lowry's Road (Victoria Line)	Potentially within budget Completes leg on the Victoria Line Access to Springwood Parking Lot provided	Lowry's Road is less desirable termination Point Switchback fencing cost not covered in this area Drainage Conditions make winter work difficult
Option 5 - Church Road to Springwood Park Trailhead (Could be considered an upgrade to Option 3)	Within Budget May be possible to tender as a possible upgrade to Option 3 Access to Springwood Parking Lot provided	Not as useful as a stand alone project. Consider adding if tender prices are reasonable, or more project funding can be secured.
Option 6 - Church Road to End of Wye (Could be considered a lesser upgrade to Option 3)	Within Budget May be possible to tender as a possible upgrade to Option 3	Not very useful as a stand alone project No formal access to Springwood Park Consider adding if tender prices are reasonable, or more project funding can be secured.



RDN REPORT		###
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RPTSC		

STAFF REPORT

TO: Wendy Marshall
Manager of Parks Services

DATE: June 1, 2015

FROM: Lesya Fesiak
Parks Planner

MEETING: RPTSC – June 16, 2015

FILE:

SUBJECT: Fairwinds Lakes District Regional Park Management Plan (2015-2025)

RECOMMENDATIONS

1. That the Regional Park Management Plan for the Fairwinds Lakes District be approved in Principal.
2. That the name “Qwiyluss Regional Park” be approved for the future Regional Park within the Fairwinds Lakes District.

PURPOSE

To review the Regional Park Management Plan for the Fairwinds Lakes District for approval and to consider the naming of the future Regional Park within the Fairwinds Lakes District.

BACKGROUND

The Regional Park Management Plan for the Fairwinds Lakes District (Appendix III) has been completed in accordance with the Terms of Reference set out in Schedule ‘Z’ of the Phased Development Agreement (formally adopted in July 2014). The document represents the first management plan for the future Regional Park. The Plan will be reviewed in five years (2020) and updated formally in ten-year intervals.

Plan Purpose

The main purpose of the management plan is twofold:

1. To provide a summary of the Phased Development Agreement (PDA) including all relevant documents incorporated within the PDA as it pertains to Regional Park dedication and development.
2. To provide an overview of anticipated management issues, costs and strategies as they pertain to the future Regional Park following amenity construction and land transfer.

Plan Organization

The plan is organized into the following five sections:

1. **Project Overview:** project background, purpose and process.
2. **Site Overview:** site description, site inventory and history.
3. **Park Development:** a summary of planning processes, reference documents, and obligations of the developer and the RDN as they pertain to parkland dedication and development.
4. **Park Management:** a summary of park management issues with discussion and recommendations based on ecological assessments, public, staff and stakeholder consultation.
5. **Summary of Recommendations:** a summary of all recommended actions and policies for park development and management (See Appendix I).

Plan Process

Preparation of the management plan was completed between September 2014 and June 2015 by a consultant team (Urban Systems) in collaboration with Park staff. The project involved research, data compilation, public and stakeholder consultation, draft development, Advisory Committee review and draft revision.

The Advisory Committee consisted of the following representatives: two members from the RDN Regional Parks and Trails Select Committee (RPTSC); two from the Fairwinds Development Corporation; one from the RDN Nanoose Bay Parks and Open Space Advisory Committee; and two from the Snaw-naw-as First Nation. The committee provided staff and consultants with direction throughout project development. Meetings were held in November 2014, February 2015 and April 2015 and draft plans were provided to the committee for review in February, April, May and June of 2015.

Public Consultation

The public consultation process for the plan involved two Open House events and two on-line surveys held in November 2014 and May 2015 respectively. RDN residents were informed of consultation dates and provided with regular management plan updates through newspaper notices, posters at Regional Parks and community centres, email and social media postings, and website notices on both the main RDN website and the project website (www.rdn.bc.ca/Fairwinds).

Feedback from the First Open House (approximately 30 attendees) and Public Survey (126 respondents) established the key management preferences for RDN residents, which included the following requests:

- Provide education on the nature and history of the park area
- Include programming that does not negatively affect the park's ecosystem
- Promote and plan for responsible dog management
- Limit cycling access
- Establish barriers to protect ecologically sensitive areas
- Allow low-impact recreation on Enos Lake

Feedback from the Second Open House (approximately 20 attendees) and Public Survey (21 respondents) confirmed overall approval of the draft plan—71% of survey respondents expressed moderate to strong support for the draft plan based on a 5-point rating scale. Additional comments were provided on the survey were also generally supportive. Opposition to the plan was based largely on issues of environmental protection and stewardship related to neighborhood development in general and not park management.

Park Vision

The following vision statement—derived from visioning exercises and public input during the planning process for the Lakes District Neighbourhood Plan (2011) and confirmed through the public consultation process for the Regional Park management plan—establishes the overall direction for planning, design and management of the future Regional Park:

This Regional Park protects the functional integrity of regionally significant ecosystems and prominent natural features that define the landscape character of the Nanoose Bay Peninsula. It is the “green heart” of the Nanoose Bay Peninsula with interconnected open spaces and corridors that provide links for wildlife and access to nature for humans. The park provides recreational opportunities that are enjoyed by Regional District residents and visitors. It is a place where the cultural heritage and spiritual values of the land to First Nations are recognized, celebrated and protected.

Park Naming

Suggested names for the future Regional Park were solicited from participants of the first Public Open House and Survey. A total of 35 names were received. The following top five nominations, in order of popularity, were made by multiple respondents: Nanoose Regional Park; Nanoose Bay Regional Park; Nanoose Peninsula Regional Park, Qwiyluss Regional Park; and Snaw-naw-as Regional Park.

The preferred name for the future park—based on consultation with Snaw-naw-as First Nation and the Advisory Committee—is **Qwiyluss Regional Park**. Qwiyluss (the Snaw-naw-as name for the Notch) is a hul’qumi’num term that means “the watch.” Before European settlement, the summit of Qwiyluss (the Notch) was a place for Snaw-naw-as to watch for approaching enemies. The land within the future Regional Park, especially Qwiyluss, has significant cultural meaning for the Snaw-naw-as community. It is a sacred area where traditional teachings and rituals continue to be practiced.

Associated Environmental Management and Monitoring Plans

The Enos Lake Protection & Monitoring Program (ELPMP) and The Garry Oak Meadows Management Plan (GOMMP), which provide directives on conservation management for two significant ecosystems within the future Regional Park, were to be completed in March 2015 by the Fairwinds owner (as per the PDA), and included in management plan as appendices. The final GOMMP report, completed in April 2015, is included in the management plan as Appendix F. The ELPMP (as of June 1, 2015) is undergoing final revisions (based on RDN and BC Ministry of Environment review) and will be added to the management plan as Appendix E upon completion. As a requirement of the PDA (Schedule Z), the ELPMP must be completed before the final park management plan can be approved.

ALTERNATIVES

1. That the Regional Park Management Plan for the Fairwinds Lakes District be approved in Principal and the name “Qwiyluss Regional Park” be approved for the future Regional Park within the Fairwinds Lakes District.
2. That the Regional Park Management Plan for the Fairwinds Lakes District be approved as presented and the name “Qwiyluss Regional Park” be approved for the future Regional Park within the Fairwinds Lakes District.

3. That alternative direction on the Regional Park Management Plan for the Fairwinds Lakes District and/or park naming be provided.

FINANCIAL IMPLICATIONS

Approximately 100ha of regional parkland, including over 16 km of trails, will be dedicated to the RDN in six development phases, over approximately 20 years. The developer is responsible for constructing all future park amenities and conducting environmental monitoring during development, as outlined in the PDA and associated documents.

Once the development and construction of the parkland amenities is complete, the land will be transferred to the RDN who will then assume the responsibility for long-term operations and maintenance of the Regional Park. The annual park maintenance cost—which is based on per hectare maintenance costs for all existing Regional Parks and includes items such as incidental repairs, vegetation management and contract services is estimated at \$4,500 to \$7,500 for each of the six main development phases (or \$27,000 to \$45,000 after full build-out). This would be funded through the Regional Parks operating budget. Estimated replacement and repair costs for all future park amenities are outlined in Table 4.1 of the Management Plan and attached to this report as Appendix II.

The PDA identifies two parcels of developable land—located on the summits of the Notch/Qwiyulass and the Lookout—as “Option to Purchase Lands.” The RDN has the option to purchase these lands from the developer for Regional Park use at the time of subdivision. A legal survey and appraisal will need to be completed at the first phase of subdivision to determine accurate boundaries, size and value for both “Option to Purchase” parcels, however, an estimated value of \$1 million for the Notch/Qwiyulass and \$100,000 for the Lookout has been provided by the developer for budgeting purposes. In order to ensure future public access, uniform management and ecological stewardship of the Notch and Lookout summits, the plan recommends that the RDN pursue acquisition of both parcels and commit the estimated \$1.1 million total within the Five Year Financial Plan for Regional Parks. It is important to note that in 2014 the option to purchase area for the Notch/Qwiyulass area was rezoned as Regional Park along with the other lands to be dedicated at subdivision.

STRATEGIC PLAN IMPLICATIONS

As a culmination of approximately seven years of consultation and collaboration—starting in 2008 with the planning process for the Lakes District Neighbourhood Plan—between Fairwinds, the RDN and numerous stakeholders (First Nations, the Province, community and stewardship groups, etc.), the Regional Park Management Plan exemplifies the Board’s strategic priority for Regional Collaboration. The plan highlights the importance of continued regional collaboration for the successful development and stewardship of the future Regional Park.

Approximately 100 ha of undeveloped land and wildlife habitat—including Enos Lake, Garry Oak meadows, wetlands and streams—will be protected through Regional Park dedication. The area will also benefit local and regional communities by providing opportunities for accessible, low-impact recreation such as hiking, cycling, non-motorized boating and swimming. Management of the future Regional Park will be guided by principles of Environmental Protection, Low-impact Recreation and Collaborative Stewardship, all of which reflect the Board’s strategic goals for recreation, parks and community development.

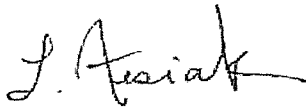
SUMMARY/CONCLUSIONS

The Regional Park Management Plan for the Fairwinds lakes District has been completed in accordance with the Terms of Reference set out in Phased Development Agreement (PDA). The Plan fulfills two main objectives: 1. To provide a summary of the PDA as it pertains to Regional Park dedication and development; and 2. To provide an overview of management issues, costs and strategies as they pertain to the future Regional Park following amenity construction and land transfer.

Two associated management plan, the Enos Lake Protection and Monitoring Program (ELPMP) and the Garry Oak Meadows Management Plan (GOMMP) were to be completed by the Fairwinds owner in March 2015 and included in the Regional Park Management Plan as appendices. The GOMMP was completed in April 2015 and is included as Appendix F; however, the ELPMP is currently undergoing revision and will be included as Appendix E upon completion. It is therefore recommended that the Regional Park Management Plan be approved in Principal, pending submission of the final ELPMP document by the Fairwinds owner.

Management Plan development was guided by public and stakeholder consultation and continuous review by a project Advisory Committee. The plan was largely supported by the regional community; opposition to the plan was based on issues of environmental protection related to neighbourhood development in general and not park management.


Suggested names for the future Regional Park were solicited from Open House and Survey participants. Out of a total of 35 suggestions, the following five names were the most popular: Nanoose Regional Park; Nanoose Bay Regional Park; Nanoose Peninsula Regional Park; Snaw-naw-as Regional Park, and Qwiyluss Regional Park. Following review and approval by Snaw-naw-as First Nation and the Advisory Committee, the recommended name for the future Regional Park is Qwiyluss Regional Park.



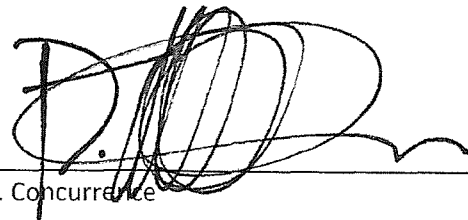
Report Writer



Manager Concurrence



G.M. Concurrence



C.A.O. Concurrence

Appendix I:
Summary of Recommendations

The following five tables summarize all recommended actions and policies for park development and management, discussed in Sections 3 and 4 of the of Regional Park Management Plan.

PARK DEVELOPMENT

Plan Section	Issue		Recommendation	Who	When
3.2	Amenity Implementation	a	Determine final park boundaries through survey work and staking.	Developer; RDN Parks; RDN Planning	Subdivision; Development
		b	Design and site all amenities in accordance with the Park Masterplan guidelines, the PDA and RDN Parks standards.	Developer; RDN Parks	Subdivision; Development
		c	Ensure that quantities, materials and designs are adequate and sustainable in terms of site and visitor requirements and long-term staff and budget constraints.	Developer; RDN Parks	Subdivision; Development
3.4.2	'Notch Summit' Dedication and Access	a	Continue stat right-of-way to ensure trail and service vehicle access to the 'Notch Summit' if completion of Sub-Phase 4C does not occur pursuant to the 20-year term of the PDA.	Developer; RDN Planning; RDN Parks	At PDA expiry (2034)
3.4.3	Option to Purchase Lands	a	Commit the estimated \$1.1 million total for both Option to Purchase Lands within the Five-year Financial Plan for Regional Parks.	RDN Parks	2015-2020
		b	Pursue acquisition of the Notch Option to Purchase Lands within five years of first subdivision registration, subject to Board approval.	RDN Parks	Within 5 years of Phase 1A subdivision
		c	Pursue acquisition of the Lookout Option to Purchase Lands within three years of Phase 1E subdivision, subject to Board approval.	RDN Parks	Within 3 years of Phase 1E subdivision
3.4.4	Parkland Dedication Amendment	a	Implement any parkland dedication amendments—including reduced park size and altered boundaries—in accordance with conservation objectives as per Lakes District Neighbourhood Plan, PDA, and all associated documents.	Developer; RDN Planning; RDN Parks; MOTI	Subdivision

PARK MANAGEMENT: INFRASTRUCTURE AND ENCUMBRANCES

Plan Section	Issue		Recommendation	Who	When
4.2.1	Joint Sanitary Sewer Right-of-Way and Trail	a	Coordinate service schedules and protocols for joint use of SRW as infrastructure and trail.	RDN Parks; RDN Wastewater Services	Phase 2A subdivision
4.2.2	Stormwater Mitigation	a	Coordinate maintenance and monitoring responsibilities for stormwater mitigation features between RDN Parks and RDN Water & Utility Services.	RDN Parks; RDN Water & Utility Services	Phase 1B subdivision
		b	Support Watershed Performance Indicator reviews every five years, as directed by the ISMP.	RDN Parks; RDN Water & Utility Services	Every 5 years after Phase 1B
4.2.3	Easement for Golf Course Irrigation	a	Manage general park operations and public use in and around Enos Lake in accordance with the terms of the water withdrawal license and the irrigation easement, both held by the Developer.	RDN Parks; Developer	Ongoing after Phase 2C
		b	Support water level monitoring in Enos Lake by the Developer, as per the Integrated Stormwater Management Plan.	RDN Parks; Developer; RDN Water & Utility Services	Ongoing after Phase 2C
4.2.4	Lake House Dock License	a	Manage general park operations and public use of the Lake House Dock on Enos Lake in accordance with the License for Commercial Dock (PDA Schedule O).	Developer; RDN Parks	Ongoing after Phase 2C

PARK MANAGEMENT: ECOLOGICAL PROTECTION

Plan Section	Issue		Recommendation	Who	When
4.3.1	General Conservation Management	a	Complete environmental assessments for each separate section or phase of Regional Park, following land transfer and amenity construction, to establish updated conditions and management procedures.	RDN Parks; Consultant	After each phase of development
		b	Review the developer's Home Owner's Manual (PDA Section D.3) following each phase of development for possible updates to environmental education initiatives.	Developer; RDN Parks	After each phase of development
4.3.2	Forest Carbon Sequestration	a	Prepare a forest carbon management plan that will quantify the carbon stored in the Regional Park and provide recommendations on appropriate forest management.	RDN Parks; RDN Sustainability	Following Phase 1A development
4.3.3	Enos Lake Protection and Monitoring	a	Support the management and monitoring of Enos Lake by the Developer according to the Enos Lake Protection and Monitoring Program.	Developer; RDN Parks; RDN Water & Utility Services	Ongoing after Phase 2C
4.3.4	Garry Oak Meadows Management	a	Support the management of the Garry Oak ecosystem within the future Regional Park by the Developer and stewardship groups according to the Garry Oak Meadows Management Plan.	Developer; RDN Parks; Stewardship groups	Ongoing after Phase 1A

PARK MANAGEMENT: LOW-IMPACT RECREATION

Plan Section	Issue		Recommendation	Who	When
4.4.1	Equestrian Use	a	Prohibit equestrian use within the future Regional Park	RDN Parks	Ongoing after Phase 1A
4.4.2	Cycling	a	Permit cycling / mountain biking in the future Regional Park on Multi-Use Trail (Trail Type I).	RDN Parks	Ongoing after Phase 1A
4.4.3	Dog-walking	a	Permit controlled dog-use (either on-leash or off-leash), on all park trails without posted restrictions.	RDN Parks	After each phase of development
		b	Complete environmental assessments for each separate section or phase of Regional Park (as in Section 4.3.1) to assess the need for restricted dog use in sensitive areas.	RDN Parks; Consultant	Ongoing after Phase 1A
4.4.4	Enos Lake Use	a	Permit swimming and non-motorized boating in all unrestricted areas of Enos Lake, unless otherwise posted.	RDN Parks	Ongoing after Phase 2C
		b	Prohibit swimming and non-motorized boating within 5m of "Irrigation Works", as described in the Easement for Golf Course Irrigation (PDA Schedule N).	RDN Parks	Ongoing after Phase 2C
		c	Manage public water access from the Lake House Dock so as not to interfere with private dock use, as described in the Lake House Dock License (PDA Schedule O).	RDN Parks	Ongoing after Phase 2C
4.4.5	Fire Management	a	Prepare a wildfire management plan that addresses fuel management and service access routes and provides strategies that are compatible with conservation management objectives.	RDN Parks; Fire Department	Phase 1A development

