REGIONAL DISTRICT OF NANAIMO

REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA SERVICES COMMITTEE
AGENDA

Tuesday, June 11, 2019

1:30 P.M.

Board Chambers

This meeting will be recorded

Pages

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

   3.1 **Electoral Area Services Committee Meeting - May 14, 2019** 5

   That the minutes of the Electoral Area Services Committee meeting held May 14, 2019 be adopted.

4. DELEGATIONS

5. CORRESPONDENCE

6. COMMITTEE MINUTES

   That the following minutes be received for information:

   6.1 **Electoral Area F Parks and Open Space Advisory Committee - May 22, 2019** 12

   6.2 **Electoral Area G Parks and Open Space Advisory Committee - May 28, 2019** 14

7. COMMITTEE RECOMMENDATIONS

   7.1 **Electoral Area F Parks & Open Space Advisory Committee**

      7.1.1 **5-year Project Plan – Electoral Area F** 16

      That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area F be approved.

7.2 Electoral Area G Parks & Open Space Advisory Committee

7.2.1 5-year Project Plan – Electoral Area G

19

Please note: The recommendation was varied by the Committee - Item 2 added

1. That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area G be approved as presented.

2. That Electoral Area G Community Works Funds (CWF) be used for Maple Lane Park following community feedback at the June 17, 2019 Maple Lane Park Open House and staff providing costing on selected park design elements for the Board's future consideration and approval of the CWF amount for the project.

8. PLANNING

8.1 Zoning Amendment

8.1.1 Zoning Amendment Application No. PL2019-037 – 760, 770, 772 and 780 Horne Lake Road, Electoral Area H – Amendment Bylaw 500.427, 2019 – Introduction

22

1. That the Board receive the Summary of the Public Information Meeting held on April 30, 2019.

2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.427 being considered for adoption.

3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019", be introduced and read two times.

4. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019", be delegated to Director McLean.

8.1.2 Zoning Amendment Application No. PL2018-121 - Fowler Road, Electoral Area H - Amendment Bylaw 500.424, 2019 – Introduction 35

1. That the Board receive the Summary of the Public Information Meeting held on February 21, 2019.

2.That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.424, 2019 being considered for adoption.

3. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019”, be introduced and read two times.

4. That the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019”, be delegated to Director McLean or his alternate.

8.1.3 Zoning Amendment Application No. PL2015-084 - Angel Road, Electoral Area F - Amendment Bylaw 1285.32, 2019 – Introduction 59

1. That the Board receive the Summary of the Public Information Meeting held on July 12, 2018.

2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 1285.32, 2019" being considered for adoption.

3. That “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019" be introduced and read two times.

4. That the Public Hearing on “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019”, be waived in accordance with Section 464(2) of the *Local Government Act.*

5. That staff be directed to proceed with notification in accordance with Section 467 of the *Local Government Act* of the Board’s intent to consider third reading of “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019” at a regular Board meeting to be held on July 23, 2019.

6. That the Board direct staff to prepare a report on options to implement a consistent, coordinated, and equitable approach to respond to requests received from Fire Departments, in response to development referrals, for an applicant to install water storage tank(s) for firefighting purposes.

9. EMERGENCY PREPAREDNESS

9.1 Emergency Support Services Update 72

That the Emergency Support Services Update be received for information.

10. BUSINESS ARISING FROM DELEGATIONS

11. NEW BUSINESS

11.1 Directors' Roundtable

12. ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA SERVICES COMMITTEE MEETING

Tuesday, May 14, 2019
1:32 P.M.
Board Chambers

In Attendance:	Director B. Rogers	Chair
	Director K. Wilson	Electoral Area A
	Director V. Craig	Electoral Area B
	Director M. Young	Electoral Area C
	Director L. Salter	Electoral Area F
	Director C. Gourlay	Electoral Area G
	Director S. McLean	Electoral Area H
Also in Attendance:	P. Carlyle	Chief Administrative Officer
	S. De Pol	A/Gen. Mgr. Regional & Community Utilities
	G. Garbutt	Gen. Mgr. Strategic & Community Development
	T. Osborne	Gen. Mgr. Recreation & Parks
	D. Wells	Gen. Mgr. Corporate Services
	D. Pearce	Director of Transportation & Emergency Services
	P. Thompson	Mgr. Current Planning
	C. Simpson	Senior Planner
	T. Mayea	Legislative Coordinator
	S. Commentucci	Recording Secretary

CALL TO ORDER

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

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area Services Committee Meeting - April 9, 2019

It was moved and seconded that the minutes of the Electoral Area Services Committee meeting held April 9, 2019, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS

Sean McMann, re Cannabis Zoning on Agricultural Land & Economic Benefit

Sean McMann provided a presentation regarding cannabis production in the Agricultural Land Reserve.

COMMITTEE MINUTES

It was moved and seconded that the following minutes be received for information:

Electoral Area A Parks, Recreation and Culture Commission - April 17, 2019

CARRIED UNANIMOUSLY

COMMITTEE RECOMMENDATIONS

Electoral Area A Parks, Recreation and Culture Commission

Recreation Activities in Cedar

It was moved and seconded that staff provide a draft Terms of Reference document to guide a Recreation Needs Assessment within Electoral Area A to the Electoral Area A Parks, Recreation and Culture Commission for review at the June 2019 meeting.

CARRIED UNANIMOUSLY

PLANNING

Development Permit and Request for Frontage Relaxation

Development Permit Application No. PL2019-013 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2018-189 - 850, 860 and 870 Spider Lake Road, Electoral Area H

It was moved and seconded that the Board approve the request to relax the minimum 10% perimeter frontage requirements for proposed Lot 3 in relation to a three-lot Subdivision Application No. PL2018-189.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board approve Development Permit PL2019-013 to permit a three-lot subdivision subject to the terms and conditions outlined in Attachments 2 and 3.

CARRIED UNANIMOUSLY

Development Permit with Variance

Development Permit with Variance Application No. PL2019-034 - 843 Mariner Way, Electoral Area G

It was moved and seconded that the Board approve Development Permit with Variance No. PL2019-034 to permit the construction of a dwelling unit subject to the terms and conditions outlined in Attachment 3.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Permit with Variance No. PL2019-034.

CARRIED UNANIMOUSLY

Development Permit with Variance Application No. PL2018-221 - 1348 Leask Road, Electoral Area A

It was moved and seconded that the Board approve Development Permit with Variance No. PL2018-221 to permit the reconstruction of beach access stairs, associated landings and kayak shed subject to the terms and conditions outlined in Attachments 1 and 2.

Opposed (1): Director Craig

CARRIED

It was moved and seconded that the Board direct staff to complete the required notification for Development Permit with Variance No. PL2018-221.

Opposed (1): Director Craig

CARRIED

Development Permit with Variance Application No. PL2019-026 - 886, 890, 894 Wembley Road, Electoral Area G

It was moved and seconded that the Board approve Development Permit with Variance No. PL2019-026 to increase the number of signs permitted on a parcel from two to seven and to increase the maximum width of two fascia signs from 4.0 metres to 4.9 metres subject to the terms and conditions outlined in Attachment 2.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Permit with Variance No. PL2019-026.

CARRIED UNANIMOUSLY

Development Variance Permit

Development Variance Permit Application No. PL2019-048 - 751 Woodland Drive, Electoral Area G

It was moved and seconded that the Board approve Development Variance Permit No. PL2019-048 to increase the maximum permitted floor area for an accessory building containing a secondary suite subject to the terms and conditions outlined in Schedule 1 to 3 of Attachment 2.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2019-048.

CARRIED UNANIMOUSLY

Zoning Amendment

Zoning Amendment to Implement Bylaw Notice Bylaw

It was moved and seconded that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2019", be introduced and read two times.

Opposed (3): Director Wilson, Director Rogers, and Director Gourlay

CARRIED

It was moved and seconded that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.34, 2019, be introduced and read two times.

Opposed (3): Director Wilson, Director Rogers, and Director Gourlay

CARRIED

It was moved and seconded that a Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2019" and "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.34, 2019", be held.

Opposed (3): Director Wilson, Director Rogers, and Director Gourlay

CARRIED

Other

Non-Medical Cannabis Retail Store Licence Application No. PL2018-157 - 2254 Alberni Highway, Electoral Area F

It was moved and seconded that the Board receive the Summary of the Public Meeting held on March 27, 2019 and consider submissions and comments from the public regarding Non-Medical Cannabis Retail Store Licence Application No. PL2018-157.

Opposed (1): Director Wilson

CARRIED

It was moved and seconded that the Board adopt the resolution supporting Non-Medical Cannabis Retail Store Licence Application No. PL2018-157 attached to this report as Attachment 2.

Opposed (1): Director Wilson

CARRIED

Non-Medical Cannabis Retail Store Licence Application No. PL2019-043 - 3125 Van Horne Road, Electoral Area F

It was moved and seconded that the Board receive the Summary of the Public Meeting held on April 16, 2019 and Public Submissions and Comments regarding Non-Medical Cannabis Retail Store Licence Application No. PL2019-043.

Opposed (4): Director Wilson, Director Rogers, Director Gourlay, and Director McLean

DEFEATED

It was moved and seconded that the Board adopt the resolution supporting Non-Medical Cannabis Retail Store Licence Application No. PL2019-043 attached to this report as Attachment 2.

Opposed (4): Director Wilson, Director Rogers, Director Gourlay, and Director McLean

DEFEATED

Temporary Use Permit Application No. PL2019-021 - 1451 Island Highway East, Electoral Area E

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on March 13, 2019.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board approve Temporary Use Permit No. PL2019-021 to allow a licensed pharmaceutical grade cannabis recycling, extraction and testing facility on the subject property subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 3.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Temporary Use Permit No. PL2019-021.

CARRIED UNANIMOUSLY

Telecommunication Antenna System Application No. PL2019-030 - 2540 Alberni Highway, Electoral Area F

It was moved and seconded that the Board instruct Regional District of Nanaimo staff to advise Rogers Communications Inc. and Innovation, Science and Economic Development Canada of the following:

- Rogers Communications Inc. has satisfactorily completed its consultation with the Regional District of Nanaimo;
- 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
- The Regional District of Nanaimo concurs with Rogers Communications Inc.'s proposal to construct a wireless telecommunications facility on the parcel legally described as Block B, District Lot 143, Nanoose District, Plan 4679.

Opposed (3): Director Young, Director Salter, and Director McLean

CARRIED

COMMUNITY PARKS

Electoral Area Community Parks Development Cost Charge Study

It was moved and seconded that the Board proceed with the initiation of a Development Cost Charge Study for community parkland acquisitions and improvements for Electoral Areas A, B, C, E, F, G and H as permitted under the *Local Government Act*.

It was moved and seconded that the main motion be amended to remove Electoral Area C.

CARRIED UNANIMOUSLY

It was moved and seconded that the main motion be amended to remove Electoral Area F.

CARRIED UNANIMOUSLY

The vote was taken on the main motion as amended:

That the Board proceed with the initiation of a Development Cost Charge Study for community parkland acquisitions and improvements for Electoral Areas A, B, E, G and H as permitted under the *Local Government Act*.

CARRIED UNANIMOUSLY

FIRE PROTECTION

Fire Services Update

It was moved and seconded that the Fire Services update be received for information.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 2:55 PM

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CHAIR

REGIONAL DISTRICT OF NANAIMO

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA F PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Wednesday, May 22, 2019
1:00 P.M.
Annex Building (Coombs Fairground)

In Attendance:	Director L. Salter	Chair
	A. Dunn	Member at Large
	B. Smith	Member at Large
	K. Smith	Member at Large
	R. Shackleton	Member at Large
Regrets:	J. Fell	Member at Large
Also in Attendance:	R. Lussier	Parks Planner

CALL TO ORDER

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

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area F Parks and Open Space Advisory Committee Meeting - March 6, 2019

It was moved and seconded that the minutes of the Electoral Area F Parks and Open Space Advisory Committee meeting held March 6, 2019, be adopted.

CARRIED UNANIMOUSLY

REPORTS

Parks Update Report – January to March 2019

R. Lussier reviewed the Errington Community Park detailed design and costing of the playground. It is anticipated that this work be completed by September 2019. The Operator Agreement is on hold until the infrastructure report for the park is completed.

A. Dunn discussed the potential of volunteers creating a pump track at Meadowood Community Park. It was suggested that community representatives appear as a delegation at the Electoral Area F Parks and Open Space Advisory Committee to present their ideas for the park. The Committee would consider a recommendation for the proposed project following the presentation from the delegation.

Chair Salter discussed motorbike use on the Arrowsmith community trails. The concern is that this unauthorized use of the local trail system is not safe for all users and is damaging trail surfaces. Parks staff will assess the trail conditions and current signage provided.

Chair Salter advised the Parks and Open Space Advisory Committee that she opted out of the Community Parks Development Cost Charge Study for Electoral Area F.

It was moved and seconded that the Parks Update Report – January to March 2019 be received for information.

CARRIED UNANIMOUSLY

5-year Project Plan – Electoral Area F

R. Lussier reviewed the planning worksheet draft for project planning from 2020-2024.

K. Smith discussed the importance of creating trails that are usable by people who have physical challenges.

It was moved and seconded that the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area F be approved.

CARRIED UNANIMOUSLY

NEW BUSINESS

It was requested by members of the Committee that future meeting times be changed from 1:00 PM - 3:00 PM to 6:00 PM - 8:00 PM.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 2:25 PM

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CHAIR

REGIONAL DISTRICT OF NANAIMO

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA G PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Tuesday, May 28, 2019
3:30 P.M.
Oceanside Place

In Attendance:	Director C. Gourlay	Chair
	R. Alexander	Member at Large
	M. Foster	Member at Large
	D. Round	Member at Large
Regrets:	B. Coath	Member at Large
Also in Attendance:	T. Osborne	Gen. Mgr., Recreation & Parks
	W. Marshall	Mgr. Park Services
	R. Lussier	Parks Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

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

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area G Parks and Open Space Advisory Committee Meeting - February 27, 2019

It was moved and seconded that the minutes of the Electoral Area G Parks and Open Space Advisory Committee meeting held February 27, 2019, be adopted as amended to add under 'Introductions and Orientation' that 'concern was expressed about the funding for parks projects not being available due to storm damage clean up'.

CARRIED UNANIMOUSLY

REPORTS

Parks Update Report – January to March 2019

R. Lussier gave an update of the park projects in Electoral Area G.

D. Round requested that residents near the potential waterline regional trail be consulted in the development plan.

It was moved and seconded that the Parks Update Report – January to March 2019 be received for information.

