

REGIONAL DISTRICT OF NANAIMO
REGULAR BOARD MEETING
AGENDA

Tuesday, July 24, 2018

7:00 P.M.

RDN Board Chambers

This meeting will be recorded

Pages

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

3.1 Regular Board Meeting - June 26, 2018

11

(All Directors - One Vote)

That the minutes of the Regular Board meeting held June 26, 2018, be adopted.

4. INVITED PRESENTATIONS

4.1 Mike Hooper, President, CEO, Nanaimo Airport Commission, re Update of Projects at YCD

5. DELEGATIONS - AGENDA ITEMS

6. CORRESPONDENCE

(All Directors - One Vote)

That the following correspondence be received for information:

6.1 Joyce Babula, President, Gabriola Island Community Hall Association, re Funding Request for Gutters and Upgrade to Mechanical Room

27

6.2 Joyce Babula, President, Gabriola Island Community Hall Association, re Funding Request for Roof Replacement

33

7. COMMITTEE MINUTES

(All Directors - One Vote)

That the following minutes be received for information:

7.1	Electoral Area Services Committee - July 10, 2018	46
7.2	Committee of the Whole - July 10, 2018	52
7.3	Executive Committee - July 12, 2018	58
7.4	Transit Select Committee - July 12, 2018	60
7.5	Solid Waste Management Select Committee - July 5, 2018	62

8. COMMITTEE RECOMMENDATIONS

8.1 Electoral Area Services Committee

8.1.1	Lease and Site License Agreement with Cedar School and Community Enhancement Society for the Management of Cedar Heritage Centre (2019-2020)	65
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(All Directors - Weighted Vote)

That the Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) commencing the 1st of January 2019 ending the 31st of March 2020 be approved.

8.1.2	Signage Strategy - Electoral Area 'B'	81
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(All Directors - One Vote)

That the trails and parks associated with the Whalebone Area of Gabriola be designated as the pilot project for the new signage strategy.

8.1.3	Signage Strategy - Electoral Area 'E'	84
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(All Directors - One Vote)

That Electoral Area 'E' Parks and Open Space Advisory Committee endorse the signage project, and Es-hw Sme~nts Community Park be the pilot location.

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|-------|---|-----|
| 8.1.4 | <p>Little Qualicum Hall – Building Considerations and Public Consultation Report</p> <p>(All Directors - One Vote)</p> <p>That \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.</p> | 87 |
| 8.1.5 | <p>Development Variance Permit Application No. PL2018-008 - 2798 Sunset Terrace, Electoral Area 'H'</p> <p>Delegations Wishing to Speak to Development Variance Permit Application No. PL2018-008 - 2798 Sunset Terrace, Electoral Area 'H'</p> <p>(Electoral Area Directors, except EA 'B' - One Vote)</p> <p>That the Board approve Development Variance Permit No. PL2018-008 to increase the maximum permitted floor area for a recreational residence subject to the terms and conditions outlined in Attachments 2 to 4.</p> | 239 |
| 8.1.6 | <p>Development Variance Permit Application No. PL2018-060 - 3471 Blueback Drive, Electoral Area 'E'</p> <p>Delegations Wishing to Speak to Development Variance Permit Application No. PL2018-060 - 3471 Blueback Drive, Electoral Area 'E'</p> <p>(Electoral Area Directors, except EA 'B' - One Vote)</p> <p>That the Board approve Development Variance Permit No. PL2018-060 to reduce the setback from the top of slope 30 percent or greater from 8.0 metres to 3.0 metres, be approved subject to the terms and conditions outlined in Attachments 2 to 4.</p> | 247 |

8.1.7 Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area 'A' - OCP Amendment Bylaw No. 1620.04, 2018 – Introduction; Amendment Bylaw No. 500.419, 2018 – Introduction

255

(Electoral Area Directors, except EA 'B' - One Vote - Must be taken separately)

1. That the Board approve the proposed Public Consultation Plan as outlined in Attachment 10.
2. That the Board introduce and give first reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”.
3. That the Board give second reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”, having considered the impact on the current Financial Plan and Solid Waste Management Plan.
4. That the Board receive the Summary of the Public Information Meeting held on June 7, 2018.
5. That the Board introduce and give two readings to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”.
6. That the Board direct the Public Hearing on “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”, be delegated to Director McPherson.
7. That the Board direct that the conditions set out in Attachment 2 of the staff report be completed prior to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption.

8.1.8 Zoning Amendment Application No. PL2018-062 - 860, 870, 890 Spider Lake Road, Electoral Area 'H' - Amendment Bylaw 500.421, 2018 – Introduction

286

(Electoral Area Directors, except EA 'B' - One Vote - Must be taken separately)

1. That the Board receive the Summary of the Public Information Meeting held on June 11, 2018.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.421, 2018, being considered for adoption.
3. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018”, be introduced and read two times.
4. That the public hearing for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” be waived and notice of the Board’s intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

8.1.9 Village Way Path Project

Please note: Committee recommendation has no accompanying staff report

(All Directors - One Vote)

That pending final approval by the Regional District of Nanaimo and the Union of BC Municipalities, up to \$25,000 of Electoral Area ‘B’ Community Works Funds be allocated to update the engineering drawings and specifications for the Village Way Path Project to meet Ministry of Transportation and Infrastructure requirements.

8.1.10 Keeping of Household Poultry

Please note: Committee recommendation has no accompanying staff report

(Electoral Area Directors, except EA 'B' - One Vote)

That staff be directed to provide a report on what would be required to increase the property size required for keeping of household poultry.

8.1.11 Electoral Area 'A' Noise Bylaw

Please note: Committee recommendation has no accompanying staff report

(All Directors - One Vote)

1. That staff provide a report considering changes to the EA 'A' Noise Bylaw to apply to rock breaking and similar or associated activities/processes so as to reduce noise levels to the Permissible Sound Levels (PSLs) expressed in terms of one-hour average sound levels values for outdoor noise and attenuation of noise through the walls of a dwelling provided in the provincial guidelines for pit and quarrying facilities.

2. That the report consider applying the Permissible Sound Levels (PSLs) to activities that are anticipated to extend beyond four days and to restricting such activities to the period of Monday through Friday, excluding holidays, and to the hours of 8 am to 5 pm on those days.

8.2 Committee of the Whole

8.2.1 Legal Services Standing Offers Award 2018

300

(All Directors - Weighted Vote)

1. That the Regional District of Nanaimo enter into standing offer agreements with Lidstone & Company and Young Anderson for the provision of routine legal services, including construction law advice.

2. That the Regional District of Nanaimo enter into standing offer agreements with Harris & Company and Lidstone & Company for the provision of routine legal services for Employment and Labour Law.

3. That the Board authorize the Chief Administrative Officer to engage alternate legal services providers when required.

8.2.2 Consultation Plan – Focused Regional Growth Strategy Review

303

(All Directors - One Vote)

That the Board adopt the Consultation Plan for the Focused Regional Growth Strategy Review.

8.2.3 2017 Regional Growth Strategy Annual Report - Implementation and Progress

317

(All Directors - One Vote)

1. That the 2017 Regional Growth Strategy Annual Report – Implementation and Progress, be endorsed.

2. That a letter be sent to the Minister of Municipal Affairs and Housing to request that the Community Energy and Emissions Inventory data be updated.

3. That the Regional Growth Strategy policies relating to affordable housing be included in the approved Focused Regional Growth Strategy Review.

8.2.4	Bylaw Dispute Adjudication System	365
	(All Directors - One Vote)	
	1. That the Board endorse a Bylaw Dispute Adjudication System.	
	2. That the Board direct the preparation of bylaws, policies and agreements for the implementation of the Bylaw Dispute Adjudication System provided for in the <i>Local Government Bylaw Notice Enforcement Act</i> , for the Board's approval.	
	3. That the Board direct staff to work with Court Services Branch, Ministry of Attorney General to request the Lieutenant Governor in Council of the Province of British Columbia enact a Regulation under Section 29 of the <i>Local Government Bylaw Notice Enforcement Act</i> , applying the Act to the Regional District of Nanaimo.	
8.2.5	Water System Risk Management Plan	370
	(All Directors - One Vote)	
	That staff be directed to report back upon the completion of the Water System Risk Management Plan.	
8.2.6	Nanoose Bay Peninsula Pumpstation – Construction Contract Award	373
	(All Directors - Weighted Vote)	
	1. That the Board award the construction contract for the Nanoose Bay Peninsula Pump Station to Windley Construction Ltd. for \$1,713,119.00 (excluding GST).	
	2. That the Board approve the addition of \$375,000 to the project budget.	
8.2.7	Detailed Design Services for French Creek Pollution Control Centre Stage 4 Expansion Project and Odour Control Upgrades	376
	(All Directors - Weighted Vote)	
	That the Board award the Engineering Services contract for the detailed design, tendering and construction services for the French Creek Pollution Control Centre Stage 4 Expansion Project and Odour Control Upgrades to AECOM for \$2,506,980 (excluding GST).	

8.2.8	Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018	380
	(All Directors - One Vote)	
	1. That “Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018” be read three times.	
	(All Directors - One Vote / 2/3)	
	2. That “Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018” be adopted.	
8.2.9	Boundary Expansion – Bow Horn Bay Fire Protection Area	399
	(All Directors - One Vote)	
	That “Bow Horn Bay Fire Protection Service Amendment Bylaw No. 1385.09, 2018” be introduced, read three times and forwarded to the Inspector of Municipalities for approval.”	
8.2.10	Boundary Expansion – Dashwood Fire Protection Service	404
	(All Directors - One Vote)	
	That “Dashwood Fire Protection Service Amendment Bylaw No. 964.06, 2018” be introduced and read three times.	
8.3	Transit Select Committee	
8.3.1	DayPASS Fare Product Update	409
	(All Directors, except Electoral Areas 'B' and 'F' - Weighted Vote)	
	That the Board receive the DayPASS Fare Product Update for information.	
8.3.2	Fleet Update – Future Innovations	415
	(All Directors, except Electoral Areas 'B' and 'F' - Weighted Vote)	
	That the Board receive the Fleet Update – Future Innovations report for information.	
8.3.3	Town of Qualicum Beach - Free Fare Program	
	<i>Please note: Committee recommendation came from Business Arising under New Business and there is no accompanying staff report</i>	
	(Parksville, Qualicum Beach, Electoral Areas 'E', 'G', 'H' - Weighted Vote)	
	That the Town of Qualicum provide free transit within the Town of Qualicum on routes 97 and 98 for a trial period of August 1, 2018 to September 30, 2018 with no cost to the Regional District of Nanaimo.	

8.4 Solid Waste Management Select Committee

8.4.1 Preliminary Evaluation of Solid Waste Curbside Collection Options 420

(All Directors, except Nanaimo - Weighted Vote)

That staff be directed to report back on a recommended service option and implementation plan for the following solid waste curbside collection options:

1. That glass collection at curbside be excluded from further consideration.
2. That semi-automated collection service be excluded from further consideration.
3. That staff be directed to conduct a public consultation and evaluation of the service options.

8.4.2 Regional Landfill Security Contract 2018-2020 440

(All Directors - Weighted Vote)

1. That the Board award a two (2) year contract for Regional Landfill Security services to Neptune Security Service in the amount of \$170,000.00 from September 1, 2018 to August 31, 2020.

2. That the General Manager of Regional and Community Utilities and the Director of Finance be authorized to extend the contract for an additional two (2) years if appropriate.

8.4.3 Gabriola Island Recycling Organization Request for Funding 443

Please note: Committee recommendation came from Business Arising from Delegations and there is no accompanying staff report

(All Directors - One Vote)

That Gabriola Island Recycling Organization's request for funding in the amount of \$15,000 for reuse, recycling and education at Gabriola Island school be forwarded to the Board for consideration.

8.4.4 Curbside Collection Service

Please note: Committee recommendation came from Business Arising under New Business and there is no accompanying staff report

(All Directors, except Nanaimo - Weighted Vote)

That staff provide a report that investigates internal delivery of curbside collection service.

9. REPORTS

- 9.1 **Zoning Amendment Application No. PL2018-013 - Pitt Road, Electoral Area 'H' Amendment Bylaw 500.420, 2018 - Third Reading** 457

(Electoral Area Directors, except EA 'B' - One Vote - Must be taken separately)

1. That the Board receive the report of the Public Hearing held on July 9, 2018 for "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018".

2. That the Board give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018".

- 9.2 **Zoning Amendment Application No. PL2017-202 - Pitt Road, Electoral Area 'H' Amendment Bylaw 500.418, 2018 - Third Reading** 641

(Electoral Area Directors, except EA 'B' - One Vote)

That the Board give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018".

10. BUSINESS ARISING FROM DELEGATIONS

11. NEW BUSINESS

12. IN CAMERA

(All Directors - One Vote)

That pursuant to Section(s) 90 (1) (a), (c), (k) and (m) of the *Community Charter* the Board proceed to an In Camera meeting for discussions related to personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality, labour relations and other employee relations, a proposed service, and a matter that, under another enactment, is such that the public may be excluded from the meeting.

13. ADJOURNMENT

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE REGULAR BOARD MEETING**

**Tuesday, June 26, 2018
7:00 P.M.
RDN Board Chambers**

In Attendance:	Director W. Veenhof	Chair
	Director A. McPherson	Electoral Area A
	Director H. Houle	Electoral Area B
	Director M. Young	Electoral Area C
	Director B. Rogers	Electoral Area E
	Director J. Fell	Electoral Area F
	Director J. Stanhope	Electoral Area G
	Director B. McKay	City of Nanaimo
	Alternate	
	Director S. Armstrong	City of Nanaimo
	Director D. Brennan	City of Nanaimo
	Director G. Fuller	City of Nanaimo
	Director J. Hong	City of Nanaimo
	Director M. Lefebvre	City of Parksville
	Director K. Oates	City of Parksville
	Director B. Colclough	District of Lantzville
	Director T. Westbroek	Town of Qualicum Beach
Regrets:	Director I. Thorpe	Vice Chair
	Director B. Bestwick	City of Nanaimo
	Director J. Kipp	City of Nanaimo
	Director B. Yoachim	City of Nanaimo
Also in Attendance:	P. Carlyle	Chief Administrative Officer
	R. Alexander	Gen. Mgr. Regional & Community Utilities
	G. Garbutt	Gen. Mgr. Strategic & Community Development
	T. Osborne	Gen. Mgr. Recreation & Parks
	D. Wells	Gen. Mgr. Corporate Services
	W. Idema	Director of Finance
	D. Pearce	Director of Transportation & Emergency Services
	S. De Pol	Director of Water & Wastewater Services
	J. Hill	Mgr. Administrative Services
	C. Golding	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.

The Chair welcomed Alternate Director Armstrong to the meeting.

APPROVAL OF THE AGENDA

18-218

It was moved and seconded that the agenda be approved, as amended, to include delegations, correspondence, new business, and a revised motion to go In Camera on the addendum.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Regular Board Meeting - May 22, 2018

18-219

It was moved and seconded that the minutes of the Regular Board meeting held May 22, 2018, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS - AGENDA ITEMS

Thomas Gates, re Item 5.1.8 - Zoning Amendment Application No. PL2018-013 - Pitt Road, Electoral Area 'H'

Thomas Gates shared concerns of the Area H Residents in opposition to rezoning and the effects of the marine outfall sewage treatment plan on the environment and asked the Board to not proceed with 1st and 2nd readings of Amendment Bylaw No. 500.420, 2018 and the Public Hearing.

CORRESPONDENCE

18-220

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

Bryan Holyk, Executive Director, Area H Rate Payers and Residents Association, re Item 5.1.8 - Zoning Amendment Application No. PL2018-013 - Pitt Road, Electoral Area 'H'

CARRIED UNANIMOUSLY

COMMITTEE MINUTES

18-221

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

Electoral Area Services Committee - June 12, 2018

Committee of the Whole - June 12, 2018

Arrowsmith Water Service Management Board - May 25, 2018

Transit Select Committee - May 24, 2018

Englishman River Water Service Management Board - May 22, 2018

Northern Community Economic Development Select Committee - May 17, 2018

CARRIED UNANIMOUSLY

COMMITTEE RECOMMENDATIONS

Electoral Area Services Committee

Cedar Community Association

18-222

It was moved and seconded that the grant application from Cedar Community Association for \$3,160.51 be approved.

CARRIED UNANIMOUSLY

Signage Strategy - Pilot Park

18-223

It was moved and seconded that Thelma Griffiths Community Park be considered as a pilot park for entrance and interpretive signage.

CARRIED UNANIMOUSLY

Tipple Community Board Quote

18-224

It was moved and seconded that the Regional District of Nanaimo Board consider the installation of a Regional District of Nanaimo communication board at the Cedar Plaza Tipple.

CARRIED UNANIMOUSLY

Development Permit and Temporary Use Permit Areas Standardization Project

18-225

It was moved and seconded that the draft development permit areas and temporary use permit areas be endorsed and First Nation, public and stakeholder consultation be initiated in accordance with the approved public consultation program for the Development permit and Temporary use permit Areas Standardization Project.

CARRIED UNANIMOUSLY

18-226

It was moved and seconded that the draft Temporary Use Permit Areas text be amended so that for the East Wellington - Pleasant Valley Official Community Plan Area, section 2 only applies to the Resource designation.

CARRIED UNANIMOUSLY

18-227

It was moved and seconded that consultation on the draft development permit areas seeks input on an additional exemption from the Farmland Protection Development Permit Area for existing small lots.

CARRIED UNANIMOUSLY

Development Variance Permit Application No. PL2018-055 - 609 Hawthorne Rise, Electoral Area 'G'

18-228

It was moved and seconded that the Board approve Development Variance Permit No. PL2018-055 to reduce the Other Lot Line setback subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

Development Variance Permit Application No. PL2018-058 - 796 Mariner Way, Electoral Area 'G'

18-229

It was moved and seconded that the Board approve Development Variance Permit No. PL2018-058 to reduce the Interior Side Lot Line subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

Zoning Amendment Application No. PL2017-202 - Pitt Road, Electoral Area 'H' - Amendment Bylaw 500.418, 2018 - First and Second Reading

18-230

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on April 9, 2018.

CARRIED UNANIMOUSLY

18-231

It was moved and seconded that the Board require the applicant to complete the conditions as set out in Attachment 2 as a condition of Amendment Bylaw No. 500.418 being adopted.

CARRIED UNANIMOUSLY

18-232

It was moved and seconded that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018", be introduced and read two times.

CARRIED UNANIMOUSLY

18-233

It was moved and seconded that the public hearing for "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018" be waived and notice of the Board's intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

CARRIED UNANIMOUSLY

Zoning Amendment Application No. PL2018-013 - Pitt Road, Electoral Area 'H' - Amendment Bylaw 500.420, 2018 - First and Second Reading

18-234

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on May 16, 2018.

CARRIED UNANIMOUSLY

18-235

It was moved and seconded that the Board require the applicant to complete the conditions as set out in Attachment 2 as a condition of Amendment Bylaw No. 500.420 being adopted.

CARRIED UNANIMOUSLY

18-236

It was moved and seconded that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018”, be introduced and read two times.

CARRIED UNANIMOUSLY

18-237

It was moved and seconded that the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018”, be delegated to Director Veenhof.

CARRIED UNANIMOUSLY

Liquor Licence Amendment Application No. PL2018-074 - 1548 Grafton Ave, Electoral Area ‘F’

18-238

It was moved and seconded that the Board consider submissions or comments from the public regarding Liquor Licence Amendment Application No. PL2018-074.

CARRIED UNANIMOUSLY

18-239

It was moved and seconded that the Board adopt the resolution pertaining to Liquor Licence Amendment Application No. PL2018-074 attached to this report as Attachment 2.

CARRIED UNANIMOUSLY

Standardization of Fire Halls

18-240

It was moved and seconded that the Standardization of Fire Halls Project be endorsed.

CARRIED UNANIMOUSLY

Development Cost Charges

18-241

It was moved and seconded that staff be directed to prepare a report on the use and collection of Development Cost Charges.

CARRIED UNANIMOUSLY

Committee of the Whole

District 69 Recreation Services Master Plan Report

18-242

It was moved and seconded that the D69 Recreation Services Master Plan Steering Committee work together with Regional District of Nanaimo staff and consultants to formulate a revised recreation facility development strategy for three top priority items as follows:

1. Minimum Ravensong Pool upgrade proposal to address critical current user concerns and define a low cost upgrade recommendation to move forward quickly with a referendum to proceed.
2. Minimum cost replacement of the old track at Ballenas Secondary School and a proposal for an 8 lane rubberized track and field facility at a future location.
3. Continuation and finalization of the centralized land purchase strategy as defined in the July 2006 Recreation Services Master Plan for Oceanside section 7.2.

CARRIED UNANIMOUSLY

18-243

It was moved and seconded that when the District 69 Recreation Commission and Regional District of Nanaimo Board are considering recreation infrastructure projects in the District 69 (Oceanside) area that they be informed by a financial analysis review process.

CARRIED UNANIMOUSLY

District 69 Youth Recreation Grants

18-244

It was moved and seconded that the following District 69 Youth Recreation Grant applications be approved:

- Bard to Broadway - youth theatre workshop facility rental - \$410
- Bard to Broadway - performing arts education series facility rental - \$1,180
- Kwalikum Secondary School - Dry Grad - \$1,000
- Oceanside Community Arts Council - summer camp supplies - \$1,000
- District 69 (Oceanside) Minor Softball Association - equipment - \$2,000
- Oceanside Track and Field Club - high jump mat - \$2,500
- Parksville Volleyball Club - Community play days, equipment, facility rental - \$2,500
- YoungLife Canada (Qualicum Beach) - food and supplies - \$750

Total - \$11,340

CARRIED UNANIMOUSLY

District 69 Community Recreation Grants

18-245

It was moved and seconded that the following District 69 Community Recreation Grant applications be approved:

- Arrowsmith Community Recreation Association - Food Skills for Families – \$1,000
- Arrowsmith Community Recreation Association - Coombs Candy Walk - \$2,243
- Errington Cooperative Preschool - art supplies and games - \$1,300
- Eswyn's Alpine and Rock Garden - signage - \$650
- Parksville Curling Club - Worksafe compliance/ammonia safety equipment - \$2,500
- Parksville Lions Club - Lions Club Free Skates at Oceanside Place - \$750
- Parksville Golden Oldies Sports Association (PGOSA) - 25th Anniversary active living video - \$1,000
- Parksville Senior Athletic Group (Slo-Pitch) - AED at Parksville Community Park - \$1,350
- Qualicum Beach Community Garden Society - materials for garden beds - \$2,126
- Qualicum Community Education and Wellness - family soccer program – \$1,500
- Town of Qualicum Beach - Select Committee on Family Day Celebration - pool rental - \$500

Total - \$14,919

CARRIED UNANIMOUSLY

Regional District of Nanaimo 2018-2022 Board Orientation

18-246

It was moved and seconded that the 2018-2022 Board Orientation be approved.