PARK MANAGEMENT: COLLABORATIVE STEWARDSHIP

Plan Section	Issue		Recommendation	Who	When
4.5.1	First Nations Partnership	a	Collaborate with Snaw-naw-as to determine the need for protection of cultural areas during Regional park development.	RDN Parks; Snaw-naw-as; Developer	Development
		b	Provide opportunities for amenity design or artwork by Snaw-naw-as community members during Regional Park development.	RDN Parks; Snaw-naw-as; Developer	Development
		c	Collaborate with Snaw-naw-as on the production of educational park signage pertaining to Snaw-naw-as history and culture.	RDN Parks; Snaw-naw-as; Developer	Development
		d	Support ongoing Snaw-naw-as participation in ecological stewardship and cultural programming in the future park.	RDN Parks; Snaw-naw-as	Ongoing after Phase 1A
4.5.2	Volunteers	a	Implement a Volunteer Park Warden program for general monitoring of park and trail conditions, as needed.	RDN Parks; Volunteers	Ongoing after Phase 1A
4.5.2	Stewardship Groups	a	Solicit help from local stewardship groups for invasive weed management and restoration work in Gary Oak Meadows.	Developer; RDN Parks; Steward groups	Ongoing after Phase 1A

Appendix II:

Amenity Replacement Schedule and Costs

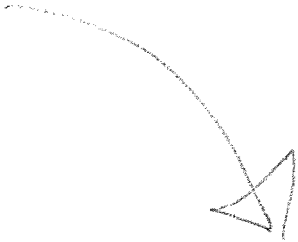
Regional Park Management Plan Cost Estimate

Amenity	Unit	Independent Area I	Independent Area II	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL	Major Repair or Replacement	Replacement Unit Cost (2015)	TOTAL COST
Trail Type I: Multi-use Trail (2.5-3.0m)	lin m	0	0	1099	575	0	0	1674	Resurfacing every 20 years	\$ 30	\$ 50,220
Trail Type II: Walking Trail (1.5-2.25m)	lin m	1231	90	1482	1407	2562	1715	8487	Resurfacing every 20 years	\$ 20	\$ 169,740
Trail Type III: Hiking Trail (0.75-1.0m)	lin m	173	0	4323	61	0	540	5097	Resurfacing every 20 years	\$ 10	\$ 50,970
Trail Type III: Notch Trail (Temporary)	lin m	281	0	0	0	0	0	281	Resurfacing every 20 years	\$ 20	\$ 5,620
Boardwalk/ bridges	lin m	78	0	99	21	25	49	272	Decking replaced after 20 years	\$ 1,000	\$ 272,000
Lookouts	ea.	1	0	5	2	2	0	10	Decking replaced after 20 years	\$ 2,000	\$ 20,000
Major Staging Areas	ea.	2	0	0	2	0	0	4	Resurface every 5-7 years	\$ 5,000	\$ 20,000
Minor Staging Areas	ea.	1	0	0	0	0	0	1	Resurface every 5-7 years	\$ 2,000	\$ 2,000
Trail Access Points	ea.	4	2	13	3	10	8	40	N/A	\$ -	\$ -
Docks	ea.	0	0	0	2	0	0	2	Decking replaced after 10 years	\$ 20,000	\$ 40,000
Stairs*	lin m	25	0	50	100	25	0	200	Replacement after 30 years	\$ 500	\$ 100,000
Retaining Walls*	lin m	100	0	0	500	50	350	1000	Replacement after 50 years	\$ 100	\$ 100,000
Culverts*	ea.	1	0	0	1	1	1	4	Replace after 50 years	\$ 2,000	\$ 8,000
Rainwater Creeks*	ea.	1	0	1	0	2	2	6	N/A	\$ -	\$ -
Small Entrance Signs*	ea.	4	2	13	3	10	8	40	Replace after 10 years	\$ 300	\$ 12,000
Large Entrance Signs*	ea.	3	0	0	2	0	0	5	Replace after 20 years	\$ 2,500	\$ 12,500
Interpretive/ wayfinding signs*	ea.	10	0	15	10	20	10	65	Replace after 10 years	\$ 1,000	\$ 65,000
Maps*	ea.	4	2	13	3	10	8	40	Replace after 10 years	\$ 1,000	\$ 40,000
Kiosks*	ea.	3	0	0	2	0	0	5	Replace after 50 years	\$ 18,000	\$ 90,000
Bike racks*	ea.	3	0	0	2	0	0	5	Replace after 20 years	\$ 600	\$ 3,000
Garbage receptacles*	ea.	3	0	0	2	0	0	5	Replace after 20 years	\$ 600	\$ 3,000
Fencing*	lin m	50	0	450	40	1020	450	2010	Replace after 10 years	\$ 80	\$ 160,800
Safety railings*	lin m	150	0	0	350	200	0	700	Replace after 10 years	\$ 100	\$ 70,000
Bollards*	ea.	7	2	13	5	10	8	45	Replace after 30 years	\$ 400	\$ 18,000
Benches*	ea.	4	0	19	6	7	5	41	Replace after 20 years	\$ 2,500	\$ 102,695
Picnic Tables*	ea.	2	0	0	2	0	0	4	Replace after 20 years	\$ 2,500	\$ 10,000
Washrooms (Porta potty with surround)*	ea.	2	0	0	2	0	0	4	Replace after 30 years	\$ 4,000	\$ 16,000

*Quantities estimated based on descriptions in Park Masterplan

Appendix III:

Fairwinds Lakes District Regional Park
Management Plan (2015-2025)





Regional Park Management
Plan for the Fairwinds Lakes
District 2015 - 2025

Prepared by:

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&

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Director Bob Rogers, RDN Director, Electoral Area E (2015)

Community Appreciation

We would like to thank the community members who attended the open houses and who provided responses to the questionnaires. This plan is based on your valuable insights and preferences.

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Appendix A: Summary of Public Engagement

Appendix B: Summary of Environmental Assessments

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View to the Strait of Georgia

Executive Summary

The Fairwinds Lakes District Neighbourhood Plan area is located on Nanoose Bay Peninsula, on the east coast of central Vancouver Island, within the Regional District of Nanaimo (RDN), Electoral Area 'E'. The area encompasses roughly 287 hectares (ha) of undeveloped and privately-owned land within the Fairwinds Resort Community, which will be subdivided and developed within six separate phases over an anticipated period of 20 years.

Approximately 100 ha of regional parkland, including over 16 km of trails, will be dedicated to the RDN over the course of subdivision and neighbourhood build-out. Park dedication is determined by zoning amendments and the Phased Development Agreement (PDA), which were formally adopted in 2014. The PDA is a legally binding agreement between the RDN and the developer that outlines in detail the development phasing and provision of community amenities.



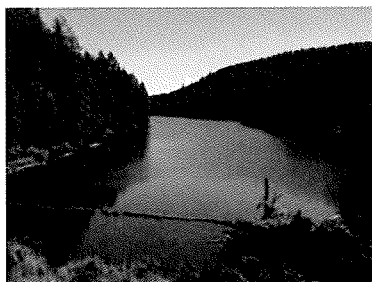
Wetland



Arbutus Forest



Garry Oak Meadow



Enos Lake

This document represents the first management plan for the future Regional Park within the Fairwinds Lakes District Neighbourhood Plan area. The main purpose of the management plan is twofold:

1. To provide a summary of the Phased Development Agreement (PDA)—including all relevant documents incorporated within the PDA—as it pertains to Regional Park dedication and development.
2. To provide an overview of anticipated management issues, costs and strategies as they pertain to the future Regional Park following amenity construction and land transfer.

The preparation of this management plan was accomplished through a comprehensive design and public engagement process that involved public open houses, stakeholder interviews, and staff and advisory committee reviews. Public input helped to establish an understanding of current and desired park uses, and provided feedback on the vision, objectives, management issues and naming of the regional park.

The vision statement establishes the overall direction for planning, design and management of the Regional Park:

.....
This Regional Park protects the functional integrity of regionally significant ecosystems and prominent natural features that define the landscape character of the Nanoose Bay Peninsula. It is the “green heart” of the Nanoose Bay Peninsula with interconnected open spaces and corridors that provide links for wildlife and access to nature for humans. The park provides recreational opportunities that are enjoyed by Regional District residents and visitors. It is a place where the cultural heritage and spiritual values of the land to First Nations are recognized, celebrated and protected.

The following objectives guide management recommendations and actions:

- Protect and enhance areas with high habitat and ecosystem values.
- Encourage and support environmental appreciation, education, interpretation and stewardship.
- Acquire and provide information about the history and culture of the region to park visitors.
- Support low-impact outdoor recreation.
- Plan the park to maximize safety, security, accessibility and ease of navigation.
- Encourage visitors to be responsible and respectful while enjoying the park.
- Construct and maintain park amenities per regional standards.

- Manage commercial activities in the park to respect the environmental and cultural resources.
- Work with partners, volunteers, First Nations and visitors on park stewardship.

Management of the future Regional Park will follow standard park guidelines and practices as outlined in the RDN Park Use Bylaw 1399 (2004), the RDN Parks and Trails Guidelines (2013), and the RDN Regional Parks and Trails Plan (2005-2015). This includes general maintenance procedures (garbage collection, inspections, repairs, etc.), safety measures (hazard tree removal, fencing, public notices, etc.), and provisions for accessible amenities. This management plan only addresses management issues, policies and actions that are unique to the future Regional Park. The recommendations for park management are summarized in the tables below:

PARK DEVELOPMENT					
Plan Section	Issue		Recommendation	Who	When
3.2	Amenity Implementation	a	Determine final park boundaries through survey work and staking.	Developer; RDN Parks; RDN Planning	Subdivision; Development
		b	Design and site all amenities in accordance with the Park Masterplan guidelines, the PDA and RDN Parks standards.	Developer; RDN Parks	Subdivision; Development
		c	Ensure that quantities, materials and designs are adequate and sustainable in terms of site and visitor requirements and long-term staff and budget constraints.	Developer; RDN Parks	Subdivision; Development
3.4.2	'Notch Summit' Dedication and Access	a	Continue stat right-of-way to ensure trail and service vehicle access to the 'Notch Summit' if completion of Sub-Phase 4C does not occur pursuant to the 20-year term of the PDA.	Developer; RDN Planning; RDN Parks	At PDA expiry (2034)
3.4.3	Option to Purchase Lands	a	Commit the estimated \$1.1 million total for both Option to Purchase Lands within the Five-year Financial Plan for Regional Parks.	RDN Parks	2015-2020
		b	Pursue acquisition of the Notch Option to Purchase Lands within five years of first subdivision registration, subject to Board approval.	RDN Parks	Within 5 years of Phase 1A subdivision
		c	Pursue acquisition of the Lookout Option to Purchase Lands within three years of Phase 1E subdivision, subject to Board approval.	RDN Parks	Within 3 years of Phase 1E subdivision
3.4.4	Parkland Dedication Amendment	a	Implement any parkland dedication amendments—including reduced park size and altered boundaries—in accordance with conservation objectives as per Lakes District Neighbourhood Plan, PDA, and all associated documents.	Developer; RDN Planning; RDN Parks; MOTI	Subdivision

PARK MANAGEMENT: INFRASTRUCTURE AND ENCUMBRANCES

Plan Section	Issue	Recommendation		Who	When
4.2.1	Joint Sanitary Sewer Right-of-Way and Trail	a	Coordinate service schedules and protocols for joint use of SRW as infrastructure and trail.	RDN Parks; RDN Wastewater Services	Phase 2A subdivision
4.2.2	Stormwater Mitigation	a	Coordinate maintenance and monitoring responsibilities for stormwater mitigation features between RDN Parks and RDN Water & Utility Services.	RDN Parks; RDN Water & Utility Services	Phase 1B subdivision
		b	Support Watershed Performance Indicator reviews every five years, as directed by the ISMP.	RDN Parks; RDN Water & Utility Services	Every 5 years after Phase 1B
4.2.3	Easement for Golf Course Irrigation	a	Manage general park operations and public use in and around Enos Lake in accordance with the terms of the water withdrawal license and the irrigation easement, both held by the Developer.	RDN Parks; Developer	Ongoing after Phase 2C
		b	Support water level monitoring in Enos Lake by the Developer, as per the Integrated Stormwater Management Plan.	RDN Parks; Developer; RDN Water & Utility Services	Ongoing after Phase 2C
4.2.4	Lake House Dock License	a	Manage general park operations and public use of the Lake House Dock on Enos Lake in accordance with the License for Commercial Dock (PDA Schedule O).	Developer; RDN Parks	Ongoing after Phase 2C

PARK MANAGEMENT: ECOLOGICAL PROTECTION

Plan Section	Issue	Recommendation		Who	When
4.3.1	General Conservation Management	a	Complete environmental assessments for each separate section or phase of Regional Park, following land transfer and amenity construction, to establish updated conditions and management procedures.	RDN Parks; Consultant	After each phase of development
		b	Review the developer's Home Owner's Manual (PDA Section D.3) following each phase of development for possible updates to environmental education initiatives.	Developer; RDN Parks	After each phase of development
4.3.2	Forest Carbon Sequestration	a	Prepare a forest carbon management plan that will quantify the carbon stored in the Regional Park and provide recommendations on appropriate forest management.	RDN Parks; RDN Sustainability	Following Phase 1A development
4.3.3	Enos Lake Protection and Monitoring	a	Support the management and monitoring of Enos Lake by the Developer according to the Enos Lake Protection and Monitoring Program.	Developer; RDN Parks; RDN Water & Utility Services	Ongoing after Phase 2C
4.3.4	Garry Oak Meadows Management	a	Support the management of the Garry Oak ecosystem within the future Regional Park by the Developer and stewardship groups according to the Garry Oak Meadows Management Plan.	Developer; RDN Parks; Stewardship groups	Ongoing after Phase 1A

PARK MANAGEMENT: LOW-IMPACT RECREATION

Plan Section	Issue	Recommendation		Who	When
4.4.1	Equestrian Use	a	Prohibit equestrian use within the future Regional Park	RDN Parks	Ongoing after Phase 1A
4.4.2	Cycling	a	Permit cycling / mountain biking in the future Regional Park on Multi-Use Trail (Trail Type I).	RDN Parks	Ongoing after Phase 1A
4.4.3	Dog-walking	a	Permit controlled dog-use (either on-leash or off-leash), on all park trails without posted restrictions.	RDN Parks	After each phase of development
		b	Complete environmental assessments for each separate section or phase of Regional Park (as in Section 4.3.1) to assess the need for restricted dog use in sensitive areas.	RDN Parks; Consultant	Ongoing after Phase 1A
4.4.4	Enos Lake Use	a	Permit swimming and non-motorized boating in all unrestricted areas of Enos Lake, unless otherwise posted.	RDN Parks	Ongoing after Phase 2C
		b	Prohibit swimming and non-motorized boating within 5m of "Irrigation Works", as described in the Easement for Golf Course Irrigation (PDA Schedule N).	RDN Parks	Ongoing after Phase 2C
		c	Manage public water access from the Lake House Dock so as not to interfere with private dock use, as described in the Lake House Dock License (PDA Schedule O).	RDN Parks	Ongoing after Phase 2C
4.4.5	Fire Management	a	Prepare a wildfire management plan that addresses fuel management and service access routes and provides strategies that are compatible with conservation management objectives.	RDN Parks; Fire Department	Phase 1A development

PARK MANAGEMENT: COLLABORATIVE STEWARDSHIP

Plan Section	Issue	Recommendation		Who	When
4.5.1	First Nations Partnership	a	Collaborate with Snaw-naw-as to determine the need for protection of cultural areas during Regional park development.	RDN Parks; Snaw-naw-as; Developer	Development
		b	Provide opportunities for amenity design or artwork by Snaw-naw-as community members during Regional Park development.	RDN Parks; Snaw-naw-as; Developer	Development
		c	Collaborate with Snaw-naw-as on the production of educational park signage pertaining to Snaw-naw-as history and culture.	RDN Parks; Snaw-naw-as; Developer	Development
		d	Support ongoing Snaw-naw-as participation in ecological stewardship and cultural programming in the future park.	RDN Parks; Snaw-naw-as	Ongoing after Phase 1A
4.5.2	Volunteers	a	Implement a Volunteer Park Warden program for general monitoring of park and trail conditions, as needed.	RDN Parks; Volunteers	Ongoing after Phase 1A
4.5.2	Stewardship Groups	a	Solicit help from local stewardship groups for invasive weed management and restoration work in Gary Oak Meadows.	Developer; RDN Parks; Steward groups	Ongoing after Phase 1A

The annual park maintenance cost for the future Regional Park, which is based on per hectare maintenance costs for all existing Regional Parks and includes items such as incidental repairs, vegetation management and contract services, is estimated at \$4,500 to \$7,500 for each of the six main development phases (or \$27,000 to \$45,000 after full build-out).