CARRIED UNANIMOUSLY

5-year Project Plan – Electoral Area G

W. Marshall spoke of the process the project plans and budgeting for community parks.

R. Lussier reviewed the priorities and costing on the 5-year project planning worksheet.

Committee members discussed the funds allocated to projects and the priorities of the projects. They agreed that approximately $30,000 of Community Works Funds allocated to Maple Lane project would be good use of the funds. R. Lussier said the open house for Maple Lane Park is scheduled for June 17, 2019 from 4-6 pm. R. Alexander said that date would work and it would be before the San Pareil Owners and Residents Associations annual general meeting.

It was moved and seconded that the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area G be approved as presented.

CARRIED UNANIMOUSLY

It was moved and seconded that Electoral Area G Community Works Funds (CWF) be used for Maple Lane Park following community feedback at the June 17, 2019 Maple Lane Park Open House and staff providing costing on selected park design elements for the Board's future consideration and approval of the CWF amount for the project.

CARRIED UNANIMOUSLY

NEW BUSINESS

Reserve Funds

Director Gourlay spoke about the options and process for increasing the reserve funds for future projects. He said he added $25,000 in the 2019 Electoral Area G Community Parks budget and the Five-Year Financial Plan for reserves but that there needs to be more of a regular contribution to the reserve. The Committee discussed the options of tax increase and the review of Development Cost Charges for Community Parks.

R. Alexander asked how the budget is increased to increase maintenance levels in parks. T. Osborne explained the budget process for an increase to maintenance.

There was a discussion and request for the Electoral Area G meeting time to return to later in the day.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 4:55 PM

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CHAIR

REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO: Electoral Area 'F' Parks and Open Space Advisory Committee **MEETING:** May 22, 2019

FROM: Renée Lussier
Parks Planner

Subject: 5-year Project Plan – Electoral Area F

RECOMMENDATION

That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area F be approved.

SUMMARY

The 5-year Project Plan: 2020-2024 outlines the Community Parks projects identified for the Electoral Area and will guide the development of workplans and the capital plan.

BACKGROUND

The 5-year Project Plan: 2020-2024 outlines the Community Parks projects identified for the Electoral Area. Projects are ranked by priority, high to low. Suggestions come from the Parks and Open Space Advisory Committee (POSAC), the Electoral Area Director, and applicable Plans. The project list is reviewed every year to ensure that new priorities are captured.

ALTERNATIVES

1. That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area F be approved.

2. That alternative direction be provided.

FINANCIAL IMPLICATIONS

Electoral Area F Community Park projects planned for next year will be considered as part of the 2020 budget process. Project budget guidelines are provided on the attached 5-year Project Plan: 2020-2024 EA F along with the funding sources, if known and/or currently available.

The available funding sources for Community Parks are the Area F Community Parks Budget and the Area F Reserve Fund. The Cash-in-Lieu Reserve Fund can only be used to purchase park land. Community Works Funds can also be used when available. Current budget availability for Electoral Area F is:

EA F Reserve Fund	$65,402
EA F Cash-in-Lieu Reserve Fund	$87,911

The Community Parks Budget is reviewed annually by the Regional Board and funding priorities are set with consideration of input and recommendations from the Electoral Area F POSAC.

STRATEGIC PLAN IMPLICATIONS

Focus On Service And Organizational Excellence - We Recognize Community Mobility And Recreational Amenities As Core Services



Renée Lussier
Rlussier@rdn.bc.ca
May 9, 2019

Reviewed by:

- W. Marshall, Manager, Parks Services
- T. Osborne, General Manager, Recreation and Parks
- P. Carlyle, Chief Administrative Officer

Attachments

1. 5-year Project Plan 2020-2024 EA F_spring report

RDN Electoral Area F Community Parks
5-Year Project Planning: 2020-2024
PLANNING WORKSHEET DRAFT

for review at the May 22, 2019 POSAC meeting

This worksheet is provided for planning purposes only and is subject to change to accommodate other Board directives, funding constraints and staff resources.

Reserve Fund: $65,402

Cash-in-Lieu Reserve Fund: $87,911

As of April 29, 2019

		Estimated Cost	Budget Notes	Origin
Current Year Projects (2019)				
2019	Meadowood Community Park - Community Centre Site Planning/Building Tender	staff time		
2019	Errington Community Park - Playground Detailed Design and Costing	$20,000		
2019	Errington Community Park - Infrastructure Assessment	TBA		
High Priority Projects (2020-2021)				
2020	ACT East Palmer Road - Planning and Construction	TBD		POSAC
2020	ACT Bellevue Ph 1 Grafton/Bellevue	TBD		POSAC
2020	Meadowood Community Park - Community Centre Construction	staff time		
2020	Errington Community Park - Playground Tender	TBD		pending resolution
2020	Errington Community Park - Bike Park Design Build	TBD		pending resolution
2020	Errington Community Park - Operator Agreement	TBD		
2021	ACT Bellevue Ph 2 Kopernick Link - Planning and Construction	TBD		POSAC
2021	Malcolm Road Community Park - Signage Strategy Pilot	$2,000		resolution
Medium Priority Projects (2022-2023)				
2022	Errington Community Park - Construction	TBD		pending resolution
2022	ACT Bellevue Phase 3 Middlegate Link - Planning and Construction	TBD		POSAC
2022	French Creek School - porta-potty and surround - Planning and Construction	TBD		
2022	French Creek School Park - Planning	staff time		
2023	ACT - Planning and Construction	TBD		POSAC
Low Priority Projects (2024-)				
2024	Errington Community Park - Construction	TBD		pending resolution
2024	ACT - Planning and Construction	TBD		POSAC
Additional Project Suggestions				
	Community Parks and Trails Strategic Plan			
	Romain Road Community Park - Planning			
	Investigate feasibility of URL trail from Longmoor Road to Chatsworth Road			
	Investigate feasibility of a bridge connection from Errington to ERRP area			
	Consider disposition of three surplus parks			
	Horse Trails - Georeferenced Map			

Completed Projects		**Cost**
2018	Errington Community Park Concept Master Plan	$15,000
2018	ACT David Lundine Extension	$7,000
2018	ACT East Palmer Road - Survey	$6,500

REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO: Electoral Area 'G' Parks and Open Space Advisory Committee **MEETING:** May 28, 2019

FROM: Renée Lussier
Parks Planner

SUBJECT: 5-year Project Plan – Electoral Area G

Please note: The recommendation was varied by the Committee as follows:

1. That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area G be approved.

2. That Electoral Area G Community Works Funds (CWF) be used for Maple Lane Park following community feedback at the June 17, 2019 Maple Lane Park Open House and staff providing costing on selected park design elements for the Board's future consideration and approval of the CWF amount for the project.

RECOMMENDATION

That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area G be approved.

SUMMARY

The 5-year Project Plan: 2020-2024 outlines the Community Parks projects identified for the Electoral Area and will guide the development of workplans and the capital plan.

BACKGROUND

The 5-year Project Plan: 2020-2024 outlines the Community Parks projects identified for the Electoral Area. Projects are ranked by priority, high to low. Suggestions come from the Parks and Open Space Advisory Committee (POSAC), the Electoral Area Director, and applicable Plans. The project list is reviewed every year to ensure that new priorities are captured.

ALTERNATIVES

1. That the 5-year Project Plan: 2020-2024 for Community Parks in Electoral Area G be approved.

2. That alternative direction be provided.

FINANCIAL IMPLICATIONS

Electoral Area G Community Park projects planned for next year will be considered as part of the 2020 budget process. Project budget guidelines are provided on the attached 5-year Project Plan: 2020-2024 EA G along with the funding sources, if known and/or currently available.

The available funding sources for Community Parks are the Area G Community Parks Budget and the Area G Reserve Fund. The Cash-in-Lieu Reserve Fund can only be used to purchase park land. Community Works Funds can also be used when available. Current budget availability for Electoral Area G is:

EA G Reserve Fund	$128,281
EA G Cash-in-Lieu Reserve Fund	$866,886

The Community Parks Budget is reviewed annually by the Regional Board and funding priorities are set with consideration of input and recommendations from the Electoral Area G POSAC.

STRATEGIC PLAN IMPLICATIONS

Focus On Service And Organizational Excellence - We Recognize Community Mobility And Recreational Amenities As Core Services



Renée Lussier
rlussier@rdn.bc.ca
May 9, 2019

Reviewed by:
- W. Marshall, Manager, Parks Services
- T. Osborne, General Manager, Recreation and Parks
- P. Carlyle, Chief Administrative Officer

Attachments
1. 5-year Project Plan 2020-2024 EA G_May 2019

RDN Electoral Area G Community Parks

5-Year Project Planning: 2020-2024

PLANNING WORKSHEET DRAFT

for review at the May 28, 2019 POSAC meeting

This worksheet is provided for planning purposes only and is subject to change to accommodate other Board directives, funding constraints and staff resources.

Reserve Fund: **$128,281**

Cash-in-Lieu Reserve Fund: **$866,886**

As of April 29, 2019

		Estimated Cost	Budget Notes	Origin
Current Year Projects (2019)				
2019	Blue Water Place Community Park - Ph 2 Clearing and Restoration	$5,000	Reserves	
2019	River's Edge Community Park - Playground project master plan	$5,000	Ops budget	POSAC
2019	Maple Lane Community Park - Public Consultation/Design	TBD		POSAC
2019	Maple Lane Community Park - Install	TBD	Community Works Funds	POSAC
2019	Little Qualicum Hall	$170,000	CW	18-295
2019	Administrative support for EA 'G' POSAC	staff time		
High Priority Projects (2020-2021)				
2020	Maple Lane Community Park - Install	TBD		POSAC
2020	Blue Water Place Community Park - Ph 3 Clearing and Restoration	TBD		
2020	River's Edge Community Park - Playground project	TBD		POSAC
2021	River's Edge Community Park - Playground project	TBD		POSAC
2021	Little Qualicum Hall	$25,000	CW	18-295
Medium Priority Projects (2022-2023)				
2022	Maple Lane Community Park - Playground project design ph 2	TBD		POSAC
2022	Columbia Beach Community Park - Assessment (BMX trails)	TBD		
2022	Boultbee Community Park - Improvement Plan	TBD		
2022	Little Qualicum Hall	TBD	CW	17-405, 17-600
2023	Active Transportation Plan	TBD		
2023	Neden Way Community Park - Improvements	TBD		
Low Priority Projects (2024-)				
2024	Active Transportation Plan	TBD		
2024	Neden Way Community Park - Improvements	TBD		
Additional Project Suggestions				
	Community Parks and Trails Strategic Plan			
	Water Access site inventory			
	Trail improvements between Miller Rd north & south community parks			
	Community trail development from Columbia Dr to FC Marina (in OCP)			
	Improvement and management of the Kincade Water Access site			
	Signage at Water Access sites and Millers Rd			
	Feasibility of pedestrian/bike trail from Ganske Rd to Waters Rd			
	Lee Rd: trail development			
	Sumnar Lane: benches, plantings			

REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO:	Electoral Area Services Committee	**DATE:**	June 11, 2019
FROM:	Stephen Boogaards Planner	**FILE:**	PL2019-037

SUBJECT: Zoning Amendment Application No. PL2019-037
760, 770, 772 and 780 Horne Lake Road – Electoral Area H
Amendment Bylaw 500.427, 2019 – Introduction
Lot 1, Block 347, Newcastle and Alberni Districts, Plan 33670 Except Part in Plan VIP61037

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Information Meeting held on April 30, 2019.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.427 being considered for adoption.
3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019", be introduced and read two times.
4. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019", be delegated to Director McLean.

SUMMARY

The applicant proposes to amend the zoning for the subject property from Rural 1 (RU1), Subdivision District 'B' to RU1 zone, Subdivision District 'CC', to allow a four lot subdivision. A Public Information Meeting was held on April 30, 2019. 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). It is recommended that Amendment Bylaw No. 500.427, 2019 be granted first and second reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Fern Road Consulting Ltd., on behalf of Clifford and April Gilchrist, Gordon Price and J&B Enterprises Ltd., to rezone the subject property from RU1, Subdivision District 'B' to RU1 zone, Subdivision District 'CC', to allow a four lot subdivision. The subject property is approximately 17.55 hectares in area and contains six dwelling units and accessory buildings (see Attachment 3 – Plan of Subdivision). The property is adjacent to Horne Lake Road to the east, the Agricultural Land Reserve (ALR) to the north and west, and 2.0 hectare Rural zoned parcels to the south (see Attachment 1 –

Subject Property Map). The northeastern portion of the property is also affected by a BC hydro statutory right-of-way.

Proposed Development

The applicant proposes to rezone the subject property from RU1, Subdivision District 'B' to RU1 zone, Subdivision District 'CC', to allow a four lot subdivision with a minimum parcel size of four hectares (see Attachment 5 – Proposed Plan of Subdivision). Three of the properties currently contain two dwellings and accessory buildings, many of which are proposed to be removed. Each lot will be serviced by a well and onsite sewage disposal.

The applicant proposes a 12.5 metre wide road dedication along the southern boundary of the subdivision to comply with Ministry of Transportation and Infrastructure access requirements. (see Attachment 3 – Plan of Subdivision). Proposed Lot 4 will need a relaxation of road frontage requirements as required in the *Local Government Act*.

Official Community Plan Implications

The subject property is designated Rural pursuant to the "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2017" (OCP). The Rural designation supports a minimum parcel size of 4.0 hectares for the subdivision of land. Given the 4.0 hectare minimum parcel size, the density of the RU1 zone will also not exceed maximum permitted density in the OCP, being one dwelling unit per 2.0 hectares to a maximum of two per parcel. Therefore, the proposed amendment is consistent with the OCP Rural designation policies.

The OCP also includes direction that zoning amendments should generally be requested to include some public amenity as part of the completed project, in recognition of the increased value conferred on the land in the course of rezoning. The applicant is proposing $4,000 towards Phase 2 of the Dunsmuir Community Park, which is a project currently underway and approved by the RDN Board. The provision of this amenity contribution is noted as a Condition of Approval in Attachment 2.

Land Use Implications

The existing RU1 zoning of the subject property allows agriculture, aquaculture, home-based business, produce stand, silviculture, secondary suite, and residential use. Currently six dwelling units and accessory buildings are located on the subject property, and are serviced by well and septic field. While many of the dwellings are proposed to be removed, the proposed zoning amendment would permit two dwellings per lot as the parcel does not exceed OCP policy for one dwelling unit per 2.0 hectares.