CARRIED UNANIMOUSLY

2019-2022 Strategic Planning Process

18-247

It was moved and seconded that the 2019 – 2022 Strategic Planning Process be endorsed.

CARRIED UNANIMOUSLY

2017 Annual Financial Report and Statement of Financial Information

18-248

It was moved and seconded that the 2017 Annual Financial Report and the Statement of Financial Information be approved as presented.

CARRIED UNANIMOUSLY

Quarterly Financial Report – First Quarter – 2018

18-249

It was moved and seconded that the financial report for the period January 1, 2018 to March 31, 2018 be received for information.

CARRIED UNANIMOUSLY

Regional Economic Development

18-250

It was moved and seconded that a meeting be organized with the organizations listed in Attachment 2 as amended to include: The Lighthouse Country Business Association, Gabriola Island Chamber of Commerce Economic Development and Tourism, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Qualicum First Nation, Nanaimo Port Authority and Nanaimo Airport Authority, to consider the creation of a region-wide economic development service; and further

That to assist with the meeting, a background report that incorporates input from the other organizations be prepared addressing the current state of economic development in the Regional District of Nanaimo.

CARRIED UNANIMOUSLY

Biosolids Transportation Services Contract Award

18-251

It was moved and seconded that the Board award a two-year contract for Biosolids Transportation Services to DBL Disposal Services Ltd at an estimated value of \$162,000.

CARRIED UNANIMOUSLY

18-252

It was moved and seconded that the General Manager of Regional and Community Utilities and the Director of Finance be authorized to extend the contract for an additional 2 years if required.

CARRIED UNANIMOUSLY

Detailed Design Services for Chase River Force Main No. 1 Replacement and Pump Station Upgrades

18-253

It was moved and seconded that the Engineering Services contract for the detailed design of the Chase River Force Main No. 1 Replacement and Pump Station Upgrades Project be awarded to CH2M Hill Canada Limited for \$199,682 (excluding GST).

CARRIED UNANIMOUSLY

Solid Waste Management Plan Adoption

18-254

It was moved and seconded that the Solid Waste Management Plan be adopted and that the Plan be sent to the Minister of Environment & Climate Change Strategy for approval.

Opposed (2): Director Young, and Director Hong

CARRIED

Transit Radio Tower Occupancy Agreement

18-255

It was moved and seconded that the Regional District of Nanaimo enter into an agreement with the City of Nanaimo to allow the installation of Transit Services radio and auxiliary equipment on an existing tower and related building and provide hydro for \$1,200 annually for a five (5) year term commencing April 1, 2018 to March 31, 2023.

CARRIED UNANIMOUSLY

Coombs Fire Department Self Contained Breathing Apparatus Tender Award

18-256

It was moved and seconded that the Board award the Coombs-Hilliers Fire Department Self Contained Breathing Apparatus contract to Guillevin International at a cost of \$227,700.53 before taxes to be funded by the Coombs-Hilliers Fire Service capital reserve fund.

CARRIED UNANIMOUSLY

Transit Select Committee

2018 – 2019 Conventional and Custom Transit Annual Operating Agreement

18-257

It was moved and seconded that the Board approve the 2018/19 Conventional and Custom Transit Annual Operating Agreement with BC Transit.

CARRIED UNANIMOUSLY

18-258

It was moved and seconded that BC Transit provide the Transit Select Committee with a report detailing what BC Transit management fees cover, and the actual hours utilized in each area of service.

CARRIED UNANIMOUSLY

Route 40-VIU Express – Service Expansion

18-259

It was moved and seconded that the Board approve the improvement of weekday service on Route #40 – VIU express utilizing the January 2019 5,000 Hour Annual Conventional Transit Expansion.

CARRIED UNANIMOUSLY

\$1.00 Fare Analysis for Summer 2018

18-260

It was moved and seconded that the \$1.00 Fare Analysis for Summer 2018 report be received for information.

CARRIED UNANIMOUSLY

District of Lantzville Request for Free Transit for Minetown Day

18-261

It was moved and seconded that the Board approve the District of Lantzville's request for free transit services on the 11 Lantzville route for the Minetown Day event held on Saturday, September 8, 2018.

CARRIED UNANIMOUSLY

Englishman River Water Service Management Board

Englishman River Water Service Final 2018 - 2022 Budget Report

18-262

It was moved and seconded that the Regional District of Nanaimo adopt its portion of the Englishman River Water Service 2018 – 2022 Financial Plan as outlined in Table 2 attached to the May 15, 2018 report.

CARRIED UNANIMOUSLY

Northern Community Economic Development Select Committee

Northern Community Economic Development Summary Report Update

18-263

It was moved and seconded that the proposed changes to the Northern Community Economic Development (NCED) Application Form and Summary Report be approved.

CARRIED UNANIMOUSLY

Alternate Approaches to Funding Blade Runners

18-264

It was moved and seconded that staff prepare a report on alternate approaches to funding the Blade Runners program.

CARRIED UNANIMOUSLY

Northern Community Economic Development – Spring 2018 Proposals

18-265

It was moved and seconded that Lighthouse Country Business Association - Lighthouse Country Familiarization Tour - be awarded \$1,200.

CARRIED UNANIMOUSLY

18-266

It was moved and seconded that Lighthouse Country Business Association - Deep Bay Information Booth - be awarded \$4,700.

CARRIED UNANIMOUSLY

18-267

It was moved and seconded that Qualicum Beach Chamber of Commerce - Social Media Ninja - be awarded \$5,240.

CARRIED UNANIMOUSLY

18-268

It was moved and seconded that Qualicum Beach Streamkeepers Society - Seaside Nature Park "Brant Viewing Platform" - be awarded \$5,324 on the condition that it include indigenous history, arts and culture.

CARRIED UNANIMOUSLY

18-269

It was moved and seconded that Parksville and District Chamber of Commerce Mid Island Tech Forum Strategy - be awarded \$4,286.

CARRIED UNANIMOUSLY

18-270

It was moved and seconded that Community Futures Central Island - LEAP (Local Entrepreneurship Accelerator Program) - be awarded \$5,000.

CARRIED UNANIMOUSLY

18-271

It was moved and seconded that Innovation Island Technology Association - Tech Savvy Talk & Leaders Roundtable - be awarded \$4,250.

CARRIED UNANIMOUSLY

18-272

It was moved and seconded that Central Vancouver Island Job Opportunities Building Society - Blade Runners 2018-2019 - be awarded \$20,000.

CARRIED UNANIMOUSLY

REPORTS

Zoning Amendment Application No. PL2013-022 - 1720 Whibley Road, Electoral Area 'F' - Amendment Bylaw No. 1285.25, 2016 - Adoption; Manufactured Home Park Regulations Bylaw No. 1738, 2016 - Adoption

18-273

It was moved and seconded that the Board adopt "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016".

CARRIED UNANIMOUSLY

18-274

It was moved and seconded that the Board adopt "Regional District of Nanaimo Electoral Area 'F' Manufactured Home Park Regulations Bylaw No. 1738, 2016".

CARRIED UNANIMOUSLY

A Bylaw to Secure Long Term Debt for the City of Nanaimo Fire Station #1

18-275

It was moved and seconded that the Board consent to the borrowing of \$3,235,354 from the Municipal Finance Authority of British Columbia over a 20 year term for the purpose of funding the City of Nanaimo's Fire Station #1 reconstruction project.

CARRIED UNANIMOUSLY

18-276

It was moved and seconded that “Regional District of Nanaimo Security Issuing (City of Nanaimo) Bylaw No. 1774, 2018” be introduced and read three times.

CARRIED UNANIMOUSLY

18-277

It was moved and seconded that “Regional District of Nanaimo Security Issuing (City of Nanaimo) Bylaw No. 1774, 2018” be adopted.

CARRIED UNANIMOUSLY

District of Lantzville Official Community Plan Review

18-278

It was moved and seconded that the Board receive the District of Lantzville Official Community Plan Bylaw Referral.

CARRIED UNANIMOUSLY

18-279

It was moved and seconded that the District of Lantzville be advised that an amendment to the Regional Context Statement is required to be submitted to the Regional District of Nanaimo Board for approval.

CARRIED UNANIMOUSLY

18-280

It was moved and seconded that the District of Lantzville be advised that an amendment to the Regional Growth Strategy is required to recognize the changes to the Growth Containment Boundary within the Official Community Plan.

CARRIED UNANIMOUSLY

Green Infrastructure Fund - Project Endorsement

18-281

It was moved and seconded that the Board endorse the following projects for submission under the Green Infrastructure – Environmental Quality Program, with a commitment to contribute the Regional District of Nanaimo's share of the project costs:

- French Creek Pollution Control Centre Expansion.
- Chase River Forcemain Replacement.
- Nanoose Bay Wastewater Upgrades.
- Regional District of Nanaimo Transit Exchange.
- Water Governance.
- French Creek Water Service Upgrades.

CARRIED UNANIMOUSLY

San Pareil Water Service Area – UV Disinfection Upgrades Project Change Order Approval

18-282

It was moved and seconded that the Board approve the scope change request to integrate the remote control SCADA system of the San Pareil Water Service, as per the attached Contemplated Change Order #1, for a total of \$133,638.43 (excluding GST).

CARRIED UNANIMOUSLY

18-283

It was moved and seconded that the Board authorize the payment to Koers & Associates Engineering Ltd. of additional fees of up to \$35,000 for engineering and contract management associated with Change Order #1 above.

CARRIED UNANIMOUSLY

NEW BUSINESS

Regional District of Nanaimo Utility Billing Discount Date

18-284

It was moved and seconded that staff be directed to extend the Utility Billing Discount Date for the 2018 spring billing from July 9 to July 16 to ensure four weeks is provided for Regional District of Nanaimo utility customers to obtain applicable discounts and to offset the delay that occurred with the Regional District of Nanaimo's mail processing vendor.

CARRIED UNANIMOUSLY

IN CAMERA

18-285

It was moved and seconded that pursuant to Sections 90 (1) (d), (e), (k) and (m) of the *Community Charter* the Board proceed to an In Camera meeting for discussions related to security of the property of the municipality, the acquisition of land or improvements, the provision of a proposed service, and a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED UNANIMOUSLY

TIME: 7:58 PM

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 8:07 PM

CHAIR

CORPORATE OFFICER

Howard Houle
Regional Director
Nanaimo Regional District
Nanaimo, B.C.

June 20th, 2018

Dear Howard,

I am writing on behalf of the Board of Directors of the Gabriola Island Community Hall Association. We are applying for support from the Community Works Fund for the installation of gutters and for an upgrade to the mechanical room.

As you know, our mission is to maintain and develop the Hall for multiple uses by our community. A partial list of activities that take place in the Hall on a regular basis includes choral concerts, pantomimes, dances, pickle ball, the annual salmon barbecue, karate, badminton, tai chi, the library's annual book sale, food forums, the annual Christmas Spirit Feast, and many others. The Hall is the only facility on the Island that can accommodate this variety of activities. We endeavour to keep our rental rates as low as is feasible in order to make the Hall accessible to as many Gabriolans as possible. Our budgets are balanced, though with little or no surplus.

Recently, thanks to a generous grant from the Regional District of Nanaimo via the Community Works Fund, we were able to partially re-roof our building on those portions covered by metal roofing. Unfortunately, during a particularly vehement storm, water leaked in through the partially finished roof and did very considerable damage to the building. Our insurers are assisting us to rectify the situation and we anticipate that most of the water damage will be repaired in the coming few months.

We have canvassed our supporters to gather their suggestions regarding needs and priorities and have distilled them into a multi-phase project that would, over the

coming few years, make substantial improvements to our premises for the benefit of users and the community at large.

Phase One, the subject of this request for funding, would deal with two of the most pressing issues :

1. the installation of gutters
2. a re-vamp of the dated mechanical room which houses electrical and plumbing mechanisms.

This latter can more efficiently be done at the same time as the insurers' rectifications in June and July this year.

GICHA has secured a grant from the Gabriola Lions for \$3,000 which we propose to apply towards the matching funds requirement in order to complete this first phase.

Later phases might include replacement of the flat roof, repainting, installing a generator, replacing the windows, solar panels and improving parking. We are grateful that you and the RDN have been open to assisting, where appropriate, in some of these future endeavours.

With regard to the asset management requirement, I attach a report outlining significant repairs done in the recent past as well as replacements and renovations planned for future years.

In conclusion, we are submitting this letter and accompanying documentation as a request for \$4,995.00 as a contribution towards the completion of what we are calling Phase One of our renovations which will have a total cost of \$9,990.00. Please see the attached Project Budget for a detailed breakdown of costs and revenues.

The proposal has been carefully reviewed by the entire Board of Directors and has their unanimous approval.

Please find attached documentation regarding the above projects.

Yours respectfully,

Joyce Babula,

President

Enclosures:

(a) Project Budget

- (b) Estimate for gutters
- (c) Estimate materials for mechanical room upgrade
- (d) Asset Management Report

			GICHA MAINTENANCE PROJECT - PHASE 1			
COSTS						
1) Installation of new gutters and down pipes						
	Guttermen					\$5,019
	Supervision Konrad Mauch 8 hours @\$40					\$320
2) Upgrade of mechanical room						
	Andrew Sheret - materials					\$2,985
SUBTOTAL						<u>\$8,324</u>
Contingencies (20%)						\$1,665
<u>TOTAL</u>						<u>\$9,989</u>
<u>REVENUES</u>						
Labour provided "in kind" by Konrad Mauch						\$320
Grant from Gabriola Lions						\$3,000
GICHA from cash reserves						\$1,675
TOTAL MATCHING FUNDS						\$4,995
Request funds from CWF						\$4,995
TOTAL REVENUES						<u>\$9,990</u>

GABRIOLA COMMUNITY HALL ASSOCIATION ASSET MANAGEMENT REPORT

1. How old is the building? The current building is now 34 years old.

2. What are the past renovations in the last 10 years - 20 years?

In the last 10 years, the following renovations have been completed :

- new opening windows were installed in the stairwell
- replacement of the second boiler
- ongoing maintenance of stage lighting and sound system
- new stoves and fridges in both kitchens
- reverse osmosis system installed in kitchen sinks
- interior and exterior of Hall were repainted
- replacement of all the lighting in the main hall
- installation of tile in the storage room
- new countertops in both kitchens
- built a roof over double door entry along the ramp
- installation of carpeting in the downstairs area
- replacement of the metal portion of our roof which exposed a good amount of damage to the structural part that needed to be replaced
- installation of an accessible washroom on the main floor this year
- Canada 150 grant was received and a realization of an external mural depicting the history of the Island

Previously, in the period between 1998 - 2008, the following work was done :

- new well was drilled and new water pump was installed from the well to the cistern to maintain ongoing stability with water.
- a filtration system was put in at that time.
- a new cistern was purchased and a wooden structure built around it
- installation of a new boiler in the mechanical room

- painting of the inside and outside of the Hall two times during the last 20 years and repaired holes made by woodpeckers.
- installation of curbing, resurfacing and improved drainage in the parking lot
- Skylights were removed from area above solarium and in stairwell and metal roof repair completed.

3. What are the future renovations planned for the next 5, 10, 20 years?

We have a list of items to be phased in during the coming years.

This grant will take care of an immediate need to upgrade the mechanical room and install gutters around the roof of the Community Hall.

Future needs will comprise :

- replacement of flat roof
- a generator to maintain lighting and electricity in the event of a power outage
- replacement of windows in solarium
- refinishing of the wooden floor in the main hall,
- replacement of the carpet in the stairwell
- over the next ten years, we could look at heat pumps for both heating and cooling.
- explore new technology such as solar panels to make the hall greener and more energy efficient
- over the 20 year time frame, we plan to maintain the building as required for the changing needs of the growing community

4. Structural defects - none

Howard Houle,
Director
Regional District of Nanaimo
Nanaimo, B.C.
July 14th, 2018

Dear Howard :

I am writing on behalf of the Board of Directors of the Gabriola Island Community Hall Association. We are applying for financial support from the Community Works Fund for the replacement of the flat roof of the Community Hall building.

As you may know, our mission is to maintain and develop the Hall for multiple uses by our community. A partial list of activities that take place in the Hall on a regular basis includes choral concerts, pantomimes, dances, pickle ball, the annual salmon barbecue, karate, badminton, tai chi, the library's annual book sale, food forums, the annual Christmas Spirit Feast, and many others. The Hall is the only facility on the Island that can accommodate this variety of activities. We endeavour to keep our rental rates as low as is feasible in order to make the Hall accessible to as many Gabriolans as possible. Our budgets are balanced, though with little or no surplus.

Last year, thanks to a generous grant from the Regional District of Nanaimo via the Community Works Fund, we were able to partially re-roof our building on those portions covered by metal roofing. Last month, we also made an application to the Community Works Fund to help cover costs for the replacement of the gutters and an upgrade to the mechanical room.

For the current project, after careful consideration by the board and consultation with Konrad Mauch (see his attached report), we have decided to accept the proposal by Vanderleek, even though it is slightly higher than the other bids, because of its 15 years warranty and superior technology.

We hope to secure matching funds via a Capital Project Grant from the BC Community Gaming Grants Branch, the application for which we are currently finalizing before the deadline of July 31st. Our MLA, Doug Routley, has committed to providing a letter of support for this application and we would welcome a similar letter of support from the RDN, should this current application be successful.

With regard to the asset management requirement, I attach a report outlining significant repairs done in the recent past as well as replacements and renovations planned for future years.

In conclusion, we are submitting this letter and accompanying documentation as a request for \$23,838.00 as a 50% contribution towards the replacement of the flat roof which will have a total cost of \$47,676.00. Please see the attached Project Budget for a detailed breakdown of costs and revenues.

The proposal has been carefully reviewed by the entire Board of Directors and has their unanimous approval.

Please find attached documentation regarding the above project.

Yours respectfully,

Joyce Babula,

President

Enclosures:

- (a) Project Budget
- (b) Estimates
- (c) Roof Report prepared by Konrad Mauch
- (d) Asset Management Report

	GABRIOLA ISLAND COMMUNITY HALL						
		Supplier	Rate	Cost			
	Flat Roof Repair / Replacement						
	Roofing contract	Vanderleek Roofing	See quote	\$42,142			
	Project specification / Quote analysis	Konrad Mauch	15 hrs @ \$40	\$600			
	Supervise installation	Konrad Mauch	15 Hrs @ \$40	\$600			
	Sub totals			\$43,342			
	Contingencies		10%	\$4,334			
	TOTAL COST			\$47,676			
	Requested CWF from RDN			\$23,838	50.0%		
	"In Kind" Labour	Konrad Mauch		\$1,200	2.5%		
	Matching funding from BC Gaming in process of application			\$22,638	47.5%		
	Total Matching funding			\$23,838	50.0%		
	TOTAL FUNDING			\$47,676	100.0%		

Gabriola Island Community Hall Association			
Balance Sheet			
As of July 11th, 2018			
		As of July 11, 2018	
Assets			
Current Assets			
Cash and Cash Equivalent			
1020 Chequing	\$9,544		
1021 Operating a/c	\$384		
1025 High Interest	\$579		
1026 Restricted funds (Flat roof replacement	\$15,000		
	\$25,506		
Total 1200 Accounts Receivable	\$0		
Total Accounts Receivable (A/R)	\$0		
1211 Prepaid Expenses			
1212 Prepaid insurance	\$235		
1213 Prepaid Security	\$24		
Total 1211 Prepaid Expenses	\$259		
Total Current Assets	\$25,765		
Non-current Assets			
Property, plant and equipment			
1400 Building	\$376,530		
Total Property, plant and equipment	\$376,530		
Total Non Current Assets	\$376,530		
Total Assets	\$402,295		
Liabilities and Equity			
Liabilities			
Total Liabilities	\$0		
Equity			
Retained Earnings	\$397,235		
Profit for the year	\$5,059		
Total Equity	\$402,295		
Total Liabilities and Equity	\$402,295		
Wednesday, Jul 11, 2018 12:49:01 PM GMT-7 - Cash Basis			

GABRIOLA COMMUNITY HALL ASSOCIATION

ASSET MANAGEMENT REPORT

1. **How old is the building?** The current building is now 34 years old.
2. **What are the past renovations in the last 10 years - 20 years?**

In the last 10 years, the following renovations have been completed :

- new opening windows were installed in the stairwell
- replace the second boiler
- ongoing maintenance of stage lighting and sound system
- new stoves and fridges in both kitchens
- Reverse osmosis system installed in kitchen sinks
- Interior and exterior of Hall were repainted
- replacement of all the lighting in the main hall
- installation of tile in the storage room
- New countertops in both kitchens
- Built a roof over double door entry along the ramp
- installation of carpeting in the downstairs area
- Replaced the metal portion of our roof which exposed a good amount of damage to the structural part that needed to be replaced
- Installation of an accessible washroom on the main floor this year
- Canada 150 grant was received and a realization of an external mural depicting the history of the Island

Previously, in the period between 1998 - 2008, the following work was done :

- new well was drilled and new water pump was installed from the well to the cistern to maintain ongoing stability with water.
- a filtration system was put in at that time.
- a new cistern was purchased and a wooden structure built around it
- installation of a new boiler in the mechanical room

- painting of the inside and outside of the Hall two times during the last 20 years and repaired holes made by woodpeckers.
- installation of curbing, resurfacing and improved drainage in the parking lot
- Skylights were removed from area above solarium and in stairwell and metal roof repair completed.