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Terrace Wetland

1.0 Project Overview

1.1 Project Context

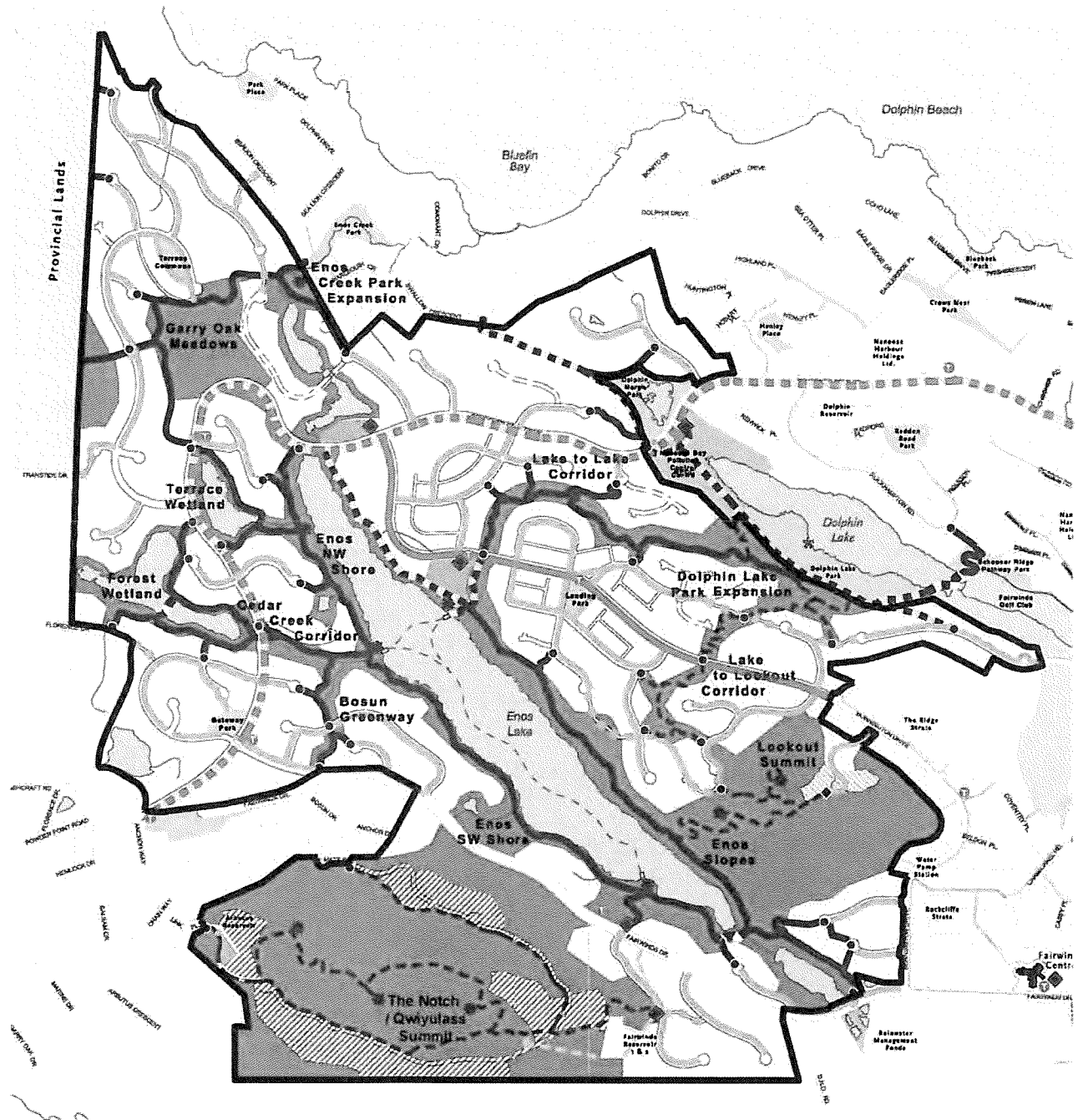
The Fairwinds Lakes District Neighbourhood Plan area is located on Nanoose Bay Peninsula, on the east coast of central Vancouver Island, within the Regional District of Nanaimo (RDN), Electoral Area 'E'. It is framed by the existing Dolphin Beach neighbourhood to the north, the existing Fairwinds neighbourhood to the east, the Department of National Defence to the south, and by rural crown lands to the west (Figure 1.1).

The area encompasses roughly 287 hectares (ha) of undeveloped and privately-owned land within the Fairwinds Resort Community, which will be subdivided and developed within six separate phases over an anticipated period of 20 years. Approximately 100 ha of regional parkland, including over 16 km of trails, will be dedicated to the RDN over the course of subdivision and neighbourhood build-out (Figure 1.2) Regional park dedication will help to protect the site's natural features while providing opportunities for diverse outdoor recreation activities.



Figure 1.1: Lakes District Air Photo, 2014 (Lakes District outlined in red)

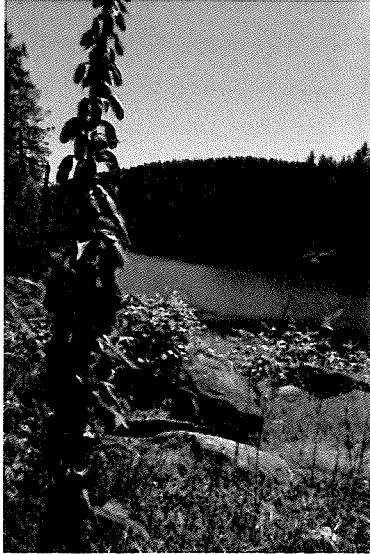
The rezoning of the Lakes District was completed in July 2014 with the formal adoption of the zoning bylaws and the Phased Development Agreement (PDA). The PDA is a legally binding agreement between the RDN and the developer that outlines in detail the development phasing and provision of community amenities as envisioned in the Lakes District Neighbourhood Plan (LDNP) of 2011. Planning for the LDNP began in 2008 and involved extensive environmental assessment and community consultation with the goal of creating a sustainable neighbourhood plan predicated on ecological protection and sensitive development.



- Legend**
- Lakes District Boundary
 - Regional Park

Figure 1.2: Regional Park Dedication (over a 20-year period and 6 development phases)

1.2 Management Plan Purpose



North End of Enos Lake

This document represents the first management plan for the future Regional Park within the Fairwinds Lakes District Neighbourhood Plan area. The plan is to be reviewed in five years (2020) and updated formally in ten-year intervals.

The Regional Park will be dedicated in six development phases, over approximately 20 years. The private developer is responsible for constructing all future park amenities during phased subdivision and build-out, as outlined in the PDA and associated documents. Once the development and construction of parkland amenities is complete, the land will be transferred to the RDN. The RDN will then assume the responsibility for the long-term operations and maintenance of the Regional Park.

The main purpose of the management plan is twofold:

1. To provide a summary of the Phased Development Agreement (PDA)—including all relevant documents incorporated within the PDA—as it pertains to Regional Park dedication and development.
2. To provide an overview of anticipated management issues, costs and strategies as they pertain to the future Regional Park following amenity construction and land transfer.



Existing Path

1.3 Management Plan Organization

The plan is organized into the following five sections:

1. Project Overview: project background, purpose and process
2. Site Overview: site description, site inventory and history
3. Park Development: a summary of planning processes, reference documents, and obligations of the developer and the RDN as they pertain to parkland dedication and development
4. Park Management: a summary of park management issues with discussion and recommendations based on ecological assessments, public, staff and stakeholder consultation
5. Summary of Recommendations: recommended actions for park development and management

1.4 Project Process

The preparation of this management plan was accomplished through a comprehensive design and public engagement process that involved the following steps:

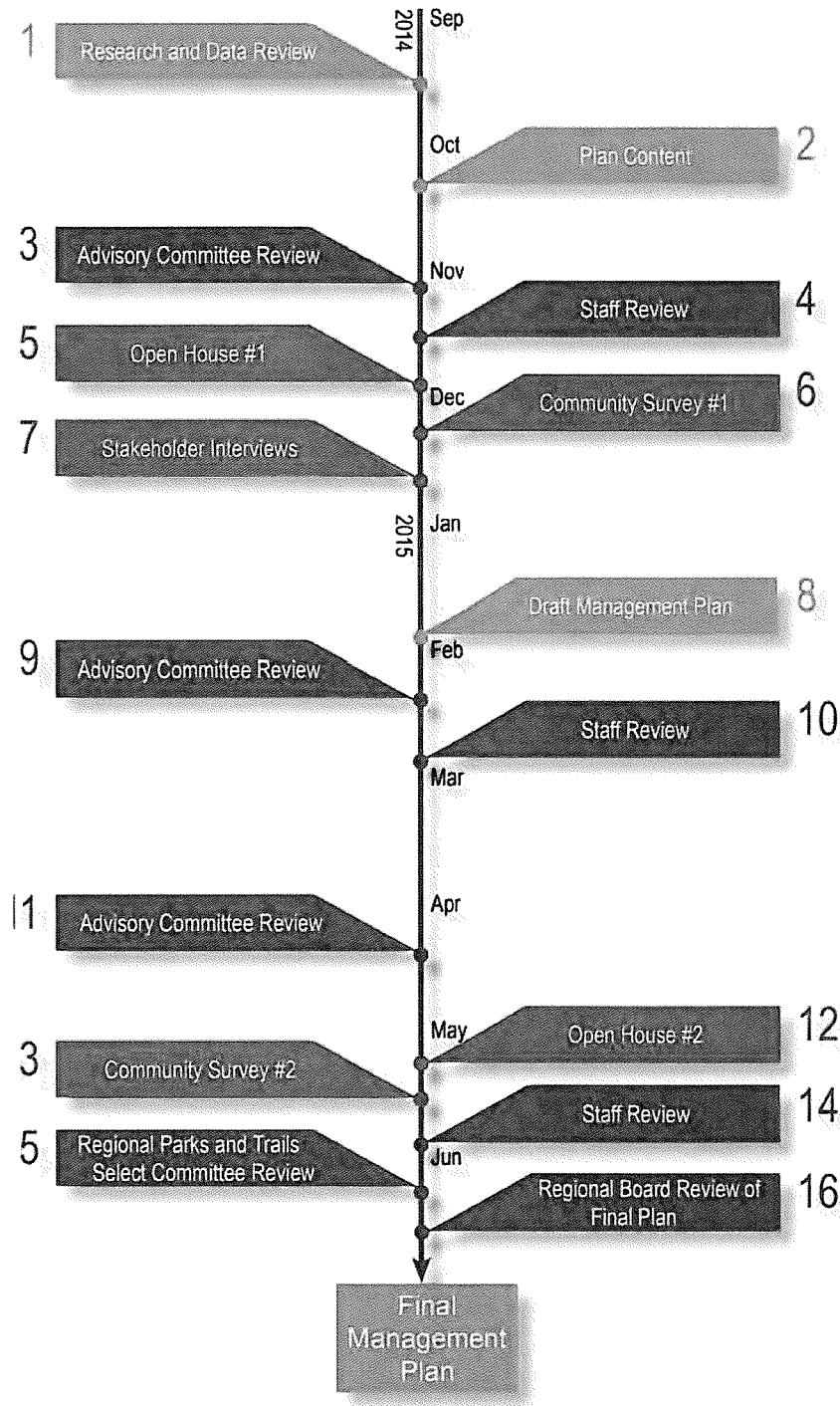
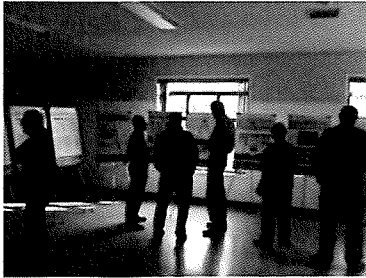
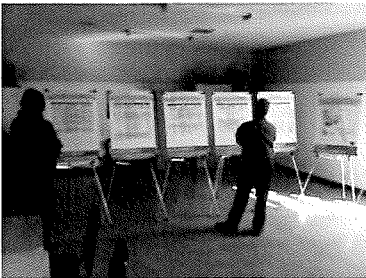


Figure 1.3: Project Process

1.5 Public and Stakeholder Consultation



Open House



Management Recommendations Panels

The public consultation process for the Regional Park Management Plan involved two Open House events and two on-line surveys held in November 2014 and May 2015 respectively. Public consultation findings are summarized below and provided in detail as **Appendix A**.

Key stakeholders, including neighbouring First Nations, the Province, Nanaimo and Area Land Trust (NALT), and the Nanoose Volunteer Fire Department, were contacted following both Open House events. Feedback received is referenced throughout this document. Collaboration with project partners, including Fairwinds and Snaw-naw-as First Nation, was continuous throughout plan development.

First Open House and Survey

The first Open house was held on November 18, 2014 to share information and answer questions about future Regional Park dedication, development and management. A survey was available in hard-copy at the open house and online at the project website from November to December 2014. With over 120 survey responses, the engagement helped to establish the key management preferences of RDN residents, which include the following:

- Provide education on the nature and history of the park area
- Include programming that does not negatively affect the park's ecosystem
- Promote and plan for responsible dog management
- Limit cycling access
- Establish barriers to protect ecologically sensitive areas
- Allow low-impact recreation on Enos Lake

Second Open House and Survey

The second Open House was held on May 13, 2015 to receive public feedback on the draft Management Plan. Draft plans were posted on the project website from May 1, 2015 to May 22, 2015 along with the second survey. A total of 25 survey responses were received both online and in hard-copy at the Open House. Survey respondents were asked to identify their level of support for the draft plan on a 5-point rating scale with "1" denoting strong opposition and "5" denoting strong support. Responses are summarized in the table on the following page.

Level of Support (1-5)	Percentage of Total Responses	Number of Responses
1 - strongly opposed	0%	0
2	29%	6
3	24%	5
4	14%	3
5 - strongly support	33%	7

Fifteen respondents also provided comments to elaborate on their level of support or opposition. The comments were varied but mainly supportive. Opposition to the plan was based largely on issues of environmental protection and stewardship related to neighbourhood development in general. A few respondents expressed individual concerns for future park uses (dog walking, cycling, swimming, park amenity design and quantities).

Park Naming

Suggested names for the future Regional Park were solicited from participants of the first Public Open House and Survey. A total of 35 names were received. Although the suggestions varied, nearly half the respondents suggested including “Nanoose” in the name, with several respondents suggesting reference to First Nations or naming by First Nations. All nominations are included in Appendix A. The following top five nominations, in order of popularity, were made by multiple respondents:

- Nanoose Regional Park
- Nanoose Bay Regional Park
- Nanoose Peninsula Regional Park
- Qwiyulass Regional Park
- Snaw-naw-as Regional Park

The RDN Parks Naming Bylaw C1.3 states that in general Regional Parks should be named after any significant and defining geographical features, followed by the words “Regional Park”. Examples include Benson Creek Falls Regional Park, Mount Benson Regional Park, Descanso Bay Regional Park, and Englishman River Regional Park.

The name for the future Regional Park will be determined following the second public Open House through consultation with First Nations and the Advisory Committee, and approval by the Regional Board.

1.6 Vision and Objectives

The vision and objectives for the Regional Park were interpreted from visioning exercises and public input during the planning process for the Lakes District Neighbourhood Plan and confirmed through the public consultation process for the Regional Park management plan.

Vision

The following vision statement establishes the overall direction for planning, design and management of the Regional Park:

.....
This Regional Park protects the functional integrity of regionally significant ecosystems and prominent natural features that define the landscape character of the Nanoose Bay Peninsula. It is the “green heart” of the Nanoose Bay Peninsula with interconnected open spaces and corridors that provide links for wildlife and access to nature for humans. The park provides recreational opportunities that are enjoyed by Regional District residents and visitors. It is a place where the cultural heritage and spiritual values of the land to First Nations are recognized, celebrated and protected.
.....

Objectives

The following objectives, based on the vision, guide management recommendation and actions:

- Protect and enhance areas with high habitat and ecosystem values.
- Encourage and support environmental appreciation, education, interpretation and stewardship.
- Acquire and provide information about the history and culture of the region to park visitors.
- Support low-impact outdoor recreation.
- Plan the park to maximize safety, security, accessibility and ease of navigation.
- Encourage visitors to be responsible and respectful while enjoying the park.
- Construct and maintain park amenities per regional standards.
- Manage commercial activities in the park to respect the environmental and cultural resources.
- Work with partners, stakeholders, volunteers, First Nations and visitors on park stewardship.



2.0 Site Overview

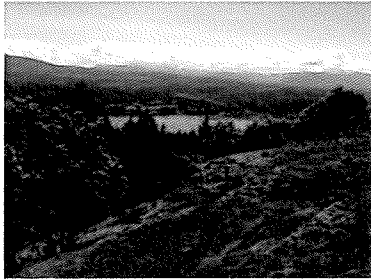
2.1 Site History

The Nanoose Peninsula has a long history of settlement, beginning with the Snaw-Naw-As First Nation (see Section 4.5). Europeans brought changes in land use and resource development and by the early 1900s the area featured manufacturing facilities for cordite and various types of dynamite, a brick plant, and the Esquimalt & Nanaimo Railway.

In the 1980s, planning began for a 548 ha community known as Fairwinds Community and Resort. Today the community includes more than 700 homes, an 18-hole golf course, clubhouse, and neighbourhood recreation facility (Fairwinds Centre). The Lakes District Neighbourhood Plan was adopted in 2011 as a means to update the 1983 community master plan for the remaining undeveloped Fairwinds lands in a manner more consistent with present values and standards of conservation and efficient land use.

The rezoning of the Lakes District was completed in July 2014. Subdivision and full neighbourhood build-out are anticipated in six development phases over the next 20 years.