The applicant has submitted a proposed plan of subdivision to show the potential shape and dimensions of the proposed lots (see Attachment 3 – Proposed Plan of Subdivision). The configuration of proposed Lot 4 will require a relaxation of the 10% road frontage requirements of Section 512 of the *Local Government Act*, as only 5.6% of the parcel perimeter will be fronting on the proposed dedicated road.

The property is adjacent to the ALR to the north and west of the subject property. Due to the depth of the proposed parcels and size of the property, the proposed subdivision would be exempt from the Farmland Protection Development Permit Area and conflicts between agricultural and adjacent residential uses are not expected. However, a nuisance easement is

recommended to advise potential property owners or buyers of the presence of the ALR and the potential for noise and odours related to normal farming practices.

Environmental Implications

As the proposed zoning amendment is required to demonstrate compliance with "Board Policy B1.21 Hydrological (groundwater) assessment requirements for rezoning un-serviced lands and for development permits", the applicant has provided a Preliminary Hydrological Assessment prepared by Lewkowich Engineering Associates Ltd., dated January 3, 2019. The report concludes that the four lot subdivision will have a negligible impact on the drinking water aquifer and that groundwater wells will be able to meet the required zoning volumes of 3.5 m^3 / day. The report also concludes that the subdivision impacts to groundwater quality will be very low, as properly designed septic systems will need to be constructed to Island Health (VIHA) standards. The report recommends that all septic components are at least 30.0 metres from a groundwater well to limit potential contamination. As a condition of approval, it is recommended that the applicant be required to register a Section 219 covenant with the Preliminary Hydrological Assessment and conditions to ensure the wells are constructed and tested at subdivision stage, consistent with Board Policy B1.21.

Due to the presence of a wetland on the property, the applicant has also submitted an Environmental Assessment by Toth and Associates Environmental Services, dated February 5, 2019. The wetland is situated in the southwest corner of the property, and continues onto the neighbouring property. The report identifies that the wetland did not have any surface connection with downstream watercourses and that the *Riparian Area Regulations* would not apply. However, the report does identify that the wetland could provide amphibian breeding habitat and recommended a naturally vegetated buffer within 15.0 metres of the natural boundary of the wetland. As a condition of approval, it is recommended that the applicant be required to register a Section 219 covenant with the Environmental Assessment and conditions for the protection of the 15.0 metre natural boundary of the wetland.

Intergovernmental Implications

The application was referred to the Ministry of Transportation and Infrastructure (MOTI), who indicated that they have no objections to the rezoning application provided that the comments are not construed as subdivision approval and no drainage is directed to MOTI drainage systems. MOTI and the Provincial Approving Officer as part of a formal subdivision application will also consider road construction, stormwater management and geotechnical implications.

The application was referred to VIHA who identified that the septic disposal for the properties must be in compliance with the Sewerage System Regulations and VIHA subdivision standards. VIHA recommends any shared wells must be in compliance with the *Drinking Water Protection Regulation*. Therefore at the time of subdivision, as part of requirements for Policy B1.21, the RDN would require confirmation that any drinking water system for lots containing two dwelling units have an Operating Permit from VIHA.

Given the groundwater protection policies of the OCP, the zoning amendment application was also referred to the Qualicum Bay – Horne Lake Waterworks District. The property is located within the well capture zone for the community water supply. With respect to permitted uses on the property, the improvement district identified concerns with agriculture due to pesticides and fertilizers, and residential uses due to septic systems and abandoned wells. To address concerns with rural residential use, as a condition of approval, the Section 219 covenant will

ensure that any existing wells on the property will be brought into compliance with the *Drinking Water Protection Regulations*, which may include upgrading well heads or decommissioning abandoned wells. Further, septic systems must be designed according to VIHA standards which would mitigate risk by proper design and maintenance. With respect to agricultural use, the existing zoning definition of agriculture already excludes intensive forms of farming, including fur farm, mushroom farm, intensive swine operation, feedlot and cannabis production.

Public Consultation Implications

A Public Information Meeting (PIM) was held on April 30, 2019. Four members of the public attended and no written submissions were received prior to the PIM (see Attachment 4 – Summary Report of the Public Information Meeting). The public in attendance identified a concern related to the impact of stormwater runoff from the proposed road. With respect to this concern, MOTI has been contacted and have identified that drainage to the road and adjacent properties will be addressed through the formal subdivision application process.

In accordance with Section 464 of the *Local Government Act, s*hould the Board grant first and second reading to the amendment bylaw, a Public Hearing is required to be held or waived prior to the Board's consideration of third reading. The purpose of the Public Hearing is to provide an opportunity for those who believe that their interest in property is affected by the proposed bylaw to be heard by the Regional Board. In addition, the Regional Board may delegate the Public Hearing by resolution in accordance with Section 469 of the *Local Government Act.* Therefore, it is recommended, that should the Board grant first and second reading to the proposed amendment bylaw, that a Public Hearing be held in accordance with Section 464 of *The Local Government Act* and that the Public Hearing be delegated to Director McLean.

ALTERNATIVES

1. To proceed with Zoning Amendment Application No. PL2019-037, consider first and second reading of the Amendment Bylaw and proceed to Public Hearing.
2. To not proceed with the Amendment Bylaw readings and Public Hearing.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has no implications for the 2016 – 2020 Board Strategic Plan.



Stephen Boogaards
sboogaards@rdn.bc.ca
May 10, 2019

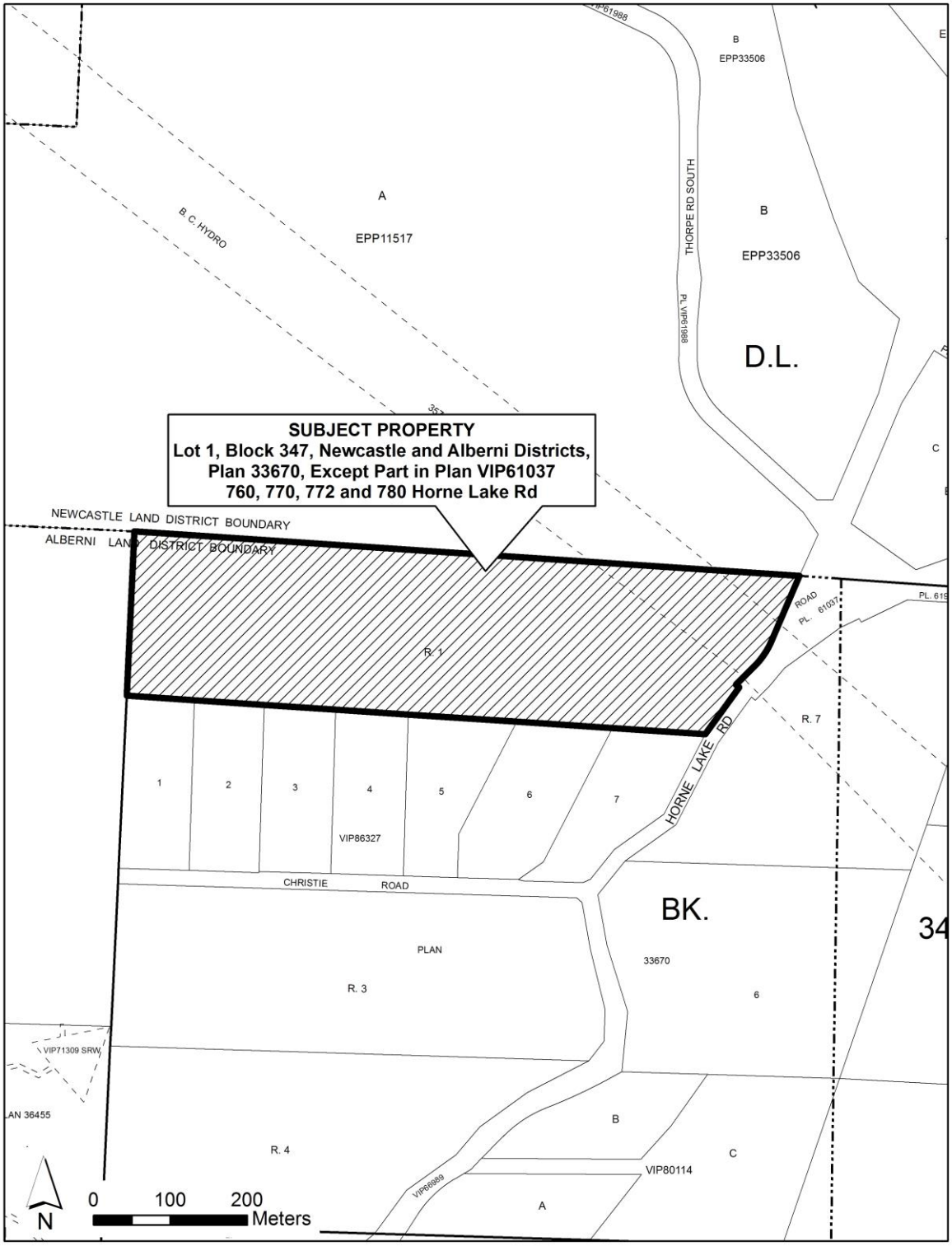
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Proposed Plan of Subdivision
4. Summary Report of the Public Information Meeting
5. Proposed Amendment Bylaw No. 500.427, 2019

Attachment 1
Subject Property Map



Attachment 2
Conditions of Approval

The following is required prior to the "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019" being considered for adoption:

Conditions of Approval

1. The applicant shall provide a voluntary community amenity contribution in the amount of $4,000 for phase 2 of the Dunsmuir Community Park.

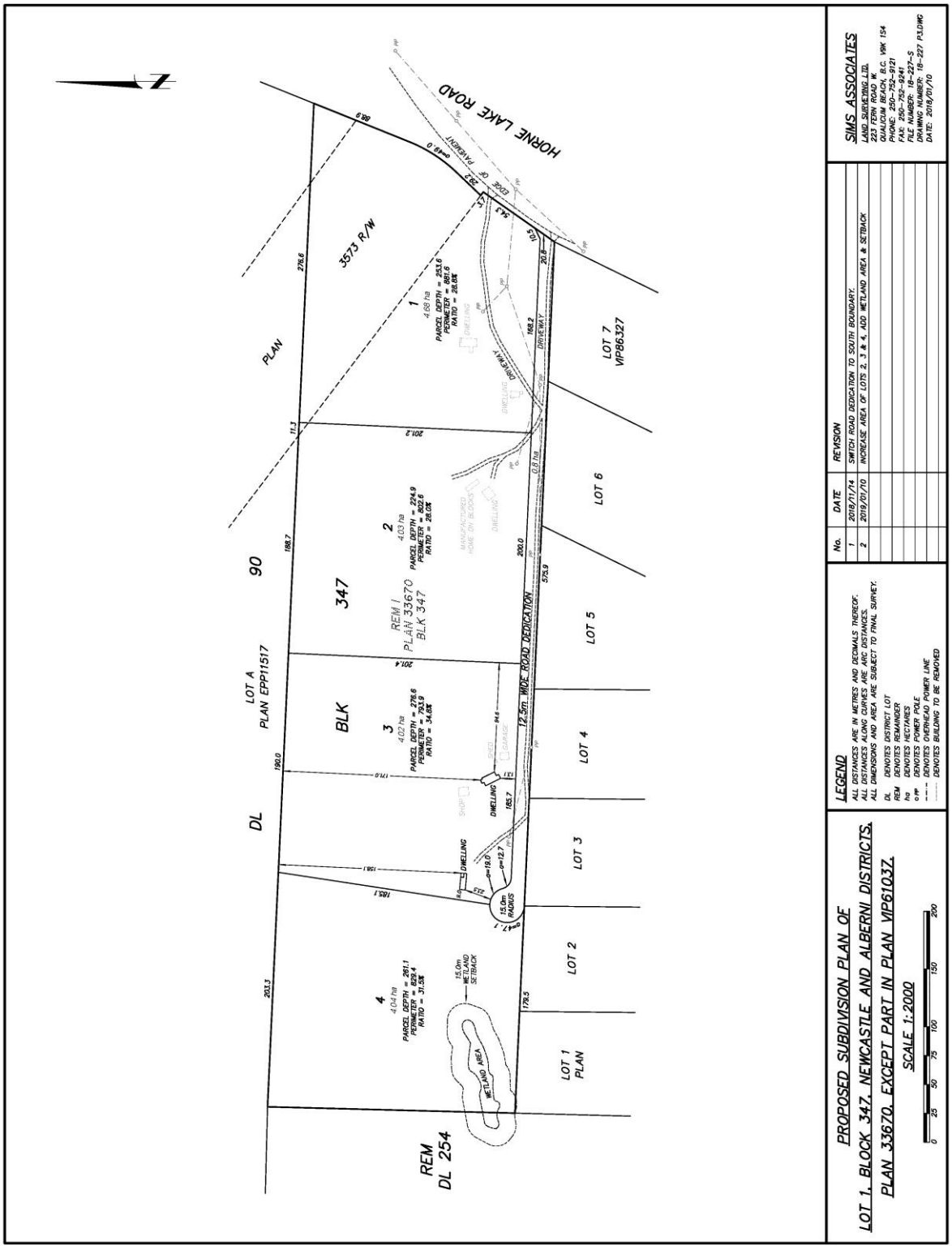
2. The applicant is required to register, at the applicant's expense, a Section 219 Covenant on the property title with the Environmental Assessment by Toth and Associates Environmental Services, dated February 5, 2019, restricting development within the wetland area.

3. The applicant shall register, at the applicant's expense, a Section 219 Covenant on the property title requiring the development of the land occur in a manner consistent with the Preliminary Hydrological Assessment report prepared by Lewkowich Engineering Associates Ltd., dated January 3, 2019.

4. The applicant is required to register, at the applicant's expense, a Section 219 Covenant on the property title stating that the wells be constructed and tested, and a report from a Professional Engineer (registered in BC) be submitted to the Regional District of Nanaimo prior to final approval of subdivision in accordance with "Board Policy B1.21 – Groundwater – Application requirements for rezoning of un-serviced lands". No subdivision shall occur until such time that a report from a Professional Engineer (registered in BC) has been completed to the satisfaction of the Regional District of Nanaimo confirming that the wells have been pump tested and certified including well head protection, and that the water meets *Canadian Drinking Water Standards*.