3. What are the future renovations planned for the next 5, 10, 20 years?

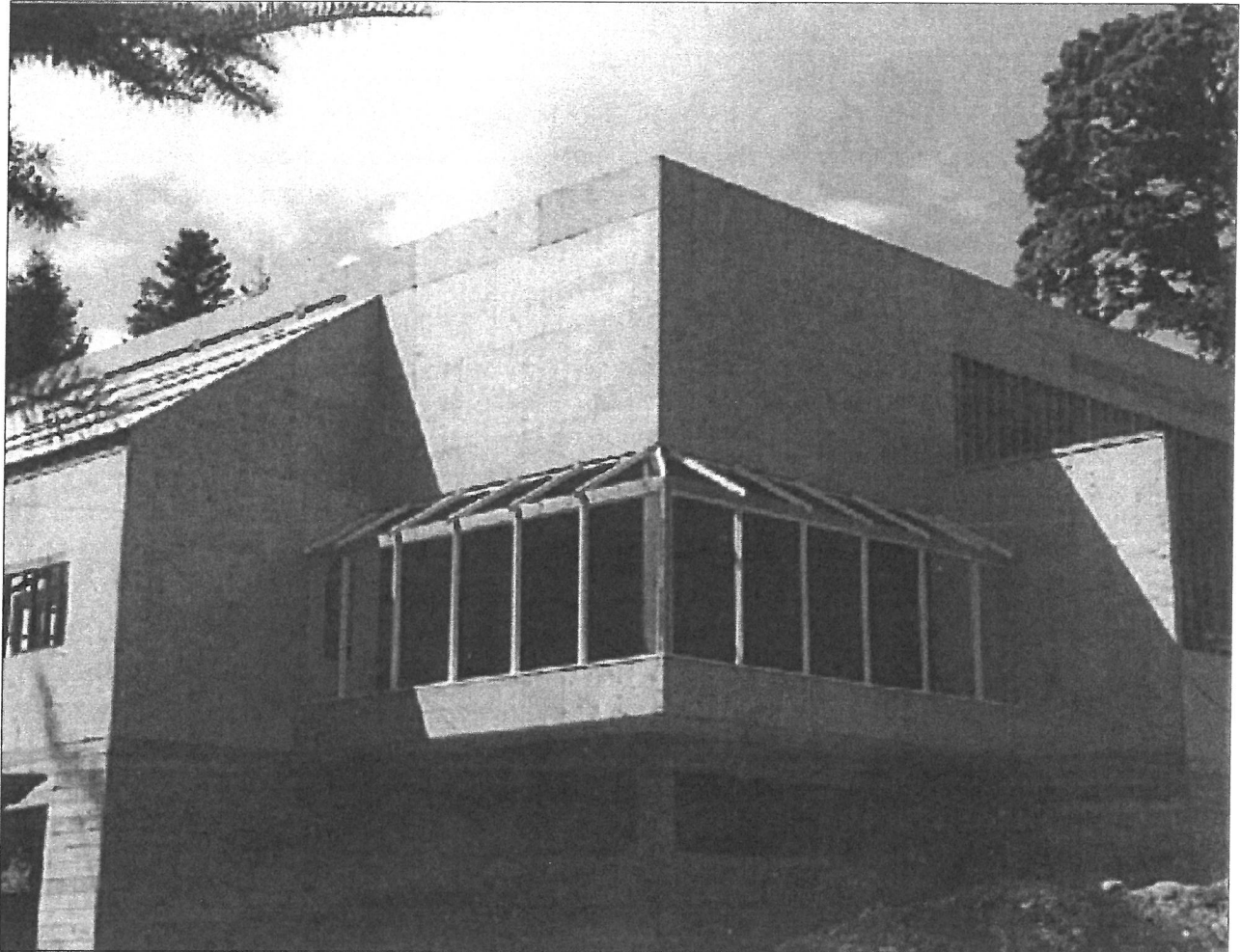
We have a list of items to be phased in during the coming years.

Future needs will comprise :

- upgrades to the mechanical room
- gutters and downspouts
- a generator to maintain lighting and electricity in the event of a power outage
- Replacement of windows in solarium as they are steamers with broken seals
- refinishing of the wooden floor in the main hall,
- replacement of the carpet in the stairwell
- over the next ten years, we could look at heat pumps for both heating and cooling.
- Explore new technology such as solar panels to make the hall greener and more energy efficient
- over the 20 year time frame, we plan to maintain the building as required for the changing needs of the growing community

4. Structural defects - none

GABRIOLA COMMUNITY HALL



Community Hall Re-roof Options

Prepared for: Community Hall Board

Prepared by: Konrad Mauch with advice from Graham Macdonald and John Campbell

April 22, 2018

COMMUNITY HALL RE-ROOF OPTIONS

SUMMARY

The Community Hall Board plans to apply to the RDN for funding to replace all or part of the existing roofing on the “flat” portion of the roof. The existing roof is still trouble-free and does not leak, but it is reaching its expected end of life and, in addition, a problem with roof drainage, and a potential problem with the plywood sheeting, should be addressed.

The scope of work for the application to the RDN should include the following:

1. Replacement of the entire roofing system, including the plywood sheeting
2. Correction of the pooling/drainage problem
3. Replacement of drains and vents
4. Replacement of metal perimeter flashing

The replacement of the plywood sheeting could be removed from the scope if sufficient funding is not available (this will save \$11,000 to \$12,000). However there is some risk that the sheeting will have to be replaced in any event if serious problems with the plywood are discovered during the re-roofing.

Quotes for the complete scope of work have been received from two reputable Nanaimo roofing contractors, Erickson Roofing and Vanderleek Roofing. Erickson proposes using torch-on roofing material and Vanderleek proposes using PVC membrane roofing material. Either should perform adequately for 15+ years but the PVC probably has a longer lifetime. The quoted prices are:

Erickson: \$37,915

Vanderleek: \$42,142

The Vanderleek (PVC) option probably has a lower annual cost of ownership, despite the higher initial price, because of the expected (but not guaranteed) longer life. However the Board should consider alternative, higher return to stakeholders, uses for its money, and whether the funding agency will support selecting a higher price supplier, before deciding on this option.

COMMUNITY HALL RE-ROOF OPTIONS

INTRODUCTION

The Community Hall Board plans to apply to the RDN for funding to replace all or part of the existing roofing on the “flat” portion of the roof. This report discusses options for the scope of the work and provides the needed back-up information for the application.

SCOPE OF WORK

The Community Hall was completed in 1984, probably with a “hot tar” roofing system on the flat portion. The roofing rests on 1/2” plywood sheeting. We believe that it has been re-roofed at least once with “torch-on” roofing but the original plywood sheeting remains. It would be good to check with someone familiar with the history (Stevo?) to confirm that the re-roofing occurred and when.

The existing roofing is trouble free and there have been no reports of leaks. The roofing looks to be in good shape and that has been confirmed by one roofing contractor (Allterrain). However there are grounds to consider re-roofing at this time. These are:

1. The existing roofing is probably approaching end of life. The building is 34 years old. Assuming one re-roofing, it is likely that the current roofing system is 15 to 20 years old. This is in the range of life-expectancy normally quoted for torch-on roofing.
2. The roof has problems with pooling of rainwater. The roof does not drain completely with the existing drain scuppers and a pool forms when there is significant rain. This is a long-run hazard for leaks with roofing systems.
3. The plywood sheeting may be weakened. Stuart Denholm reports that he found the plywood sheeting to be in poor condition when he replaced the sloped metal portions of the the roof in 2017. Inspection of the plywood under the flat portion (from the attic) shows some water staining, which could have occurred prior to the application of the roofing when the Hall was built. A moisture meter reading of the plywood shows 11%, which is reasonably dry. Poking at the plywood with a knife blade allows some penetration, but no clear signs of significant decay.

Options for scope of work range from simply putting on a new top coat of torch-on material to replacing the entire roof, including the plywood sheeting, and installing new vents and drains/scuppers. More detail on the different options quoted can be found in the Quotes section of this report.

We recommend that, for the purposes of the funding application, the scope of work should include:

1. Replacement of the entire roofing system, including the plywood sheeting
2. Correction of the pooling/drainage problem
3. Replacement of drains and vents
4. Replacement of metal perimeter flashing

If funding can't be obtained for the entire scope, consider dropping the replacement of the plywood sheeting since it isn't certain that the sheeting is actually a problem. However, be aware that a serious problem with the sheeting may become apparent when the roofing is removed. At that point funds may have to be allocated from other parts of the Hall's maintenance/renovation budget to replace the sheeting.

Roofing Material Options

Quotes were received for three roofing materials: EPDM, PVC (Duro-Last) and torch-on.

EPDM is a synthetic rubber roofing membrane. The supplier quoting this material did not recommend this option (prefers torch-on) and specified two inches of pea gravel ballast on top of the membrane, which could cause loading problems for the roof. We do not recommend this option.

PVC is a plastic roofing membrane. Advantages include

- Longer life than torch-on - maybe 20 to 30 years vs. 15 to 20 years
- Better warranty - 15 years and material manufacturer inspects and guarantees the work, so presumably no "finger pointing" if a problem occurs

Disadvantages:

- Higher cost
- May be more susceptible to penetration/impact damage (animals, careless people, falling branches)

Torch-on is the bitumen based material currently used on the Community Hall.

Advantages:

- Lower cost
- Proven performance in this location - probably 15+ years

Disadvantages:

- Shorter life expectancy than PVC
- Warranty coverage either not as long or as comprehensive. One supplier did quote 20 years on material and 15 years on labor, but we are somewhat skeptical if this will be honoured in 15+ years.
- Open flame used during installation. Work practices and insurance of the contractor need to be considered.

We believe that either PVC or torch-on will deliver satisfactory performance. It is likely that the PVC would last longer than the expected 15+ years for the torch-on, but this is not guaranteed by the supplier.

Quotes

Quotes for various scopes of work were received from the following three Nanaimo-based roofing contractors:

1. Allterrain Roofing
2. Erickson Roofing Ltd.
3. Vanderleek Roofing Inc.

Gabriola Community Hall Roofing Quotes									
Vendor	Price (GST Inc.)	Type of Roofing	Prep to Existing Roof	Underlay	Vents	Drains	Flashing	Warranty/ Guarantee	Comments
All Terrain Roofing Quote #1105	\$13087.00	Torch-on cap (IKO) on existing torch-on base	Clean and prime existing torch-on base	No	Torch down new seals on existing vents	Re-torch in existing drains	Install new metal flashing on perimeter	20 year guarantee on new torch-on. 15 year workmanship guarantee	All-Terrain says this is the best choice given the good condition of the existing torch-on roof.
All Terrain Roofing Quote # 1104	\$20344.00	Torch-on (IKO)	Remove 2 layers of torch-on	Protecto board	Install new vents to code	Re-torch in existing drains	Install new metal flashing on perimeter	20 year guarantee on torch-on. 15 year workmanship guarantee.	
All Terrain Roofing Quote # 1106	\$24043.00	EPDM membrane	Remove 2 layers of torch-on	Not specified	Install new vents and glue down	Install new drains and glue down	Install new metal cap flashing	10 year warranty on membrane. 10 year workmanship guarantee	2 inch pea gravel layer added on top of membrane for UV protection (also provides puncture protection). Adds another 15-20 lb. per sq. ft. load to the roof.
Erickson Roofing Base Quote	\$25870.95	Torch-on (Soprema)	Remove existing torch-on	Elastophene	Install 6 new vents	Four new copper drains	Install new perimeter flashing	10 year warranty on material and labor	Quote includes "cricket" to redirect pooling water from low spot in corner to a drain
Erickson Roofing Option #1	\$37915.50	Torch-on (Soprema)	Remove existing torch-on and plywood sheathing. Install new 5/8" plywood sheathing.	Elastophene	Install 6 new vents	Four new copper drains	Install new perimeter flashing	10 year warranty on material and labor	Quote includes "cricket" to redirect pooling water from low spot in corner to a drain
Vanderleek Roofing Base Quote	\$31081.00	PVC membrane (Duro-Last)	Drill holes in existing roofing system to allow moisture to escape	3/8" Duro-fold insulation over existing torch-on	Install 20 new vents into attic plus breather vents	Install five new drains, including one to drain low spot in roof	Install new metal flashing for access hatch and perimeter.	15 year warranty for material, labor and consequential damage	
Vanderleek Roofing Option #1	\$42142.00	PVC membrane (Duro-Last)	Replace existing roofing and sheathing with new 5/8" T&G ply	No	Install 20 new vents into attic plus breather vents	Install five new drains, including one to drain low spot in roof	Install new metal flashing for access hatch and perimeter.	15 year warranty for material, labor and consequential damage	

Roofing Quotes Received

The two quotes that reflect the recommended scope of work are Erickson Roofing Option #1 and Vanderleek Roofing Option #1 (in **bold** in the table above). A quote for the same scope of work was requested from Allterrain but has not been received. The quotes from Erickson and Vanderleek are within 12% of each other, so the lower quotation (Erickson) could be used as a basis for the funding application with the other showing that the chosen quote is reasonable. Choosing the higher quotation (Vanderleek) could be justified on the basis of the better warranty, expected longer life of the roofing material, and the additional ventilation that would be installed. We recommend that a contingency amount of at least 5% be added to either quote. Quotes are only valid for a limited time (30 days in the case of Erickson) and material costs do change.

Graham Macdonald reports that his experience with Erickson on some other projects has been good. I have a contact who has managed building contracts for both the City of Nanaimo and the RDN. He also says Erickson has a good reputation. Haven't found any references for Vanderleek, but they have been in business for many years. Allterrain is the smallest of the three companies, and their inability to deliver a quote for the requested scope may indicate that they are already stretched.

We believe either contractor can do the job and either the PVC or torch-on option will meet the Hall's needs for the next 15+ years. The decision on whether to choose the more expensive PVC option depends on how the Board feels about allocating its money. If the capital budget is big enough and there are no alternate better uses for the money, then the PVC option probably has a lower annual cost of ownership. If we assume that the torch-on will need to be replaced in 17 years and the PVC in 20 years or later, then the annual cost for the PVC is lower than the torch-on. However since the Board is also seeking funding from government sources, it should consider how they will respond to the selection of a more expensive option. If the funding agency decides it has better uses for its money than funding a longer life roof, we may be disappointed!

Other Considerations

Fire Risk Torch-on involves the use of open flame and there is an increased risk of fire during the roofing process. We were concerned whether re-roofing could proceed during the summer fire hazard season. Erickson responded to my inquiries on this with the following:

"We are indeed able to install torch-on roofing systems in extreme wildfire hazard rating, every job we do involving torches are submitted to a fire watch inspection through the day and at the end of the day for at least one hour after the last torch as been extinguished, we do regular walks around the areas that have been installed with a laser heat gun to ensure the temperature is dropping. We also have the required amount of water cans and fire extinguishers on site at all times, we pride ourselves in our high safety standards."

Nevertheless, as recommended by Graham Macdonald, if torch-on roofing is the selected approach, the Board should inform its insurer of the planned work and ensure that the contractor's safety procedures meet the insurer's requirements.

Asbestos Risk There is a small possibility that asbestos containing materials were used in the present roofing material, particularly if it was installed more than 20 years ago. The roofing contractors should be familiar with the possible risk and whether testing is necessary before the material is removed and disposed. This is another reason to find out as much as possible about the history of roof replacement at the Hall.

Seismic upgrade It has been suggested that replacing the 1/2" plywood sheeting with 5/8" plywood sheeting would improve the building's seismic capability. We think no such assumptions should be made and it should not be given as a reason for doing the work in the funding application. If the Board wishes to investigate what is required to improve the seismic rating of the building, it should budget for an investigation and report by a qualified structural engineer on the current status of the building, what could be done to improve its seismic rating, and what that might cost.

Scheduling Erickson estimates 7 working days to complete the job, assuming good weather. No estimate from Allterrain and haven't asked Vanderleek (yet).

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA SERVICES COMMITTEE MEETING**

**Tuesday, July 10, 2018
1:30 P.M.
RDN Board Chambers**

In Attendance:	Director B. Rogers	A/Chair
	Director A. McPherson	Electoral Area A
	Director H. Houle	Electoral Area B
	Director M. Young	Electoral Area C
	Director J. Fell	Electoral Area F
	Director J. Stanhope	Electoral Area G
	Director W. Veenhof	Electoral Area H

Also in Attendance:	P. Carlyle	Chief Administrative Officer
	R. Alexander	Gen. Mgr. Regional & Community Utilities
	G. Garbutt	Gen. Mgr. Strategic & Community Development
	W. Idema	A/Gen. Mgr. Corporate Services
	T. Osborne	Gen. Mgr. Recreation & Parks
	D. Pearce	Director of Transportation & Emergency Services
	J. Holm	Mgr. Current Planning
	T. Mayea	A/Mgr. Administrative Services
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 - June 12, 2018

It was moved and seconded that the minutes of the Electoral Area Services Committee meeting held June 12, 2018, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS

Kristan Vanden Hoek and Mark Secord, re Agenda Item# 7.2.1 - Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area A.

Kristan Vanden Hoek and Mark Secord spoke in opposition of the Water Treatment Plant in Cedar, BC.

Toby Seward, Agent, North Cedar Improvement District, re Agenda Item# 7.2.1 - Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area A.

Toby Seward, Agent, North Cedar Improvement District provided an update regarding the Water Treatment Plant in Cedar, BC.

COMMITTEE MINUTES

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

Electoral Area 'A' Parks, Recreation and Culture Commission - June 20, 2018

Electoral Area 'B' Parks and Open Space Advisory Committee - June 18, 2018

Nanoose Bay Parks and Open Space Advisory Committee - June 13, 2018

Electoral Area 'G' Parks and Open Space Advisory Committee - June 13, 2018

Electoral Area 'H' Parks and Open Space Advisory Committee - June 11, 2018

CARRIED UNANIMOUSLY

COMMITTEE RECOMMENDATIONS

Electoral Area 'A' Parks, Recreation and Culture Commission

Lease and Site License Agreement with Cedar School and Community Enhancement Society for the Management of Cedar Heritage Centre (2019-2020)

It was moved and seconded that the Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) commencing the 1st of January 2019 ending the 31st of March 2020 be approved.

CARRIED UNANIMOUSLY

Electoral Area 'B' Parks and Open Space Advisory Committee

Signage Strategy - Electoral Area 'B'

It was moved and seconded that the trails and parks associated with the Whalebone Area of Gabriola be designated as the pilot project for the new signage strategy.

CARRIED UNANIMOUSLY

Nanoose Bay Parks and Open Space Advisory Committee

Signage Strategy - Electoral Area 'E'

It was moved and seconded that Electoral Area 'E' Parks and Open Space Advisory Committee endorse the signage project, and Es-hw Sme~nts Community Park be the pilot location.

CARRIED UNANIMOUSLY

Electoral Area 'G' Parks and Open Space Advisory Committee

Little Qualicum Hall – Building Considerations and Public Consultation Report

It was moved and seconded that \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.

CARRIED UNANIMOUSLY

PLANNING

Development Variance Permit

Development Variance Permit Application No. PL2018-008 - 2798 Sunset Terrace, Electoral Area 'H'

It was moved and seconded that the Board approve Development Variance Permit No. PL2018-008 to increase the maximum permitted floor area for a recreational residence subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-008.

CARRIED UNANIMOUSLY

Development Variance Permit Application No. PL2018-060 - 3471 Blueback Drive, Electoral Area 'E'

It was moved and seconded that the Board approve Development Variance Permit No. PL2018-060 to reduce the setback from the top of slope 30 percent or greater from 8.0 metres to 3.0 metres, be approved subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-060.

CARRIED UNANIMOUSLY

Zoning Amendment

**Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723
Cedar Road, Electoral Area 'A' - OCP Amendment Bylaw No. 1620.04, 2018 - Introduction;
Amendment Bylaw No. 500.419, 2018 - Introduction**

It was moved and seconded that the Board approve the proposed Public Consultation Plan as outlined in Attachment 10.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board introduce and give first reading to "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.04, 2018".

CARRIED UNANIMOUSLY

It was moved and seconded that the Board give second reading to "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.04, 2018", having considered the impact on the current Financial Plan and Solid Waste Management Plan.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on June 7, 2018.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board introduce and give two readings to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018".

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct the Public Hearing on "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.04, 2018" and "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018", be delegated to Director McPherson.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct that the conditions set out in Attachment 2 of the staff report be completed prior to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption.

CARRIED UNANIMOUSLY

**Zoning Amendment Application No. PL2018-062 - 860, 870, 890 Spider Lake Road,
Electoral Area ‘H’ - Amendment Bylaw 500.421, 2018 - Introduction**

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on June 11, 2018.

CARRIED UNANIMOUSLY

It was moved and seconded that the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.421, 2018, being considered for adoption.

CARRIED UNANIMOUSLY

It was moved and seconded that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018”, be introduced and read two times.

CARRIED UNANIMOUSLY

It was moved and seconded that the public hearing for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” be waived and notice of the Board’s intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

CARRIED UNANIMOUSLY

NEW BUSINESS

Village Way Path Project

It was moved and seconded that pending final approval by the Regional District of Nanaimo and the Union of BC Municipalities, up to \$25,000 of Electoral Area 'B' Community Works Funds be allocated to update the engineering drawings and specifications for the Village Way Path Project to meet Ministry of Transportation and Infrastructure requirements.

CARRIED UNANIMOUSLY

Directors' Forum

The Directors' Forum included discussions related to Electoral Area matters.

Planning

It was moved and seconded that staff be directed to provide a report on what would be required to increase the property size required for keeping of household poultry.

CARRIED UNANIMOUSLY

Bylaw Enforcement

It was moved and seconded that staff provide a report considering changes to the EA 'A' Noise Bylaw to apply to rock breaking and similar or associated activities/processes so as to reduce noise levels to the Permissible Sound Levels (PSLs) expressed in terms of one-hour average sound levels values for outdoor noise and attenuation of noise through the walls of a dwelling provided in the provincial guidelines for pit and quarrying facilities.

It was moved and seconded that the report consider applying the Permissible Sound Levels (PSLs) to activities that are anticipated to extend beyond four days and to restricting such activities to the period of Monday through Friday, excluding holidays, and to the hours of 8 am to 5 pm on those days.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 2:35 PM

CARRIED UNANIMOUSLY

CHAIR

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE REGULAR COMMITTEE OF THE WHOLE MEETING**

**Tuesday, July 10, 2018
3:02 P.M.
RDN Board Chambers**

In Attendance:	Director W. Veenhof	Chair
	Director I. Thorpe	Vice Chair
	Director A. McPherson	Electoral Area A
	Director H. Houle	Electoral Area B
	Director M. Young	Electoral Area C
	Director B. Rogers	Electoral Area E
	Director J. Fell	Electoral Area F
	Director J. Stanhope	Electoral Area G
	Director B. McKay	City of Nanaimo
	Alternate	
	Director S. Armstrong	City of Nanaimo
	Director B. Bestwick	City of Nanaimo
	Director D. Brennan	City of Nanaimo
	Director G. Fuller	City of Nanaimo
	Director J. Hong	City of Nanaimo
	Director B. Yoachim	City of Nanaimo
	Alternate	
	Director M. Beil	City of Parksville
	Director K. Oates	City of Parksville
	Director B. Colclough	District of Lantzville
	Director T. Westbroek	Town of Qualicum Beach
Regrets:	Director M. Lefebvre	City of Parksville
	Director J. Kipp	City of Nanaimo
Also in Attendance:	P. Carlyle	Chief Administrative Officer
	R. Alexander	Gen. Mgr. Regional & Community Utilities
	G. Garbutt	Gen. Mgr. Strategic & Community Development
	W. Idema	A/Gen. Mgr. Corporate Services
	T. Osborne	Gen. Mgr. Recreation & Parks
	S. De Pol	Director of Water and Wastewater Services
	D. Pearce	Director of Transportation & Emergency Services
	T. Armet	Manager of Building and Bylaw Services
	P. Thompson	Manager of Long Range Planning
	T. Mayea	A/Mgr. Administrative Services
	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

Regular Committee of the Whole Meeting - June 12, 2018

It was moved and seconded that the minutes of the Regular Committee of the Whole meeting held June 12, 2018, be adopted.