2.2 Site Description



The Notch / Qwiyulass



Enos Lake

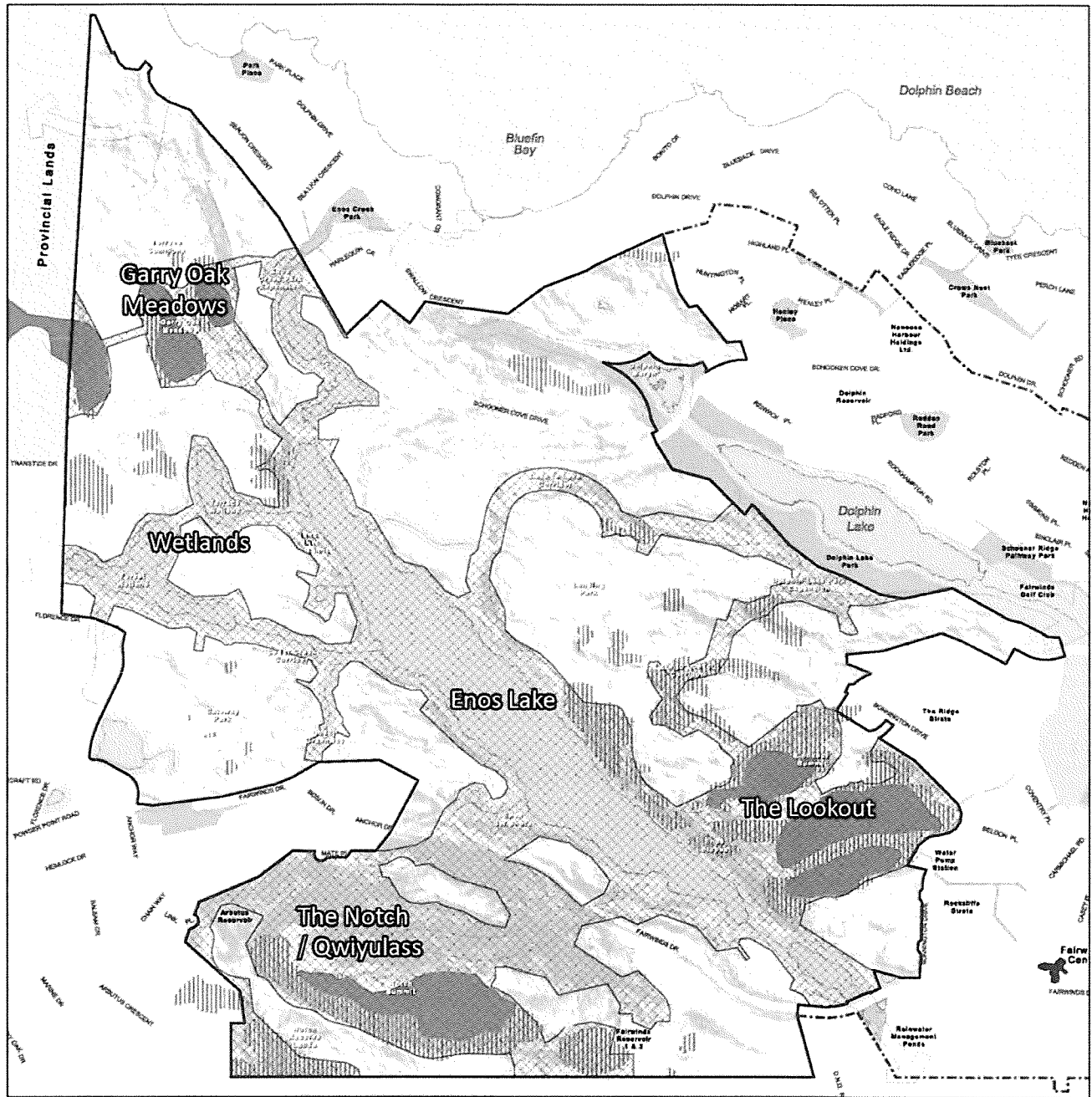
The terrain of the Lakes District is characterized by two defining hilltops: The Notch (traditionally referred to as “Qwiyulass” by Snaw-naw-as but known colloquially as “the Notch” due to an indentation at the summit) and the Lookout. The Notch/Qwiyulass rises more than 250 m above sea level and is a regionally recognizable feature that forms the north shore ridgeline of Nanoose Bay. The Lookout is the pinnacle of the central ridge of the Lakes District.

Enos Lake, located between the Notch/Qwiyulass and the Lookout, is the site’s central feature. Its drainage basin is characterized by steep forested slopes, and an interconnected system of wetlands and streams. Dolphin Lake, which lies just outside of the Lakes District area, is an integral feature in terms of wildlife habitat and site drainage.

The Regional Park

Over 40% of the Lakes District will be designated and protected as Regional Park. The park will encompass the Notch/Qwiyulass, the Lookout and Enos Lake, along with significant wildlife corridors (between Enos and Dolphin Lakes), sensitive slopes, rocky outcrops, and Garry Oak and wetland ecosystems that constitute the complex and diverse ecological make-up of the area.

Land use designation in the Lakes District is based on a central framework of conservation. A Conservation Map (**Figure 2.1**), produced during the Lakes District neighbourhood planning process as a culmination of extensive ecological inventories, mapping, and community consultation, outlines the significant ecological features captured within Regional Park dedication.



Legend

- Lakes District Boundary
- ▨ Conservation Framework
- Garry oak Ecosystem
- ▤ Environmentally Sensitive Areas
- ▧ Extreme Slopes (>40%)
- ▩ Steep Slopes (30 - 40%)

Figure 2.1: Conservation Plan

2.3 Site Inventory



Open Water Wetland



Wetland



Garry Oak Meadow

The following studies, completed during the planning process for the Lakes District Neighbourhood Plan, informed the conservation framework that guided land use designation, housing type, circulation and parkland dedication in the Lakes District, as outlined in the Phased Development Agreement:

- **Archaeological Overview Assessment; Lakes District and Schooner Cove Neighbourhood Plan Areas, Nanoose Bay, BC** (I.R. Wilson Consultants Ltd., 2008)
- **Preliminary Geotechnical Terrain Assessment for Proposed Subdivision Fairwinds Neighbourhood 2 Nanoose Bay, BC** (Trow Associates Inc., 2008)
- **Lakes District Study Area; Fairwinds Development Detailed Biophysical Assessment** (Cascadia Biological Services, 2009)
- **Environmental Impact Assessment; Fairwinds' The Lakes District and Schooner Cove Neighbourhood Plans** (Pottinger Gaherty Environmental Consultants Ltd., 2010)
- **The Lakes District and Schooner Cove Integrated Stormwater Management Plan** (Kerr Wood Leidal Consulting Engineers, 2013)

These studies also provide support for future management recommendations outlined in Section 4 of this report. The full reports are posted on the RDN Parks website at www.rdn.bc.ca/Fairwinds; a summary of each report is included in **Appendix B**.

The following environmental management plans provide detailed recommendation on conservation management for two significant ecosystems within the future Regional Park:

- **Enos Lake Protection & Monitoring Plan - Draft** (Pottinger Gaherty Environmental Consultants, 2015)
- **Garry Oak Meadows Management Plan** (Pottinger Gaherty Environmental Consultants, 2015)

An overview of monitoring and management recommendations from each plan is provided in Section 4 of this report. The Garry Oak Meadows Management Plan is included as **Appendix F**. The Enos Lake Protection & Monitoring Plan will be included as **Appendix E** upon completion.



3.0 Park Development

This section summarizes planning processes, reference documents, obligations of the developer, and recommendations for the RDN pertaining to parkland dedication and development.

3.1 Lakes District Neighbourhood Plan (2011)

The planning process for regional parkland designation began in 2008 with the preparation of the Lakes District Neighbourhood Plan. The process involved an in-depth review of regional planning directives, detailed analysis of the land's biophysical constraints and opportunities, and identification of best management practices (BMPs) for environmental management and sustainable community planning and design. Community values were considered through an extensive public engagement process that included open houses and design workshops, advisory group meetings, a Public Hearing, and reviews with Regional District departments, Snaw-Naw-As First Nation and external agencies.

The Neighbourhood Plan provides for the phased development of a sustainable neighbourhood containing a diversity of housing forms integrated within a network of regionally significant park and trails. It was adopted in 2011 as OCP Amendment Bylaw No.1400.03.

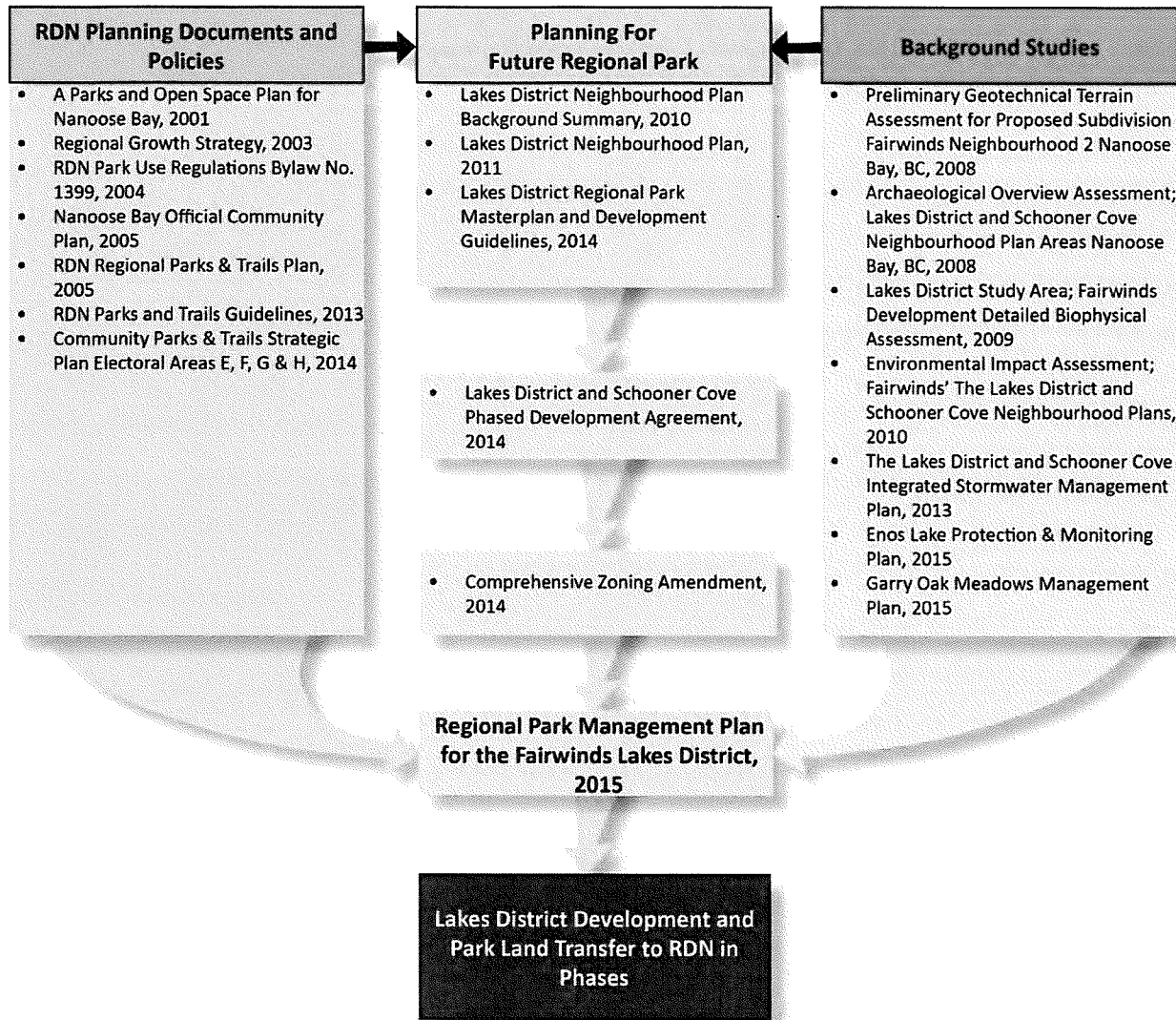
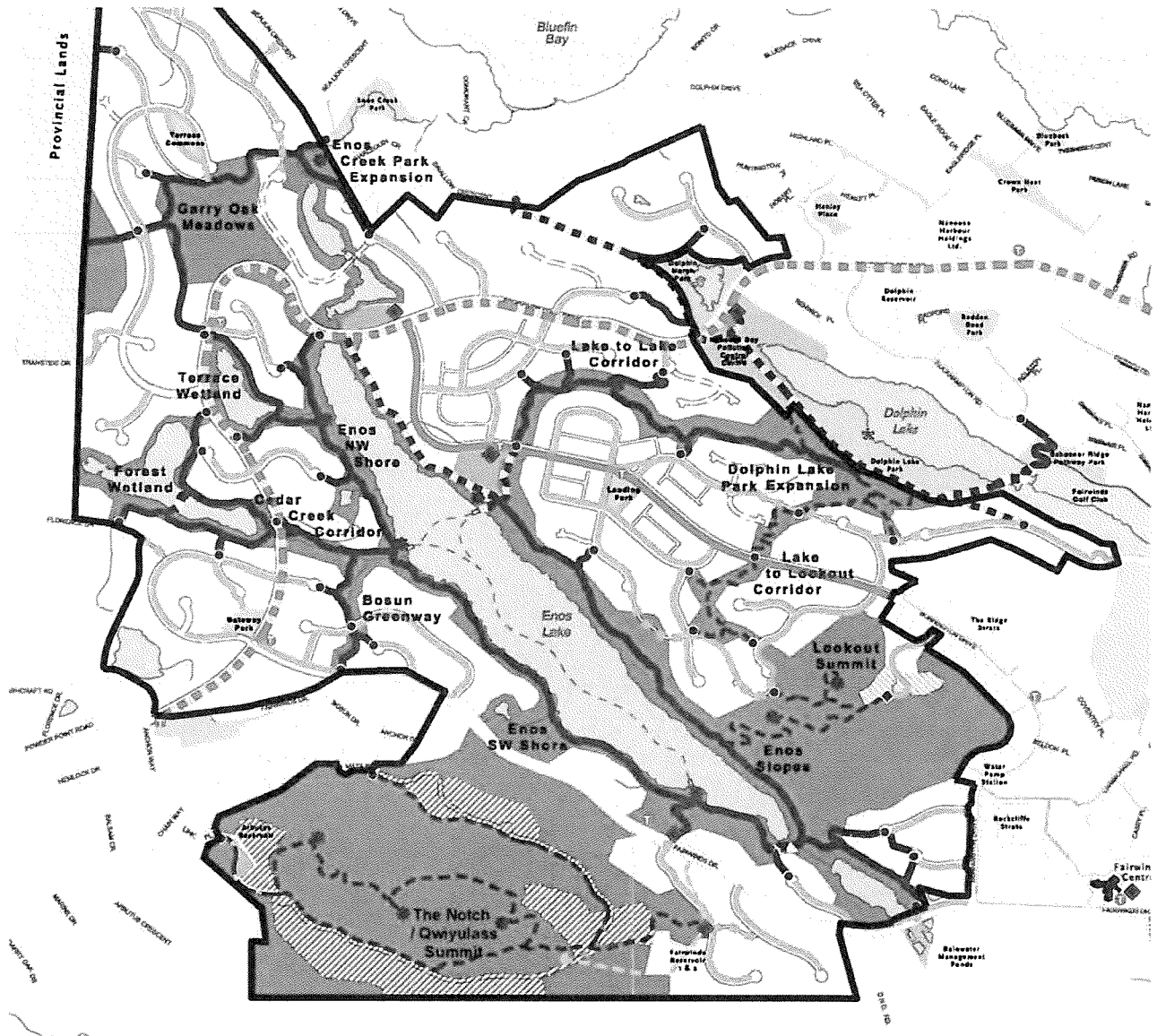


Figure 3.1: Planning Process and Document Summary

3.2 The Lakes District Regional Park Masterplan and Development Guidelines (2014)

The Lakes District Regional Park Masterplan and Development Guidelines (The Park Masterplan) provides a framework for implementing the park vision adopted in the Lakes District Neighbourhood Plan. It outlines objectives for environmental conservation and passive recreation, and includes a site plan showing the regional parkland and trail network (Figure 3.1), as well as guidelines for park amenities, trail classifications with cross-sectional drawings, and construction standards.

The Park Masterplan was submitted as part of the Zoning Amendment Application, which was approved in 2014. It is incorporated within the Phased Development Agreement as Schedule F, attached to this report as **Appendix D**, and summarized on Page 16.



Trails & Features

- Trail Type I: Multi-Use (2.5-3.0m width)
- Trail Type II: Walking (1.5-2.25m width)
- Trail Type III: Hiking (0.75-1.0m width)
- Trail Type III: Notch Trail (Temporary)
- Bridges + Boardwalk
- Enos Lake "Blue Way" and Docks
- Major Staging Area
- Minor Staging Area
- Trail access Point
- Lookout
- Dock

Land Use

- Lakes District Boundary
- Regional Park
- Community Park
- Notch / Qwiylass Park Lands subject to Option to Purchase
- Lookout Development Lands subject to Option to Purchase
- Neighbourhood Lands
- Lakehouse Centre
- Civic Infrastructure
- Public Road ROW

Sidewalks & Pathways

- Multi-Use Pathway (3.0m width)
- Collector Sidewalk (2.4m width)
- Emergency Connector Pathway (4.0m width)
- Local Sidewalk (1.8m width)
- Designated Street Crossing
- Potential Transit Stop & Shelter

Figure 3.2: Site Plan from The Lakes District Regional Park Masterplan and Development Guidelines (2014)

Park Amenities

In addition to providing a conceptual layout for the regional park network (which constitutes approximately 40% of the Lakes District, or 100 ha), the Park Masterplan enumerates the future park amenities and works that will be completed by the developer prior to parkland transfer to the RDN.

The following is a list of park amenities (quantities provided in the Park Masterplan are included):



Bridges



Parking



Signage



Retaining Wall

- Multi-use trails for walking and cycling (2.5-3m wide) – 2.17km total
- Walking trails (1.5-2.25m wide) – 8.9 km total
- Hiking trails (1m wide) – 5.10 km total
- Boardwalk and Bridges for wetland and riparian crossings – 0.24 km total
- Minor Docks for the Enos Lake “Blue Way” – 2 total
- Lake House Dock (4mx7m), on Enos Lake at Lake House Community Centre– 1 total
- Stairs for steep sections of trail
- Structures, such as picnic shelters, where deemed appropriate
- Benches at rest areas and lookouts
- Trail Signage for way finding and education
- Entrance Signage at all trail access points – 45 total
- Major Staging Areas (including parking for 10-15 vehicles, park sign or kiosk, vehicle barriers, bike racks, garbage receptacles; possibly picnic facilities and washrooms) – 4 total
- Minor Staging Areas (include parking for 4-6 vehicles, park sign, and vehicle barriers; possibly bike racks and garbage receptacles) – 1 total
- Access barriers, including bollards and gates to restrict vehicle and pedestrian access
- Fences for park delineation and to protect sensitive vegetation and habitat
- Retaining Walls to prevent soil erosion as required
- Safety treatments for street crossings between park entrances – 15 crossings total
- Native planting for buffers and restoration work as required
- Drainage culverts as required
- Rainwater Creeks to convey stormwater to appropriate retention areas – 14 total
- Regional Rain Gardens to store and filter run-off water – 4 total
- Sanitary Sewer Right-of-Way along portion of trail east side of Enos Lake – 1 km total

Design and Construction Standards

The Masterplan provides conceptual plans for park boundaries, trails, boardwalks, bridges, docks and stairs, as well as general guidelines for construction and siting to minimize impact on the environment and maximize visitor safety, accessibility and enjoyment. Design, quantities and siting will therefore need to be finalized for each amenity during implementation.

Recommendations for Park and Amenity Implementation

Because the Park Masterplan is largely conceptual, the RDN and the developer will work collaboratively at the time of subdivision and during park development to:

- Determine final park boundaries through survey work and staking.
- Design and site all amenities in accordance with the Park Masterplan guidelines and RDN Parks standards.
- Ensure that quantities, materials and designs are adequate and sustainable in terms of site and visitor requirements and long-term staffing and budgetary constraints.