5. The applicant shall register a nuisance easement on the subject property to advise property owners of the presence of the Agricultural Land Reserve and the potential for odour, noise, dust or other disturbance resulting from farm operations.

Attachment 3
Proposed Plan of Subdivision



Attachment 4
Summary of the Public Information Meeting
Held at Lighthouse Community Hall
240 Lions Way
April 30, 2019 at 6:30 pm
RDN Application PL2019-037

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were four members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director McLean, Electoral Area 'H' (the Chair)
Greg Keller, Senior Planner
Stephen Boogaards, Planner

Present for the Applicant:

Helen Sims, Fern Road Consulting Ltd.
Laura Lamb, Fern Road Consulting Ltd.
Chris Hudec, Lewkowich Engineering Associates Ltd.

The Chair opened the meeting at 6:30 pm, outlined the evening's agenda, and introduced the RDN staff and the applicants in attendance. The Chair then stated the purpose of the Public Information Meeting and asked RDN staff to provide background information concerning the development application.

The Planner provided a brief summary of the proposed zoning amendment application, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Helen Sims presented an overview of the proposal and professional reports submitted.

Chris Hudec provided an overview of the hydrological assessment and identified the development would have a negligible impact on the aquifer.

Gerry Desmarais, 3005 Christie Road, identified he was concerned with the proposed road and direction of rainwater. He asked if the drainage will affect wetland and adjacent properties.

The Planner explained that at the subdivision stage, after the rezoning, the Ministry of Transportation and Infrastructure would consider road construction and drainage. He will confirm with the Ministry, as the RDN may request more information from the applicant if a concern is not addressed.

Cliff Gilchrist, 760 Horne Lake Road, stated he lives on the property and explained concern with standing water on the existing driveway. He noted he was being asked to move off of the property.

Ed Hughes, Thorpe Road, identified that he did not receive a notice. He also identified that water would flow onto his property.

Chris Hudec spoke to road construction standards and soils in relation to drainage.

Ed Hughes, Thorpe Road, identified he had no objections but the soils contain an impermeable clay base.

Chris Hudec explained his response was general, though the water will drain to the north and the wetland is in a low spot.

Gerry Desmarais, 3005 Christie Road, asked why there was a wetland if there is no overland flow. He believes the wetland will expand due to drainage.

Chris Hudec explained that the paved road will have water running to a ditch and will not significantly change water runoff compared with the current driveway. Culverts can also be included to ensure the road does not become a dam.

Helen Sims explained that the Ministry of Transportation and Infrastructure will review road construction standards and will ensure that drainage will not impact neighbouring properties. It is too early in the process for detailed road design plans.

Gerry Desmarais, 3005 Christie Road, stated he wanted to be on record for his concerns with the impact of water flow.

The Chair asked if there were any further questions or comments.

Being none, the Chair thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting was concluded at 6:57 pm.



_____

Stephen Boogaards
Recording Secretary

Attachment 5
Proposed Amendment Bylaw No. 500.427, 2019

REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.427

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. 500.427, 2019".

B. The "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", is hereby amended as follows:

1. By rezoning the lands shown on the attached Schedule '1' and legally described as

Lot 1, Block 347, Newcastle and Alberni Districts, Plan 33670 Except Part in Plan VIP61037

from Rural 1 Subdivision District 'B' to Rural 1 Subdivision District 'CC'

Introduced and read two times this ___ day of _____ 20XX.

Public Hearing held this ___ day of _____ 20XX.

Read a third time this ___ day of _____ 20XX.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this ___ day of _____ 20XX.

Adopted this___ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019".

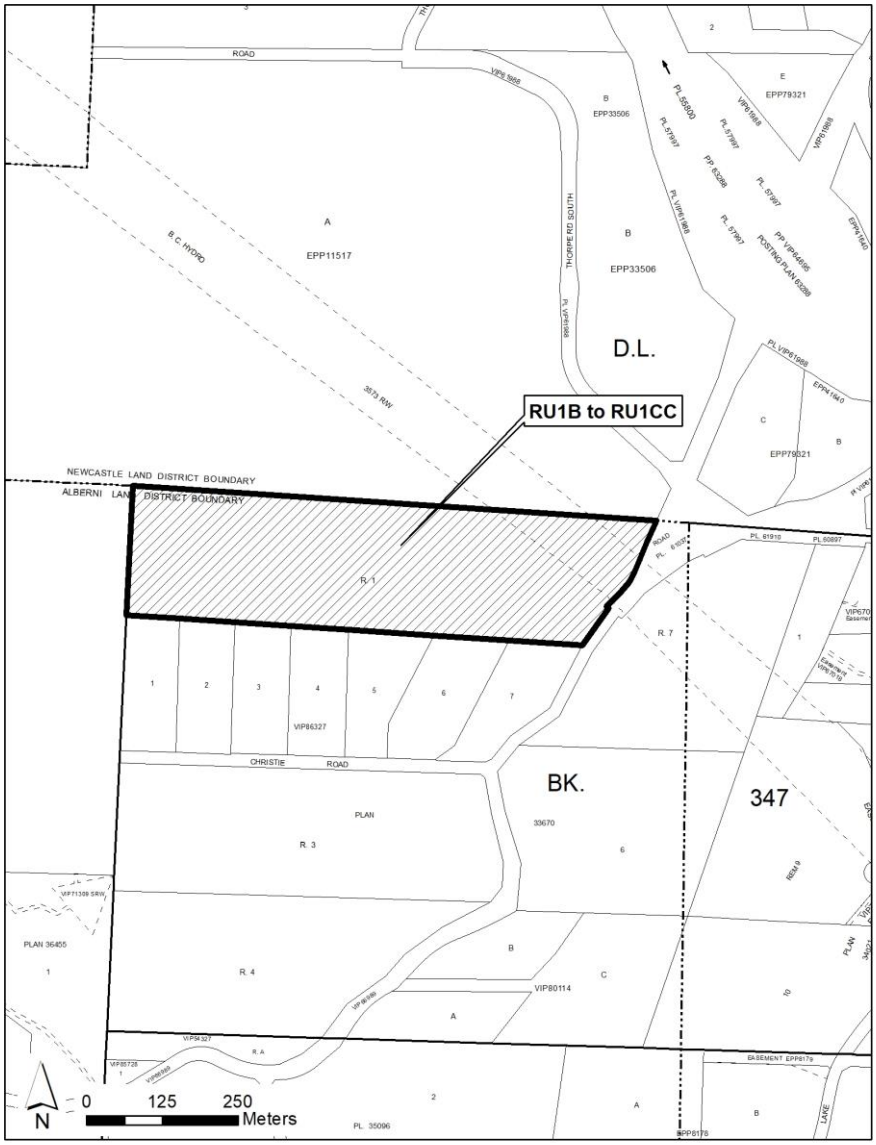
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Chairperson

_____

Corporate Officer

Schedule '1'



REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO:	Electoral Area Services Committee	**DATE:**	June 11, 2019
FROM:	Greg Keller Senior Planner	**FILE:**	PL2018-121

SUBJECT: Zoning Amendment Application No. PL2018-121
Fowler Road – Electoral Area H
Amendment Bylaw 500.424, 2019 – Introduction
Lot 23, District Lot 81, Newcastle District, Plan 1967

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Information Meeting held on February 21, 2019.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.424, 2019 being considered for adoption.
3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019", be introduced and read two times.
4. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019", be delegated to Director McLean or his alternate.

SUMMARY

This is an application to rezone the subject property to permit a proposed seven-lot bare land strata subdivision in accordance with the Alternative Forms of Rural Development policies contained in the Electoral Area H Official Community Plan (OCP). A Public Information Meeting was held on February 21, 2019. 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). It is recommended that Amendment Bylaw No. 500.424, 2019 be granted first and second reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Essex Properties Ltd. to rezone the subject property in order to permit a proposed seven lot bare land strata subdivision in accordance with the Alternative Forms of Rural Development (AFRD) policies contained in the Electoral Area H Official Community Plan (OCP). This represents the first zoning amendment application considered under the AFRD policies which encourage more sustainable forms of development and help meet community objectives by protecting an area of significance for agriculture, ecological protection, aquifer protection, or another public good purpose.

The subject property is approximately 11.14 ha in area, is currently vacant, and is densely vegetated with mature native vegetation. The property has road frontage on its north, east, and south sides. The property is bordered by Island Highway West to the north, an unnamed dedicated road allowance to the east, and Fowler Road to the south. The subject property is also located adjacent to the Arrowsmith Golf and Country Club. The subject property is currently zoned Agriculture 1 Subdivision District D (AG1D) and is adjacent to other AG1 zoned parcels to the west, Rural 1 zoned parcels to the north and east, and a Recreation 1 zoned parcel to the south (see Attachment 1 – Subject Property Map and Attachment 3 – Current Zoning Map). The southern half of the subject property is located within the Agricultural Land Reserve (ALR).

Proposed Development

This is an application to rezone the subject property to permit the creation of a seven-lot bare land strata subdivision. The proposed lot layout attached is in a conceptual format and the final layout would be addressed through a future subdivision application. The proposal is to develop seven lots on the north half of the property and to protect the remaining southern ALR portion for future agricultural purposes in accordance with the AFRD policies contained in the OCP. A rezoning is required to allow seven lots on the north half of the subject property, to reduce the dwelling unit potential of the ALR portion of the subject property, and to ensure that the overall number of potential dwelling units on the subject property is not increased (see Attachment 3 – Proposed Site Plan).

The proposal is to amend the north portion of the subject property from AG1D to Alternative Forms of Rural Development 1 (AF1). The south portion of the subject property, located in the ALR, is proposed to maintain its AG1 zoning with a revision to the subdivision district to change it from D (2.0 hectare minimum parcel size) to Z (no further subdivision) (see Attachment 4 – Proposed Zoning Maps). As future subdivision potential is addressed in the proposed AF1 zone, no subdivision district is required on the north portion of the subject property.

The property is subject to the Freshwater and Fish Habitat Protection, Aquifers, and Farmland Protection Development Permit Areas (DPA). Therefore, a development permit (DP) will be required prior to development activities occurring within the DPA.

With respect to servicing, the development is proposed to be serviced by individual wells and a shared means of sewage disposal.

Official Community Plan Implications

The north half of subject property is designated Rural and the south half of the subject property is designated Resource pursuant to the OCP. This zoning amendment application is being considered pursuant to the AFRD policies. The AFRD policies support rezoning to permit subdivision within a smaller minimum lot size than otherwise supported by the OCP within the Rural Residential and Rural land use designations, provided the proposal does not result in more dwelling units than what is permitted by the OCP or the zoning bylaw at the time the application is made, subject to meeting a number of defined criteria. The intent of the AFRD policies is to encourage more sustainable forms of rural development while protecting areas of significance in perpetuity for agricultural, ecological, aquifer protection, or other public good purposes.

Based on current zoning, the subject property has the potential to permit eight dwelling units. As per the AFRD policies, where more than one dwelling unit is permitted on a lot, each dwelling unit can be counted as one lot for the purpose of calculating the number of lots permissible under AFRD policies. The overall number of lots proposed is eight with seven on the north non-ALR portion and one on the remaining portion within the ALR.

The area of significance to be protected is agricultural land located in the ALR. In order to satisfy AFRD criteria, the applicant has submitted an Agricultural Land Capability Assessment prepared by Madrone Environmental Services Ltd. dated November 27, 2018. The assessment found that 92% of the ALR portion is Class 3 lands that could support a wide range of crops with moderately intensive management practices.

In accordance with AFRD policy 4, future use and development of the donor portion of the parcel must be ensured through zoning that allows a reduced level of development, and the registration of a Section 219 Covenant (see Attachment 2 – Conditions of Approval).

Given the above, the proposal has satisfied the requirements of the AFRD policies and is consistent with the OCP.

Land Use Implications

Based on AFRD policy, the subject property has potential to be subdivided into four parcels, each permitted to have two dwelling units. The proposed amendments would permit seven dwelling units on the north half of the property and one dwelling unit on the remaining portion within the ALR (see Attachment 3 – Proposed Site Plan). The ALR portion of the subject property would be protected from future development through zoning and a Section 219 Covenant.

To satisfy Board Policy B1.21 – Groundwater Application Requirements for Rezoning of Unserviced Lands (Policy B1.21) that was in place at the time of application, the applicant has submitted a preliminary Hydrogeologic Report prepared by H_2O Environmental Ltd. dated July 12, 2018. The report indicates that based on reported yields of wells located on surrounding properties and characteristics of the aquifer, it is anticipated that the proposed wells will be capable of supplying 3.5 m^3 of water year-round and that the additional wells would not have an adverse impact on the aquifer, surrounding wells or the receiving waters. In accordance with Policy B1.21, the applicant is required to register a Section 219 Covenant on title of the subject property prior to adoption of the proposed amendment bylaw which requires that all wells be constructed and tested, and a report submitted to the RDN prior to final approval of the future subdivision (see Attachment 2 – Conditions of Approval).

To address onsite sewage disposal, the applicant submitted a Wastewater System Feasibility report prepared by H_2O Environmental Ltd. dated December 7, 2018. The report concludes that the subject property is capable of supporting onsite sewage disposal for the proposed development and if properly installed and maintained, will pose a low risk to human health and environmental safety.

In recognition of the increased development potential that would be achieved through rezoning the subject property, the applicant has proposed a community amenity contribution in the form of 1.6 hectares of land for use as a community park. The proposed park land represents approximately 14 percent of the subject property.

RDN Parks Department staff conducted a thorough evaluation of the parkland proposal based on the community parkland acquisition criteria contained in Section 3.5 of the Community Parks and Trails Strategic Plan. The evaluation concluded that the parkland proposal has low to moderate-low value for acquisition. In addition, the candidate parkland does not meet the preferred parkland criteria identified in Section 4.1.11 of the OCP. Therefore, it is recommended that the RDN not accept the proposed parkland as a community amenity contribution for this rezoning application. Please note, at the time of subdivision, the applicant will be required to satisfy the minimum 5% parkland requirement pursuant to Section 510 of the *Local Government Act.*

In recognition of the increased development potential that would be achieved through rezoning the subject property, the applicant is also offering a community amenity contribution in the form of voluntary cash contribution of $4,500 for trail improvements in Electoral Area H (see Attachment 2 - Conditions of Approval).

Given that the application is consistent with AFRD policies, has demonstrated that the proposed development would not have an adverse impact on the aquifer or surrounding wells, and has confirmed that the proposed development can be adequately serviced with onsite water and sewage disposal, it is anticipated that the proposed development will have a positive impact on the community.