CARRIED UNANIMOUSLY

PRESENTATION

Academic Award of Honour from Capilano University, presented to Manvir Manhas, Manager, Capital & Financial Reporting.

Chair Veenhof presented Manvir Manhas, Manager, Capital Accounting & Financial Reporting with a certificate of completion for the Local Government Administration Program as well as the Academic Award of Honour for 2018 from Capilano University. He thanked her for her hard work and commitment to the Regional District of Nanaimo and congratulated her on receiving the award.

COMMITTEE MINUTES

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

District 69 Recreation Commission - June 21, 2018

CARRIED UNANIMOUSLY

CORPORATE SERVICES

Legal Services Standing Offers Award 2018

It was moved and seconded that the Regional District of Nanaimo enter into standing offer agreements with Lidstone & Company and Young Anderson for the provision of routine legal services, including construction law advice.

CARRIED UNANIMOUSLY

It was moved and seconded that the Regional District of Nanaimo enter into standing offer agreements with Harris & Company and Lidstone & Company for the provision of routine legal services for Employment and Labour Law.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board authorize the Chief Administrative Officer to engage alternate legal services providers when required.

CARRIED UNANIMOUSLY

STRATEGIC AND COMMUNITY DEVELOPMENT

Consultation Plan – Focused Regional Growth Strategy Review

It was moved and seconded that the Board adopt the Consultation Plan for the Focused Regional Growth Strategy Review.

CARRIED UNANIMOUSLY

2017 Regional Growth Strategy Annual Report - Implementation and Progress

It was moved and seconded that the 2017 Regional Growth Strategy Annual Report – Implementation and Progress, be endorsed.

CARRIED UNANIMOUSLY

It was moved and seconded that a letter be sent to the Minister of Municipal Affairs and Housing to request that the Community Energy and Emissions Inventory data be updated.

CARRIED UNANIMOUSLY

It was moved and seconded that the Regional Growth Strategy policies relating to affordable housing be included in the approved Focused Regional Growth Strategy Review.

CARRIED UNANIMOUSLY

Bylaw Dispute Adjudication System

It was moved and seconded that the Board endorse a Bylaw Dispute Adjudication System.

Opposed (1): Director Fell

CARRIED

It was moved and seconded that the Board direct the preparation of bylaws, policies and agreements for the implementation of the Bylaw Dispute Adjudication System provided for in the *Local Government Bylaw Notice Enforcement Act*, for the Board's approval.

Opposed (1): Director Fell

CARRIED

It was moved and seconded that the Board direct staff to work with Court Services Branch, Ministry of Attorney General to request the Lieutenant Governor in Council of the Province of British Columbia enact a Regulation under Section 29 of the *Local Government Bylaw Notice Enforcement Act*, applying the Act to the Regional District of Nanaimo.

Opposed (1): Director Fell

CARRIED

REGIONAL AND COMMUNITY UTILITIES

Water System Risk Management Plan

It was moved and seconded that staff be directed to report back upon the completion of the Water System Risk Management Plan.

CARRIED UNANIMOUSLY

Nanoose Bay Peninsula Pumpstation – Construction Contract Award

It was moved and seconded that the Board award the construction contract for the Nanoose Bay Peninsula Pump Station to Windley Construction Ltd. for \$1,713,119.00 (excluding GST).

CARRIED UNANIMOUSLY

It was moved and seconded that the Board approve the addition of \$375,000 to the project budget.

CARRIED UNANIMOUSLY

Detailed Design Services for French Creek Pollution Control Centre Stage 4 Expansion Project and Odour Control Upgrades

It was moved and seconded that the Board award the Engineering Services contract for the detailed design, tendering and construction services for the French Creek Pollution Control Centre Stage 4 Expansion Project and Odour Control Upgrades to AECOM for \$2,506,980 (excluding GST).

CARRIED UNANIMOUSLY

Bowser Village Centre Wastewater Project Update

It was moved and seconded that the report be received for information.

CARRIED UNANIMOUSLY

Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018

It was moved and seconded that "Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018" be read three times and adopted.

CARRIED UNANIMOUSLY

TRANSPORTATION AND EMERGENCY PLANNING SERVICES

Boundary Expansion – Bow Horn Bay Fire Protection Area

It was moved and seconded that "Bow Horn Bay Fire Protection Service Amendment Bylaw No. 1385.09, 2018" be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

CARRIED UNANIMOUSLY

Boundary Expansion – Dashwood Fire Protection Service

It was moved and seconded that "Dashwood Fire Protection Service Amendment Bylaw No. 964.06, 2018" be introduced and read three times.

CARRIED UNANIMOUSLY

NEW BUSINESS

Directors' Roundtable

Directors provided updates to the Board.

IN CAMERA

It was moved and seconded that pursuant to Section 90 (1) (k) of the *Community Charter* the Committee proceed to an In Camera meeting for discussions related to the provision of a proposed service.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 4:20 PM

CARRIED UNANIMOUSLY

CHAIR

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE EXECUTIVE COMMITTEE MEETING**

**Tuesday, July 12, 2018
12:00 P.M.
RDN Committee Room**

In Attendance:	Director B. Veenhof	Chair
	Director I. Thorpe	Vice Chair
	Director A. McPherson	Electoral Area A
	Director H. Houle	Electoral Area B
	Director J. Stanhope	Electoral Area G
	Director B. McKay	City of Nanaimo
	Director B. Bestwick	City of Nanaimo
	Alternate	
	Director M. Beil	City of Parksville
Regrets:	Director M. Lefebvre	City of Parksville
Also in Attendance:	Director M. Young	Electoral Area C
	Director B. Rogers	Electoral Area E
	P. Carlyle	Chief Administrative Officer
	D. Pearce	Director, Transportation & Emergency Services
	A. Brooks	Mgr. Employee Health, Safety & Wellness

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

Executive Committee Meeting – May 15, 2018

It was moved and seconded that the minutes of the Executive Committee meeting held May 15, 2018, be adopted.

CARRIED UNANIMOUSLY

REPORTS

Health and Safety Update

It was moved and seconded that the Health and Safety Update Report be received on the most recent steps to increase Health and Safety at the Regional District of Nanaimo.

CARRIED UNANIMOUSLY

IN CAMERA

It was moved and seconded that pursuant to Sections 90 (1) (a), and (c) of the *Community Charter* the Committee proceed to an In Camera meeting for discussions related to personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and labour relations or other employee relations.

CARRIED UNANIMOUSLY

TIME: 12:30 PM

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 1:00 PM

CHAIR

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE TRANSIT SELECT COMMITTEE MEETING**

**Thursday, July 12, 2018
1:00 P.M.
RDN Board Chambers**

In Attendance:	Director T. Westbroek	Chair
	Director A. McPherson	Electoral Area A
	Director M. Young	Electoral Area C
	Director B. Rogers	Electoral Area E
	Director J. Stanhope	Electoral Area G
	Director B. Veenhof	Electoral Area H
	Alternate	
	Director M. Biel	City of Parksville
	Director B. Colclough	District of Lantzville
	Director D. Brennan	City of Nanaimo
	Director B. Bestwick	City of Nanaimo
	Director J. Hong	City of Nanaimo
Regrets:	Director B. McKay	City of Nanaimo
Also in Attendance:	P. Carlyle	Chief Administrative Officer
	D. Pearce	Director, Transportation & Emergency Services
	B. Miller	A/ Mgr, Transit Operations
	N. Hewitt	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 amended with the addition of Town of Qualicum Beach - Free Fare Program to New Business.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Transit Select Committee Meeting - May 24, 2018

It was moved and seconded that the minutes of the Transit Select Committee meeting held May 24, 2018, be adopted.

CARRIED UNANIMOUSLY

REPORTS

DayPASS Fare Product Update

It was moved and seconded that the Board receive the DayPASS Fare Product Update for information.

CARRIED UNANIMOUSLY

Fleet Update – Future Innovations

It was moved and seconded that the Board receive the Fleet Update – Future Innovations report for information.

CARRIED UNANIMOUSLY

NEW BUSINESS

Town of Qualicum Beach - Free Fare Program

It was moved and seconded that the Town of Qualicum provide free transit within the Town of Qualicum on routes 97 and 98 for a trial period of August 1, 2018 to September 30, 2018 with no cost to the Regional District of Nanaimo.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 1:33 PM

CARRIED UNANIMOUSLY

CHAIR

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE SOLID WASTE MANAGEMENT SELECT COMMITTEE MEETING**

**Thursday, July 5, 2018
1:30 P.M.
Committee Room**

In Attendance:	Director A. McPherson	Chair
	Director H. Houle	Electoral Area B
	Director M. Young	Electoral Area C
	Director B. McKay	City of Nanaimo
	Director D. Brennan	City of Nanaimo
	Director J. Hong	City of Nanaimo
	Director B. Colclough	District of Lantzville
	Director T. Westbrook	Town of Qualicum Beach
Regrets:	Director J. Stanhope	Electoral Area G
	Director J. Kipp	City of Nanaimo
	Director K. Oates	City of Parksville
Also in Attendance:	Director B. Rogers	Electoral Area E
	P. Carlyle	Chief Administrative Officer
	R. Alexander	Gen. Mgr. Regional & Community Utilities
	L. Gardner	Mgr. Solid Waste Services
	V. Schau	Zero Waste Coordinator
	R. Graves	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

Solid Waste Management Select Committee Meeting - May 15, 2018

It was moved and seconded that the minutes of the Solid Waste Management Select Committee meeting held May 15, 2018, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS

Michelle MacEwen, re Request of Funding for School Education

Michelle MacEwen provided a summary of the zero waste program she had taught in school at Gabriola Island which focused on a wide range of topics to do with recycling and reuse. A request was made of \$15,000 to help fund the school program for another year.

Dave Hammond, Nanaimo Organics Waste, re Notice of Intent

Delegate did not attend.

REPORTS

Preliminary Evaluation of Solid Waste Curbside Collection Options

It was moved and seconded that staff be directed to report back on a recommended service option and implementation plan for the following solid waste curbside collection options:

1. That glass collection at curbside be excluded from further consideration.
2. That semi-automated collection service be excluded from further consideration.
3. That staff be directed to conduct a public consultation and evaluation of the service options.

CARRIED UNANIMOUSLY

Regional Landfill Security Contract 2018-2020

It was moved and seconded that the Board award a two (2) year contract for Regional Landfill Security services to Neptune Security Service in the amount of \$170,000.00 from September 1, 2018 to August 31, 2020.

CARRIED UNANIMOUSLY

It was moved and seconded that the General Manager of Regional and Community Utilities and the Director of Finance be authorized to extend the contract for an additional two (2) years if appropriate.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM DELEGATIONS

It was moved and seconded that Gabriola Island Recycling Organization's request for funding in the amount of \$15,000 for reuse, recycling and education at Gabriola Island school be forwarded to the Board for consideration.

Opposed (3): Director Young, Director McKay, and Director Brennan

CARRIED

NEW BUSINESS

It was moved and seconded that staff provide a report that investigates internal delivery of curbside collection service.

Opposed (2): Director Houle, and Director Hong

CARRIED

IN CAMERA

It was moved and seconded that pursuant to Section 90 (1)(k) of the *Community Charter* the Committee proceed to an In Camera meeting for discussion related to negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 2:49 PM

CHAIR

TO: Electoral Area 'A' Parks, Recreation and Culture Commission **MEETING:** June 20, 2018

FROM: Hannah King
Superintendent, Recreation Program Services

SUBJECT: Lease and Site License Agreement with Cedar School and Community Enhancement Society for the Management of Cedar Heritage Centre (2019-2020)

RECOMMENDATION

That the Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) commencing the 1st of January 2019 ending the 31st of March 2020 be approved.

SUMMARY

The Cedar School and Community Enhancement Society (CSCES) has provided a valued service managing the daily operations of the Cedar Heritage Centre (CHC) for the past sixteen years. The RDN's five year financial plan includes the annual payments to CSCES associated with the recommended Lease and Site License Agreement (Attachment 1). The term of this renewed contract with CSCES will allow time for negotiations between the Regional District and School District 68 - Nanaimo-Ladysmith regarding the current lease of the land the building (Cedar Heritage Centre) is situated on. The land lease between the Regional District and School District 68 expires June 30, 2020.

BACKGROUND

In 2000 School District 68 - Nanaimo-Ladysmith and the Regional District of Nanaimo entered into a twenty year agreement in which the Regional District of Nanaimo would lease the lands for the building known as the Cedar Heritage Centre located at 1644 MacMillan Road, Nanaimo. This Agreement is set to expire June 30, 2020.

In October of 2000 the Regional District of Nanaimo and CSCES entered into a five year Lease and Site License Agreement for the management of the Cedar Heritage Centre. CSCES is a nonprofit society which has been involved in Cedar and area recreation and community initiatives since 1997. The intent of the original Agreement was that the Society was to manage the Cedar Heritage Centre as a community centre. This intention continues today and is reflected in the attached agreement as well as past CHC agreements between CSCES and the RDN. Over the years changes have been made to renewal agreements and include; no cost office space for RDN staff, free meeting space for RDN meetings and the inclusion of an annual management fee to CSCES.

At the end of 2015 a one year extension to the Agreement was granted which ended December 31, 2016. The one year term was in response to the Commission's goal of exploring facility options that had

come available within the Electoral Area following school closures in 2014. A further two year extension Agreement was secured in 2016, the term of which is set to expire December 31, 2018.

ALTERNATIVES

- 1) That a Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) for a term of the 1st day of January 2019 and ending the 31st day of March, 2020 be approved.
- 2) That a new Lease and Site License Agreement with CSCES not be completed and staff look at alternatives for the daily maintenance and operation of the Cedar Heritage Centre.
- 3) That a new Lease and Site License Agreement with CSCES not be completed and an alternative direction be provided.

FINANCIAL IMPLICATIONS

For the 2019/2020 term of the Agreement CSCES has requested an increase of \$2000 in the annual management fee to cover the cost of an annual heat pump maintenance package and spring landscaping cleanup. There has not been an increase in the current \$6,000 management fee since 2013. The Electoral Area 'A' Recreation and Culture service function provides the funding for both capital and operational costs of the Cedar Heritage Centre. The annual management fee is contained within this RDN service function and the \$2000 increase if approved would be budgeted for starting in 2019. It should be noted that the EA 'A' Parks Service is a separate function within RDN Financial Plan.

If the Commission moves to recommend the second alternative the management fee currently budgeted for would be maintained at the current level of \$6000 to provide funding for a new facility operation provider. There would also be some incidental costs associated with reviewing alternative service options for CHC which can be absorbed within the exiting five year financial plan.

If the Commission moves to support the third alternative the funds budgeted for the management fee would be used to cover the cost of any management fees incurred in the use of a property management firm and/or those of a facility booking contractor hired during the interim until the new direction is implemented.

STRATEGIC PLAN IMPLICATIONS

Agreements such as the one referred to within speak to the Board's strategic goal to continue to develop and encourage meaningful relationships with community partners.

The effective and efficient operations of the building as a community gathering space supports the Board's strategic goal of recognizing recreational amenities as core services.



Hannah King
hking@rdn.bc.ca
June 1, 2018

Reviewed by:

- D. Banman, Acting General Manager, Recreation and Parks Services
- P. Carlyle, Chief Administrative Officer

Attachment

1. Cedar Community School and Enhancement Society Lease and Site License Agreement Cedar Heritage Centre 2019 - 2020

LEASE AND SITE LICENCE

THIS AGREEMENT DATED FOR REFERENCE THIS _____ DAY of December 2018.

BETWEEN:

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, B.C.
V0R 2H0

(the "**Regional District**")

OF THE FIRST PART

AND:

CEDAR SCHOOL AND COMMUNITY ENHANCEMENT SOCIETY

(Inc. No. S-37396)

1644 MacMillan Rd.
Nanaimo, B.C.
V9X 1L9

(the "**Tenant**")

OF THE SECOND PART

WHEREAS:

- A. By Agreement dated the 3rd day of October 2000, made between The Board of School Trustees of School District 68 (Nanaimo-Ladysmith), referred to as the Board and the Regional District of Nanaimo referred to as the Regional District, the Board owns the Lands and Premises described as that part of Lot A, Section 16, Range 8, Cranberry District and of Section 16, Range 1, Cedar District, Plan 48768, shown as "Lease Area" on Plan VIP 71705 (the "**Land**"), and the Regional District owns the Building and Improvements on the Land, formerly known as the North Cedar Elementary School (the "**Building**"), the Land and the Building both being situated at 1644 MacMillan Road, Nanaimo, British Columbia;
- B. The Regional District is the owner of a building on the Land known as the Cedar Heritage Centre (the "**Building**") that was transferred to the Regional District from the Board and that is maintained at the cost of the taxpayers within a service area of the Regional District established for such purpose under Electoral Area 'A' Bylaw No 1467, 2005;
- C. The Tenant wishes to be granted and the Regional District has agreed to grant a Lease and Site License to use the Building and the Land, (the "**Premises**");

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents and agreements to be paid and performed by the Tenant, the parties hereto covenant and agree with each other as follows:

1.0 PREMISES

- 1.1. The Regional District leases to the Tenant the Building on the terms and conditions as set out in this Lease; and
- 1.2. The Regional District grants to the Tenant the right and Licence to Occupy the Land, including the parking spaces and playground on the Land during the term of this Lease;

2.0 TERM

- 2.1. The Term of this Lease and the Term of the Licence to Occupy granted under section 1 shall commence on the 1st day of January 2019, and ending on the 31st day of March, 2020.

3.0 USE

- 3.1. The Tenant shall use the Premises solely for a community centre, which for the purposes of the Lease and Licence includes community uses such as but not limited to, special events, programs/activities, meetings, rentals, community gatherings for all ages, community internet and preschool/daycare uses.

4.0 RENT

- 4.1. The Tenant shall pay to the Regional District an annual rental of ten (\$10.00) Dollars due and payable in advance at the commencement of the Term for the Lease and Licence to Occupy granted under this Agreement.

5.0 COVENANTS OF THE TENANT

The Tenant covenants with the Regional District:

5.1. Rent

- (a) to pay rent;

5.2. Rates and Utilities

- (a) to pay as they become due all water, sewer, garbage and other rates in respect of the Premises and charges for all gas, oil, telephone and electric power used on the Premises;

5.3. Taxes

- (a) to pay all taxes, rates, duties and assessments whatsoever, whether municipal, provincial, federal, or otherwise, charged upon the Tenant or the Regional District as a result of the Tenant's occupation of or use of the Premises unless exempted by municipal bylaw;

5.4. **Construction**

- (a) that it will not construct nor alter any buildings or structures on the Premises unless, prior to any construction, it has obtained:
 - (i) the Regional District's approval in writing to the site plan, working drawings, plans, specifications, and elevations, and
 - (ii) a building permit if required from the Regional District authorizing the construction of the buildings and structures set out in the permit and the plans and specifications attached to it, and
 - (iii) all required inspections,and all work shall be carried out at the cost of the Tenant;
- (b) that it will not make any alterations in the structure, plan or partitioning of the Premises nor install any plumbing, piping, wiring or heating apparatus without the prior written consent of the Regional District;

5.5. **Builders' Liens**

- (a) that it will indemnify the Regional District from and against all claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any excavation, construction, repairs, alterations, installations and additions which the Tenant may make or cause to be made on, in or to the Premises; and will allow the Regional District to post and will keep posted on the premises any notice that the Regional District may desire to post under the provisions of the Builders' Lien Act;

5.6. **Repair**

- (a) that it will repair, reasonable wear and tear excepted, at the cost and expense of the Tenant, all portions of the Premises which may at any time be damaged by the Tenant;
- (b) that it will keep and leave whole and in good repair all water, gas, and electrical fixtures, glass, pipes, faucets, locks, fastenings, hinges, heating and cooling apparatus, in, on, or attached to the Premises;
- (c) that the Tenant shall leave the Premises in good repair, reasonable wear and tear excepted;
- (d) that the Regional District may enter and view the state of repair and the Tenant shall repair according to any notice given by the Regional District and if the Tenant fails to so repair, the Regional District may, at its option, repair such damage or injury in which case the Tenant shall reimburse the Regional District for all costs and expenses of repair and an additional amount for administration and overhead forthwith upon receipt by the Tenant of invoices therefore;

5.7 Maintenance

- (a) to maintain the Premises, at all times to an excellent standard of maintenance;

5.8 Regional District's Right of Entry

- (a) that the Regional District, its employees, servants, or agents shall at all times and for all purposes have full and free access to any and every part of the Premises and of any building erected thereon in the presence of the Tenant;
- (b) that the Regional District, its employees, agents, other licensees, contractors, sub-contractors and any other bodies or organizations the Regional District may allow for purposes associated with:
 - (i) Electoral Area 'A' Parks, Recreation and Culture Commission (Area A PRC) regular or special meetings, and Area A PRC community meetings or workshops for the purposes of carrying out the work of the Commission, at no charge.
 - (ii) Electoral Area 'A' meetings or workshops for RDN purposes of three per year at no charge. Any additional Electoral Area 'A' meetings for the Regional District will be charged a rental rate of \$10 per hour up to \$50 per day.
 - (iii) The RDN shall pay the Tenant regular rental charges for any meeting or workshop not contemplated in 5.8.(b)(i) or (ii).
 - (iv) All RDN and Commission bookings will be booked according to CHC procedures and based on availability.

5.9 Assign or Sublet

- (a) that it will not assign nor sublet without leave of the Regional District and School Board;
- (b) that the Regional District's consent to assignment or subletting shall not release or relieve the Tenant from its obligations to perform all the terms, covenants and conditions that this Agreement requires the Tenant to perform, and the Tenant shall pay the Regional District's reasonable costs incurred in connection with the Tenant's request for consent;

5.10 Regulations

- (a) that it will comply promptly at its own expense with the legal requirements of all authorities and all notices issued under them that are served upon the Regional District or the Tenant, and

5.11 Insurance

- (a) That the Tenant will take out and maintain during the term of policy of general public liability insurance in the amount of not less than Three Million (\$3,000,000) per single occurrence covering the Tenant's indemnity in clause (5.12(a)) and naming the Regional District as an insured party to it and in a form satisfactory to the Regional District, and the Tenant shall provide the Regional District with a certified copy of the policy;
- (b) If alcohol is to be consumed at the facility, the Tenant is responsible to ensure the appropriate licences are acquired, and that the Regional District is named as an additional insured.
- (c) that all policies of insurance taken out by the Tenant shall contain a waiver of subrogation clause in favour of the Regional District and shall also contain a clause requiring the insurer not to cancel or change the insurance without giving the Regional District thirty (30) days prior written notice;
- (d) that if the Tenant does not provide, maintain or enforce the insurance required by this Agreement, the Regional District may take out the necessary insurance and pay the premium for periods of one year at a time and the Tenant shall pay to the Regional District as additional rent, the amount of the premium immediately on demand;
- (e) The Tenant shall take out and keep in full force and effect insurance upon property of every description and kind owned by the Tenant or for which the Tenant is legally liable and which is located on the Premises in an amount of not less than ninety percent (90%) of the full replacement value thereof and with coverage against at least the perils of fire, flood, lightning, earthquake and standard extended coverage.
- (f) If both the Regional District and the Tenant have claims to be indemnified under any insurance required by this Agreement, the indemnity must be applied first to the settlement of the claim of the Regional District and the balance, if any, to the settlement of the claim of the Tenant.
- (g) The deductible on the policy of insurance must be not more than five thousand dollars (\$5,000).