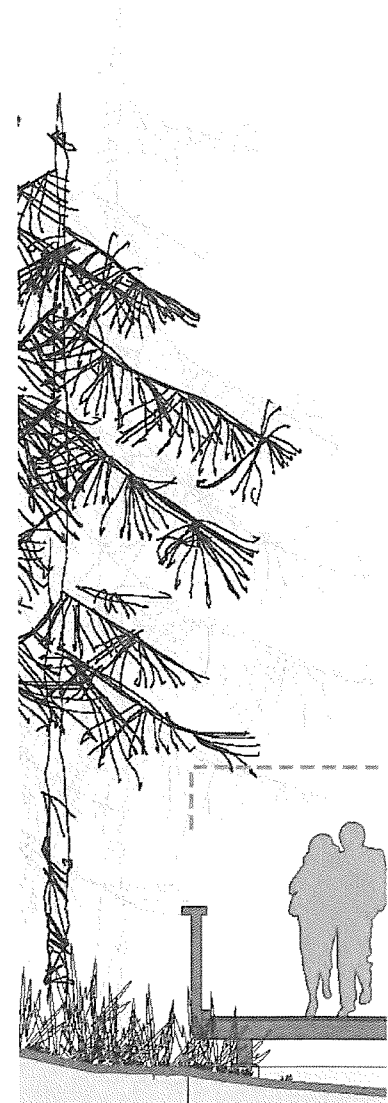
3.3 Comprehensive Zoning Amendment (2014)

Following adoption of the Lakes District Neighbourhood Plan, a Comprehensive Zoning Amendment Application was submitted to the RDN by the developer in July 2013. The Phased Development Agreement was submitted in conjunction with the application as a legal mechanism to support the commitments and terms of the zoning amendment, including park phasing, land dedication and park improvements.

Further public engagement was conducted as part of the zoning amendment process, including extensive consultation with RDN staff and the Fairwinds Community Association, a community Public Open House, a Public Information Meeting and a Public Hearing. The Comprehensive Zoning Amendment (Bylaw 500.384) and the Phased Development Agreement (Bylaw 1692) were reviewed and adopted in tandem in July 2014.

3.4 Phased Development Agreement (2014)

The Phased Development Agreement (PDA) is a legally binding, 20-year agreement between the RDN and the developer that outlines in detail the land uses, development phasing and provision of community amenities as envisioned in both the Lakes District Neighbourhood Plan and the Schooner Cove Neighborhood Plan. The agreement outlines 82 items, organized into roughly 20 sections, addressing both neighbourhoods.



Boardwalk Detail from Masterplan

Thirty documents are annexed to the agreements as schedules. They include the following schedules that pertain to Regional Park dedication and development in the Lakes District:

- Schedule D: Park Phasing Plan
- Schedule E: Park Improvement Phasing Plan
- Schedule F: Regional Park Masterplan and Development Guidelines
- Schedule L: Statutory Right of Way for Public Access (to Notch/ Qwiyulass Summit)
- Schedule N: Easement for Golf Course Irrigation (Enos Lake)
- Schedule O: Licence for Commercial Dock (on Enos Lake)
- Schedule P: Notch Option to Purchase
- Schedule Q: Lookout Option to Purchase
- Schedule R: Section 219 Covenant over Option to Purchase Lands (for Notch and Lookout)
- Schedule S: Construction Covenant
- Schedule Z: Regional Park Management Plan –Terms of Reference
- Schedule AA: Garry Oaks Meadows Management Plan – Terms of Reference
- Schedule BB: Enos Lake Protection and Monitoring Program – Terms of Reference

The full PDA (including all schedules) is posted on the RDN website under the Current Planning section at www.rdn.bc.ca. Items that pertain to the future Regional Park are discussed below and summarized in **Appendix C**.

3.4.1 Phasing Overview (PDA Sections B.1 and C.2 + Schedules E and F)

In accordance with the PDA, the future Regional Park will be transferred to the RDN in sections, and in conjunction with the subdivision of six major development phases: Phases 1 through 4 (which are to proceed consecutively), and Independent Phases I and II (which may proceed in either order, and at any time, irrespective of Phases 1 to 4). Each of the phases is further divided into sub-phases, which may proceed concurrently and in any order within a given phase. Development of all sub-phases must be completed—or security must be provided—before the next major phase can begin.

Regional Park land will be transferred to the RDN at the time of subdivision registration for each sub-phase. The developer must construct the park amenities within one year of the transfer of the parkland in accordance with PDA commitments and RDN Parks standards.

The Park Land Phasing Plan from PDA Schedule D (Figure 3.4) illustrates phased parkland dedication by area while the chart below (Figure 3.3) depicts the sequence of phased dedication and associated implementation requirements.

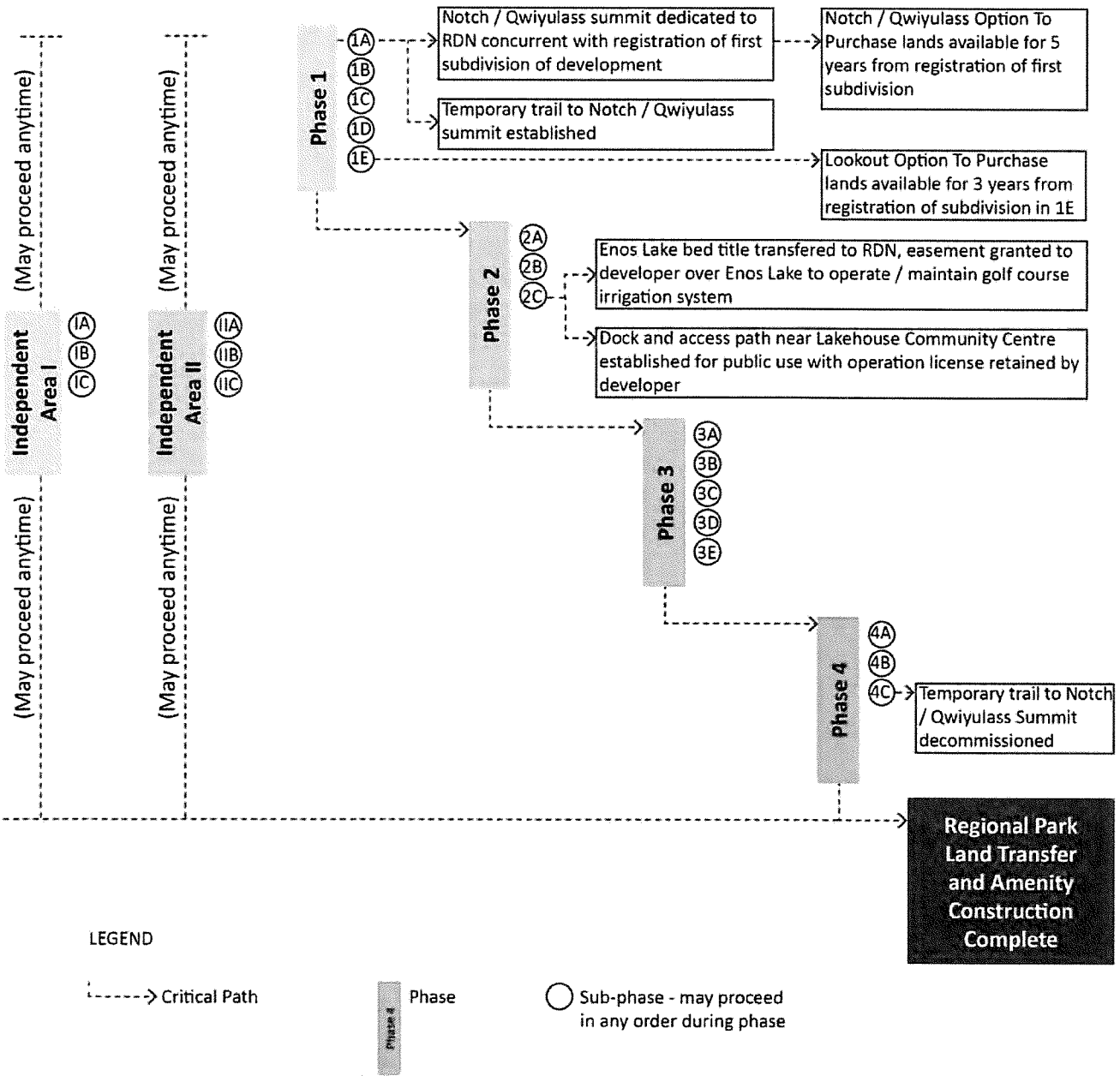
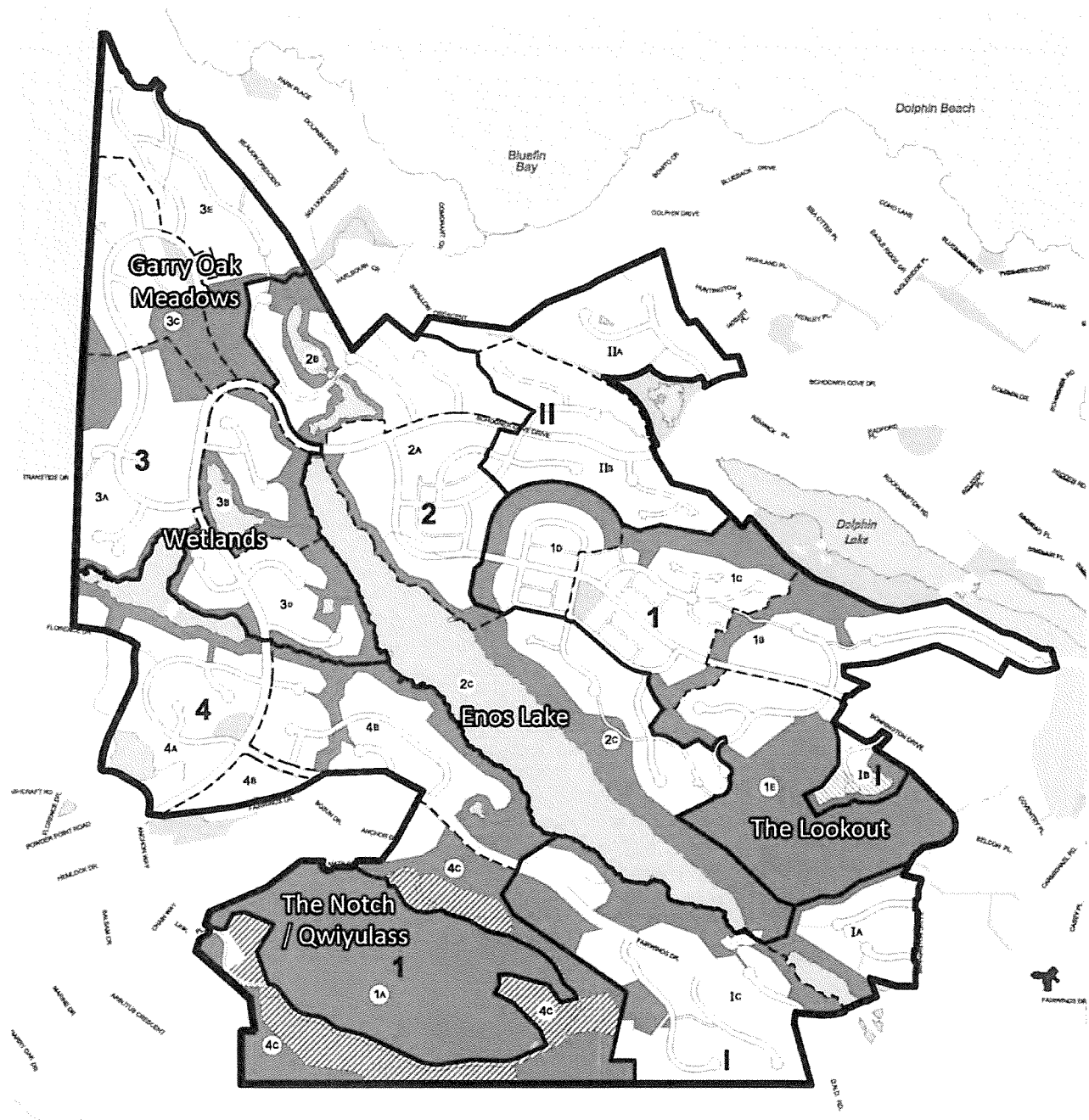


Figure 3.3: Park Land Phasing Sequence



Legend

- 1** Phase
- 1A** Sub-Phase
- Phase Boundary
- - - Sub-Phase Boundary
- Regional Park
- Community Park
- ▨ Notch / Qwiyulass Park Lands subject to Option to Purchase
- ▨ Lookout Development Lands subject to Option to Purchase
- Neighbourhood Lands

Figure 3.4: Park Land Phasing Plan

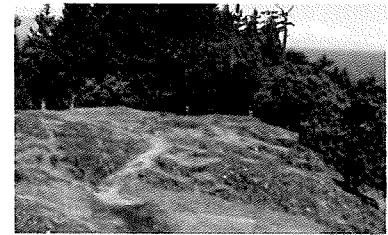
3.4.2 Notch Summit / Qwiyllass (PDA Sections C.1 and C.2 + Schedule L)

The lands on the Notch/Qwiyllass identified in the PDA as ‘Notch Summit’ will be transferred to the RDN with registration of the first subdivision of the Lakes District land (Phase 1A). A temporary statutory right-of-way for trail access to the summit will be provided by the developer until the permanent trail is completed in Sub-Phase 4C.

Although the PDA commits approximately 40% of the lands within the Lakes District for Regional Park use, parkland dedication requirements for subdivision are fulfilled in the first phase of development by transfer of the ‘Notch Summit’ (Phase 1A), which is 20 ha in size and roughly 5% of Lakes District Neighbourhood Plan Area. Because Regional Park dedication and amenity implementation is driven by the development approval process, it is possible that only a portion of the Regional Park will be dedicated and transferred to the RDN before the PDA expires in 20 years.

Recommendation for ‘Notch Summit’ Dedication and Access

Continue statutory right-of-way to ensure trail and service vehicle access to the ‘Notch Summit’ if completion of Sub-Phase 4C does not occur pursuant to the 20-year term of the PDA.



The Notch / Qwiyllass Trail

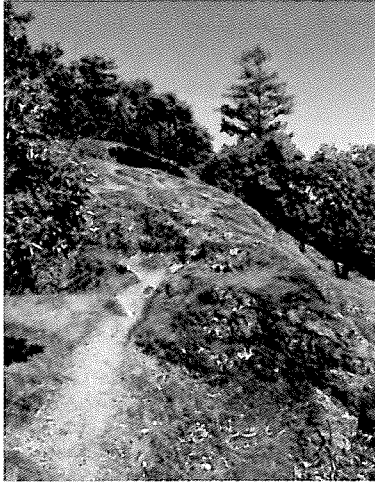
3.4.3 Option to Purchase Lands (PDA Section C.4 + Schedules D,P,Q and R)

Two parcels of developable land—located on the Notch/Qwiyllass and the Lookout—are designated in the PDA as “Option to Purchase Lands.” The RDN has the option to purchase these lands from the developer for Regional Park use at the time of subdivision.

The Notch Park Lands Subject to Option to Purchase, as identified in the Parks Phasing Map (PDA Schedule D), will be available for purchase by the RDN for five years from the date of registration of the first subdivision in Phase 1A. The subject land, which is roughly 10 ha (25 acres) in size, or 1/3 of the total area of the Notch/Qwiyllass, is zoned as Regional Park (PR1), and is also protected from development in perpetuity by a No Build Covenant (CA3917284) between the owner and the RDN. The zoning and covenant do not, however, ensure public access or management of the Option to Purchase lands for Regional Park use.

The Lookout Development Lands Subject to Option to Purchase will be available for purchase by the RDN for three years from the date of the registration of subdivision in Phase 1E. The land—which is approximately 0.8 ha (2 acres) in size and part of the main access route to the Lookout Summit from Bonnington Drive— is zoned for Multiple Dwelling Residential (RMD), and is subject to development if not purchased by the RDN by the end of the three-year term.

A legal survey and appraisal will need to be completed at the first phase of subdivision to determine accurate boundaries, size and value for the Option to Purchase Lands. However, an estimated value of \$1 million for the Notch/ Qwiyulass and \$100,000 for the Lookout has been provided by the developer for budgeting purposes.



The Notch / Qwiyulass Trail

Recommendation for Option to Purchase Lands:

In order to ensure public access, uniform management and ecological stewardship of the Notch lands, as well as preservation of the forested slope and trail access to the Lookout, the RDN will:

- Commit the estimated \$1.1 million total for both Option to Purchase Lands within the Five Year Financial Plan for Regional Parks.
- Pursue acquisition of the Notch Option to Purchase Lands within five years of first subdivision registration, subject to Board approval.
- Pursue acquisition of the Lookout Option to Purchase Lands within three years of Phase 1E subdivision, subject to Board approval.

3.4.4 Parkland Dedication Amendment (PDA Section D.1 and Schedule T)

Section D.1.48 of the PDA states that the dedication or transfer of parkland in the Lakes District is calculated on the basis of the assumed road right-of-way areas within each sub-phase (as set out in PDA Schedule T). If road right-of-way dedication increases at the time of subdivision registration for any given sub-phase, as per BC Ministry of Transportation and Infrastructure (MOTI) requirements, the park area transfer or dedication within that given sub-phase may be reduced by the amount of road right-of-way increase, up to a maximum reduction of 5%.

Recommendation for Parkland Dedication Amendment

If, during the subdivision registration of any given sub-phase, the parkland dedication will be reduced due to an increase in road right-of-way area as required by MOTI, the RDN and the developer will work in partnership to:

- Implement any parkland dedication amendments—including reduced park size and altered boundaries—in accordance with conservation objectives envisioned in the Lakes District Neighbourhood Plan and set out in the Phased Development Agreement and all associated documents and studies.



View to Nanoose Bay

4.0 Park Management

This section outlines park management issues, recommended strategies and estimated costs as they pertain to the future Regional Park, following land transfer and amenity construction. Discussion and recommendations are based on ecological assessments and public and stakeholder consultation completed during the planning processes for the Lakes District Neighbourhood Plan, the Comprehensive Zoning Amendment, and this Management Plan.