Environmental Implications

The applicant has submitted a Bio-inventory prepared by Toth and Associates Environmental Services dated June 23, 2018. The Bio-inventory identifies an ephemeral red alder/slough sedge wetland and a vegetated low-gradient unnamed watercourse. The Bio-inventory indicates that the *Riparian Areas Regulation* does not apply to these water features. Although no occurrences of rare species were observed on the property, the Bio-inventory indicates that the majority of natural features on the property that could be considered sensitive to development are associated with the riparian areas of the unnamed creek and wetland.

The Bio-Inventory provides the following three recommendations to protect the natural features contained on the subject property:

1. That an additional Bio-inventory be conducted prior to site development to assess the currently undeveloped section of Fowler Road, drainage, and the proposed subdivision.

2. That a 15.0 metre vegetated buffer strip around the perimeter of the proposed subdivision be maintained.

3. That a Drainage Management Plan be developed prior to physical development of the subject property.

It is noted that recommendation No. 1 above will be satisfied through the issuance of a Freshwater and Fish Habitat DP at the time of subdivision. In order to secure the above recommendations, it is recommended that the applicant be required to register a Section 219 Covenant on the property title identifying a 15.0 metre no disturbance riparian buffer adjacent to all watercourses and wetlands identified in the Bio-inventory, to establish a 15.0 metre buffer strip around the perimeter of the non-ALR portion of the subject property, and to require the applicant to submit and implement a Drainage Management Plan to the satisfaction of the RDN

prior to the RDN issuing a subdivision compliance letter (see Attachment 2 – Conditions of Approval). It is noted that approval from the Agricultural Land Commission (ALC) for the Section 219 Covenant is required as it would apply to land located in the ALR.

As the environmental implications of this application have been assessed by a Qualified Environmental Professional, and the proposed development will be undertaken in accordance with the recommendations contained in the above Bio-inventory, the proposed development is not anticipated to have a negative environmental impact.

Intergovernmental Implications

The application was referred to the Dashwood Volunteer Fire Department (DVFD), Vancouver Island Health Authority (Island Health) and the Ministry of Transportation and Infrastructure (MOTI) for review and comment. These agencies have advised that they do not have any concerns with the proposed amendment.

The DVFD indicated that additional water storage for firefighting purposes is needed in the area. In response, the applicant is proposing to grant the RDN a statutory right-of-way (SRW) to accommodate a water storage tank and to provide access for firefighting apparatus. The applicant is also proposing to permit the DVFD to utilize an existing well to fill a water storage tank. The DVFD has a water storage tank that would be suitable for installation on the subject property that it may choose to install at a later date. It is recommended that the above SRW and an agreement allowing use of the existing well be prepared to the satisfaction of the RDN and registered prior to adoption (see Attachment 2 –Conditions of Approval). As the land is located in the ALR, approval of the SRW from the ALC is required. Preliminary discussions with ALC staff suggest that approval would be delegated to the Chief Executive Officer of the ALC. If approval cannot be obtained, the applicant will explore the possibility of an alternate location on lands owned by the applicant or within the road right-of-way subject to MOTI approval.

Public Consultation Implications

A Public Information Meeting (PIM) was held on February 21, 2019. Approximately 13 members of the public attended and no written submissions were received prior to the PIM (see Attachment 5 – Summary of Minutes of the Public Information Meeting).

In accordance with Section 464 of the *Local Government Act, s*hould the Board grant First and Second reading to the amendment bylaw, a Public Hearing is required to be held or waived prior to the Board's consideration of 3rd reading. The purpose of the Public Hearing is to provide an opportunity for those who believe that their interest in property is affected by the proposed bylaw to be heard by the Regional Board. In addition, the Regional Board may delegate the Public Hearing by resolution in accordance with Section 469 of the *Local Government Act.* Therefore, it is recommended, that should the Board grant First and Second reading to the proposed amendment bylaw, that a Public Hearing be held in accordance with Section 464 of *The Local Government Act* and that the Public Hearing be delegated to Director McLean or his alternate.

ALTERNATIVES

1. To proceed with Zoning Amendment Application No. PL2018-121, consider first and second reading of the Amendment Bylaw and proceed to Public Hearing.

2. To not proceed with the Amendment Bylaw readings and Public Hearing.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the proposal help conserve lands for agricultural use is in keeping with the 2019 – 2022 Board Strategic Plan.

Greg Keller
gkeller@rdn.bc.ca
May 21, 2019

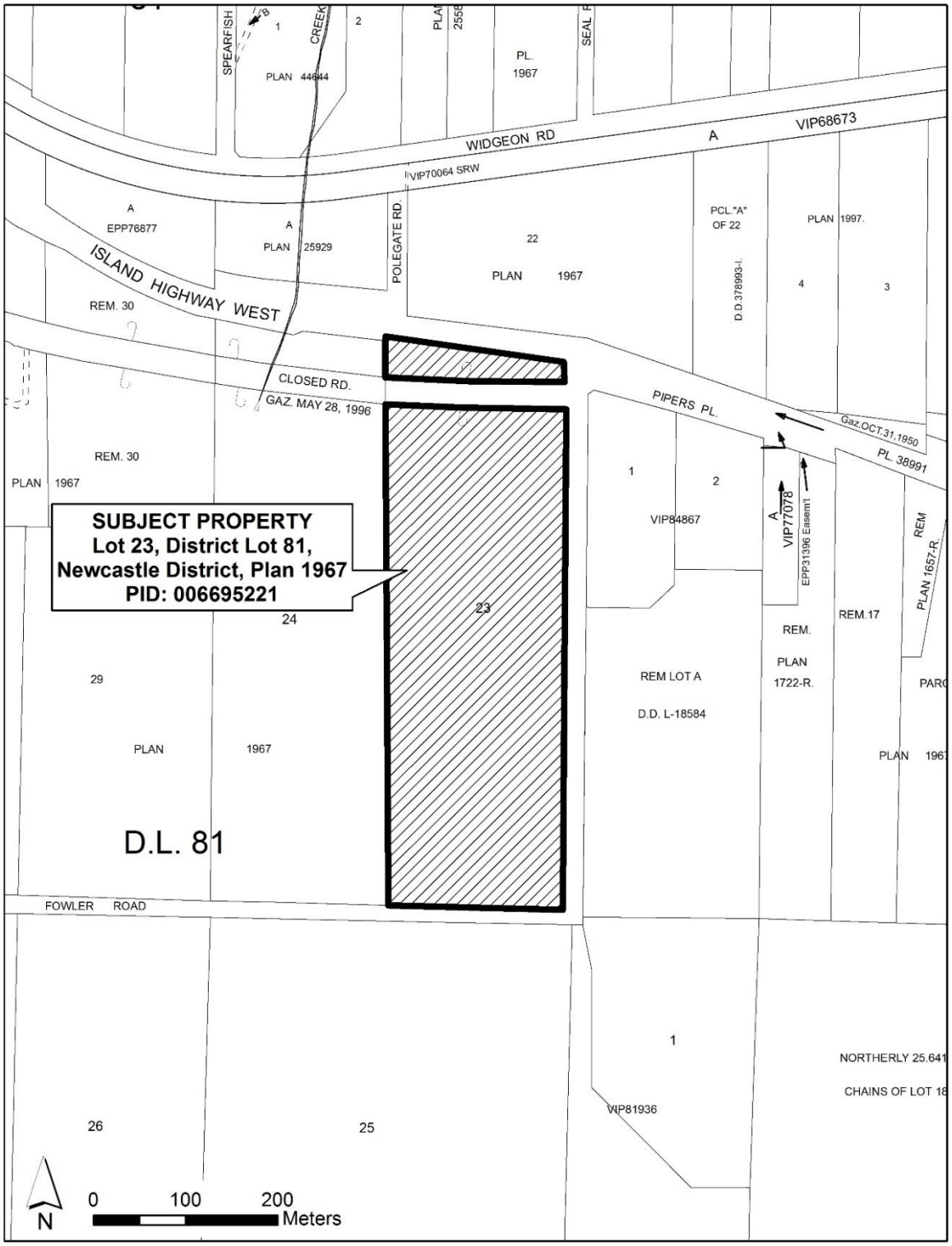
Reviewed by:

- G. Garbutt, General Manager of Strategic and Community Develop
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Proposed Site Plan
4. Proposed Zoning Maps
5. Summary of Minutes of the Public Information Meeting
6. Proposed Amendment Bylaw No. 500.424, 2019

Attachment 1
Subject Property Map



Attachment 2
Conditions of Approval

The following is required prior to the "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019" being considered for adoption:

1. The applicant is required to register, at the applicant's expense and to the satisfaction of the RDN, a Section 219 Covenant on the property title requiring that property owner agrees:

    a. not to make application to the RDN for an Official Community Plan or Zoning Bylaw Amendment in order to subdivide, or add additional dwelling units;

    b. not to make application to the Agricultural Land Commission (ALC) for a non-adhering residential use, for a non-farm use, to subdivide, or to remove the portion of the subject property within the Agricultural Land Reserve (ALR); and,

    c. that the number of dwelling units located on the portion of the subject property within the ALR shall be limited to one.

2. The applicant is required to register, at the applicant's expense and to the satisfaction of the RDN, a Section 219 Covenant on the property title identifying a 15.0 metre no disturbance riparian buffer adjacent to all watercourses and wetlands identified in the Bio-inventory, to establish a 15.0 metre buffer strip around the perimeter of the non-ALR portion of the subject property, and to require the applicant to submit and implement a Drainage Management Plan to the satisfaction of the RDN prior to the RDN issuing a subdivision compliance letter

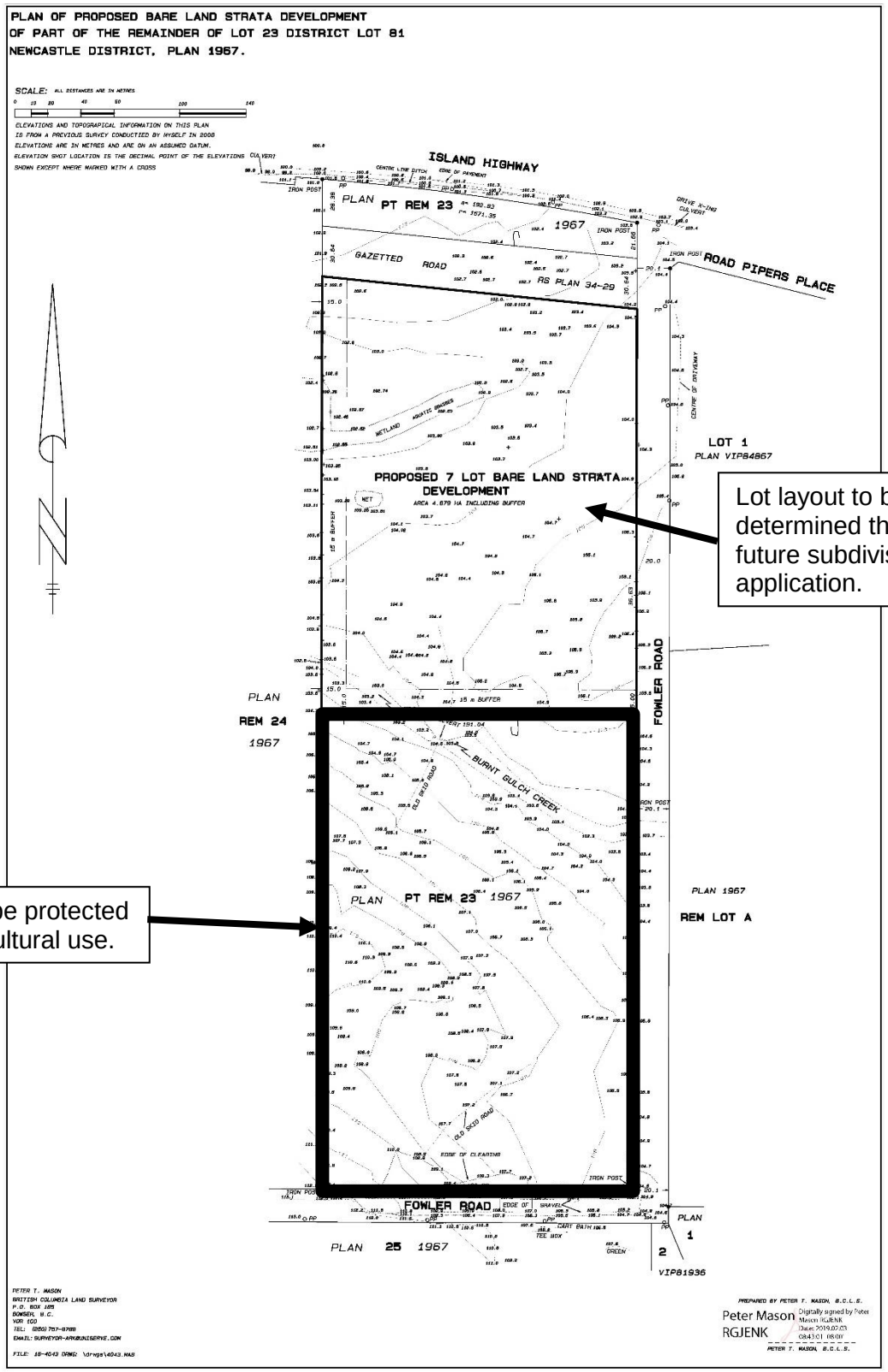
3. The applicant is required to register, at the applicant's expense and to the satisfaction of the RDN, a Section 219 Covenant on the property title which requires that all wells be constructed and tested, and a report from a Professional Engineer (registered in BC) be submitted to the RDN prior to final approval of subdivision. No subdivision shall occur until such time that a report from a Professional Engineer (registered in BC) has been completed to the satisfaction of the Regional District of Nanaimo confirming that the wells have been pump tested and certified including well head protection, and that the water meets Canadian Drinking Water Guidelines.

4. The applicant is required to register, at the applicant's expense and to the satisfaction of the RDN, a statutory right-of-way to accommodate the construction of a water storage tank and related improvements and to provide access for firefighting apparatus. If approval from the ALC cannot be obtained, the applicant must work with the RDN to explore the possibility of locating the water storage tank in the road right-of-way subject to MOTI approval or in another location to the satisfaction of the RDN.