5.12 Indemnification

- (a) that it will indemnify the Regional District from and against all law suits, damages, losses, costs or expenses which the Regional District may incur by reason of the use of the Premises by the Tenant or the carrying on upon the Premises of any activity in relation to the Tenant's use of the Premises and in respect of any loss, damage or injury sustained by any person while on the Premises for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, and this indemnity shall survive the expiry or sooner determination of this Lease and License.

5.13 Possession

- (a) that at the expiration or sooner determination of this Lease peaceably surrender and give up possession of the Premises without notice from the Regional District, any right to notice to quit or vacate being hereby expressly waived by the Tenant despite any law or custom to the contrary;

6.0 REGIONAL DISTRICT'S COVENANTS

- (a) The Regional District covenants with the Tenant for quiet enjoyment provided however that nothing in this clause will limit the rights of access reserved by the Regional District under sections 5.6. (d) and 5.8.(a) of this Agreement, the right of inspection and repair under section 5.7.(a) of this agreement.
- (b) The Regional District will take out and maintain during the term of this Lease and Licence to Occupy a policy of insurance insuring the Building against the risk of loss or damage caused by or resulting from fire or any additional peril against which the Regional District normally insures regional property;
- (c) If the Building is destroyed by fire or any other means, the Regional District has the sole discretion to decide whether to rebuild it, and before making that decision, will consult with the Tenant, and will take into consideration whether
 - (i) the Board, as owner of the Land and the Regional District's Landlord under the Agreement referred to in recital A of this Lease and Site Licence, will permit the Building to be rebuilt of the Lands;
 - (ii) there are sufficient proceeds from the insurance policy referred to in paragraph (b) of this section 6, together with any funds held or raised by the Tenant, to pay all costs of rebuilding;
 - (iii) there is sufficient time remaining in the Terms of both the Agreement referred to in clause (ii) and this Lease and Site Licence to justify rebuilding on the Lands; and
 - (iv) there is another site available to the Regional District of the Tenant where a replacement for the Building may be constructed; and
- (d) if the considerations in (c)(i) or (iii) and (iv) are not favourable or if they are favourable but there are insufficient funds acquired or raised under (c)(ii) within 180 days of the destruction of the Building, then the Regional District may elect not to rebuild and in that case, this Lease and Site Licence will terminate.

6.1 Management Fee

- (a) The Regional District shall pay a management fee to the Tenant to assist the Tenant with maintaining and repairing the premises, and therefore to assist the Tenant in providing community centre services to members of the public. The management fee will be paid in two installments of \$4,000 on or before January 31 and July 31 of each calendar year, for a total of \$8,000 annually.

6.2 Improvements and Capital Projects

- (a) Notwithstanding the Tenant's covenants to repair the Premises stated in sections 5.6. (a), (b), and (c) of this Agreement, the Regional District agrees to provide capital facility improvements associated with the Premises when the cost is above \$2,000 per capital project. When possible, the Regional District will schedule capital work to minimize its effect on scheduled facility use.
- (b) Decisions regarding whether an improvement is a capital facility improvement shall be made by the Regional District in its sole discretion and will be made in accordance with the Regional District Policy A2.5 *Capital/Operating Expenditures Policy*.
- (c) The Regional District agrees to work with the Tenant and meet annually prior to the annual budget preparation to consider discuss capital improvements requested.
- (d) The Tenant will not make any alterations or improvements, nor construct any structures on the Premises, unless it has obtained Regional District approval in writing to make such alterations, improvements or construction.

7.0 MANAGEMENT COVENANTS

7.1. The Tenant covenants and agrees with the Regional District:

- (a) That the Tenant will not carry on or do or allow to be carried on or done on the Premises anything that:
 - (i) May be or become a nuisance to the Landlord or the public,
 - (ii) Increases the hazard of fire or liability of any kind,
 - (iii) Increases the premium rate of insurance against loss by fire or liability upon the Premises or
 - (iv) Invalidates any policy of insurance for the Premises; or
 - (v) Directly or indirectly causes damage to the Premises.
- (b) to spend any grant money that may be received from the Regional District on the Building and Land only and not on other Tenant's projects or purposes;
- (c) to use revenue from the Tenant's rental of all or part of the Building to pay for the maintenance and operation of the Building;
- (d) to provide an annual report to the Regional District of the Tenant's fund raising activities for the building and the operation by the Tenant of the Premises;

8.0 MISCELLANEOUS COVENANTS

It is hereby mutually agreed:

8.1. Re-entry

- (a) that the Regional District may re-enter the Premises on non-payment of rent or additional rent, or non-performance of covenants;

8.2. Effect of Waiver

- (a) that the Regional District by waiving or neglecting to enforce the right to forfeiture of this Lease or the right of re-entry upon breach of any covenants, condition or agreement in it does not waive its rights upon any subsequent breach of same or any other covenant or condition of this Agreement;

8.3. Distress

- (a) that if the Regional District is entitled to levy distress against the goods and chattels of the Tenant, the Regional District may use enough force necessary for the purpose and for gaining admittance to the Premises and the Tenant releases the Regional District from liability for any loss or damage sustained by the Tenant as a result;

8.4. Termination

- (a) the Regional District may at any time terminate this Lease by giving to the Tenant forty five (45) days' notice in writing and the Tenant thereupon and also in the event of the termination of the Lease in any other manner if required by the Regional District shall forthwith remove from the Premises all structures, machinery, supplies, articles, materials, effects and things at any time brought or placed thereon or therein by the Tenant and shall also, to the satisfaction of the Regional District, repair any damage and injury occasioned to the Premises by reason of such removal and the Tenant shall not be entitled for any compensation for such removal. It is further agreed that unless required by the Regional District, the Tenant shall not remove any goods, chattels, materials, effects or things from the Premises until all rent or additional rent due or to become due under the Lease is fully paid; and
- (b) the Tenant may at any time terminate this Lease by giving to the Regional District ninety (90) days' notice in writing to the Regional District;

8.5. Insolvency

- (a) that if
 - (i) the Term or any of the goods or chattels on the Premises are at any time seized or taken in execution or attachment by any creditor of the Tenant, or
 - (ii) if a writ of execution issues against the goods or chattels of the Tenant, or

- (iii) if the Tenant makes any assignment for the benefit of creditors, or
- (iv) if the Tenant becomes insolvent or bankrupt, or
- (v) if the premises or any part of them becomes vacant and unoccupied for a period of thirty (30) days or is used by any other person or persons for any purpose other than permitted in this Lease without the written consent of the Regional District (Ryan used 'Landlord'), or
- (vi) being an incorporated company or society if proceedings are begun to wind up the company or society, the Term shall, at the option of the Regional District, immediately become forfeited and the then current month's rent for the three months next following shall immediately become due and payable as liquidated damages to the Regional District, and the Regional District may re-enter and repossess the Premises despite any other provision of this Lease.

8.6. Amendments

- (a) The parties hereto may consent from time to time to amend the terms of the Agreement. Notice of a proposed change shall be made in writing to the other party (thirty) 30 days before the date upon which such amendment is to take effect, unless the notice period is waived by consent of both parties. The parties agree that no amendment shall take effect until approved in writing by the Board.

8.7. Removal of Goods

- (a) if the Tenant removes its goods and chattels from the Premises, the Regional District may follow them for thirty (30) days;

8.8. Notices

- (a) that any notice required to be given under this Lease shall be deemed to be sufficiently given:
 - (i) if delivered, at the time of delivery, and
 - (ii) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail and addressed as follows:

if to the Regional District:

6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

if to the Tenant:

1644 MacMillan Road
Nanaimo, BC
V9X 1L9

or at the address a party may from time to time designate, then the notice shall be deemed to have been received 48 hours after the time and date of mailing. If, at the time of mailing of the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow down, lock-out or other labour dispute, then the notice may only be given by actual delivery of it;

8.9. Fitness of Premises

- (a) that the Regional District has made no representations or warranties as to the condition, fitness or nature of the Premises and by executing this Agreement, the Tenant releases the Regional District from any and all claims which the Tenant now has or may in future have in that respect;
- (b) that the Tenant admits that it has inspected the Premises in their present state and that they are suitable for the Tenant's purposes;

8.10. Fixtures

- (a) that, unless the Tenant, upon notice from the Regional District, removes them, all buildings, structures or improvements constructed on the Premises by the Tenant, save and except for moveable business fixtures of the Tenant, shall, at the determination of the Lease, become the sole property of the Regional District at no cost to the Regional District.

8.11. Payments by the Regional District

- (a) that if the Regional District incurs any damage, loss or expense or makes any payment for which the Tenant is liable under this Agreement, then the Regional District may add the cost or amount of the damage, loss, expense or payment to the rent and may recover it as if it were rent or additional rent in arrears;

8.12. Holding Over

- (a) that if the Tenant holds over following the term and the Regional District accepts rent, this Agreement becomes a tenancy-at-will subject to those conditions in this Agreement applicable to a tenancy-at-will, and in the event the termination of the tenancy-at-will, any rent prepaid shall be adjusted for the period of actual occupation, it being expressly agreed that the acceptance of rent, or any implied condition or any implication of law shall in no way renew this lease or create any tenancy other than a tenancy-at-will;

8.13. Lease

- (a) the parties hereto acknowledge that the Licence to Occupy granted by this Agreement requires, as a condition precedent, that the consent of the head Landlord under the Regional District's lease of the Land, must be obtained and upon such consent the Tenant covenants and agrees with the Regional District to perform all covenants, conditions and provisos to be performed by the Regional District under the lease between the Regional District and its Landlord as amended to the intent and for the purpose that no default shall arise from the tenancy created by this Agreement.

8.14. Net Lease

- (a) that this Lease shall be a complete carefree net lease to the Regional District as applicable to the Premises and the Regional District shall not be responsible during the Term for any cost, charges, expenses or outlays of any nature whatsoever in respect of the Premises or its contents except those mentioned in this Lease.

8.15. Annual Meeting

- (a) that either the Regional District or the Tenant may request a meeting, once each year of the Term of the Agreement, to be attended by the Manager of Recreation Services, of the Regional District and the Tenant's Chairperson for the purpose of discussing any matter or issues relating to the Buildings or Land;

8.16. Interpretation

- (a) that when the singular or neuter are used in this Agreement they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require;
- (b) that the headings to the clauses in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it;

8.17. Binding Effect

- (a) this Agreement shall endure to the benefit of and be binding upon the parties hereto and their respective successors, administrators and permitted assignees;

8.18. Law Applicable

- (a) that this Agreement shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

9.0 TREE CUTTINGS, EXCAVATIONS AND HAZARDOUS SUBSTANCE

- 9.1. (a) The Licensee must not carry on or do or allow to be carried on or done on the land any cutting, clearing or removal of trees, bushes or other vegetation or growth or any excavation or disturbance of the surface of the Land and must not bring on or deposit any soil or fill on the Land except with the written consent of the Regional District.
- (b) The Licensee must not bring on, deposit, store, spray or apply nor cause or permit to be brought on, deposited, stored, sprayed or applied on or to the Land or any trees, bush or vegetation on the Land any chemical fertilizer, herbicide, pesticide, chemical product, petroleum product or any other substance which is capable of contaminating the Land or any water on the Land.

10.0 ENVIRONMENTAL MATTERS

- 10.1. For the purposes of paragraph 10.2 below:

- (a) **“Contaminants”** means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, asbestos materials, hazardous, corrosive, or toxic substances, special waste or waste of any kind, or any other substance which is now or hereafter prohibited, controlled, or regulated under Environmental Laws; and
- (b) **“Environmental Laws”** means any statutes, laws, regulations, orders, bylaws, standards, guidelines, permits, and other lawful requirements of any governmental authority having jurisdiction over the Premises now or hereafter in force relating in any way to the environment, environmental assessment, health, occupational health and safety, or transportation of dangerous goods, including the principles of common law and equity.

10.2. The Licensee covenants and agrees as follows:

- (a) not to use or permit to be used all or any part of the Premises for the sale, storage, manufacture, handling, disposal, use, or any other dealing with any Contaminants, without the prior written consent of the Regional District, which consent may be unreasonably withheld;
- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Premises;
- (c) to promptly provide to the Regional District a copy of any environmental site assessment, audit, report, or test results relating to the Premises conducted by or for the Licensee at any time;
- (d) to maintain all environmental site assessments, audits, reports, and test results relating to the Premises in strict confidence and not to disclose their terms or existence to any third party (including without limitation any governmental authority) except as required by law, to the Licensee’s professional advisers and lenders on a need-to-know basis, or with the prior written consent of the Regional District, which consent may be unreasonably withheld;
- (e) to promptly notify the Regional District in writing of any release of a Contaminant or any other occurrence or condition at the Premises or any adjacent property which could contaminate the License Area or subject the Regional District or the Licensee to any fines, penalties, orders, investigations, or proceedings under Environmental Laws;
- (f) on the expiry or earlier termination of this License, or at any time if requested by the Regional District or required by any governmental authority under Environmental Laws, to remove from the Premises all Contaminants, and to remediate by removal any contamination of the Premises or any adjacent property resulting from Contaminants, in either case brought onto, used at, or released from the Premises by the Licensee or any person for whom it is in law responsible. The Licensee shall perform these obligations promptly at its own cost and in accordance with Environmental Laws. All such Contaminants shall remain the property of the Licensee, notwithstanding any rule of law or other provision of this License to the contrary and notwithstanding the degree of their affixation to the Premises; and
- (g) to indemnify the Regional District and its directors, appointed officers, employees, agents, successors, and assigns from any and all liabilities, actions, damages, claims,

remediation cost recovery claims, losses, costs, orders, fines, penalties, and expenses whatsoever (including all legal and consultants' fees and expenses and the cost of remediation of the Premises and any adjacent property) arising from or in connection with:

- (i) any breach of or non-compliance with the provisions of this paragraph 10.2 by the Licensee; or
- (ii) any release or alleged release of any Contaminants at or from the Premises related to or as a result of the use and occupation of the Premises or any act or omission of the Licensee or any person for whom it is in law responsible.

10.3. The obligations of the Licensee under paragraph 10.2 above shall survive the expiry or earlier termination of this License.

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

For the REGIONAL DISTRICT OF NANAIMO

For the CEDAR SCHOOL AND COMMUNITY ENHANCEMENT SOCIETY

Authorized Signatory

Authorized Signatory

The Signage Strategy was presented to the EASC on February 13, 2018.

Through the development of the Community Parks and Trails Strategy, signage was identified as the most requested park improvement feature by the public for existing community parks.

We received direction from the Board to replace current Community Park signs with new welcoming signs. Research into signage for parks and trails in other jurisdictions was completed to better understand the graphic direction the Signage Strategy could take. The variety in design options currently provided for many communities is vast – there were many precedent ideas that could work for RDN Parks. Staff focused efforts on the cost effective qualities of signage while maintaining clear wayfinding options and branding opportunities. Staff met with RDN team members in Building & Bylaw Services, Corporate Services, and within Parks Services to better understand their signage needs. All were presented with an overview of the Signage Strategy and their feedback was considered and integrated into the sign design.

Staff examined the current Sign Manual for Community and Regional Parks & Trails, 2001 as reference for the proposed Signage Strategy for Community Parks and Trails. The new signs will reflect an updated graphic style and the RDN Graphic Design Standards. The corporate branding for the RDN uses a specific font type and colour palette; the new sign design integrates these branding components. An updated RDN logo will be provided on the new signs as well.

The signage classifications are as follows:

Identification Signage

Identification Signage is intended to mark the location of the park or trail at the earliest approach point to the park or trail itself. It is intended primarily to be visible from a distance by visitors traveling by vehicle at higher speeds but also useful to visitors arriving by bicycle or on foot. A wood sign would be placed adjacent the main road into the park or adjacent the parking area, where possible. It would be used at parks with larger entrances.

Kiosk Signage

A kiosk would be placed where it could be accessed safely by a pedestrian or cyclist. It would provide information such as mapping, background information, safety information, as well as park etiquette. Larger kiosk could provide broader information about RDN Parks.

Entrance Signage

Entrance Signage is intended to mark the main entrance to a park or trail. It should be to pedestrian scale, visible from a distance, and legible upon approach. A combination of Entrance and Welcome Signage would highlight the main entrance.

Welcome Signage

The welcome sign would provide historic and current information about the park or trail, provide a park map or trail system (or both), identify park or trail amenities, identify park or trail regulations, and provide contact information for RDN Parks.

Trail Head Signage

Trail Head Signage is intended to mark the beginning of a trail. It would provide the trail name, the trail condition (easy, moderate, difficult), the length of the trail, identify trail use (hiking vs walking), and provide a trail system map with “You are here” identified.

Directional Signage

Directional Signage is intended to be placed where required in a park or along a trail. The purpose is to direct park and trail users to areas of interest. Directional Signage would be a wayfinding tool for park and trail users not referencing maps. Where necessary, park or trail system diagrams with a location identified will be provided to enhance the wayfinding experience.

Regulatory Signage

Regulatory Signage is intended to reinforce Bylaw 1399 and to clearly identify uses permitted/not permitted in RDN Parks and along RDN Trails. It would provide universally understood icons to highlight uses permitted/not permitted and provide contact information for RDN Parks. Regulatory Signage would be customizable to reflect the individual park or trail in which the sign would be placed.

Interpretive Signage

Interpretive Signage is intended to provide historical, environmental, and/or educational information for park and trail users. Interpretive Signage would be used in parks in areas of significance or along trails to highlight points of interest.

Safety Signage

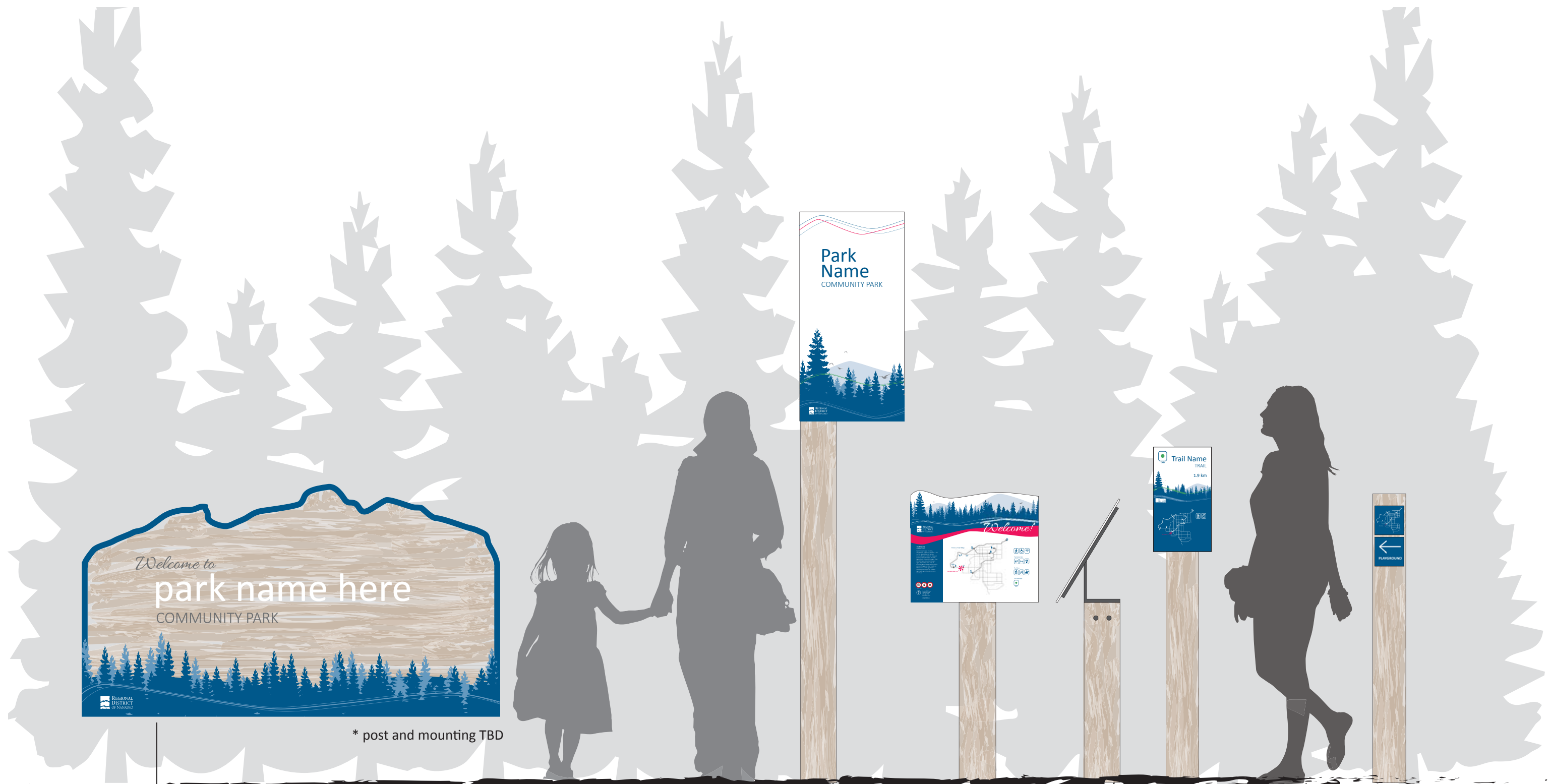
Safety Signage is intended to alert park and trail users of possible dangerous conditions or unusual activities. Their placement is key to ensure the safety of the public. The established use of yellow for ‘Caution’ and red for ‘Danger’ would be maintained.

Goal and Next Steps

For the POSAC meeting the goal is for the members to receive the information regarding the Signage Strategy for Community Parks and Trails, provide comment and feedback if they so desire, and to discuss which park and/or trail would be best suited to be the pilot site for new signage. Staff will ultimately assess the success of the signage for the park or trail, compare how it functions to the other pilot sites in the EAs, and determine potential changes required to improve on the signage prior setting it as the standard for RDN Parks.