4.1 Management Overview

The Regional District of Nanaimo (RDN) manages approximately 2,026 ha of regional park, trail and conservation lands along with another 584 ha of neighbourhood and community parks and trails.

All regional parkland is managed for both environmental protection and low-impact human use. The RDN Parks Department strives to maintain this balance through regular ecological monitoring and restoration work, partnerships with First Nations and community stewardship groups, and general public communication through park signage, guidebooks and recreation programming. These practices are consistent with the management objectives set out for the future Regional Park in the Lakes District Neighbourhood Plan (see Section 1.6).

Management of the future Regional Park will, in general, follow standard park guidelines and practices as outlined in the RDN Park Use Bylaw 1399 (2004), the RDN Parks and Trails Guidelines (2013), and the RDN Regional Parks and Trails Plan (2005-2015). This includes general maintenance procedures (garbage collection, inspections, repairs, etc.), safety measures (hazard tree removal, fencing, public notices, etc.), and provisions for accessible amenities.

The following sections of this report (Sections 4.2-4.5) will only address management issues, policies and actions that are unique to the future Regional Park.

4.1.1 Estimated Costs

The annual park maintenance cost for the future Regional Park—which is based on per hectare maintenance costs for all existing Regional Parks and includes items such as incidental repairs, vegetation management and contract services—is estimated at \$4,500 to \$7,500 for each of the six main development phases (or \$27,000 to \$45,000 after full build-out).

Estimated replacement and repair costs for all future park amenities based on typical 2015 construction costs—are outlined in the following schedule (Figure 4.1).

Amenity	Unit	Independent Area I	Independent Area II	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL	Major Repair or Replacement	Replacement Unit Cost (2015)	TOTAL COST
Trail Type I: Multi-use Trail (2.5-3.0m)	lin m	0	0	1099	575	0	0	1674	Resurfacing every 20 years	\$ 30	\$ 50,220
Trail Type II: Walking Trail (1.5-2.25m)	lin m	1231	90	1482	1407	2562	1715	8487	Resurfacing every 20 years	\$ 20	\$ 169,740
Trail Type III: Hiking Trail (0.75-1.0m)	lin m	173	0	4323	61	0	540	5097	Resurfacing every 20 years	\$ 10	\$ 50,970
Trail Type III: Notch Trail (Temporary)	lin m	281	0	0	0	0	0	281	Resurfacing every 20 years	\$ 20	\$ 5,620
Boardwalk/ bridges	lin m	78	0	99	21	25	49	272	Decking replaced after 20 years	\$ 1,000	\$ 272,000
Lookouts	ea.	1	0	5	2	2	0	10	Decking replaced after 20 years	\$ 2,000	\$ 20,000
Major Staging Areas	ea.	2	0	0	2	0	0	4	Resurface every 5-7 years	\$ 5,000	\$ 20,000
Minor Staging Areas	ea.	1	0	0	0	0	0	1	Resurface every 5-7 years	\$ 2,000	\$ 2,000
Trail Access Points	ea.	4	2	13	3	10	8	40	N/A	\$ -	\$ -
Docks	ea.	0	0	0	2	0	0	2	Decking replaced after 10 years	\$ 20,000	\$ 40,000
Stairs*	lin m	25	0	50	100	25	0	200	Replacement after 30 years	\$ 500	\$ 100,000
Retaining Walls*	lin m	100	0	0	500	50	350	1000	Replacement after 50 years	\$ 100	\$ 100,000
Culverts*	ea.	1	0	0	1	1	1	4	Replace after 50 years	\$ 2,000	\$ 8,000
Rainwater Creeks*	ea.	1	0	1	0	2	2	6	N/A	\$ -	\$ -
Small Entrance Signs*	ea.	4	2	13	3	10	8	40	Replace after 10 years	\$ 300	\$ 12,000
Large Entrance Signs*	ea.	3	0	0	2	0	0	5	Replace after 20 years	\$ 2,500	\$ 12,500
Interpretive/ wayfinding signs*	ea.	10	0	15	10	20	10	65	Replace after 10 years	\$ 1,000	\$ 65,000
Maps*	ea.	4	2	13	3	10	8	40	Replace after 10 years	\$ 1,000	\$ 40,000
Kiosks*	ea.	3	0	0	2	0	0	5	Replace after 50 years	\$ 18,000	\$ 90,000
Bike racks*	ea.	3	0	0	2	0	0	5	Replace after 20 years	\$ 600	\$ 3,000
Garbage receptacles*	ea.	3	0	0	2	0	0	5	Replace after 20 years	\$ 600	\$ 3,000
Fencing*	lin m	50	0	450	40	1020	450	2010	Replace after 10 years	\$ 80	\$ 160,800
Safety railings*	lin m	150	0	0	350	200	0	700	Replace after 10 years	\$ 100	\$ 70,000
Bollards*	ea.	7	2	13	5	10	8	45	Replace after 30 years	\$ 400	\$ 18,000
Benches*	ea.	4	0	19	6	7	5	41	Replace after 20 years	\$ 2,500	\$ 102,695
Picnic Tables*	ea.	2	0	0	2	0	0	4	Replace after 20 years	\$ 2,500	\$ 10,000
Washrooms (Porta potty with surround)*	ea.	2	0	0	2	0	0	4	Replace after 30 years	\$ 4,000	\$ 16,000

*Quantities estimated based on descriptions in Park Masterplan

Figure 4.1: Amenity Replacement Schedule and Costs

4.2 Infrastructure and Encumbrances

The Phased Development Agreement identifies several easements and licences that allow for public infrastructure and private uses within the future Regional Park. Associated long-term implications for park management and operations are discussed below.

4.2.1 Sanitary Sewer Right-of-Way (SRW)

To maximize efficiency in the sanitary sewer system and to minimize long-term infrastructure maintenance costs, a sanitary trunk main is proposed within the Regional Park for a 1 km stretch along the east side of Enos Lake.

The Sanitary Sewer Right-of-Way (SRW) is planned to be paired with a portion of the Multi-use Trail (2.5-3.0 m wide) for a distance of 450 m between Schooner Cove Drive and the proposed Lake House Community Centre. Southeast from the Lake House, the SRW continues along a portion of Walking Trail (1.5-2.25 m wide) for a distance of 650 m. The SRW is illustrated in the Park Master Plan (PDA Schedule F) and the Infrastructure Phasing Plan (PDA Schedule G).

Management Recommendation:

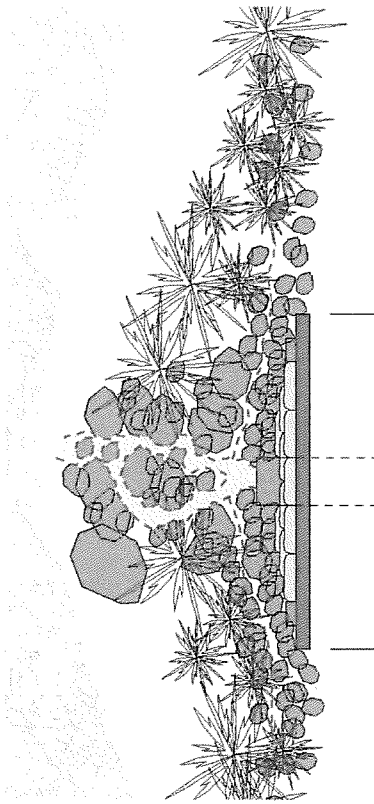
RDN Parks will work collaboratively with RDN Wastewater Services to:

- Coordinate service schedules and protocols for joint use of the SRW as park trail and infrastructure.

4.2.2 Stormwater Mitigation

As a Best Management Practice in stormwater management, 12 to 14 **rainwater creeks** and two to four **regional rain gardens** will be constructed within the Regional Park to convey and filter stormwater run-off from development areas into Enos Lake, as directed by the Integrated Stormwater Management Plan or ISMP (PDA Schedule DD). The proposed location of these stormwater mitigation features is illustrated in the Infrastructure Phasing Plan (PDA Schedule G).

The rainwater creeks, built of rocks and gravel, will follow natural contours with pools and cascading sections to aerate run-off water. The vegetated rain gardens will be engineered to filter and mitigate run-off. Over time, with proper monitoring and maintenance, these engineered features will naturalize and provide habitat value for the Regional Park.



Rainwater Creek Detail from Masterplan

Management Recommendations:

RDN Parks will work collaboratively with RDN Water & Utility Services in order to:

- Coordinate maintenance and monitoring responsibilities for stormwater mitigation features within the Regional Park.
- Support Watershed Performance Indicator reviews every five years, as directed by the ISMP.

4.2.3 Easement for Golf Course Irrigation (Enos Lake)

An existing water license on Enos Lake allows for the withdrawal of up to 173,000 cubic metres of water by the owners of Fairwinds for irrigation of the Fairwinds Golf Course. According to the Integrated Stormwater Management Plan (PDA Schedule DD), current withdrawals are approximately 56% of the amount allowed by the active water license.

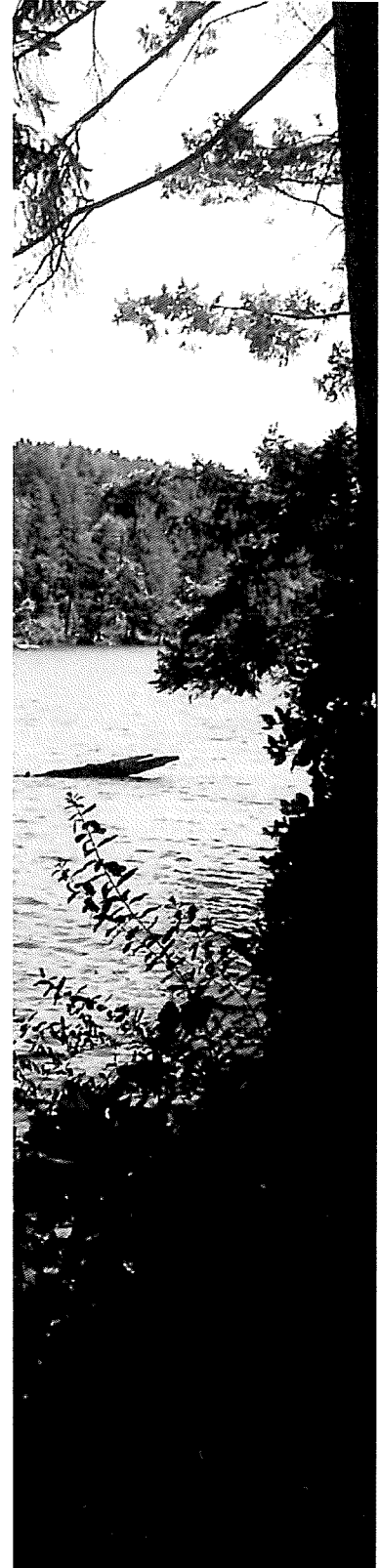
Water is currently withdrawn from Enos Lake from a submerged intake and overland pipe (which will be buried during development) to Dolphin Lake. The “Irrigation Works” (as described in PDA Schedule N) include a pump house on the west side of Enos Lake, as well as a dam, outlet and weir. The ISMP recommends long-term water level and water quality monitoring, which are addressed in part by the Enos Lake Monitoring and Protection Program (attached to this report as **Appendix E** and discussed in Section 4.3).

The RDN will grant the Fairwinds owner an easement (PDA Section C.1.9 and Schedule N) to operate, maintain, upgrade and replace the irrigation system for the Fairwinds Golf Course at the time of transfer of the Enos Lake bed title to the RDN (Phase 2C). The RDN may call upon the Fairwinds owner to provide a release of the easement in the event the water license for golf course irrigation is canceled.

Management Recommendations:

Following easement registration (and easement area designation) at the time of the title transfer of the Enos Lake bed, the RDN Parks will work in collaboration with RDN Water & Utility Services to:

- Manage general park operations and public use in and around Enos Lake in accordance with the terms of the water withdrawal license and the irrigation easement, both held by the developer.
- Support water level monitoring in Enos Lake by the developer, as per the Integrated Stormwater Management Plan.



Enos Lake

4.2.4 Lake House Dock License

The developer will build a 4 m by 7 m dock for boat access on Enos Lake, as well as a 1.75 m wide access trail, in the vicinity of the proposed Lake House Community Centre within one year of Phase 2C subdivision (PDA Sections C.1 and C.5). The RDN will grant a license to the developer—concurrent with the transfer of the Enos Lake Bed title to the RDN—to maintain, upgrade and replace the dock and access path (as necessary and at the developer’s expense) and to utilize up to one-half of the dock for rental and storage of kayaks, canoes and other non-motorized watercraft. Public access to the dock is to be ensured at all times. Long-term public and private access and use of the dock is outlined in detail in the License for Commercial Dock (PDA Schedule O).

Management Recommendation:

Following construction of the Lake House Dock on Enos Lake, transfer of the Enos Lake bed title to the RDN and issuing of the Lake House Dock license to the developer, the RDN Parks department will:

- Manage general park operations and public use of the Lake House Dock on Enos Lake in accordance with the License for Commercial Dock (PDA Schedule O).

4.3 Ecological Protection

Land use and park dedication in the Lakes District Neighbourhood area is based on a framework of environmental conservation. Approximately 40% of the land in the Lakes District will be protected through Regional Park designation. The future park includes key landscape features such as the Notch/Qwiyluss, the Lookout and Enos Lake, and is intended to protect the site’s vulnerable ecosystems such as Garry Oak Meadows, wetlands and steep forested slopes (see Figure 4.2).

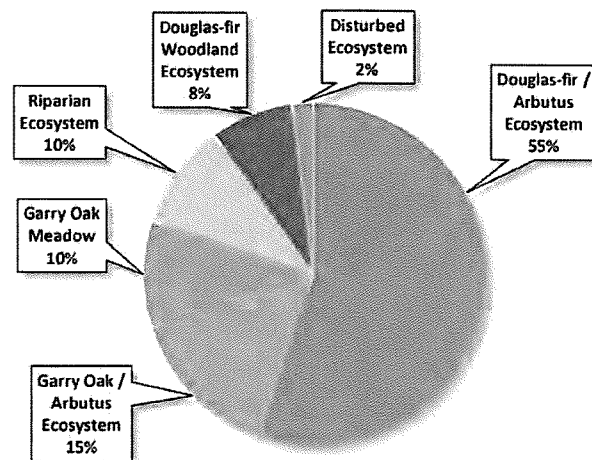


Figure 4.2 Ecosystem Distribution in the Future Regional Park

4.3.1 General Conservation Management

The RDN Parks department will endeavour to protect, restore and enhance the natural environment within the future Regional Park, in accordance with established RDN conservation practices, as well as the vision and objectives established through the Lakes District Neighbourhood Plan (Section 1.6) and subsequent public and stakeholder consultation (Section 1.5).

Park operations procedures for all RDN Regional Parks include conservation efforts such as invasive species monitoring and removal, ecological restoration using native plants and materials, protection of plant communities and habitat through fencing, trail siting and education, and minimal use of amenities (that are built from natural materials when possible).

The future Regional Park is, however, conceptual, and the completion of a Park Management Plan prior to park dedication (as required by the PDA) is unprecedented for the RDN. Although the PDA commits a generous portion of undeveloped land for Regional Park dedication, that land will be affected in the future by adjacent development and increased human use, both inside and outside the Regional Park boundary.

Because management recommendations in this report are based largely on current environmental conditions (and conceptual projections), the RDN Parks Department will need to reassess each portion of the future Regional Park as it becomes developed and transferred in phases.

Management Recommendations:

Following phased subdivision, development and parkland transfer, and in accordance with established management objectives for ecological protection and enhancement of the future Regional Park, the RDN Parks department will:

- Complete environmental assessments for each separate section or phase of Regional Park to establish updated conditions and management procedures.
- Review the developer's Home Owner's Manual (PDA Section D.3) following each phase of development for possible updates to environmental education initiatives.
- Collaborate with the developer, First Nations, stewardship groups, volunteers and other RDN departments to implement ongoing monitoring and management directives as outlined in the PDA and any subsequent assessments and studies.



Garry Oak Meadow



Wetlands



Arbutus Forest



Forest Around Enos Lake

4.3.2 Forest Carbon Sequestration

The RDN has committed to making progress towards carbon-neutral operations by investing in local projects to the greatest extent possible. Because the PDA protects forested lands previously slated for development (i.e., prior to the Lakes District Neighbourhood Plan), the future Regional Park provides an opportunity for the RDN to quantify and manage stored carbon as a means of mitigating greenhouse gas emissions.

Management Recommendation:

Following the first phase of subdivision, development and land transfer, the RDN Parks Department will work collaboratively with the RDN Sustainability Department to:

- Prepare a forest carbon management plan that will quantify the carbon sequestered in the Regional Park and provide recommendations on appropriate forest management practices.

4.3.3 Enos Lake Protection and Monitoring Program (ELPMP)

Enos Lake is a small lake (18 ha) in a mostly undeveloped area of the Fairwinds Community within a watershed area of 235 ha. Approximately 86 ha of the watershed will be developed in phases per the Phased Development Agreement. The Enos Lake Protection and Monitoring Program (ELPMP) was developed in accordance with the PDA (Schedule BB) and per the Integrated Stormwater Management Plan or ISMP (PDA Schedule DD).

Whereas the ISMP proposes mitigation of possible effects of future development on Enos Lake through stormwater management design, the ELPMP provides a long-term monitoring framework for those potential effects. It includes: baseline water quality monitoring and assessment; support in the development of site specific Water Quality objectives based on Ministry of Environment (MoE) protocols; and guidelines for invasive species management practices.

Enos Lake monitoring and invasive species management is to be completed by a Qualified Environmental Professional (QEP) on behalf of the developer during phased development and one year post development (within the 20-year term of the Phased Development Agreement). Monitoring results will be provided to the RDN and all relevant stakeholders annually; an engineer's report on ISMP performance based on ELPMP results will be submitted to the RDN by the developer for each subdivision application. Should ELPMP data indicate that water quality objectives are not being met, a third-party assessment by a QEP will be completed to identify actions that could be applicable to future development phases.

The ELPMP will be included to this report as **Appendix E** upon completion.

Management Recommendation:

The RDN will work collaboratively with the developer at the time of subdivision and development to:

- Support the management of Enos Lake according to the Enos Lake Protection & Monitoring Plan.