5. The applicant is required to prepare, at the expense of the applicant and to the satisfaction of the RDN and the Dashwood Fire Chief an agreement to allow use of the existing well for firefighting purposes.

6. The applicant shall provide a voluntary community amenity contribution in the amount of $4,500.00 for trail improvements in Electoral Area H.

Attachment 3
Proposed Site Plan



Attachment 4
Proposed Zoning Maps (page 1 of 2)



Attachment 4
Proposed Zoning Maps (page 2 of 2)



Attachment 5
Summary of the Public Information Meeting
Held at Lighthouse Community Hall
240 Lions Way, Qualicum Bay
Thursday, February 21, 2019 at 6:30 pm
RDN Application PL2018-121

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were 13 members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director Stuart McLean, Electoral Area 'H' (the Chair)
Greg Keller, Senior Planner, handling the development application
Stephen Boogaards, Planner

Present for the Applicant:

Kim Jiggins, Essex Properties Ltd.
Patrick Jiggins, Essex Properties Ltd.

The Chair opened the meeting at 6:30 pm, outlined the evening's agenda, and introduced the RDN staff and the applicants in attendance. The Chair then stated the purpose of the Public Information Meeting and asked RDN staff to provide background information concerning the development application.

Greg Keller provided a brief summary of the proposed zoning amendment, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Kim Jiggins presented an overview of the proposal.

Following the presentation, the Chair invited questions and comments from the audience.

Marci Ditor, 226 Sabina Road, asked about the lot size.

Kim Jiggins responded that there will be seven half acre lots.

Nelson Eddy, 5058 Longview Drive, asked the proportion of the property in the Agricultural Land Reserve and if there will be an exclusion.

Kim Jiggins confirmed approximately 13 acres is in the Agricultural Land Reserve (ALR) and will not be removed.

Dianne Eddy, 5058 Longview Drive, commented that the first application under the Alternate Forms of Rural Development policies requires scrutiny. She identified that the use of the word

'perpetuity' in the policy is not an appropriate term because nothing will last forever. Since the density is being transferred from the ALR, which is already protected, the transfer of density is misleading. She also identified a concern with the wetlands situated between the dwellings and the sewage treatment facility.

Kim Jiggins confirmed that the perk tests found no problem with contamination that would affect fish or riparian areas. He also completed other engineering and agrology reports.

Dianne Eddy, 5058 Longview Drive, asked for clarification for where density can be transferred from. She is concerned that density can be transferred from anywhere in the RDN. If it was able to transfer across the region, Cedar may get more parks while Area H receives more development. She stated that Area H needs more parks.

Greg Keller explained that the word perpetually comes from the Official Community Plan (OCP) and that the proposal is for clustering, not density transfer. The zoning amendment follows the applicable policies of the OCP.

Colin Thompson, 4737 Maple Guard Drive, commented that the wording of the OCP is convoluted and that the RDN is pushing development.

Dick Stubbs, 6920 Island Highway West, asked for confirmation if this was density transfer or clustering.

Greg Keller confirmed that it is clustering and that the intention is to not increase the number of permitted dwelling units. Currently the number of dwelling units may be spread over the entire parcel, whereas the proposal is to focus the units in a smaller area. The proposal is for 8 lots based on the units permitted under zoning, removing 20% for roads.

Kim Jiggins confirmed that the lots will be half acre and the balance will be preserved for agriculture.

Dick Stubbs, 6920 Island Highway West, commented that there is no such thing as 'perpetually'. He stated it would be better to use a restrictive covenant.

Greg Keller explained that the word 'perpetually' would mean the use of zoning and covenant to restrict further subdivision or dwelling units.

Barry Kurland, 4858 Island Highway West, identified that the ALR takes precedence over a covenant. Barry asked if the land will still be protected.

Greg Keller answered that regardless of if the property is in the ALR, the land is meant to be protected for farming.

Barry Kurland, 4858 Island Highway West, asked what the zoning will be.

Greg Keller responded that the name of the zone is not relevant; it is the content that matters. He explained that minimum parcel size depends on the type of servicing. The review for rezoning is to prove out feasibility. If successful, there will be another review through the subdivision process.

Barry Kurland, 4858 Island Highway West, identified he was the closest affected neighbour to the proposal. Mr. Kurland stated that his concerns, as an organic farmer, are that he has to pay for water while domestic uses does not. He also indicated that he was concerned that clustering dwelling units will increase the potential to use pesticides and herbicides.

Kim Jiggins confirmed their golf course is all organic.

Barry Kurland, 4858 Island Highway West, identified that he does not want street lights, as the neighbourhood is already safe. He stated the applicant can already subdivide land without doing anything else. He indicated that he is not in favour or against the proposal.

Dianne Eddy, 5058 Longview Drive, asked about setbacks to wells.

Kim Jiggins confirmed the community septic was far away from any well or wetlands. Each dwelling unit will have its own well.

Dianne Eddy, 5058 Longview Drive, stated she was concerned about drinking water.

Kim Jiggins said he did not have any information on the depth of the wells.

Barry Kurland, 4858 Island Highway West, identified that a creek runs through his property and goes under the Island Highway and to Widgeon Road. The creek drains all year round. He also asked if the applicant considered community water.

Kim Jiggins responded that community water was considered with Island Health, though it would be too costly.

Nelson Eddy, 5058 Longview Drive, asked if they were using pump stations for the community septic.

Kim Jiggins confirmed that they would use gravity to the septic.

Barry Kurland, 4858 Island Highway West, stated that any parkland would be very wet. He asked if the RDN would want the land.

The Chair clarified that parkland acceptance would be at the discretion of the RDN Board.

Dianne Eddy, 5058 Longview Drive, asked why the RDN would not want parkland. She identified that Area H needs more parkland.

Greg Keller clarified that parkland will be considered through rezoning and subdivision, or a combination of processes.

Dianne Eddy, 5058 Longview Drive, commented that the principal is to create greenspace and if parkland is not being considered then there should not be clustering.

Greg Keller clarified the objective of clustering in this application is meant to protect land for agriculture. In other situations, the proposal may be to protect environmentally sensitive areas.

Dianne Eddy, 5058 Longview Drive, asked if the RDN is taking over parkland or if it will be the developer.

Greg Keller identified that the RDN needs to work with the developer on the parkland proposal and the zone. All proposed recommendations will be provided to the RDN Board.

Barry Kurland, 4858 Island Highway West, identified the wildlife that is on the property and asked if the proposal has been assessed by a biologist.

Kim Jiggins confirmed a biologist has prepared a report and nothing requires protection on the seven lots.

Greg Keller explained that for the ALR portion, the land may be cleared for agriculture, subject to satisfying the Wildlife Act and all other applicable federal and provincial legislation. Mr. Keller explained that the environmental assessment identified areas for protection, which will require a covenant. He indicated that any covenant on the ALR portion will require approval by the Agricultural Land Commission, as it may restrict farming.

Colin Thompson, 4737 Maple Guard Drive, asked about the formula for the maximum size of the dwelling units.

Greg Keller explained that parcel coverage restricts building footprint, though the percentage has not yet been determined for the zone.

Colin Thompson, 4737 Maple Guard Drive, asked if the proposal was subject to a rental pool.

Kim Jiggins confirmed that the proposal is freehold tenure.

Victor Jensen, 496 Renbar Road, asked about the access and roads going into the subdivision.

Greg Keller explained that the Ministry of Transportation and Infrastructure is the Provincial Approving Officer for subdivision and the Ministry will identify the standard for roads.

Marci Ditor, 226 Sabina Road, asked who was responsible for looking after wildlife corridors.

Greg Keller explained that it was very complex, including federal and provincial protections. The challenge is that wildlife corridors also do not follow property lines.

Barry Kurland, 4858 Island Highway West, identified that the peat bog is the main ecological zone. It is virtually impossible to build in, though it is the main ecological resource.

Colin Thompson, 4737 Maple Guard Drive, asked if half of the property was in the ALR and if each lot would be two and a half acres based on the permitted zoning density.

Greg Keller explained the density calculation and clarified that overall density does not change.

Dianne Eddy, 5058 Longview Drive, stated that the density seemed very high. She also stated that the notice was not clear for how the density clustering was determined.

Barry Kurland, 4858 Island Highway West, stated that there is a need to accommodate population growth while also preserving land. Under the current regulations the property can be developed without regard for the land.

The Chair asked if there were any further questions or comments.

Being none, the Chair thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting was concluded at 7:44 pm.



Stephen Boogaards
Recording Secretary

Attachment 6
Proposed Amendment Bylaw No. 500.424, 2019

REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.424

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. 500.424, 2019".

B. "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", is hereby amended as follows:

1. By adding the following zoning classification and corresponding short title in Section 3.1 Zones after the Water 4 Zone:

   Alternative Forms of Rural Development 1 (AF1)

2. By adding Section 3.4.95 Alternative Forms of Rural Development 1 (AF1) as shown on Schedule '1' which is attached to and forms part of this Bylaw.

3. By rezoning that part of the lands legally described as

   Lot 23, District Lot 81, Newcastle District, Plan 1967

   i. from Agriculture 1 to Alternative Forms of Rural Development 1, and

   ii. by changing the Subdivision District from D to Z.

   as shown on Schedule '2' which is attached to and forms part of this Bylaw.

3. By amending Section 3.3.14 – Home Based Business as follows:

   i. In Section 3.3.14(a)(iii) by replacing it with the following: "bed and breakfast provided the activity is contained wholly within the dwelling unit to a maximum of 2 bedrooms in Residential 1 and 3 zones, a maximum of 2 bedrooms in the Alternative Forms of Rural Development 1 zone, and to a maximum of 4 bedrooms in all other zones where permitted by this Bylaw;"

   ii. In Section 3.3.14(g)(i) by replacing it with the following: "For Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels less than 2000 m^2 in area, all Residential 3 (RS3) parcels, and all Rural 5 (RU5) parcels, a home based business must be contained within the dwelling unit or attached garage, with the exception of outdoor play areas for child care facilities."

   iii. In Section 3.3.14(h)(i) by replacing it with the following: "On Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels less than 2000 m^2, all Residential 3 (RS3) parcels, and Rural 5 (RU5) parcels, the home based business floor area must not exceed 49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 100 m^2."

iv. In Section 3.3.14(h)(ii) by replacing it with the following: "On Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels greater than or equal to 2000 m^2 and all Residential 2 (RS2) parcels, the home based business floor area must not exceed 49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 100 m^2, or a maximum of 100 m^2 combined total for dwelling unit, attached garage, and/or accessory building(s)."

Introduced and read two times this ___ day of _____ 2019.

Public Hearing held this ___ day of _____ 2019.

Read a third time this ___ day of _____ 2019.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this ___ day of _____ 20XX.

Adopted this___ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019".

_____

Chairperson

_____

Corporate Officer

Schedule '1'

Section 3.4.95

Alternative Forms of Rural Development 1 **AF1**

3.4.95.1 Permitted Uses and Minimum Site Area

Permitted Principal Uses

a) Residential Use

Permitted Accessory Uses

a) Home Based Business

b) Secondary Suite

3.4.95.2 Maximum Number and Size of Buildings and Structures	
a) Accessory buildings	combined floor area of 100 m^2 or 8% of the area of the parcel whichever is greater, but shall not exceed 250 m^2.
b) Dwelling units/parcel	1
c) Maximum number of parcels within the AF1 zone classification	7
d) Height	9.0 m
e) Parcel coverage	35%

3.4.95.3 Minimum Setback Requirements	
a) Front	8.0 m

b) Interior side lot line	2.0 m
c) Rear lot line	2.0 m
d) Other lot line	5.0 m
e) Watercourse Setbacks	Notwithstanding the above, Section 3.3.8 shall apply
f) Setback exemption for small buildings	No setback from an interior side or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m^2 and with a maximum height of 3.0 metres.

3.4.95.4 Other Regulations	
a) Secondary Suites	Secondary suite shall only be located within the dwelling unit.
b) Onsite sewage disposal	A communal method of sewage disposal shall be required for more than 4 dwelling units within the AF1 zone.

3.4.95.5 Definitions	
For the purpose of this zone:	
a)	*Communal Method of Sewage Disposal* means a system of shared sewers and sewerage works including sewage treatment facilities which meets or exceeds the *Sewerage System Regulation* and Island Health Subdivision Standards.

Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019".

_____

Chairperson

_____

Corporate Officer

Schedule '2' (Page 1 of 2)



Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019".

_____

Chairperson

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Corporate Officer

Schedule '2' (Page 2 of 2)



REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO:	Electoral Area Services Committee	**DATE:**	June 11, 2019
FROM:	Greg Keller Senior Planner	**FILE:**	PL2015-084

SUBJECT: Zoning Amendment Application No. PL2015-084
Angel Road – Electoral Area F
Amendment Bylaw 1285.32, 2019 – Introduction
Lots A - D District Lot 103, Nanoose District, Plan EPP68815

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Information Meeting held on July 12, 2018.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 1285.32, 2019" being considered for adoption.
3. That "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019" be introduced and read two times.
4. That the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019", be waived in accordance with Section 464(2) of the *Local Government Act.*
5. That staff be directed to proceed with notification in accordance with Section 467 of the *Local Government Act* of the Board's intent to consider third reading of "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019" at a regular Board meeting to be held on July 23, 2019.
6. That the Board direct staff to prepare a report on options to implement a consistent, coordinated, and equitable approach to respond to requests received from Fire Departments, in response to development referrals, for an applicant to install water storage tank(s) for firefighting purposes.

SUMMARY

The applicant proposes to increase the maximum lot coverage permitted in the 1805 Church Road (CD-1) zone in order to permit the subject properties to have a larger building footprint. A Public Information Meeting was held on July 12, 2018. 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). It is recommended that Amendment Bylaw No. 1285.32, 2019 be granted first and second reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from J.E. Anderson and Associates on behalf of Springhill Holdings Ltd., T. Shepherd Holdings Ltd., 488395 BC Ltd., and Levesque Enterprises Ltd. to rezone four lots in order to increase the maximum lot coverage. Lots A, B, and C are each 2.01 hectares in area and are currently vacant. Lot D is 5.03 hectares in area and contains a heavy equipment parts and service use. The subject properties are located west of Church Road, and are located between Angel Road and the Inland Island Highway (see Attachment 1 – Subject Property Map).

It should be noted that the RDN is in receipt of subdivision application PL2019-003 which proposes to subdivide Lot D to create one additional 1.6 hectares lot through parcel averaging provisions. Once subdivided, the proposed bylaw amendment would apply to a total of five lots.