Please set a date a time for the pilot site to be selected, giving the POSAC members adequate time to reflect on their recommendation.

Thank you!



* post and mounting TBD

IDENTIFICATION sign
cedar wood product and dimensions
to remain

ENTRANCE sign
size: 18x36"
height to
top of sign: 8'

WELCOME sign
size: 18x22"
height to top of sign: 4'
*panel tilt 30° back
INTERPRETIVE sign
size: 18x22"
height to top of sign: 4'
*panel tilt 30° back

TRAIL HEAD sign
size: 10x18"
height of top of sign: 4'-8"

DIRECTIONAL sign
size: 5x5"
height to top of sign: 4'

SIGNAGE CLASSIFICATION FOR THE SIGNAGE STRATEGY FOR COMMUNITY PARKS AND TRAILS
EASC Meeting February 13th, 2018

The Signage Strategy was presented to the EASC on February 13, 2018.

Through the development of the Community Parks and Trails Strategy, signage was identified as the most requested park improvement feature by the public for existing community parks.

We received direction from the Board to replace current Community Park signs with new welcoming signs. Research into signage for parks and trails in other jurisdictions was completed to better understand the graphic direction the Signage Strategy could take. The variety in design options currently provided for many communities is vast – there were many precedent ideas that could work for RDN Parks. Staff focused efforts on the cost effective qualities of signage while maintaining clear wayfinding options and branding opportunities. Staff met with RDN team members in Building & Bylaw Services, Corporate Services, and within Parks Services to better understand their signage needs. All were presented with an overview of the Signage Strategy and their feedback was considered and integrated into the sign design.

Staff examined the current Sign Manual for Community and Regional Parks & Trails, 2001 as reference for the proposed Signage Strategy for Community Parks and Trails. The new signs will reflect an updated graphic style and the RDN Graphic Design Standards. The corporate branding for the RDN uses a specific font type and colour palette; the new sign design integrates these branding components. An updated RDN logo will be provided on the new signs as well.

The signage classifications are as follows:

Identification Signage

Identification Signage is intended to mark the location of the park or trail at the earliest approach point to the park or trail itself. It is intended primarily to be visible from a distance by visitors traveling by vehicle at higher speeds but also useful to visitors arriving by bicycle or on foot. A wood sign would be placed adjacent the main road into the park or adjacent the parking area, where possible. It would be used at parks with larger entrances.

Kiosk Signage

A kiosk would be placed where it could be accessed safely by a pedestrian or cyclist. It would provide information such as mapping, background information, safety information, as well as park etiquette. Larger kiosk could provide broader information about RDN Parks.

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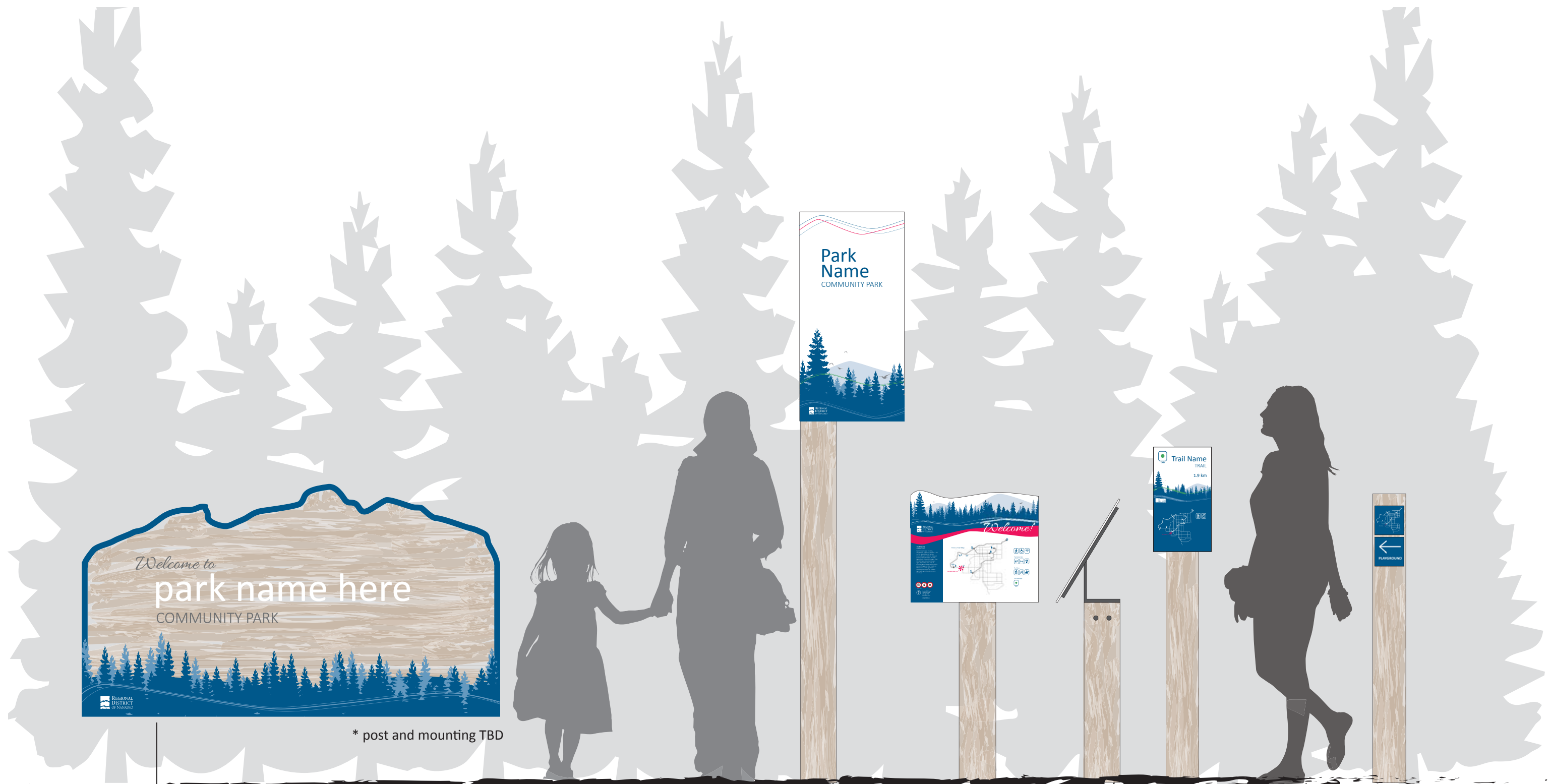
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SIGNAGE CLASSIFICATION FOR THE SIGNAGE STRATEGY FOR COMMUNITY PARKS AND TRAILS
EASC Meeting February 13th, 2018

TO: Electoral Area G' Parks and Open Space Committee **MEETING:** June 13, 2018

FROM: Renée Lussier **FILE:**
Parks Planner

SUBJECT: Little Qualicum Hall – Building Considerations and Public Consultation Report

RECOMMENDATIONS

In the event that the Board wishes to retain the Little Qualicum Hall, that \$170,000 of Community Works Funds be provided to undertake safety and accessibility upgrades and that \$50,000 is budgeted over 2 years to complete the repairs.

SUMMARY

The Little Qualicum Hall requires substantial repair to correct structural and safety deficiencies and to meet minimum safety code requirements. Several structural issues were identified by an Engineering Assessment and by staff. After a staff report was presented to the Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) and the Regional Board in March 2017, subsequent Board Motions requested that staff seek more information on the structure of the Hall and carry out community consultation.

During 2017, a Building Conditions Assessment Report (Attachment 1) was carried out by Herold Engineering and identified 3 options and costing considerations for the Hall. The costs were generalized and graded on a most expensive to least expensive range. The options ranged from two higher cost options of a new build or complete renovation to a lower cost option upgrading the immediate life safety and accessibility issues.

Dashwood community members consider the Hall as an important amenity in their community. The public consultation process included two meetings with the Little Qualicum Hall Community Group and an online survey, targeted to the Dashwood community but available to all of Electoral Area 'G'. At the meetings the Hall's history, current conditions, and upgrade options were discussed. The community group was in support of Option 2: Life Safety and Accessibility upgrades to the Hall as outlined in the Building Condition Assessment Report. This support was reflected in the online survey results (Attachment 2) from the Dashwood community.

Based on the Herold Engineering Report, staff identified urgent repairs and then estimated costs using a unit cost estimating process. The costs to repair the Hall addressing the most urgent safety concerns including rebuilding the washrooms and kitchen, providing a second entry, removing asbestos flooring, replacing the roof and providing accessibility is estimated between \$140,000 - \$170,000. While repairs will address urgent safety issues and allow the Hall to be opened for use, there is more work needed in future years estimated at \$50,000. The estimated cost for removal of the hazardous material and demolition of the building is \$30,000 to \$40,000.

Community Works Funds can be used to cover the work to the Hall. Electoral Area 'G' has \$1,970,443 in available Community Works Funds and \$139,015 in Reserve Funds.

BACKGROUND

The 1,350 square foot hall was built in the 1940s and operated as the Little Qualicum Women's Institute until acquired by the RDN in 1995 along with the community park it is situated on. Over the 5 years, deterioration of the structure has become apparent and studies have been undertaken to review the building's condition.

In December 2013, a staff report was presented to the Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) and the Regional Board with the following recommendation.

That the repairs to the Little Qualicum Hall be undertaken over a three year period starting in 2014.

The recommendation was not supported and no direction to staff was given. Over the next two years, the future of the Hall was discussed at various POSAC meetings and delegations from the local community were received. In the meantime, the building continued to deteriorate.

In March 2017, a staff report was presented to the POSAC and the following motion forwarded to the Board and approved at the March 28, 2017 regular Board Meeting.

That the Little Qualicum Hall be closed and the building site be incorporated into Dashwood Community Park.

At the June 7, 2017 POSAC a delegation presented information and asked the Committee to reconsider closing the Hall. The following motion was forwarded to the Board and approved at the July 25, 2017 regular board meeting.

That the demolition of the Dashwood Community Park Hall be postponed until a review and consultation with the community can be done.

During the fall of 2017, staff began community consultations and hired Herold Engineering to undertake an assessment of the Hall. At the November 1, 2017 POSAC meeting, the Hall was discussed and as a result the following Board motion was passed at the regular Board meeting held December 12, 2017.

That repairs to Little Qualicum Hall be considered following the completion and review of the engineering study on the facility that is being conducted by Herold Engineering, the integrity of the structure is confirmed and consultation with the local community has been conducted.

Building Considerations

An engineering report in 2013 (Bayview Engineering) and inspections by Parks staff, identified several issues relating to structural, health, and occupant safety.

A summary of the key issues is as follows:

- The floor structure in the kitchen and washrooms has reached the point of structural failure.
- Emergency exiting does not comply with Building Code requirements. The Hall requires a second compliant exit that includes an exterior landing and ramp to grade.

- New plumbing and septic systems are required.
- The building is not accessible to persons with disabilities. Minimum corrective measures would require the construction of an access ramp, and accessible washrooms.
- The flooring contains asbestos.
- The roof needs to be replaced.

Due to the condition of the Hall, and on recommendation from the Municipal Insurance Agency, the building was closed in January 2018.

A Building Condition Assessment Report carried out by Herold Engineering in 2017 provides 3 options addressing the current state of the building. The costs were generalized and costed as higher or least expensive.

1. Option 1 (New Build) includes demolition and replacement of the building. The cost is estimated to be between \$225-275/sq.ft and the report identifies this as the most expensive option. It is recommended that design drawings are completed and priced to acquire accurate costing.
2. Option 2 (Life Safety and Accessibility) addresses the safety items only of the building including the deteriorated flooring, the septic field and incorporating a code compliant second exit. The report identified this as the least expensive option. The renovation costs are variable depending on size and location of features. It is recommended that plans are completed and priced to acquire accurate costing.
3. Option 3 (Complete Renovation) includes complete renovation addressing the recommendations in Option 2 and bringing the building up to current BC Building Code standards. For economic feasibility reasons, this option is not recommended by the Consultant. Costs for a complete renovation are estimated to be \$250,000 – \$300,000. The renovation costs may have significant variances depending on size and location of features. It is recommended to have design drawings completed and priced to acquire accurate costing.

Public Consultation

The Hall provides rental space for community-oriented events, meetings, and private functions. It is regarded as an important community facility by Dashwood residents, who have expressed their opinions to the POSAC. RDN Emergency Planning confirms the building has no emergency designation; it is not intended to function as an Emergency Operations Centre or Reception Centre in the event of an emergency.

Meetings were held with the Little Qualicum Hall Community Group in January and February 2018 and provided the Dashwood neighbourhood the opportunity to share and discuss the history of Little Qualicum Hall, the current building conditions as outlined in the Building Condition Assessment Report, and the public consultation process.

An online survey was included in the public consultation process. A total of 1,470 invitations to participate in an online survey were mailed to all property types within the boundary established through consultation with the community group. The online survey was also available to all of Electoral Area 'G' during the period of April 23 to May 13, 2018. One hundred and seventeen (117) responses were received (Attachment 2).

The survey confirmed that the Dashwood community supports Option 2: Life Safety and Accessibility upgrades to the Hall. The majority of survey respondents are from the Dashwood community and use the Hall five or more times per year. The majority of respondents indicated that their use of the Hall would increase if the building was upgraded.

ALTERNATIVES

1. That the Little Qualicum Hall be removed and the building site incorporated into the Dashwood Community Park.
2. That \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.
3. That \$80,000 in Community Works Funds and \$90,000 in Area 'G' Community Parks Reserve funds be provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.
4. That an alternative direction be provided.

FINANCIAL IMPLICATIONS

The estimated cost for removal of the hazardous material and demolition of the building is \$30,000 to \$40,000.

Based on the 2017 Herold Engineering Report, staff did a costing estimate and plan to repair the Hall addressing the most urgent safety concerns including rebuilding the washrooms and kitchen area; providing a second entry; removing asbestos flooring; replacing the roof; and providing accessibility. The cost is estimated at \$140,000 - \$170,000 including contingency. The numbers are generated on current costs for similar works estimated at a Class D level. While the Hall will have urgent safety issues addressed and can be opened for use, there is more work that will be needed in future years. These repairs are estimated at \$50,000 and the funding can be considered yearly through the 5-year planning and budgeting process.

Community Works Funds can be used to cover any work to the Hall. Electoral Area 'G' has \$1,970,443 in available Community Works Funds and \$139,015 in Reserve Funds. A combination of \$80,000 in Community Works Funds and \$90,000 from reserves is also possible if the Hall is repaired. Currently, the reserve funds are slated for River's Edge Community Park development in 2021 and this project may be delayed if the reserve funds are used for the Hall.

The Electoral Area 'G' Community Parks Budget includes \$2,000 for electricity, water and maintenance. There could be an increase of 15% once the building is renovated. The Little Qualicum Hall Community Group has provided volunteer time to clean the Hall and to carry out small repairs. Revenues have averaged \$1,500 per year.

STRATEGIC PLAN IMPLICATIONS

The strategic priority is Service and Organizational Excellence and this report has focused on the following values:

- Considered the asset management perspective of the existing building.

- Looked at both cost and benefit of the expenditure.
- Recognized the need to plan for the impact of our aging population.



Renée Lussier
rlussier@rdn.bc.ca
29 May 2018

Reviewed by:

- W. Marshall, Manager, Parks Services
- D. Banman, Acting General Manager, Recreation and Parks Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Building Condition Assessment Report
2. Get Involved RDN - Survey Report

BUILDING CONDITION ASSESSMENT REPORT

Little Qualicum Hall Building,
1210 Centre Road, Qualicum Beach BC



PREPARED FOR:
REGIONAL DISTRICT OF NANAIMO
Parks Services
6300 Hammond Bay Road
Nanaimo BC V9T 6N2

Prepared by:
Herold Engineering Limited
3701 Shenton Road
Nanaimo, BC
V9T 2H1

Submittal Date:
Nov. 27, 2017

HEL Project No. 0837-050



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1.0 INTRODUCTION

Herold Engineering Limited (HEL) was retained by the Regional District of Nanaimo to perform a visual assessment of the accessible architectural, structural, mechanical, electrical and building envelope components of the Little Qualicum Hall Building located at 1210 Centre Road, Qualicum Beach, BC. The scope of our review was visual in nature and no destructive testing was performed. HEL has not been asked to provide detailed drawings, site direction, or remediation at this time. The following report outlines the results of our field review, performed on Sept. 29th, 2017. The Owner's representative, Mark Dobbs, was on site during the assessment to assist with building access and provide an overview of the building layout.

2.0 BUILDING DESCRIPTION

The subject building is a one (1) storey wood frame structure that is used as a Community Hall Assembly building. It is approximately 1,300 sq.ft. and was built circa 1940.

The roof consists of asphalt shingles over the main hall and low slope asphalt roll roofing over the kitchen and washrooms, located at the rear of the building. The cladding is face sealed stucco, with wood trim and fascia's.



3.0 KEY PLANS

AERIAL PHOTOGRAPH



4.0 SCOPE OF BUILDING ASSESSMENT

During the review we attempted to examine the site drainage, exterior elevations, roofing, numerous interior rooms and finishes, architectural components and assemblies. The location and general condition of mechanical and electrical systems was noted during this review; however, detailed mechanical, and electrical reviews are outside of the scope of this assessment.

5.0 TERMS OF REFERENCE AND LIMITATIONS

This report has been prepared by HEL exclusively for the Client. HEL accepts no responsibility for the improper or unauthorized use of this report by any third party. HEL, its employees, sub-consultants, and agents accept no responsibility to any other party, including contractors, suppliers, consultants and stakeholders, or their employees or agents, for loss or liability incurred as a result of their use of this report.

Information, data, recommendations, and conclusions contained in this report may not be complete or accurate as a result of information provided to HEL which has not been independently verified or that has not been updated. The information, data, recommendations and conclusions contained in this report are based on conditions revealed through limited visual inspections only and subject to budgetary, time and other constraints and limitations contained in the agreement between HEL and the Client.

HEL accepts no responsibility for any deficiency, misstatement, inaccuracy or omissions contained in this report as a result of deficiencies, misstatements, inaccuracies or omissions of persons providing information to HEL for use in this report.

This report is based on visual observations and data acquired from the Client, and is limited to major items and major maintenance activities. Private property was not inspected. Unless otherwise agreed in writing by HEL, this report shall not be used to express or imply warranty to the property for any particular purpose.

The work reflects the Consultant's best judgment in light of the information reviewed by them at the time of preparation. HEL is not providing advice about mold, mildew, pollutants, contaminants or other hazardous materials. We recommend an Environmental Consultant be retained for these services.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Herold Engineering Limited and our consultants accept no responsibility for damage, if any, suffered by any third party because of decisions made or actions undertaken based on this report.

6.0 ESTIMATED USEFUL SERVICE LIFE

Expected service life time frames referenced for the building components are based on available manufacturer's literature, warranties, theoretical industry standards, BOMA Preventative Maintenance Guidebook, and the CMHC Life Expectancy Guidelines.

All asset systems and components are subject to a wide variety of factors that affect their life expectancy including; quality of installation, quality of materials, weather conditions and quality of maintenance programs. As a result of this variation, some components may out-live their expected service life, while others may not.

None of the mechanical or electrical systems or equipment was tested during our investigation and this report reflects our best judgment in the light of the information available at the time of the study.

7.0 FIELD REVIEW SUMMARY

The roofing is due for replacement, and the exterior walls and exterior building envelope components generally appear to be in fair to poor condition. The building has small overhangs on the front and sides of the building which have provided the walls with some protection from wind driven rain.

The exterior walls are clad predominantly with face sealed stucco, with wood trim and fascias, and are in fair to poor condition. It appears that the cladding materials have been maintained and painted, however the materials are aged and showing signs of deterioration.

The interior assemblies and components including mechanical units, fixtures and fittings, flooring, walls and ceilings are in poor condition and are dated. It is our understanding that the lighting fixtures in the main hall and the emergency lighting and exit lighting were updated around 2011.

The windows do not appear to be original to the building and consist of double paned insulated glazing units (IGUs) in non-thermally broken aluminum frames and are beyond their expected service life. Due to the roof overhangs and additional plexi glass coverings, the windows appear to be in fair condition given their age. The doors were observed to be in poor condition and the stairs and handrails do not meet current code for required exiting safety or handicap accessibility.

The heating of the building is provided by electric baseboard units that appear to be aged but in serviceable condition.

Life safety items in the building include electrical safety devices, emergency lighting, and fire protection including an accessible fire extinguisher. The building does not have Handicap accessibility nor proper emergency exits as required by current building codes.

The structural components of the roof system consist of hand framed rafters with collar ties acting as the ceiling support over the hall and pre-engineered trusses over the storage and entry area. The floor system consists of a mix of 2x6 and 2x8 floor joists spanning from exterior concrete walls to interior log beams which span onto heavy timber posts. The interior posts are supported by on grade concrete pads. Framing is deteriorated and there are obvious signs of deterioration and settlement in the bathroom and kitchen areas.

8.0 FIELD REVIEW

8.1 Landscape Areas - General

8.1.1 LANDSCAPING, SIDEWALKS AND DRIVEWAY

Estimated Useful Service Life:

- N/A years

Asset Age:

- N/A years

Estimated Useful Service Life Remaining:

- N/A years

Asset Condition:

- Good/ Fair



View from front of Hall

Asset Description

The Little Qualicum Hall is located in the Dashwood Community Park, which has well established site landscaping.

Observations/Comments

The landscaping has a variety of established native plants and lawn.

8.2 Drainage

8.2.1 SITE DRAINAGE

Estimated Useful Service Life:

- N/A years

Asset Age:

- N/A years

Estimated Useful Service Life Remaining:

- N/A years

Asset Condition:

- Serviceable



View from front of Hall

Asset Description

Surface water run-off is drained into the landscaping, and the roof rain water leaders drain into the landscaping as well. Building perimeter drainage clean outs were not identified around the building perimeter, and are likely not present with the age of the building.

Observations / Comments

The site drainage systems appear to be in serviceable condition, however, rainwater leaders are not directing water away from the foundations and the bathroom/kitchen area is framed within close proximity to the natural grade.

8.3 Structure

8.3.1 PRIMARY STRUCTURE

Estimated Useful Service Life:

- 75 years

Asset Age:

- 75 years

Estimated Useful Service Life Remaining:

- 0 years

Asset Condition:

- Poor



View in crawl space



View in crawl space



View of foundation

Asset Description

The exterior walls appear to be 2x4 wood stud construction and the roof assembly is timber trusses with OSB sheathing on the front portion of the building, with 2x6 roof rafters and collar ties for the main hall roof structure. The floor consists of 2x6 and 2x8 floor joist on wood beams and columns, which have a newer, circa 1995 perimeter foundation.