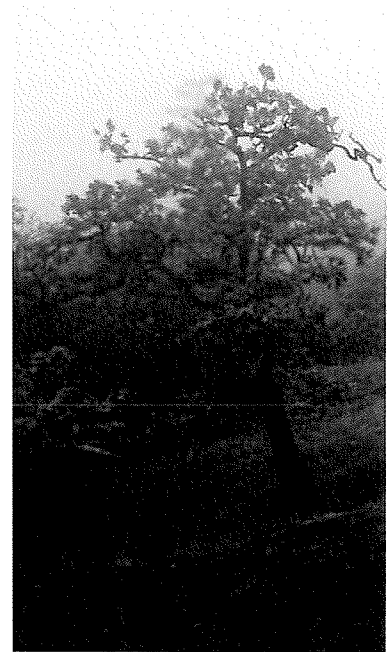
4.3.4 Garry Oak Meadows Management Plan (GOMMP)

The future Regional Park has seven Garry oak ecosystem areas, with a total extent of approximately 15 ha. Within the local context of Nanaimo/ Nanoose, this area represents approximately 5% of the remaining coverage of this ecosystem type. The future Regional Park lies within the northernmost tip of the native Garry oak range. This sensitive habitat hosts a mix of vegetation consisting primarily of Garry oak, Arbutus, Ocean-spray, Common camas, mosses and lichens.

The need for a Garry Oak Meadows Management Plan (GOMMP) was identified in a 2010 Environmental Impact Assessment completed for the Lakes District Neighbourhood Plan. The GOMMP was completed in May 2015 in accordance with the PDA (Schedule AA) and includes invasive species management practices and a monitoring program linked to an adaptive management decision framework.

Garry oak meadows monitoring and invasive species management in the future Regional Park is to be completed by a Qualified Environmental Professional (QEP) on behalf of the developer during phased development and up to three years post development (within the 20-year term of the Phased Development Agreement). Seasonal monitoring reports will be submitted to the RDN for review.

The GOMMP is attached to this report as **Appendix F**.



Garry Oak Meadow

Management Recommendation:

The RDN will work collaboratively with the developer at the time of subdivision and development to:

- Support the management of the Garry oak ecosystem within the future Regional Park according to the Garry Oak Meadows Management Plan.

4.4 Low-impact Recreation

Recreational uses within the future Regional Park are, for the most part, directed by conservation initiatives outlined in the PDA, as well as trail classification and amenity design in the Park Masterplan (PDA Schedule F). The RDN Parks Department will manage the future Regional Park in accordance with PDA requirements and RDN Park Use Bylaw 1399 regulations.

Sensitive ecosystems in the park will be protected through fencing and appropriate trail siting at the time of park development. Park amenities—which include multi-use and hiking trails, benches, picnic tables, information kiosks and docks—will accommodate low-impact activities such as hiking, cycling on multi-use trails, swimming nature appreciation and education. These uses are generally consistent with public desires for the future Regional Park, per the input from the first Open House and Public Survey completed for this Management Plan (Section 1.5 and **Appendix A**).

Several suggested park uses—based on Open House and Survey feedback—were either contentious among RDN residents, incompatible with conservation objectives and amenities set out in the PDA, or unaddressed by the PDA. These include equestrian use, mountain biking, dog walking, swimming and watercraft use in Enos Lake, and ATV use. Whereas the use of motorized vehicles, including motorbikes and ATVs, is prohibited in all RDN Parks (Bylaw 1399), the other listed uses are permissible but regulated by separate park management directives for each park.

4.4.1 Equestrian Use

Although horse-back riding has not been observed nor reported as a current recreation activity within the Lakes District Neighbourhood Plan area, approximately 10% of the Public Survey respondents (14 out of 126) listed “equestrian use” as a desirable recreation activity in the future Regional Park. RDN Park Use Bylaw 1399 does permit horses on designated trails, but generally prohibits any equestrian use that may damage natural site features or amenities.

Trails within the future Regional Park are not intended for equestrian use. The 2km stretch of Multi-use trail (Trail Type 1), which connects two major roadways along a narrow corridor on the east side of Enos Lake, is designated for walking, cycling and wheel-chair access only. Other trails in the future Regional Park (Types II and III) are narrow trails through natural areas that are intended for walking and hiking.

Management Recommendation:

Following phased subdivision, development and parkland transfer, the RDN Parks department will:

- Prohibit equestrian use within the future Regional Park.

4.4.2 Mountain Biking / Cycling

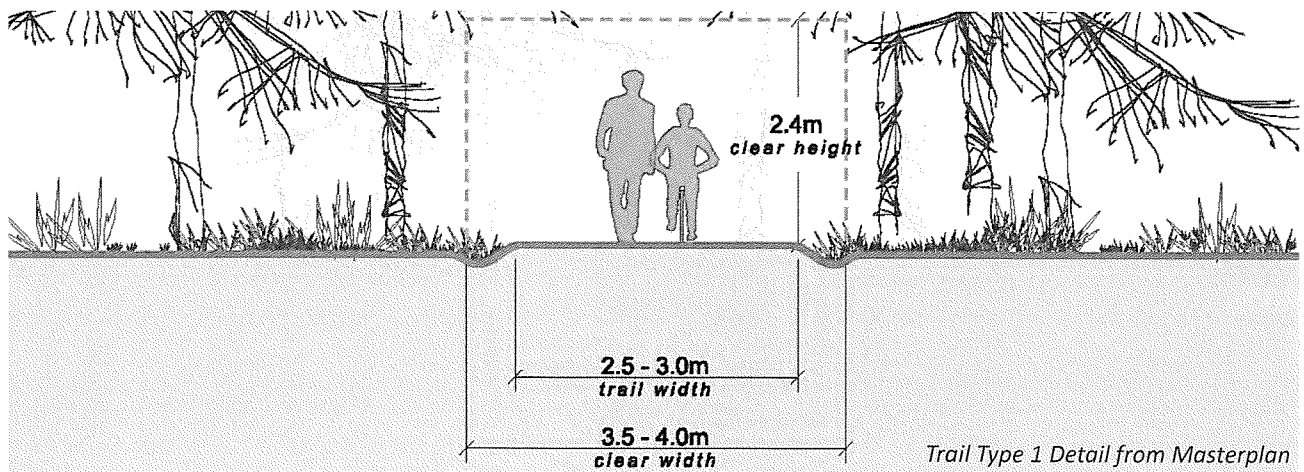
Mountain biking currently takes place in the Lakes District area, including the summit of the Notch/Qwiyulass where damage from bike use is evident. Approximately 30% of Public Survey participants (42 out of 126) also listed “mountain biking” as a desirable recreation activity in the future Regional Park. RDN Parks Bylaw 1399, however, prohibits any biking activity that may damage natural site features, and permits cycling / mountain biking on designated trails only.

Due to the sensitive nature of the ecosystems found throughout the future Regional Park—particularly the Garry oak meadows and steep rocky slopes at Enos Lake—mountain biking, and cycling in general, will be permitted on the Multi-Use Trail (Trail Type I), located along the east shore of Enos Lake. Other trails will be evaluated for biking suitability at the time of Regional Park development.

Management Recommendation:

Following phased subdivision, development and parkland transfer, the RDN Parks department will:

- Permit cycling / mountain biking in the future Regional Park on Multi-Use Trail (Trail Type I).





Wetland

4.4.3 Dog Management

Based on feedback from the first Open House and Public Survey, dog-walking is one of the most contentious topics for recreation management in the future Regional Park: 38% of survey respondents requested on-leash dog walking; 26% requested off-leash dog walking; and another 6% requested that dogs be prohibited from the park.

RDN Park Use Bylaw 1399 generally allows for off-leash dog-walking as long as the dog is effectively controlled and not allowed to run or roam at large, cause annoyance or injury to wild animals or park visitors, or damage natural park features and common facilities. A leash must be used if the dog cannot be effectively controlled along designated trails.

The Park Use Bylaw also allows for special restrictions on dog use as regulated by posted signage. This is typically employed in conservation areas with sensitive habitat, as directed by ecological assessments. Areas within the future Regional Park that may require such restrictions include Garry oak meadows, wetlands, the Notch / Qwiyulass summit and the Lookout summit. Until further detailed assessment is completed following development and land transfer, the RDN will permit controlled dog-walking, either on-leash or off-leash, on park trails only.

Management Recommendations:

Following phased subdivision, development and parkland transfer, the RDN Parks Department will:

- Permit controlled dog use (either on-leash or off-leash), on all park trails without posted restrictions, as outlined in Section 5.9 of RDN Park Use Bylaw 1399.
- Complete environmental assessments for each separate portion of Regional Park to assess the need to restrict dog use on trails within sensitive areas.

4.4.4 Enos Lake Use

More than half the Public Survey respondents listed swimming and non-motorized boating as a desired recreation activities in the future Regional Park. Swimming and non-motorized boating are generally permitted in all Regional Parks, unless otherwise posted. The RDN parks department does not, however, provide lifeguard supervision so park visitors must assume their own risk.

The same general policy will apply for Enos Lake after the title of the lake shore and lake bed are transferred to the RDN over four development phases. Areas off limits to swimming and boating will include a 5 m buffer around existing "Irrigation Works" (pump house, dam, weir and outlet) on the west and north sides of the lake, as per the irrigation easement (PDA Schedule N). Public access restrictions will also apply to the portion of the future Lake House Dock designated for private use, as per the Lake House Dock license (PDA Schedule O).



Enos Lake

Although the water quality in Enos Lake is currently suitable for swimming, future restrictions or warnings may be issued based on water quality testing, as directed by the Enos Lake Protection and Monitoring Program (**Appendix E**).

Management Recommendations:

Following phased subdivision, development and parkland transfer, the RDN Parks department will:

- Permit swimming and non-motorized boating in all unrestricted areas of Enos Lake, without lifeguard supervision, and unless otherwise posted.
- Prohibit swimming and non-motorized boating within 5m of "Irrigation Works", as described in the Easement for Golf Course Irrigation.
- Manage public water access from the Lake House Dock so as not to interfere with private dock use, as described in the Lake House Dock License.



Wildflowers near Enos Lake



Forest on the Notch / Qwiyulass

4.4.5 Fire Risk Management and Services

Campfires will be prohibited at the future Regional Park in accordance with Park Use Bylaw 1399. Wildfire risks in the future Regional Park will, however, increase with neighbourhood development, increased human activity, and climate change. The Nanoose Volunteer Fire Department (NVFD) anticipates the need for future fire protection services in the Lakes District—as outlined in the NVFD Fire Protection Services Study (PDA Section C.3.34)—and is eager to work with the RDN Parks Department on a fire management and services strategy for the future Regional Park.

Management Recommendation:

Following the first phase of subdivision registration and parkland dedication, the RDN Parks Department will work in partnership with the Nanoose Volunteer Fire Department to:

- Prepare a wildfire management plan that addresses fuel management and service access routes and provides strategies that are compatible with conservation management objectives.

4.5 Collaborative Stewardship

Public and stakeholder consultation processes for the Lakes District Neighbourhood Plan and this management plan have shown that Nanoose residents and the larger RDN community care deeply about protecting the natural environment in the Lakes District. Their commitment and determination have shaped land use designations for the Lakes District and they will continue to play an important role in the stewardship of the future Regional Park.

4.5.1 First Nations Partnership

The Lakes District Neighbourhood Plan area is located within the traditional territory of the Snaw-naw-as First Nation. Before European settlement, the area was used by Snaw-naw-as for hunting, plant gathering, and watching for approaching enemies—Qwiyulass (the Snaw-naw-as name for the Notch) is a hul'qumi'num term that means “the watch.”

The land within the future Regional Park, especially the Notch/Qwiyulass, has significant cultural meaning for the Snaw-naw-as community. It is a sacred area where traditional teachings and rituals continue to be practiced, and it will be protected accordingly through the ongoing partnership between Snaw-naw-as and the RDN.

During the planning processes for the Lakes District Neighbourhood Plan and the Zoning Amendment Application, the Snaw-naw-as First Nation played

a pivotal role in the protection of the Notch/Qwiyluss summit within the future Regional Park through zoning and a No Build Covenant (CA3917284). Chief David Bob and Elders Anne and Jim Bob also provided valuable input during the preparation of this management plan. The RDN will continue to work collaboratively with Snaw-naw-as on future park initiatives including historical recognition, cultural protection and ecological stewardship.

Management Recommendations:

During subdivision, development, land transfer and long-term Regional Park management, the RDN will:

- Collaborate with Snaw-naw-as to determine the need for protection of cultural areas during Regional Park development.
- Provide opportunities for amenity design or artwork by Snaw-naw-as community members during Regional Park development.
- Collaborate with Snaw-naw-as on the production of interpretive park signage pertaining to Snaw-naw-as history and culture.
- Support ongoing Snaw-naw-as participation in ecological stewardship and cultural programming in the future Regional Park.

4.5.2 Stewardship Groups and Volunteers

Due to limited staff resources, the RDN Parks Department relies on support from individual volunteers and stewardship groups for general park monitoring and ecological initiatives. Examples include wildlife monitoring by Ducks Unlimited at the Little Qualicum River Estuary Regional Conservation Area, and native plant restoration work by the Nanaimo and Area Land Trust at Mount Benson Regional Park. A Volunteer Park Warden Program for Regional Parks was initiated in 2011 with volunteer wardens currently stationed at Englishman River Regional Park and the Arrowsmith CPR Regional Trail. Park warden tasks include monitoring trail conditions and light litter removal.



Existing Path

Approximately half of the open house and public survey participants (Section 1.5) expressed an interest in helping with park stewardship. Because of the size and complex layout of the future Regional Park in the Lakes District, the RDN Parks Department will consider extending the Volunteer Park Warden program into this Regional Park for monitoring of park and trail conditions. There is also a significant need for involvement from local stewardship groups for the rehabilitation work in conjunction with the management of Garry Oak meadows.

Management Recommendations:

Following phased development and parkland transfer, the RDN Parks department will:

- Solicit help from local stewardship groups for invasive weed management and restoration work in Garry Oak Meadows, as directed by the Gary Oak Meadows Management Plan (**Appendix E**).
- Implement a Volunteer Parks Warden program for general monitoring and reporting of park and trail conditions, as needed.



Existing Trail to the Notch / Qwiyluss

5.0 Summary of Recommendations

This section summarizes all recommended actions and policies for park development and management, discussed in previous sections of this plan (Sections 3 and 4), in the following five tables:

PARK DEVELOPMENT					
Plan Section	Issue		Recommendation	Who	When
3.2	Amenity Implementation	a	Determine final park boundaries through survey work and staking.	Developer; RDN Parks; RDN Planning	Subdivision; Development
		b	Design and site all amenities in accordance with the Park Masterplan guidelines, the PDA and RDN Parks standards.	Developer; RDN Parks	Subdivision; Development
		c	Ensure that quantities, materials and designs are adequate and sustainable in terms of site and visitor requirements and long-term staff and budget constraints.	Developer; RDN Parks	Subdivision; Development
3.4.2	'Notch Summit' Dedication and Access	a	Continue stat right-of-way to ensure trail and service vehicle access to the 'Notch Summit' if completion of Sub-Phase 4C does not occur pursuant to the 20-year term of the PDA.	Developer; RDN Planning; RDN Parks	At PDA expiry (2034)
3.4.3	Option to Purchase Lands	a	Commit the estimated \$1.1 million total for both Option to Purchase Lands within the Five-year Financial Plan for Regional Parks.	RDN Parks	2015-2020
		b	Pursue acquisition of the Notch Option to Purchase Lands within five years of first subdivision registration, subject to Board approval.	RDN Parks	Within 5 years of Phase 1A subdivision
		c	Pursue acquisition of the Lookout Option to Purchase Lands within three years of Phase 1E subdivision, subject to Board approval.	RDN Parks	Within 3 years of Phase 1E subdivision
3.4.4	Parkland Dedication Amendment	a	Implement any parkland dedication amendments—including reduced park size and altered boundaries—in accordance with conservation objectives as per Lakes District Neighbourhood Plan, PDA, and all associated documents.	Developer; RDN Planning; RDN Parks; MOTI	Subdivision

PARK MANAGEMENT: INFRASTRUCTURE AND ENCUMBRANCES					
Plan Section	Issue		Recommendation	Who	When
4.2.1	Joint Sanitary Sewer Right-of-Way and Trail	a	Coordinate service schedules and protocols for joint use of SRW as infrastructure and trail.	RDN Parks; RDN Wastewater Services	Phase 2A subdivision
4.2.2	Stormwater Mitigation	a	Coordinate maintenance and monitoring responsibilities for stormwater mitigation features between RDN Parks and RDN Water & Utility Services.	RDN Parks; RDN Water & Utility Services	Phase 1B subdivision
		b	Support Watershed Performance Indicator reviews every five years, as directed by the ISMP.	RDN Parks; RDN Water & Utility Services	Every 5 years after Phase 1B
4.2.3	Easement for Golf Course Irrigation	a	Manage general park operations and public use in and around Enos Lake in accordance with the terms of the water withdrawal license and the irrigation easement, both held by the Developer.	RDN Parks; Developer	Ongoing after Phase 2C
		b	Support water level monitoring in Enos Lake by the Developer, as per the Integrated Stormwater Management Plan.	RDN Parks; Developer; RDN Water & Utility Services	Ongoing after Phase 2C
4.2.4	Lake House Dock License	a	Manage general park operations and public use of the Lake House Dock on Enos Lake in accordance with the License for Commercial Dock (PDA Schedule O).	Developer; RDN Parks	Ongoing after Phase 2C

PARK MANAGEMENT: ECOLOGICAL PROTECTION					
Plan Section	Issue		Recommendation	Who	When
4.3.1	General Conservation Management	a	Complete environmental assessments for each separate section or phase of Regional Park, following land transfer and amenity construction, to establish updated conditions and management procedures.	RDN Parks; Consultant	After each phase of development
		b	Review the developer's Home Owner's Manual (PDA Section D.3) following each phase of development for possible updates to environmental education initiatives.	Developer; RDN Parks	After each phase of development
4.3.2	Forest Carbon Sequestration	a	Prepare a forest carbon management plan that will quantify the carbon stored in the Regional Park and provide recommendations on appropriate forest management.	RDN Parks; RDN Sustainability	Following Phase 1A development
4.3.3	Enos Lake Protection and Monitoring	a	Support the management and monitoring of Enos Lake by the Developer according to the Enos Lake Protection and Monitoring Program.	Developer; RDN Parks; RDN Water & Utility Services	Ongoing after Phase 2C
4.3.4	Garry Oak Meadows Management	a	Support the management of the Garry Oak ecosystem within the future Regional Park by the Developer and stewardship groups according to the Garry Oak Meadows Management Plan.	Developer; RDN Parks; Stewardship groups	Ongoing after Phase 1A