Proposed Development

This is an application to amend the 1805 Church Road Zone (CD-1) by increasing the maximum lot coverage. It should be noted that the CD-1 zone only applies to the subject properties and no other lands within Electoral Area F. The proposed amendment is intended to allow larger building footprints on the subject properties. In addition, as the address referenced in the above zone title is not a valid street address, the proposed amendment bylaw includes provisions to change the name of the zone to Angel Road Industrial (CD-1).

Although no development is proposed at this time, future development is proposed to be serviced by EPCOR community water on Lot D and individual on-site wells on all remaining parcels. All of the subject properties are proposed to be serviced with individual septic systems and stormwater management systems. It should be noted that the community water on Lot D is for daily use only and does not provide adequate capacity for firefighting purposes.

Official Community Plan Implications

The subject property is designated Rural pursuant to the "Regional District of Nanaimo Electoral Area 'F' Official Community Plan Bylaw No. 1152 1999" (OCP). The Rural land use designation indicates that it also applies to a number of properties used for commercial or industrial purposes, and indicates that these uses are not considered incompatible with the Rural Lands designation. The CD-1 zone reflects the intent of the Rural Lands designation as it was established in response to direction provided by the OCP. In recognition that the existing industrial uses are supported by the Rural Lands designation, the proposed amendment is consistent with the OCP.

Land Use Implications

The existing CD-1 zone allows Equipment Rental, Heavy Equipment Salvage, Manufacturing, Marshalling Yard, Outdoor Sales, as well as a number of accessory uses. The proposed increased maximum lot coverage is intended to better accommodate the permitted uses by providing increased opportunity for containing uses within a building (see Attachment 5 – Proposed Amendment Bylaw 1285.32, 2019). Increased building footprint may help improve land use compatibility and encourage more efficient use of industrial lands.

If approved, the amendment would increase the maximum lot coverage from 30% of the first 1 hectare of a lot and 5% of the remainder, to 30% of the first 2 hectares of a lot and 5% of the

remainder. The proposed increase would permit approximately 2,500 m^2 of additional lot coverage on each of the subject properties with the exception of 1,600 m^2 of additional lot coverage on the proposed 1.6 hectare lot following the pending subdivision.

It should be noted that Section 2.5 – Runoff Control Standards of Bylaw 1285 would address the proposed increased parcel coverage concurrently with the building permit process by requiring a review by a professional Engineer to certify that stormwater will be managed on site in a way which satisfies bylaw requirements.

To satisfy Board Policy B1.21 – Groundwater Application Requirements for Rezoning of Unserviced Lands (Policy B1.21) that was in place at the time of application, the applicant has submitted a Desktop Aquifer Protection Assessment dated October 28, 2016 prepared by WSP Canada Inc. The assessment indicates that a minimum year-round water supply to support the proposed increased parcel coverage can be provided and that the proposed wells will have no adverse impacts on surrounding wells, groundwater resources, and receiving water. The Assessment provides recommendations pertaining to rain water management, sewage disposal, and spill avoidance and response. To ensure that the properties are developed in accordance with the recommendations contained in the report, it is recommended that the applicant be required to register a Section 219 Covenant on title of the subject properties prior to adoption of the proposed amendment bylaw (see Attachment 2 –Conditions of Approval). In accordance with Policy B1.21, the applicant is required to demonstrate that the wells have received source approval prior to adoption of the corresponding amendment bylaw (see Attachment 2 – Conditions of Approval).

The applicant also provided a follow up aquifer protection report in response to a request for clarification from RDN Drinking Water Watershed Protection. The follow up report was prepared by the same author working for Chinook Arch Geoscience Inc. dated July 10, 2018. This report reaffirmed the findings of the October 28, 2016 WSP report and provided a number additional recommendations aimed at promoting water efficiency, minimizing groundwater use, and maintaining groundwater recharge. The applicant is proposing to implement the recommendations by registering a Section 219 Covenant on title of the subject properties prior to adoption of the proposed amendment bylaw (see Attachment 2 – Conditions of Approval).

With respect to onsite sewage disposal, the applicant has submitted a letter from Gibson and Sons Consulting dated March 12, 2019 which confirms that the subject properties can accommodate the anticipated sewage flows given the proposed increased parcel coverage.

Covenant ES014343 is registered on title in favour of the RDN and the Ministry of Environment, Lands, and Parks. This covenant requires that no buildings or structures be erected or placed and that no trees or vegetation be removed within 30.0 metres from the Inland Island Highway. Vegetation has been removed from a portion of the covenant area measuring approximately 36.0 metres by 9.0 metres. The applicant is proposing to revegetate the cleared portion of the covenant area by planting 36 native trees generally in accordance with a replanting sketch prepared by Vancouver Island Tree Service Ltd. (see Attachment 4 – Replanting Sketch). The applicant has submitted a landscaping security deposit in the amount of $10,280.00 which represents the total cost of materials and installation (see Attachment 2 – Conditions of Approval).

Provided the recommended conditions are implemented, the proposed development is anticipated to have a positive effect in the community as it supports greater opportunity for industrial uses to be contained within a building and more efficient use of industrial lands.

Intergovernmental Implications

The application was referred to the Ministry of Transportation and Infrastructure (MOTI), Island Health, Nanoose First Nation, Qualicum First Nation, City of Parksville, Errington Fire Department, and EPCOR for review and comment.

The Errington Fire Chief has requested that additional water storage be provided on site given the increased industrial activity in the area. As hydrant service in not available on the subject properties, the Fire Chief, in discussion with the RDN Fire Services Coordinator recommends that the applicant provide a water storage tank with a minimum volume of 24,000 imperial gallons with a dry hydrant or other appropriate water connection. The recommended on-site water supply would help the fire department work towards providing a superior tender shuttle rating, which is equivalent to fire hydrant protection. Superior tender shuttle rating would provide the subject property owners, as well as owners within 300 metres, with a higher level of fire protection and reduced fire insurance rates would result.

In recognition that water storage for fire protection is not a bylaw requirement, the applicant is proposing to provide a cash contribution in the amount of $17,500 as a voluntary community amenity contribution to be used towards the installation of a water storage tank in an area that would benefit the subject properties. This amount represents $3,500 per lot and is the maximum that the applicant is willing to contribute. The proposal would contribute towards creating an overall strategy of strategically placed water storage tanks throughout the community to provide the fire department with improved access to water for firefighting purposes.

Given our recent experience, it is estimated that the cost of installing a water tank of the recommended size is in excess of $180,000 in 2019 dollars. Given the significant cost of the recommended installation and the lack of an RDN bylaw requirement or Board Policy, it is recommended that the RDN accept the proposed contribution as it represents a reasonable proportion of the anticipated costs and is generally in line with the scale of the proposed development.

Increasingly over the last few years, referral comments received from Fire Departments on all types of planning applications across the region have recommended the installation of water storage for firefighting purposes. The current ad hoc approach results in staff negotiating with applicants to provide water storage tank(s) recommended by Fire Departments. The current approach has also resulted in unanticipated, and sometimes, unequitable costs borne by applicants. A coordinated approach to respond to requests from Fire Departments is needed to ensure that recommendations received from Fire Departments are secured in a consistent, coordinated, and equitable manner. Therefore, it is recommended that the Board direct staff to prepare a report on options to implement a consistent, coordinated, and equitable approach to respond to requests received from Fire Departments, in response to development referrals, for an applicant to install water storage tank(s) for firefighting purposes.

No other agencies have indicated any concerns with the proposed amendment.

Public Consultation Implications

A Public Information Meeting (PIM) was held on July 12, 2018. Other than the applicant and the applicant's engineer, no members of the public attended and no written submissions were received prior to the PIM being closed (see Attachment 3 – Summary of Minutes of the Public Information Meeting).

In accordance with Section 464 of *The Local Government Act,* the Board may waive the holding of a Public Hearing if the proposed amendment bylaw is consistent with the OCP. The proposed development is consistent with the OCP and no interest has been expressed by the community with respect to the proposed amendment. Therefore, staff recommends that the Board waive the Public Hearing and direct staff to proceed with the notification requirements outlined in Section 467 of the *Local Government Act.*

ALTERNATIVES

1. To proceed with Zoning Amendment Application No. PL2015-084, consider first and second reading of the Amendment Bylaw and waive the Public Hearing.
2. To proceed with Zoning Amendment Application No. PL2015-084, consider first and second reading of the Amendment Bylaw and proceed to Public Hearing.
3. To not proceed with the Amendment Bylaw readings.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2018 – 2022 Financial Plan. However, it is noted that there has been an increased desire by the local fire departments, in response to development referrals, to increase water storage volumes and locations in rural areas across the region. In the absence of RDN Bylaw requirements, Board policies, or specific Local Service Area provisions, inequity and uncertainty exists whereby developers and property owners are being requested to contribute voluntarily towards water storage for firefighting purposes on an ad hoc basis. This has resulted in unexpected costs of development and application processing delays. A comprehensive strategy addressing the placement, funding, construction, and maintenance of water storage tanks for firefighting purposes could provide more certainty with respect to costs, standardization across the region, and most importantly a greater level of fire protection in rural areas.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the proposal will help foster economic development in keeping with the 2019 – 2022 Board Strategic Plan.



Greg Keller
gkeller@rdn.bc.ca
May 27, 2019

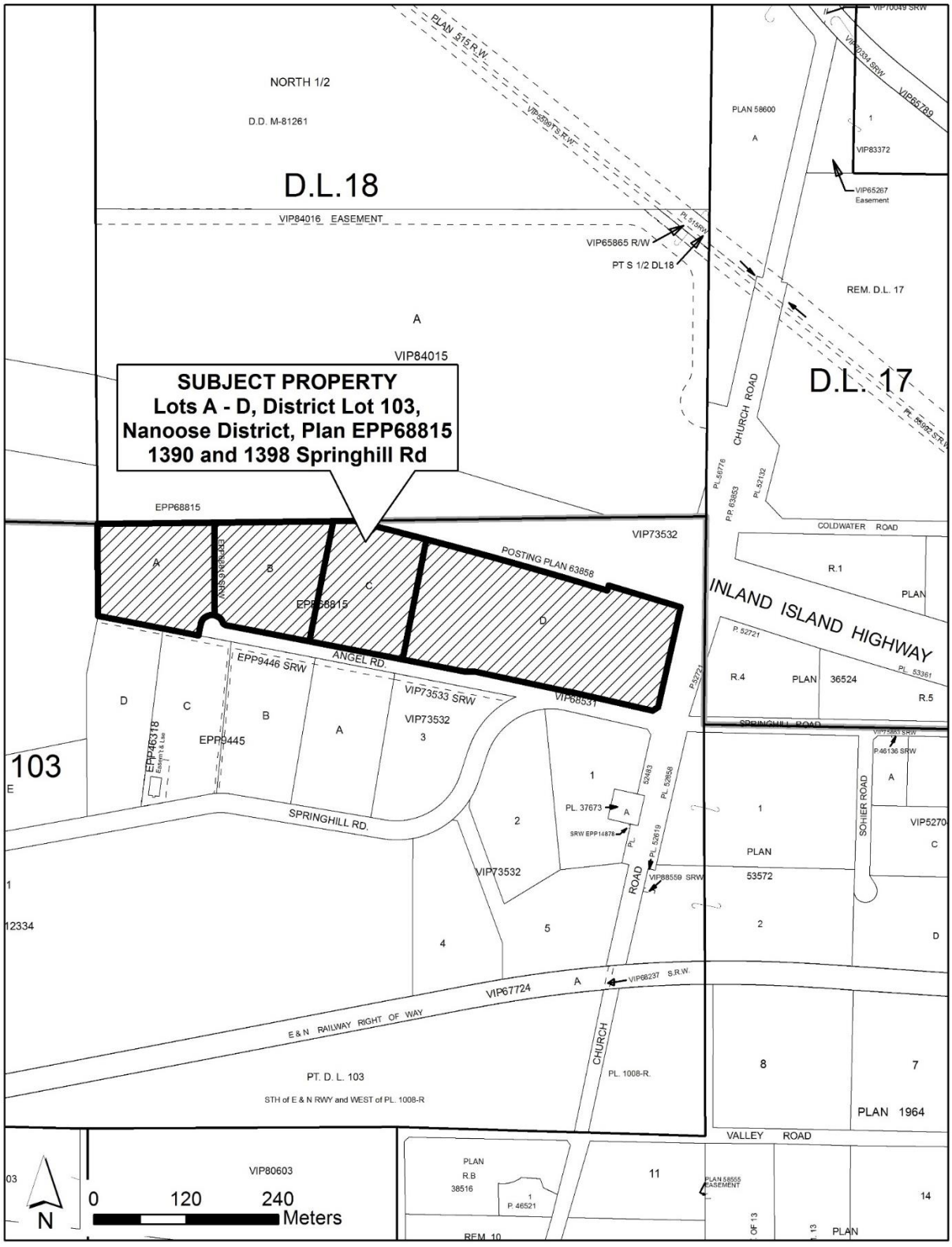
Reviewed by:

- G. Garbutt, Acting, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Summary of Minutes of the Public Information Meeting
4. Replanting Sketch
5. Proposed Amendment Bylaw No. 1285.32, 2019

Attachment 1
Subject Property Map



Attachment 2
Conditions of Approval

The following is required prior to the "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019" being considered for adoption:

1. The applicant is required to register, at the applicant's expense, a Section 219 Covenant on the property titles requiring that the development of the land occur in a manner consistent with the Desktop Aquifer Protection Assessment prepared by WSP Canada Inc. dated October 28, 2016 and which provides for the following:

    a. Prior to the issuance of a Building Permit, the applicant shall submit a rain water management and aquifer protection plan prepared by a Qualified Engineer or Geoscientist, to the satisfaction of the RDN, that includes measures for aquifer protection and recharge. Rain water management designs should include the following measures for storing rain water and encouraging infiltration:

        i. Absorbent landscape soils a minimum of 30.0 cm in depth across the property.

        ii. Permeable paving/permeable pavers.

        iii. Native vegetation should be retained/replanted in contiguous clusters rather than in discontinuous patches.

        iv. Bioswales or other agreed upon and engineered methods to store, filter, improve water quality, and infiltrate rain water.

        v. Appropriate spill containment and response plan.

    b. The following high water use activities shall not be permitted unless they are connected to an approved community water system:

        i. Garment and textile manufacturing

        ii. Seafood canning and processing

        iii. Vegetable and fruit canning and processing

        iv. Aggregate production

        v. Food and beverage manufacturing

        vi. Water bottling, filtration, and purification

        vii. Primary metal, chemical, and petroleum manufacturing

c. The owner agrees that no manufacturing, wash pads, or wash bays, or vehicle washing areas shall be established unless a water consumption and re-use plan is prepared by a qualified Engineer or other agreed upon qualified professional and is fully implemented concurrently with the establishment of the use.