Observations / Comments

Where exposed, the primary structure was observed to be in fair to poor condition. There were some areas on the road side or front of the building where the structure was observed to be in fair condition for its age. However, at the rear of the building where the wood structure is located closer to grade the structure is observed to be in very poor condition.

The floor in the bathrooms has structurally failed. The area was not accessible due to the low clearance and debris in the crawlspace. It is our opinion that the washroom floor in the rear corner of the building should not be used by occupants in its current state. Any repairs should be directed by a Professional Engineer to determine the extent of deterioration and appropriate

repairs as the floor system does not appear to be adequately sized for the intended loads.

It was observed onsite, that it may be possible to repair or renovate the main hall structure however, the rear portion where the kitchen and washrooms are located are likely required to be rebuilt due to significant settlement and signs of deterioration.

The option of removing the rear addition and incorporating accessible washrooms in the storage area near the front of the building while providing a second exit would require further review of the space in order to determine overall costs and feasibility.

The existing roof structure consisting of rafter framing with spliced collar ties which act as support for the ceiling have passed the test of time, however they do not meet current prescribed BC Building Code requirements for snow loading or current best practices for framing. Herold Engineering does not recommend adding any additional dead or live load to the existing ceiling or roof structure unless the framing is upgraded. It should be noted that changing the insulation in the attic space and/or the current air/vapour barrier system could have unintended consequences.

Furthermore, the entire floor structure is not adequately sized to carry the prescribed BC Building Code live load of 100psf for Assembly occupancy and should be upgraded.

Concrete foundations were found to be in good to fair condition. However, the crawl space is not heated and the foundations do not have adequate frost protection.

8.4 Building Envelope Assemblies

The building envelope is typically defined as an environmental separator and includes the foundation, exterior wall assemblies, windows, exterior doors, and the roof assembly. It refers to those parts of the building which separate the indoor conditioned spaces from exterior or unconditioned spaces.

The performance of the building envelope assembly and the expected useful service life of each assembly are directly affected by the following factors:

- Exposure to climatic conditions in the area
- Structural design and installation of the supporting assemblies
- Type, quality, and construction details of supporting assemblies
- Occupant use and interior environmental conditions
- Quality and quantity of inspections
- Quality of maintenance programs

The structural integrity, moisture protection, and overall general condition of the foundation system was reviewed. It is our understanding that a cast in place foundation wall and footing was built around the existing structure and is now supporting the exterior walls and floor system of the building. There were signs of deterioration on the original wood foundations and this is likely the cause of some of the settlement issues that are obvious in the kitchen/bathroom areas of the structure.

The cast in place concrete foundations do not have any visible signs of distress and the accessible portion of the crawl space was relatively dry and free of organic growth. It should be noted that our assessment was completed during a relatively dry period and that conditions during the rainy season may differ.

8.4.1 EXTERIOR WALLS

Estimated Useful Service Life:

- 50 years

Asset Age:

- unknown

Estimated Service Life Remaining:

- Variable

Asset Condition:

- Poor



View from front of Hall



View of handrail at entry stair



View of side of Hall

Asset Description

Exterior walls are predominantly clad with face sealed stucco, with wood trim and fascias.

Observations / Comments

Generally, the stucco is in fair to poor condition, and nearing the end of its service life. The wood trim and fascias were observed to be in poor condition and appear due for replacement. Stucco Cladding can be an extremely durable exterior wall assembly provided that its performance characteristics are understood. The overall continued performance of the stucco clad walls will depend on periodic review and, if necessary, repair of the cracks and joints.

8.4.2 ROOFING AND SOFFITS

Estimated Useful Service Life:

- 25 years low slope/asphalt shingles

Asset Age:

- 30 years

Estimated Service Life Remaining:

- Expired

Asset Condition:

- Poor



View of roof over entry



View from front of Hall



View of roof over rear of Hall

Asset Description

The roofing consists of asphalt shingles over the main hall and asphalt roll roofing over the rear kitchen and washrooms. The soffits are painted, exposed wood rafters and plywood. The gutter over the front entrance is damaged and does not direct water to the rainwater leader. The rainwater leaders do not direct water away from the building foundation.

Observations / Comment

The roofing is expired and in need of replacement, the soffits are in need of repairs and repainting. The gutters and rainwater leaders need repair/replacement. Furthermore, we recommend removing or replacing the chimney with a metal one as the current one could be a significant hazard during a seismic event.

8.4.3 WINDOWS

Estimated Useful Service Life:

- 25 years

Asset Age:

- 23 years

Estimated Service Life Remaining:

- 2 years

Asset Condition:

- Fair



View of side windows

Asset Description

The windows are double pane with non-thermally broken aluminum frames which were installed in circa 1995.

Observations / Comments

Most of the windows have an exterior plexi glass frame/covering, providing protection which has prevented severe weathering of the windows. While the frames and glazing continue to function as intended they are considered to have a very poor thermal performance with a high level of heat loss during the heating season.

Given the age of these assemblies, it is recommended that consideration be given to the replacement of the existing windows with assemblies that are compliant with current North American Fenestration Standard (NAFS) requirements with respect to thermal performance and air and water penetration requirements. It is advised that the replacement windows be installed in accordance with Best Practices for Window and Door Replacement in Wood-Frame Buildings, publication.



8.4.4 ACCESS AND SERVICE DOORS

Estimated Useful Service Life:

- 35 years

Asset Age:

- 70 years

Estimated Service Life Remaining:

- Unknown

Asset Condition:

- Poor



View of rear kitchen door



View of main entry door and stair



View of kitchen door

Asset Description

Exterior doors consist of wood frames and wood swing doors and appear original to the building.





Observations / Comments

All doors, frames and hardware are in poor condition and are in need of replacement.

The hand rails and exit paths/doors do not meet current BC Building code requirements. Specifically, the exterior door in the kitchen, configuration of the kitchen equipment, and the mechanism to keep the door closed are not conducive to exiting the building in an emergency.

Furthermore, the Building Code requires a minimum of two compliant exits for the intended use of this building.

8.5 Finishes & Components – Interior

8.5.1 INTERIOR COMPONENTS & FINISHES				
Interior components and finishes consist of:				
Item	Estimated Useful Service Life	Asset Age	Estimated Remaining Service Life	Asset Condition
Sheet vinyl flooring	15 years	Unknown	0 years	Expired
Interior Wood panels	50 years	70 years	unknown	Fair
<div></div>				
Hall-Flooring	Kitchen Flooring	Bathroom Flooring	Kitchen	
<u>Asset Description</u> <p>Interior finishes consist of vinyl tile flooring throughout the Hall. The walls and ceilings are all generally painted wood paneling.</p> <u>Observations / Comments</u> <p>Interior finishes are in poor condition and in need of replacement. The vinyl tile flooring in the main hall contains asbestos, and the paint is lead based according to the Hazardous Materials Report completed by Lewkowich Engineering and Associates dated March 29, 2017.</p>				

8.6 Mechanical Systems

8.6.1 DOMESTIC PLUMBING

The common Plumbing Systems consists of:

Item	Estimated Useful Service Life	Asset Age	Estimated Remaining Service Life	Asset Condition
Storm Drainage	50 years	N/A	N/A	N/A
Domestic Water Distribution	45 years	70 years	Expired	Serviceable
Hot Water Tank	12 years	N/A	N/A	N/A
Sanitary Waste System a/g	50 years	70 years	unknown	Unknown

Asset Description

The sanitary system drains into a septic field. There does not appear to be any storm water system.

Observations / Comments

The condition of the sanitary piping, the storm piping and the connection to municipal services were not assessed as this would require scoping the inside of the system with a pipe camera. Generally, the plumbing is beyond its expected service life.

- The life cycle of a sanitary/storm drainage application, on BOMA estimates, is 50 years.
- The life cycle of piping in a domestic water application, based on BOMA estimates, is 45 years.

The main ventilation fan for the Hall vents directly into the attic space. The fan is not connected to any duct work and has the potential to introduce hot moist air into the attic. The fan should be ducted to the exterior and the duct should be insulated in order to avoid condensation. Furthermore, the remaining mechanical system and means of ventilation are outdated and not in compliance with the Current BC Building Code. Any modifications would be subject to approval by the Authority Having Jurisdiction.

The storm water from the roof should be directed away from the building and into a proper disposal or infiltration system.

It is our understanding that a Registered Onsite Wastewater Practitioner (ROWP) has stated that the septic system requires complete replacement.

8.6.2 ELECTRICAL INFRASTRUCTURE SYSTEMS

Item	Estimated Useful Service Life	Asset Age	Estimated Remaining Service Life	Asset Condition
Power Panels & Circuit Breakers	30 years	Unknown	Unknown	Serviceable
Wiring – Under 600V	40 years	Unknown	Unknown	Serviceable

Asset Description

BC Hydro enters the building with an overhead service at the front of the building. The wiring does not appear original to the building, but the age is unknown.

Comments / Observations

Overall, the electrical system appears to be in fair condition and suitable for the present use of the building. The life cycle of the distribution system components, based on BOMA estimates, are as follows:

- Power Panels – 30 to 40 years
- Circuit Breakers – 30 years
- Wire under 600 volt – 40 years

9.0 RECOMMENDATIONS

Based on our visual review, the current age of the building, and the published data of the life cycle of materials, it appears that the major common building systems and components are generally in poor condition.

The economic life of the building has likely expired, without major renovations.

The following recommendations are based on our observations and visual assessment conducted during our field review, as well as on CMHC Standards for Living Environments. The recommendations below are generally in order of importance:

- The wood structure is in need of repairs to the front main hall portion and complete replacement in the rear kitchen and washroom portion. It will be required to redesign, repair and replace the wood structure, dispose of waste and add a new secondary exit at the rear. The bathroom area floor is deteriorated and may require structural joists to be replaced. Demolition of the floor area and a review of the floor framing required prior to reinstatement of any sheathing.
- Remove existing masonry chimney as this is a hazard during a seismic event.
- Double up all joists in the floor system and provide frost cover to the foundations, provide a ground seal to help control moisture.
- The building currently has no handicap accessibility. A handicap ramp will need to be added to the new exit at the rear of the building and the front entry stairs and handrails will need to be replaced. The building is in need of a new handicap accessible washroom.
- Anchorage of existing walls to foundations, improve connections of floor beams to posts, improve connection of walls to roof diaphragm for seismic stability.
- The roofing and gutters are in need of replacement. Our observations indicate there is OSB sheathing on the roof that is in serviceable condition.
- The stucco and wood trims are in need of replacement and would be required to be replaced with a rainscreen cladding assembly.
- Replacement of the insulation in the floor, roof and exterior walls, and the new rebuilt rear walls.
- The electrical and mechanical systems were not reviewed in detail as part of this report but appear due for replacement.
- The plumbing will need to be replaced to service the new washrooms and kitchen.
- The stucco and wood trims are in need of replacement and should be replaced with a rainscreen cladding assembly.
- The aluminum, non-thermally broken windows and exterior and interior doors have reached the end of their economic service life and will require replacement. We recommend that the Owners consider a replacement program.
- The flooring is in need of replacement and abatement is required of the existing floor coverings.

- The interior wood wall paneling will need to be replaced, the 2x4 walls furred out and insulation added to the wall cavity and finished with new vapour retarder, drywall and paint.

In our opinion there are (3) feasible options to addressing the current state of the building as follows:

Option 1 (New Build) \$\$\$

Demolish and Replace

Complete demolition and construct a new community hall that fits the requirements of all stakeholders.

It is estimated that new construction of a similar building would cost between \$225/sq.ft and \$275/sq.ft. This is a hard construction cost and does not include professional design, permitting, contingency or other related soft costs.

Option 2 (Life Safety and Accessibility) \$\$

Address the life safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

It is estimated that a new septic field, exit and ramp would cost in the order of \$40,000.00. The tenant Improvement for the washroom/kitchen facilities is estimated in the order of \$150/sq.ft for bathrooms. The renovation costs are variable depending on the size and location of the washrooms as well as new plumbing and abatement costs. It is recommended to have design drawings completed and priced by a quantity surveyor or general contractor in order to acquire accurate costing for this option.

Option 3 (Complete Renovation) \$\$\$\$

Complete renovation addressing the recommendations listed above and bringing the building up to current BC Building Code standards.

It is estimated that the renovation could cost in the order of \$250k to \$300k. This estimate could have significant variances and a quantity survey or quote from a general contractor should be used to verify this information. The extent of deterioration is not completely quantified at this time. Furthermore, the choice of interior finishes, cladding, windows, roofing material, and timing of the renovation and market conditions at the time of the renovation will all affect the budget.

As such, it is our opinion that repairing and renovating the building to bring it up to current BC Building Code Standards may not be economical. Consideration should be given to building a new structure, providing life safety upgrades or demolishing the existing building.

We trust the information contained within this report satisfies your current requirements. Should you have any comments, questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

HEROLD ENGINEERING LIMITED

Prepared By:

Reviewed By:


Derek Matthews ASCT.


Jarrod Koster, P.Eng., Associate


Nov 27, 2017

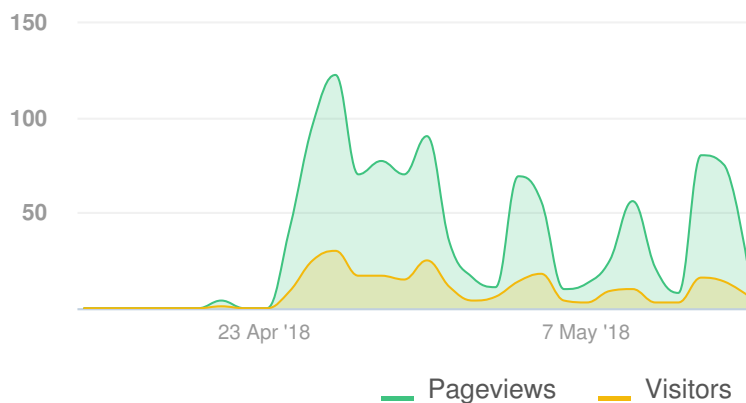
Project Report

14 April 2018 - 13 May 2018

Get Involved RDN Little Qualicum Hall



Visitors Summary

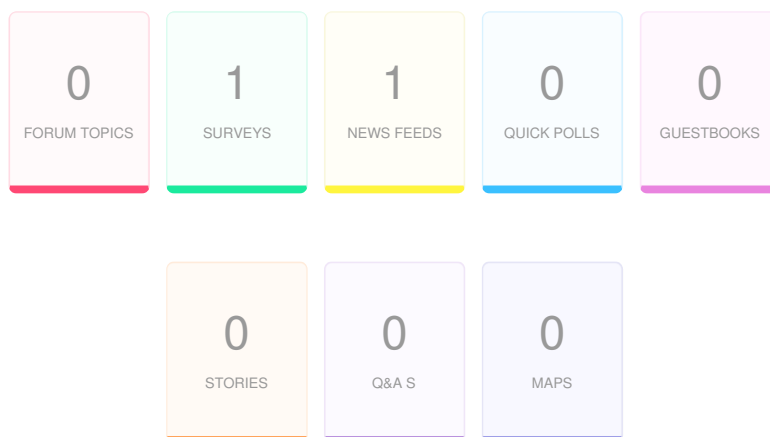


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
294	30	
NEW REGISTRATIONS		
93		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
117	193	241

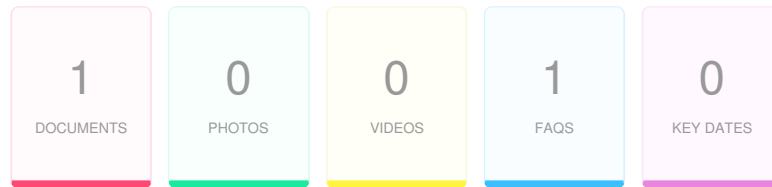
Aware Participants		241		Engaged Participants		117					
Aware Actions Performed		Participants		Engaged Actions Performed		Registered		Unverified		Anonymous	
Visited a Project or Tool Page		241									
Informed Participants		193		Contributed on Forums		0		0		0	
Informed Actions Performed		Participants		Participated in Surveys		117		0		0	
Viewed a video		0		Contributed to Newsfeeds		0		0		0	
Viewed a photo		0		Participated in Quick Polls		0		0		0	
Downloaded a document		15		Posted on Guestbooks		0		0		0	
Visited the Key Dates page		49		Contributed to Stories		0		0		0	
Visited an FAQ list Page		13		Asked Questions		0		0		0	
Visited Instagram Page		0		Placed Pins on Maps		0		0		0	
Visited Multiple Project Pages		83		Contributed to Ideas		0		0		0	
Contributed to a tool (engaged)		117									

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Mail outs for Online Survey reminders have been sent to t...	Published	1	0	0	0
Survey Tool	Little Qualicum Hall Online Survey	Archived	188	117	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	deleted key_dates from	49	50
Document	Building Condition Assessment Report	15	21
Faqs	faqs	13	13

ENGAGEMENT TOOL: SURVEY TOOL

Little Qualicum Hall Online Survey

VISITORS	188	CONTRIBUTORS	117	CONTRIBUTIONS	117
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Which Electoral Area 'G' neighbourhood do you live in?

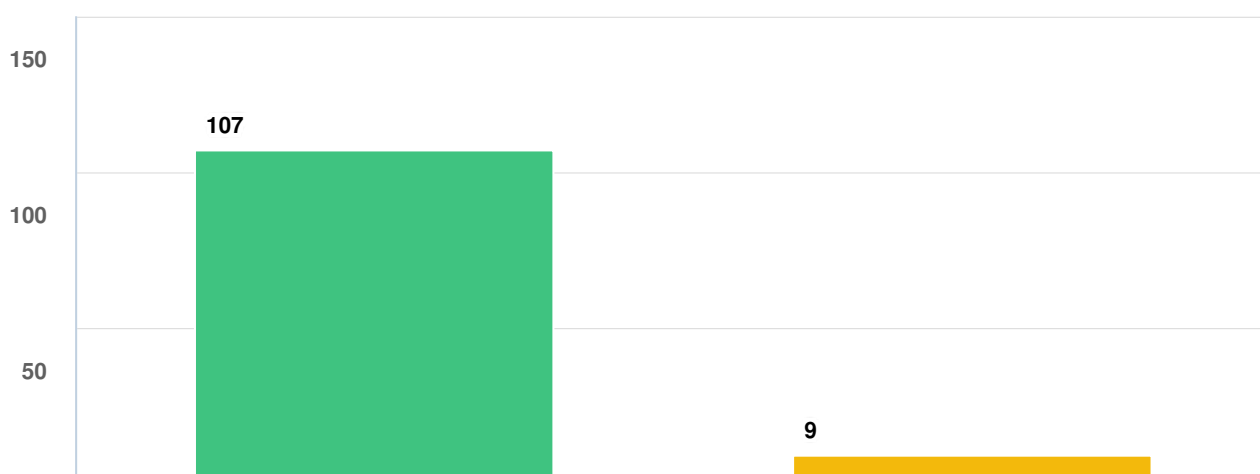


Question options

● Dashwood ● French Creek ● Other

(117 responses, 0 skipped)

Have you used/visited Little Qualicum Hall?

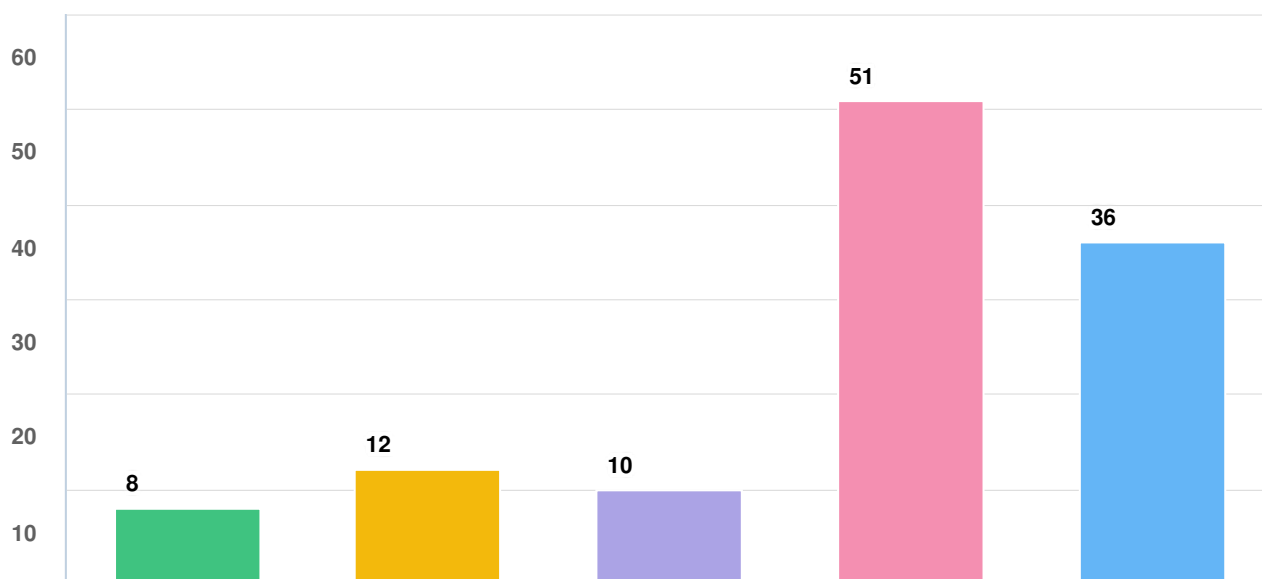


Question options

● Yes ● No

(117 responses, 0 skipped)

How often have you used/visited Little Qualicum Hall?