PARK MANAGEMENT: LOW-IMPACT RECREATION					
Plan Section	Issue		Recommendation	Who	When
4.4.1	Equestrian Use	a	Prohibit equestrian use within the future Regional Park	RDN Parks	Ongoing after Phase 1A
4.4.2	Cycling	a	Permit cycling / mountain biking in the future Regional Park on Multi-Use Trail (Trail Type I).	RDN Parks	Ongoing after Phase 1A
4.4.3	Dog-walking	a	Permit controlled dog-use (either on-leash or off-leash), on all park trails without posted restrictions.	RDN Parks	After each phase of development
		b	Complete environmental assessments for each separate section or phase of Regional Park (as in Section 4.3.1) to assess the need for restricted dog use in sensitive areas.	RDN Parks; Consultant	Ongoing after Phase 1A
4.4.4	Enos Lake Use	a	Permit swimming and non-motorized boating in all unrestricted areas of Enos Lake, unless otherwise posted.	RDN Parks	Ongoing after Phase 2C
		b	Prohibit swimming and non-motorized boating within 5m of "Irrigation Works", as described in the Easement for Golf Course Irrigation (PDA Schedule N).	RDN Parks	Ongoing after Phase 2C
		c	Manage public water access from the Lake House Dock so as not to interfere with private dock use, as described in the Lake House Dock License (PDA Schedule O).	RDN Parks	Ongoing after Phase 2C
4.4.5	Fire Management	a	Prepare a wildfire management plan that addresses fuel management and service access routes and provides strategies that are compatible with conservation management objectives.	RDN Parks; Fire Department	Phase 1A development

PARK MANAGEMENT: COLLABORATIVE STEWARDSHIP					
Plan Section	Issue		Recommendation	Who	When
4.5.1	First Nations Partnership	a	Collaborate with Snaw-naw-as to determine the need for protection of cultural areas during Regional park development.	RDN Parks; Snaw-naw-as; Developer	Development
		b	Provide opportunities for amenity design or artwork by Snaw-naw-as community members during Regional Park development.	RDN Parks; Snaw-naw-as; Developer	Development
		c	Collaborate with Snaw-naw-as on the production of educational park signage pertaining to Snaw-naw-as history and culture.	RDN Parks; Snaw-naw-as; Developer	Development
		d	Support ongoing Snaw-naw-as participation in ecological stewardship and cultural programming in the future park.	RDN Parks; Snaw-naw-as	Ongoing after Phase 1A
4.5.2	Volunteers	a	Implement a Volunteer Park Warden program for general monitoring of park and trail conditions, as needed.	RDN Parks; Volunteers	Ongoing after Phase 1A
4.5.2	Stewardship Groups	a	Solicit help from local stewardship groups for invasive weed management and restoration work in Gary Oak Meadows.	Developer; RDN Parks; Steward groups	Ongoing after Phase 1A

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JUNE 16, 2015 AT 3:00 PM IN THE
RDN COMMITTEE ROOM**

In Attendance:

Director J. Stanhope	Chairperson
Director M. Young	Electoral Area C
Director B. Veenhof	Electoral Area H
Director B. Bestwick	City of Nanaimo
Director W. Pratt	City of Nanaimo
Director M. Lefebvre	City of Parksville

Regrets:

Director C. Haime	District of Lantzville
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Also in Attendance:

Director A. McPherson	Electoral Area A
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services

CALL TO ORDER

The Chairperson called the meeting to order.

BUSINESS ITEMS

Review of Procedure Bylaw.

Discussion on potential changes to the bylaw.

NEW BUSINESS

VANCOUVER ISLAND UNIVERSITY (VIU) Re: Graffiti Incidents in Nanaimo.

MOVED Director Lefebvre, SECONDED Director Young, that the Regional District of Nanaimo participate as a community partner with Vancouver Island University in their statement in response to the recent graffiti incidents in Nanaimo.

CARRIED

ADJOURNMENT

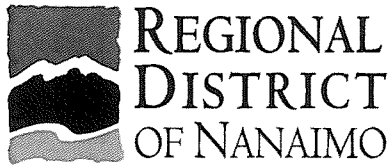
MOVED Director Lefebvre, SECONDED Director Bestwick, that this meeting be adjourned.

CARRIED

TIME: 5:15 PM

CHAIRPERSON

CORPORATE OFFICER



RDN REPORT		[Handwritten initials]
CAO APPROVAL		
EAP		
COW		
JUN 14 2015		
RHD		
BOARD	<input checked="" type="checkbox"/>	

STAFF REPORT

TO: Jeremy Holm
Manager, Current Planning

DATE: June 5, 2015

FROM: Tyler Brown
Planner

MEETING: BOARD – June 23, 2015

FILE: PL2015-021

SUBJECT: Zoning Amendment Application No. PL2015-021
Lot 7, Section 9 and 10, Range 4, Mountain District, Plan 36191
2790/2800 Benson View Road – Electoral Area ‘C’
Amendment Bylaw 500.399, 2015 – Third Reading

RECOMMENDATIONS

1. That the report of the Public Hearing held on May 28, 2015 for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015” be received.
2. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015” be read a third time.

PURPOSE

To receive the report summarizing the minutes and submissions received at the Public Hearing held on May 28, 2015 and to consider “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015” for third reading.

BACKGROUND

The Regional District of Nanaimo has received an application from J.E. Anderson & Associates on behalf of Allan Pennington to rezone the subject property from Rural 1 Zone (RU1), Subdivision District ‘D’ (2.0 ha minimum parcel size) to Rural 1 Zone, Subdivision District ‘F’ (1.0 ha minimum parcel size) in order to permit a two lot subdivision. Amendment Bylaw No. 500.399 was introduced and given first and second reading on April 28, 2015 (see Attachment 3). This was followed by a Public Hearing held on May 28, 2015. The summary of the minutes and submissions is attached for the Board’s consideration (see Attachment 1).

Following the close of the Public Hearing no further submissions or comments from the public or interested persons can be accepted by members of the Board, as established by legal precedent. Having received the minutes of the Public Hearing eligible Board members may vote on the Bylaw.

ALTERNATIVES

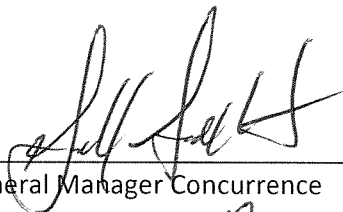
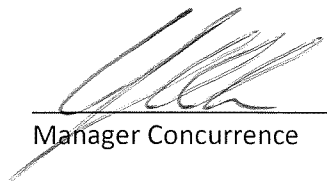
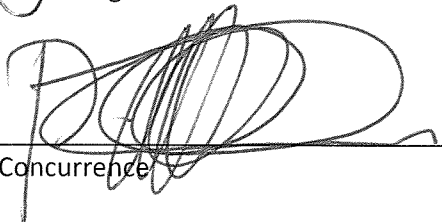
1. To receive the report of the Public Hearing and give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015”.
2. To receive the report of the Public Hearing and to not give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015”.

SUMMARY/CONCLUSIONS

The applicant proposes to rezone the subject property from Rural 1 Zone (RU1), Subdivision District ‘D’ (2.0 ha minimum parcel size) to Rural 1 Zone, Subdivision District ‘F’ (1.0 ha minimum parcel size) in order to permit a two lot subdivision. The Amendment Bylaw was introduced and given first and second reading on April 28, 2015, and proceeded to Public Hearing on May 28, 2015. The requirements set out in the Conditions of Approval are to be completed by the applicant prior to the Board’s consideration of the Bylaw for adoption (see Attachment 2). Staff recommends that Amendment Bylaw No. 500.399, 2015 be considered for third reading.



Report Writer


General Manager Concurrence
Manager Concurrence
CAO Concurrence

**Attachment 1
Summary of the Public Hearing**

**Held at Mountain View School
2480 East Wellington Road
May 28, 2015 at 7:00 pm**

**To Consider Regional District of Nanaimo Land Use and Subdivision
Amendment Bylaw No. 500.399, 2015**

Note: This report is not a verbatim recording of the proceedings but a summary of the comments of those in attendance at the Public Hearing.

PRESENT:

Maureen Young, RDN	Chair, Electoral Area 'C' Director
Jeremy Holm, RDN	Manager of Current Planning
Tyler Brown, RDN	Planner
Doug Holme, J.E. Anderson & Associates	Agent
Allan Pennington	Subject Property Owner

Seven members of the public attended the meeting.

The Chair called the hearing to order at 7:00 pm, introduced those present representing the Regional District, and outlined the procedures to be followed during the hearing.

Tyler Brown provided an explanation of the proposed amendment bylaw and application process.

The Chair called for formal submissions with respect to Bylaw 500.399, 2015.

Allan Pennington, 2800 Benson View Road, thanked his neighbours for expressing support for the application.

Stan Balance, 2830 Benson View Road, stated his support for the application.

Brent Tymchuk, 2770 Benson View Road, stated that his property was most likely impacted the most by the proposal but he does not have any concerns.

Greg Gow, 2765 Benson View Road, stated he has no issues with the proposal.

Tyler Brown read the written comments submitted by Catherine Meade, 2844 Kilpatrick Road, which expresses her concern with fill being placed on properties in the area and the resulting heavy traffic on the roadways. Further, she states concern that additional subdivision will worsen the problem.

Greg Gow, 2765 Benson View Road, responded by stating that truck traffic on the roadways is related to temporary projects in the area and he did not understand how this proposal will result in additional traffic.


Allan Pennington, 2800 Benson View Road, stated that the subject property is already fully developed with two dwellings and the subdivision will not result in the placement of any fill.

The Chair called for further submissions for the second time.

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

There being no further submissions, the Chair adjourned the Public Hearing at 7:12 pm.

Certified true and accurate this 1st day of June, 2015.

A handwritten signature in black ink, appearing to read "Tyler Brown", is written over a horizontal line.

Tyler Brown
Recording Secretary

Attachment 2
Conditions of Approval

The following is required prior to the “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015” being considered for adoption:

1. The applicant shall register a Section 219 restrictive covenant requiring any new parcels created through subdivision to be greater than 1.0 ha in area.
2. The applicant shall register a Section 219 restrictive covenant requiring that wells be constructed and tested for each new parcel, and a report is to be submitted to the RDN, prior to the final approval of subdivision in accordance with Board Policy B1.21.
3. The applicant shall register a Section 219 restrictive covenant registering the Groundwater Capability Assessment for 2790/2800 Benson View Road, prepared by GW Solutions Inc. and dated February 6, 2015, on the property title, which includes a clause requiring that any new well is to be constructed and tested in accordance with recommendations of the report.

**Attachment 3
Proposed Amendment Bylaw No. 500.399, 2015**

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.399**

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

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

- A. This Bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015”.
- B. The “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:

By rezoning the lands shown on the attached Schedule ‘1’ and legally described as:

Lot 7, Section 9 and 10, Range 4, Mountain District, Plan 36191

from Rural 1 Zone, Subdivision District ‘D’ to Rural 1 Zone, Subdivision District ‘F’.

Introduced and read two times this 28th day of April, 2015.

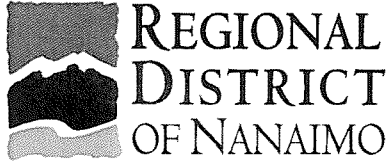
Public Hearing held this 28th day of May, 2015.

Read a third time this ___ day of _____ 2015.

Adopted this ___ day of _____ 2015.

Chairperson

Corporate Officer



RDN REPORT		7/11
CAO APPROVAL		
EAP		
COW		
JUN 16 2015		
RHD		
BOARD	✓	

STAFF REPORT

TO: Dennis Trudeau
GM, Transportation & Solid Waste

DATE: June 12, 2015

FROM: Larry Gardner
Manager, Solid Waste Services

MEETING: BOARD, June 23, 2015

SUBJECT: Acquisition of Landfill Compactor

FILE:

RECOMMENDATION

That the Board approve borrowing of \$313,700 for the outstanding amount owing on the existing landfill compactor using the Municipal Finance Authority (MFA) short term equipment financing program.

PURPOSE

The purpose of this report is to request that the Board approve borrowing in the amount of \$313,700 over 30 months for acquisition of the existing landfill compactor.

BACKGROUND

Effective compaction of waste at the landfill is essential to the efficient operation of a sanitary landfill. Compaction has profound consequences to the long and short term operation and environmental impacts of a landfill including: leachate, landfill gas and odour production; vector attraction (e.g. rodents, birds) and litter; differential settlement and site stability; and, fire prevention and control. Furthermore, from an economic perspective, compaction saves space which can mean substantial cost savings over the life of any landfill (i.e. for the regional landfill at the current tip fee and waste tonnages, a 10% increase in compaction density is estimated to have a \$50K/year value).

A CAT 826 landfill compactor was purchased from Finning in 2011 for \$620,647. The purchase agreement provided that Finning would buy back the compactor in August 2015 for a guaranteed price of \$293,000. Warranty on major components ends August 2015. The amount the Regional District of Nanaimo (RDN) still owes for for the compactor is \$293,000 plus taxes for a total of \$313,700.

When the 2011 compactor was acquired, it was anticipated the RDN would proceed with the guaranteed buy back and replacement with a new compactor. However, due to a significant price increase in this class of equipment of about 45%, retaining the current compactor should be considered. With the August 2015 deadline for the guaranteed buy back approaching, the RDN needs to decide on retaining the current compactor or replacing it.

ALTERNATIVES

Alternative 1: Keep the existing compactor and forgo the guaranteed buy back.

Alternative 2: Return the existing compactor back to Finning and issue a Request for Proposals (RFP) for a new compactor.

FINANCIAL IMPLICATIONS

The following table presents the financial implication of retaining the existing compactor:

Owing (includes tax)	Debt Servicing (30 months)	Service Costs (30 months)	Wheel Replacement	Contingency Repairs	Total Cost (30 months)	Est. Residual Value
\$313,700	\$6,500	\$75,000	\$55,000	\$20,000	\$470,200	\$150,000

The original price of the 2011 compactor was about \$620,000. Over the last four years the price for the same class of compactor has increased to about \$900,000. The cost of heavy equipment fluctuates with the value of the US dollar and with the current value of the Canadian dollar in the range of \$0.80 US this is the major reason for the cost increase. Also, “teir 4” emissions regulations have come in to effect and require advanced emission control technologies resulting in about an 8% price increase of heavy equipment.¹ Given this substantive price increase, it may be preferable to retain the existing compactor for the remainder of its service life.

The industry service life for this type of equipment without any major component repairs is expected to be 12,000 hours, and based on operating hours at the regional landfill, six to seven years. The compactor is currently at 7,000 hours and, therefore, has a remaining service life of 30 months. There is some increased maintenance as the equipment ages as well as the need to replace the compactor wheels which have been accounted for in the cost projection. The annual loan payment for the outstanding debt will be approximately \$128,000 which includes the debt servicing cost of \$2,600.

The residual value of the compactor at 12000 hours is expected to be \$150,000. At that time the compactor can be replaced or rebuilt. A rebuild of all major components would be at a cost of approximately \$280,000 and would extend the service life by another five years.

The alternative is to replace the compactor with a new machine for an estimated cost between \$850,000 and \$900,000. The annual loan payment for the outstanding debt will be approximately \$156,000 which includes a debt servicing cost of \$7,100.

If the existing compactor is retained, it will need to be replaced or rebuilt in approximately 30 months. With an expected residual value of approximately \$150,000 it may make sense to keep it as backup equipment without rebuilding given the critical roll compaction plays in landfill operations. A back up compactor would also allow the replacement primary compactor to be taken out of service for maintenance thereby extending its service life. Future options for a replacement compactor include purchasing new, new with or without a guaranteed buy back, or a used compactor. The value of the Canadian dollar will play a significant role in future decisions to rebuild or replace the compactor.

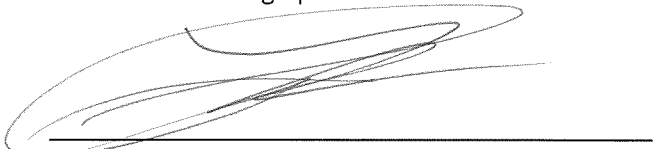
¹ www.miltoncat.com/articles Tier 4 – How it will affect your equipment, your business and your environment.

STRATEGIC PLAN IMPLICATIONS

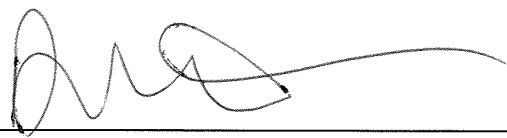
Compaction of waste is a regulatory requirement and is consistent with the landfill *Design and Operations Plan* as referenced in the 2013-15 Strategic Plan.

SUMMARY/CONCLUSIONS

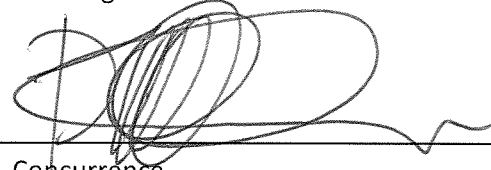
The costs for landfill compactors have increased significantly in recent years largely due to the value of the Canadian dollar as well as emission technology changes. The current landfill compactor has 30 months remaining service life based on current industry expectations. In consideration of reduced tip fee revenues and significant capital projects over the next two years (i.e. building relocation, North Berm construction) at the landfill, the preferred option is to retain the existing compactor and forego the guaranteed buy back. The projected cost saving as compared to replacing the compactor with new equipment is in the order of \$30,000 per year. Deferring acquisition of a new compactor also corresponds with the Solid Waste Management Plan review which will consider future solid waste services financing options.



Report Writer



General Manager Concurrence



C.A.O. Concurrence