2. That the applicant demonstrate a groundwater license for a non-domestic water use on each lot has been obtained in accordance with the *Water Sustainability Act*.

3. That the applicant demonstrate source approval for a potable water source on each lot has been obtained in accordance with the *Drinking Water Protection Act*, where applicable.

4. The applicant shall submit a landscaping security deposit in the amount of $10,280.00.

5. The site is developed in accordance with the Replanting Sketch prepared by Vancouver Island Tree Service Ltd. and attached as Attachment 4 using trees that meet or exceed the following standards:

    a. Spacing is to be a maximum of 3.0 metres on centre

    b. Minimum pot size 15 gallons

    c. Minimum tree height 2.0 metres with a minimum diameter of 6.0 centimetres

6. The applicant shall provide a voluntary community amenity contribution in the amount of $17,500 to be earmarked for use towards water storage for firefighting purposes within the Errington Fire Protection Area.

Attachment 3
Summary of Minutes of the Public Information Meeting
Held at Bradley Centre
975 Shearme Road
Thursday, July 12, 2018 at 6:30 PM
RDN Application PL2015-084

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were zero (0) members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director Fell, Electoral Area 'F' (the Chair)
Greg Keller, Senior Planner

Present for the Applicant:

Jeff Tomlinson, J.E. Anderson and Associates
Phil Levesque, Subject Property Owner
Brenda Levesque, Subject Property Owner
Hans Baan, Subject Property Owner
Lee Ringham, Applicant's Engineer

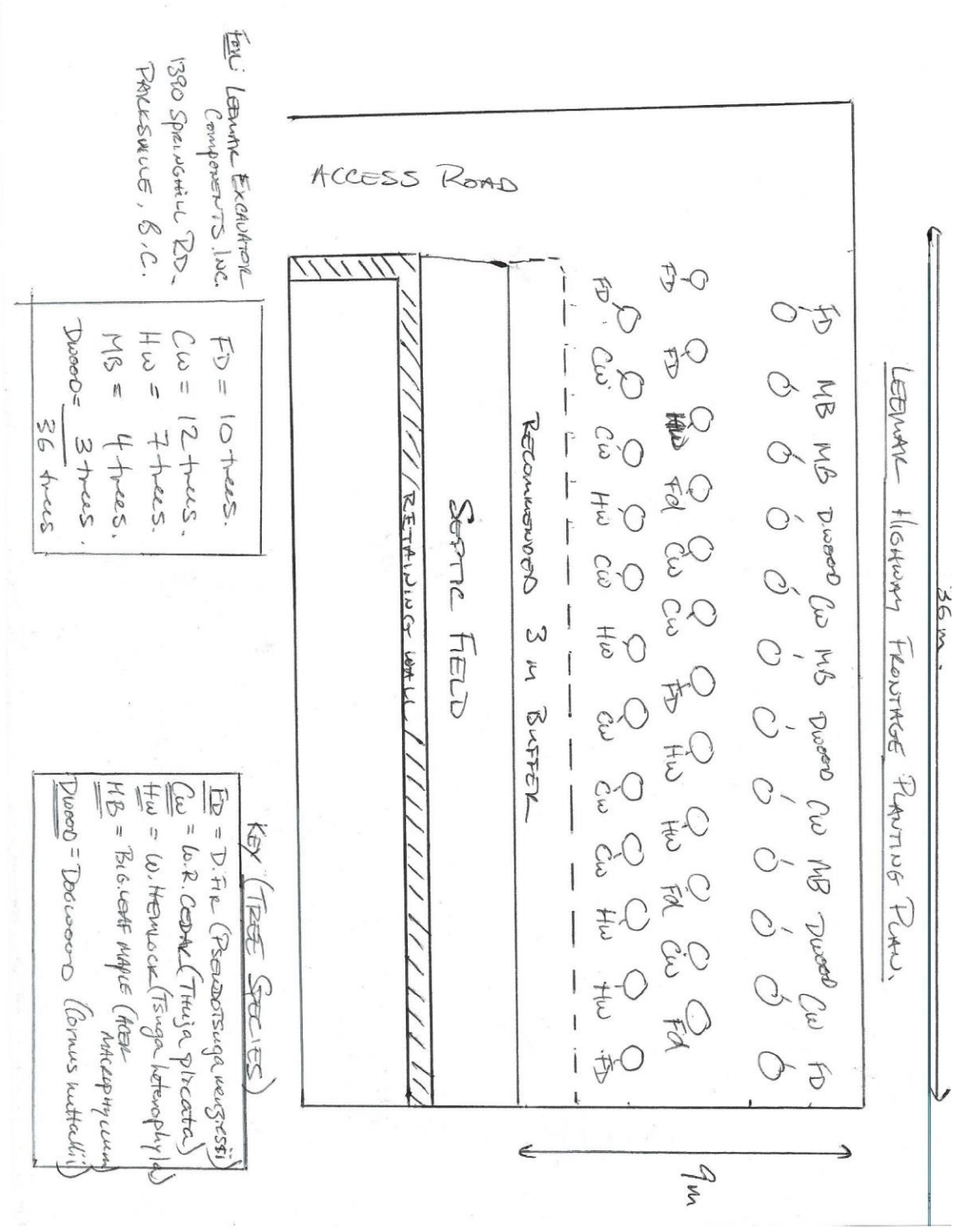
The Chair postponed the meeting until 6:45 pm as there were no members of the public in attendance.

The Chair opened the meeting at 6:45 pm and there were no members of the public in attendance.

The meeting was concluded at 6:46 pm.

Greg Keller
Recording Secretary

Attachment 4
Replanting Sketch



Attachment 5
Proposed Amendment Bylaw No. 1285.32, 2019

REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1285.32

A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'F' ZONING AND SUBDIVISION BYLAW NO. 1285, 2002

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 Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.32, 2019".

B. The "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002", is hereby amended as follows:

1. In Section 4.24 by changing the zone description from "CD-1 *1805 Church Road*" to "CD-1 A*ngel Road Industrial*".

2. By deleting Section 4.24.3(d) and replacing it with the following:

d) Maximum Lot Coverage	
i) First 2 ha of Lot	30%
ii) Remainder of Lot greater than 2 ha	5%

Introduced and read two times this ___ day of _____ 2019.

Public Hearing held this ___ day of _____ 20XX.

Read a third time this ___ day of _____ 20XX.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this ___ day of _____ 20XX.

Adopted this___ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO:	Electoral Area Services Committee	**MEETING:**	June 11, 2019
FROM:	Catherine Morrison Manager, Emergency Services	**FILE:**	7130-01 ESS

Subject: Emergency Support Services Update

RECOMMENDATION

That the Emergency Support Services Update be received for information.

SUMMARY

Under the Emergency Program Act, the Regional District of Nanaimo (RDN) is responsible for responding to emergencies in our area including coordinating Emergency Support Services (ESS). Residents who have been evacuated or displaced from their homes by fires, floods, earthquakes or other emergencies may receive ESS for up to 72 hours. Services may include food, lodging, clothing, emotional support, information about the emergency or disaster, family reunification and specialized services such as first aid, child minding, pet care and transportation.

Volunteers are the lifeline of RDN emergency planning and response. Volunteer ESS teams throughout the region help to provide services required to preserve the well being of people affected by an emergency or disaster. Emergency Management British Columbia (EMBC) provides the essential legal authority to recognize volunteer groups in responding to emergency situations. Registered Public Safety Lifeline volunteers (ESS, Search and Rescue and Amateur Radio) are eligible for Worker's Compensation benefits and basic expenses, with additional support available in the way of coordination and training.

BACKGROUND

The RDN collaborates with and supports four ESS teams that respond to the immediate needs of evacuees. This support includes reception centre, livestock sheltering and supplier agreements, ESS supplies, mobile ESS trailers, pet care supplies, and more. In the past year, the teams have activated reception centres, warming centres and have registered and referred residents displaced from their homes. The teams have attended training and exercises together along with the City of Nanaimo ESS team and have learned from each other's experience and expertise.

Specialized ESS services are provided by collaborating with support organizations and EMBC. In addition, the RDN has provisions in place with Recreation and Parks and the Transit Departments. Recreation program staff are able to provide child care services in support of ESS Reception Centre activations that may require child care. All RDN Recreation and Parks staff, term instructors and contractors undergo a criminal record check upon hire. These individuals have experience providing recreation programming for children and are an excellent resource that can be utilized in collaboration with an active EOC and the ESS teams. To further support ESS and emergency response, the RDN has a policy in place for the utilization of transit buses for evacuations and mobile Reception Centres.

A brief overview of the four ESS teams within the RDN is provided below.

Oceanside ESS

In 2010 the RDN, City of Parksville and Town of Qualicum entered into an Emergency Resource Agreement (ERA). The ERA provides a Regional ESS and Emergency Communications Team response capability to the City of Parksville, Town of Qualicum and Electoral Areas E, F, G and H of the RDN. In 2015, the ERA was updated to increase funding to support a Regional Emergency Program Volunteer Coordinator contract position. This position is responsible and accountable for the staffing and administration of emergency support and communication service volunteers.

Currently the Oceanside Emergency Communications Team (OECT) supports 15 active members. The OECT team has established a solid network of communication pathways with Bamfield, Tofino, Ucluelet, Campbell River, Comox, Courtenay, Power River, Port Alberni Gabriola Island, Bowen Island and Nanaimo. The OECT has both voice and digital emergency communications capabilities from the EOCs in Parksville and Qualicum in addition to the 7 designated Reception Centres. The RDN EOC emergency communications supported by the Coast Emergency Communications Association (CECA) also has the capabilities to communicate with the OECT teams at any of the locations.

The Oceanside Emergency Support Services (OESS) currently supports 39 active volunteers and 10 non-active volunteers. The volunteers are located throughout the response area from the Lighthouse/Bowser area to Nanoose Bay. In 2018, the OESS team was tasked with 18 calls, this is more level one activations than any other year since the OESS team was established. OESS meets monthly to train and run exercises alongside OECT. In 2019, the team has so far run four exercises at different reception centres and plan to complete further exercises including neighbourhood evacuations, mobile Reception Centres, and evacuee registration and referrals.

Gabriola ESS

The Gabriola ESS is comprised of Pets and Livestock Services (PALS) and ESS run entirely by volunteers supported by the RDN. The Gabriola Fire Department has provided space at the fire hall to store ESS kits and pet supplies. The RDN has also supplied a fully stocked mobile ESS trailer that is kept on Gabriola with the volunteer ESS leader that can be setup anywhere.

The Gabriola ESS and PALS teams are comprised of approximately 50 volunteers and have dedicated countless hours coordinating food, supplies, and volunteers for the activation of the warming centre during the December windstorm and to support first responders throughout the year this included supporting residents and their pets from 100 Mile House that were displaced

by fires. The team has worked with Ground Search and Rescue for the coordination of food services, have completed wellness checks, level one responses for residents affected by house fires and continue to support the community with many aspects of support services.

Coast Emergency Communications Association has 40 volunteers and provides emergency communications for the southern half of the RDN, Electoral Areas A, B and C. On Gabriola, CECA has emergency communication capabilities at the Fire Hall, the designated Reception Centre and portable grab and go bags that are available to be setup at any location. The setup at the Gabriola Fire Hall currently serves as a hub for digital traffic for the Victoria office of EMBC and allows CECA to support radio communications around the world. In 2016, all telecommunications to Gabriola were severed when a barge incident cut the telecommunications lines, this included the ability of some residents to dial 9-1-1. CECA was able to support emergency radio communications for almost a week while repairs were being undertaken. In 2019, CECA has conducted a radio exercise with BC Wildfire and the Gabriola Fire Department and on June 8th CECA and Gabriola ESS will be conducting a larger scale exercise to familiarize all volunteers with the Gabriola radio room, Reception Centre setup, portable radio setups and evacuation sites.

Lantzville ESS

The RDN and District of Lantzville have entered into an Emergency Planning Agreement for the RDN to provide Emergency Planning Services which includes coordinating ESS. The Lantzville ESS team is comprised of 12 volunteers. The team meets the third Thursday of every month for training and exercises. The Lantzville Legion has provided space for the monthly group meetings as well as storage for the Reception Centre supplies. In June, the Lantzville team will host an open house and give the public an opportunity to view a mock Reception Centre setup.

The Lantzville ESS team is very active and has supported the RDN and District of Lantzville with community events, level one responses and were instrumental during the December 20th windstorm where volunteers travelled to the Cranberry Hall to open a reception centre to support 16 evacuees and in the following days, additional volunteers assisted with the Warming Centre activation at the Cedar Community Hall. So far in 2019, the level one team has assisted the Lantzville Fire Department with providing ESS to two families displaced from their homes due to fire.

Southern Communities ESS

Electoral Area A and C of the RDN have had low volunteer turn outs and the RDN has been supported by the City of Nanaimo ESS volunteers and the Lantzville ESS volunteers in providing ESS response to the area. In 2019, RDN Emergency Services started a recruitment campaign with newsletters and events hosted in April and May in Cedar, Cranberry and Extension with the successful recruitment of nine new volunteers. The first ESS monthly meeting will be held on May 28th to register the new volunteers and start the training.

Plans for 2019 will include selecting a monthly meeting schedule, registering for training, participating in exercises and assisting with ESS activations. The new volunteers will get hands on experience with support from RDN emergency services, the City of Nanaimo ESS team, Lantzville ESS team, and Oceanside ESS team.

ALTERNATIVES

1. That the Emergency Support Services Update be received for information.

2. That alternate direction be provided.

FINANCIAL IMPLICATIONS

The collaboration and support of ESS has been accounted for in the budget resulting in no additional costs.

STRATEGIC PLAN IMPLICATIONS

Focus On Relationships- We Recognize All Volunteers As An Essential Component Of Service Delivery. We Will Support The Recruitment And Retention Of Volunteers



Catherine Morrison
cmorrison@rdn.bc.ca
May 23, 2019

Reviewed by:
- D. Pearce, Director of Transportation and Emergency Services
- P. Carlyle, Chief Administrative Officer