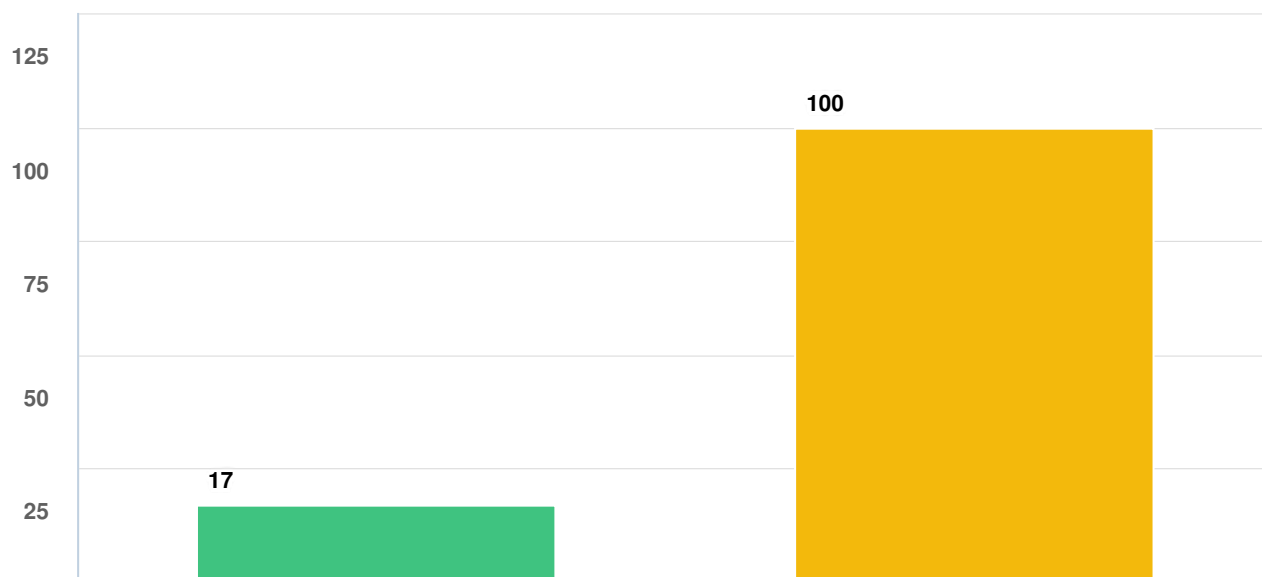


Question options

● Never
 ● Less than once a year
 ● Once a year
 ● 1 to 5 times a year
 ● More than 5 times a year

(117 responses, 0 skipped)

What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and co...

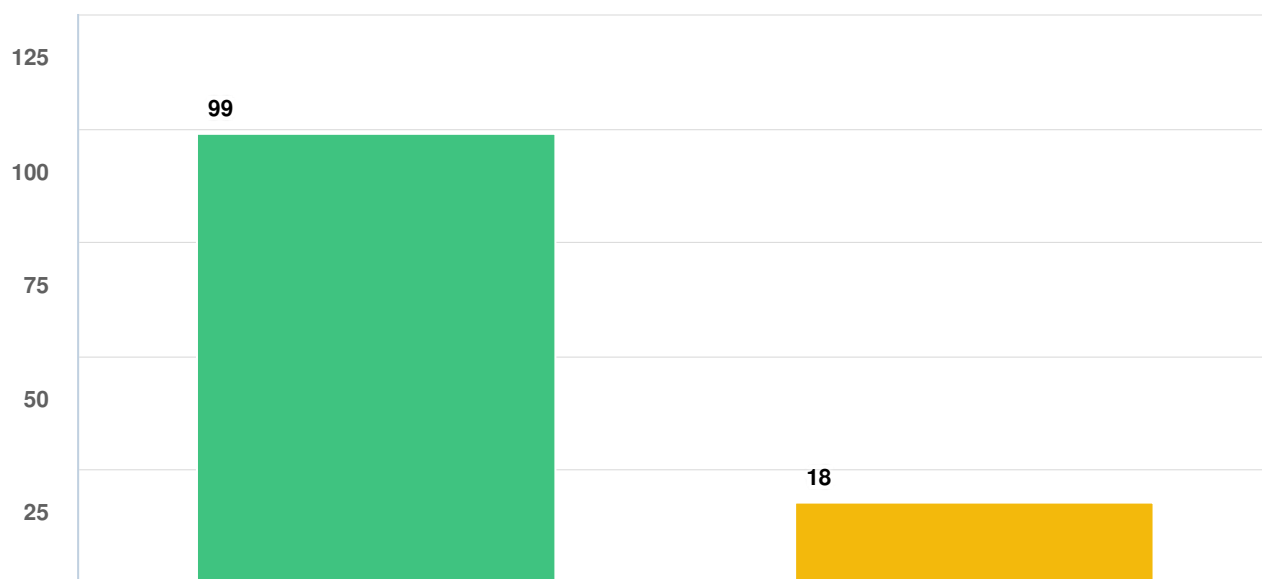


Question options

● Option 1: New Build, very expensive option \$\$\$
 ● Option 2: Life Safety and Accessibility, expensive option \$\$

(117 responses, 0 skipped)

If Little Qualicum Hall is upgraded, would your use of it increase?



Question options

● Yes ● No

(117 responses, 0 skipped)

Survey Responses

14 April 2018 - 13 May 2018

Little Qualicum Hall Online Survey

Get Involved RDN

Project: Little Qualicum Hall



VISITORS

188

CONTRIBUTORS

117

RESPONSES

117

117

Registered

0

Unverified

0

Anonymous

117

Registered

0

Unverified

0

Anonymous



Respondent No: 1
Login: Lisa
Email: LMoilanen@rdn.bc.ca

Responded At: Apr 23, 2018 13:44:00 pm
Last Seen: May 11, 2018 18:47:03 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Do not want it to cost too much money.



Respondent No: 2
Login: RABernier
Email: rabernier@shaw.ca

Responded At: Apr 23, 2018 15:15:45 pm
Last Seen: Apr 23, 2018 22:06:40 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

meeting and events, playground

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

one in it's current condition it has become run down, I would like to see a new abuilding and be willing to pay for it out of my area G taxes. But if second option would be less it would depend on the cost difference.



Respondent No: 3
Login: Dick Mallett
Email: bikewhse@shaw.ca

Responded At: Apr 24, 2018 10:29:38 am
Last Seen: Apr 24, 2018 17:26:44 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

water tower meetings, and water works meetings

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 4
Login: MFoster
Email: mfoster@dli-inc.com

Responded At: Apr 24, 2018 12:37:53 pm
Last Seen: Apr 24, 2018 19:32:21 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas Functions, Birthdays, Meetings, Social gatherings..... and more

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It would be missed, many of the community get-to-gether's - Christmas, BBQ's.....would cease



Respondent No: 5
Login: Jillian
Email: jillianporter@me.com

Responded At: Apr 24, 2018 13:40:14 pm
Last Seen: Apr 24, 2018 20:35:41 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Booked for child birthday party, community Winter get together as well as fall community get togethers.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall is a great community- building tool in our neighbourhood! You really get to know your neighbors when you can have functions together at a neighbourhood Hall. When you know your neighbors, you look out for one another and communicate more- lessening crime in the area. In better shape- it can also be used to rent out for parties etc and generate money for the RDN.



Respondent No: 6
Login: Harvey Twidale
Email: pognor@hotmail.com

Responded At: Apr 24, 2018 13:47:17 pm
Last Seen: Apr 24, 2018 20:45:19 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings and memorial service

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 7
Login: Scannerbill
Email: scannerbill@hotmail.com

Responded At: Apr 24, 2018 17:35:55 pm
Last Seen: Apr 25, 2018 00:30:39 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

For emergency training and potluck dinners and barbecues and luncheons and meetings and garage sales

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I would like to see it designated as an emergency Reception Center for our local area



Respondent No: 8
Login: Barbp
Email: bpetten38@gmail.com

Responded At: Apr 24, 2018 18:31:08 pm
Last Seen: Apr 25, 2018 01:29:15 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Potlucks, barbecues garage sale meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We consider the hall essential as a muster area in times of emergency.



Respondent No: 9
Login: pamelavans
Email: pamelavans@shaw.ca

Responded At: Apr 24, 2018 22:09:56 pm
Last Seen: Apr 25, 2018 04:52:53 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events, meetings, plant sales, and community sales. Also, it is our Emergency Meeting place in the event of a neighbourhood emergency.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The current building is way too small to really hold events in, and disabled access is horrible. Because of it's location, it has huge potential but because of the neglect since the RDN has taken over, it is now not worth spending money on. This - could- be a vital, and money-generating entity for the community AND the RDN, but it will require a leader with lots of common sense and vision to consider ideas "outside the box". Nowadays, everyone wants all the amenities, but don't want the taxes associated. I think most people are fed up with any new project costing millions of dollars when it simply doesn't need to. There are lots of creative ideas for constructing buildings that meet all necessary codes and provide all the features wanted, without using "puffed" contractors. This project has the potential to be a beacon of common sense, practicality, "green" and a valuable addition to the RDN and this neighbourhood. Finally, I'd like to point out that this website does not allow anyone to spell "neighbourhood" the CORRECT, Canadian way. Shame!



Respondent No: 10
Login: jeanettedomes
Email: domesdj@gmail.com

Responded At: Apr 25, 2018 00:53:20 am
Last Seen: Apr 25, 2018 07:23:08 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events, held for Emergency Preparedness and Community wellbeing/ fellowship. Community committee meetings; BBQs; seasonal potlucks/ parties; funerals; Local events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I have been an active participant in Dashwood activities and in committees. I am aware of the recommended renovation (per discussions with RDN and our residents committee). The reno. which was discussed offered BOTH kitchen and bathroom Improvements and improved entrance with mobility accessibility. That should have been noted in the survey. Having the frequent community gatherings there, has developed so many positive and supportive neighbour connections. This facility was intended (and acknowledged formally) as an Emergency Centre so it is a necessary resource and this must be noted also in the survey.



Respondent No: 11

Login: Audrey

Email: audrey0915@gmail.com

Responded At: Apr 25, 2018 10:41:19 am

Last Seen: Apr 25, 2018 17:39:52 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

A water meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 12

Login: Lucas

Email: lucashepting@hotmail.com

Responded At: Apr 25, 2018 14:23:05 pm

Last Seen: Apr 25, 2018 21:19:56 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Recreation, fire dept. gatherings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It has been a part of the community for a very long time, it would be nice if there were some upgrades/ maintenance to the field as well



Respondent No: 13

Login: ginapedersen

Email: ginapedersen39@gmail.com

Responded At: Apr 25, 2018 15:55:11 pm

Last Seen: Apr 25, 2018 22:52:27 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Spring barbeque, Christmas gathering, garage sale.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We are new to the area. We have lived here for just over a year. We like to see the children playing there and community gatherings.



Respondent No: 14
Login: Lorna Hillsden
Email: emeraldmay3@hotmail.com

Responded At: Apr 25, 2018 16:55:49 pm
Last Seen: Apr 25, 2018 23:53:36 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Family functions, meetings

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 15
Login: Anne Nikon
Email: cameraanne@gmail.com

Responded At: Apr 25, 2018 18:26:58 pm
Last Seen: Apr 26, 2018 01:21:08 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Attended gatherings/parties for Halloween and Thanksgiving. Also attended a forum and information session for extension of a trail on a piece of farmland in the area.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Use of it as an emergency preparedness site and assembly area. Increased use of it for community gatherings to ensure people know each other, can help each other and children, teens, adults can benefit from the social setting. Can be a place for all to celebrate together and host annual events for charities and clubs.



Respondent No: 16
Login: Bruce Yurkiw
Email: bycy@shaw.ca

Responded At: Apr 25, 2018 18:29:24 pm
Last Seen: Apr 26, 2018 01:23:25 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is used very little, the big open land even less except for people letting their dogs bathroom there. You see the odd young mother with kids or kids around the play ground area/basket ball area. Seems to be a waste of a large piece of property. Dont care what you do just dont raise taxes!



Respondent No: 17
Login: Tina Wilson
Email: chrisdon1944@gmail.com

Responded At: Apr 25, 2018 18:34:10 pm
Last Seen: May 03, 2018 21:03:38 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Husbands 85 birthday, grandson's 23 birthday, granddaughter's 24th birthday, son's 25 Anniversary, Son's Celebration of Life, Little Qualicum Waterworks meetings, Xmas socials, Summer BBQ in July

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is an Emergency Preparedness Centre and is utilized by many in our community, from the days of the Little Qualicum Women's Institute, to hall rentals, weddings, anniversaries, celebrations of life, Weight watchers, boys and girls club. My husband helped build it when he was about 14 years old. Our only recreation/meeting hall in the area. Please repair it for us to continue to use.



Respondent No: 18
Login: sadsak
Email: sadsak@shaw.ca

Responded At: Apr 25, 2018 19:06:22 pm
Last Seen: Apr 26, 2018 02:03:28 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I am an active member of the dog training community. would be nice to have an affordable place to rent for practises.



Respondent No: 19
Login: Qualicum
Email: finkers1@live.com

Responded At: Apr 25, 2018 19:14:55 pm
Last Seen: Apr 26, 2018 02:09:07 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

My wedding reception, every Halloween, every Christmas and every summer for community dinners...we are 3 generations using and loving this hall.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It holds so many memories and stories. I live across from this hall, this is how we know and connect as a community..my kids love the annual functions ..we all keep clean and work on the surrounding trails..we are aged from 9yrs old to 75 and would love to see many more functions all year round..we support and love this little hall. I had my wedding reception there 15yrs ago and my kids talk about having their wedding in our garden and then go to "our" hall. Please keep it going for future families too!!



Respondent No: 20
Login: Lone Karsholt
Email: scrappinsass@gmail.com

Responded At: Apr 25, 2018 19:17:37 pm
Last Seen: Apr 26, 2018 02:14:11 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community functions ie Summer BBQs and Community Christmas Party, Emergency Preparedness workshop

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Essential central community meeting place especially in the event of a major crisis. This is our Emergency Preparedness meeting place.



Respondent No: 21
Login: Trevor
Email: trevfye@telus.net

Responded At: Apr 25, 2018 19:17:42 pm
Last Seen: Apr 26, 2018 02:10:04 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Birthday party, halloween

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The huge field next to it is not being utilized whatsoever. I would suggest a kids bicycle pump track, and jump circuit. At the very least a soccer or baseball field would be great too. Thanks



Respondent No: 22

Login: Megsarah

Email: chalkgarden7@gmail.com

Responded At: Apr 25, 2018 19:53:29 pm

Last Seen: Apr 26, 2018 02:48:03 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

celebration of life tops meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I do not think it is valuable to try to improve it. It was only used for a few gatherings. Our tops has now moved to the arena and we love it there. I do not believe folks would want to commit money to the project. I certainly would not.



Respondent No: 23
Login: rdnsurvey
Email: dc.thompson@hotmail.com

Responded At: Apr 25, 2018 21:29:42 pm
Last Seen: Apr 26, 2018 04:08:34 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Various community events socials and meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Hall and Park are a community gathering place which could be an invaluable asset in the event of a major catastrophe as it could be used as a Helicopter landing area, tri-age, radio communications centre. Especially for evacuations should the road bridge into Qualicum be destroyed or damaged by flood or earthquake etc. It was supposed to have already been recognized as our Emergency Preparedness Centre as advanced by Susan Mohan (now deceased) who was one of the first to be involved in the Community Emergency Preparedness process. The RDN has been negligent in not keeping the property up to code over the years it has had ownership putting no money into our community park whilst Nanoose Bay Dunsuir etc are being showered with money for their parks it seems.



Respondent No: 24
Login: DashwoodHall
Email: carlamacqu@yahoo.ca

Responded At: Apr 25, 2018 22:05:53 pm
Last Seen: Apr 26, 2018 04:56:27 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Tops... (a weight loss group); Anonymous meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It could be rented out more, if the rent was more reasonable than those in town. It could be used as an Emergency Preparedness Site for this community, which is greatly needed. It unites the community with various groups, dinners, etc. Could be advertised for weddings, etc.



Respondent No: 25
Login: stonyhill1
Email: stonyhill1@gmail.com

Responded At: Apr 26, 2018 08:35:16 am
Last Seen: Apr 26, 2018 15:22:59 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighbourhood BBQs, Fall Festival, Christmas Pot Luck, Celebration of Life...

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is the place where we meet with our neighbours. it helps to create a community. At events like the Fall Festival and Christmas Pot Luck, we meet the families in the neighbourhood and have a chance to get to know them. I think it is the most logical site for an emergency muster point, as it is on higher ground, and accessible by foot to more than 200 homes, in the event of an emergency. This hall has been part of our neighbourhood for more than 6 decades, and it is important to retain it as a central place to connect neighbours in our community. it is a valuable asset in this neighbourhood. Thank you for the opportunity to participate.



Respondent No: 26
Login: Richard Riopel
Email: crichard.riopel@gmail.com

Responded At: Apr 26, 2018 11:40:40 am
Last Seen: Apr 26, 2018 18:15:51 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

LQWWD mtgs: Brd ; AGM, SGM ; Loss of this venue can be expected to continue to reduce drastically attendance of non-brd members @ brd mtgs. other mtgs and occasions of various community organizations.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 27

Login: Paul1112

Email: carmanagroup@gmail.com

Responded At: Apr 26, 2018 14:24:54 pm

Last Seen: Apr 26, 2018 21:19:54 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Birthday Christmas Gathering

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I think it's great for the area and could be a great place year round It also be nice to see some form of regular Maintenance to the grass areas so the could be used for sports



Respondent No: 28
Login: Heather Shillabeer
Email: robibeer@shaw.ca

Responded At: Apr 26, 2018 15:29:57 pm
Last Seen: Apr 26, 2018 22:26:40 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Craft sale . neighbourhood events

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is the heart of this area. We can not do without it.



Respondent No: 29
Login: cwolvert
Email: cwolvert@gmail.com

Responded At: Apr 26, 2018 15:33:24 pm
Last Seen: Apr 26, 2018 22:32:17 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 30
Login: don bohn
Email: donandgail@telus.net

Responded At: Apr 26, 2018 15:52:09 pm
Last Seen: Apr 26, 2018 22:48:07 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

neighbourhood functions

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 31
Login: Lester
Email: alona-lesj@shaw.ca

Responded At: Apr 26, 2018 16:39:40 pm
Last Seen: Apr 26, 2018 23:35:15 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

TOPS

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

If we loose the hall it will cause the community to become more remote and disconnected.



Respondent No: 32
Login: Rembrandt
Email: lisaberlin@shaw.ca

Responded At: Apr 26, 2018 19:45:41 pm
Last Seen: Apr 27, 2018 02:36:30 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meeting

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is an important building that could potentially be used as an emergency preparedness center....and would be a vital location to be used in the case of an area wide emergency. This building is important as a meeting and gathering place for those in our community. It is truly a shame that this building has not been maintained by the RDN and it is time that either the RDN brings this building up to code...and or makes funding available to build a new structure. Generally...most other small communities have such a meeting place... this is an important building for Dashwood and the all the neighbours in our community.



Respondent No: 33
Login: Hazel
Email: hazel.foster@lycos.com

Responded At: Apr 26, 2018 20:03:39 pm
Last Seen: Apr 27, 2018 02:45:55 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas neighbourhood parties, Summer BBQs, First Aid courses, Group neighbourhood meetings and social gatherings.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I would like to see the hall used as a gathering place in case of a neighbourhood emergency.



Respondent No: 34
Login: mmartinson
Email: michellemartinson@shaw.ca

Responded At: Apr 26, 2018 21:30:31 pm
Last Seen: Apr 27, 2018 04:29:18 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 35
Login: jimkullman
Email: jimkull@yahoo.com

Responded At: Apr 27, 2018 09:58:26 am
Last Seen: Apr 27, 2018 16:39:06 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Personal parties Dashwood community parties meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

we need to continue to use the hall as our emergency preparedness centre. we enjoy community gatherings, which this hall location provides. The hall is a more appropriate meeting place as opposed to say the firehall which is more a specific use building.



Respondent No: 36
Login: Carol Hansen
Email: cjhansen7@shaw.ca

Responded At: Apr 27, 2018 09:59:35 am
Last Seen: Apr 27, 2018 16:34:54 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Weekly for TOPS for several years. Fundraising Spaghetti Suppers for hall. Memorials, birthdays, meetings, spouse's memorial, rummage sales,

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is the ONLY building in the area for an Emergency Preparedness Centre, Waterboard Meetings, TOPS, music events, memorials, birthdays, group fundraising, etc., and neighbourhood gatherings so that we can meet others in the area. We need something close by that can be used by all.



Respondent No: 37
Login: Marija Zarkovic
Email: marija63@shaw.ca

Responded At: Apr 27, 2018 11:41:46 am
Last Seen: Apr 27, 2018 18:10:18 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

For Christmas party, barbecue, and many other things. 😊

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Our little Hall is part of this community for many years, we love this Little Hall, and after work is done it will be used for great many things, in case of emergency which I think is very important. I'm very glad and happy that we will get our Little Qualicum Hall back Thank you!!!!



Respondent No: 38
Login: dhpphd
Email: dhp-phd@telus.net

Responded At: Apr 27, 2018 14:51:10 pm
Last Seen: Apr 27, 2018 21:49:17 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

A new hall near the Dashwood Fire Hall #2 would be a preferred option.



Respondent No: 39
Login: Karen Bartlett
Email: kpz@shaw.ca

Responded At: Apr 27, 2018 15:40:21 pm
Last Seen: Apr 27, 2018 22:27:02 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

many different occasions in the 36 years that I have lived here. I have lived right beside the hall for 16 years and have seen many different events happening

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I love having the hall next door to us and would be extremely sad to see it go!



Respondent No: 40
Login: Barb Brett
Email: b462brett@telus.net

Responded At: Apr 27, 2018 16:47:47 pm
Last Seen: Apr 27, 2018 23:36:02 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighbourhood gatherings, usually three or four times a year; CPR courses; Emergency Preparedness meetings many times; waterboard meetings; teas and bazaars in the past; have also worked with groups to prepare/clean up after an event; also attended a 40th birthday party a couple of years back

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is a familiar and safe gathering place for our community, as is the park and playground. With the bathroom area repaired, and wheelchair access to the building developed, I can see it being rented for more events and more courses, etc. Thank you.



Respondent No: 41
Login: Al Brett 1095 Ganske Rd
Email: albrett1095@gmail.com

Responded At: Apr 27, 2018 16:53:58 pm
Last Seen: Apr 27, 2018 23:31:00 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

festive activities, water board meetings, voting center,

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The value of living in a community where people get together for festive and other activities builds community spirit and community security. When we first moved to this area, we found it helped us get to know our neighbours, not just next door but in the whole area. Also, the fact that we have a central spot in case of emergency is to us seniors a very valuable asset as I am sure it is to any family or individual. I do not understand why this option 2 is called expensive in that in the 20 years we have lived here I have not seen any maintenance being done to the hall, I could be wrong but it the repairs last another 10 or 15 years, the yearly cost is minimal. We are expected to pay for the entire cost of our water system so it would seem that some of our taxes could at least look after the hall. Further more a study was done to find access to the waterfront as there is none between the bridge and Shaw Hill but nothing ever came of it. Please use some of our tax money to look after the hall. Thank you.



Respondent No: 42
Login: Sharon Kevis
Email: s_kevis@telus.net

Responded At: Apr 27, 2018 22:57:29 pm
Last Seen: Apr 28, 2018 05:32:36 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

TOPS - weddings, anniversaries Spaghetti dinners memorials, community fund raisers community get togethers - summer, winter community dinners emergency preparedness meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is the only neighbourhood facility for emergency preparedness centre, TOPS meetings, spaghetti dinners, neighbourhood gatherings for dinners, eg summer & winter community dinners for fun times for community, swap meets, waterboard meetings-(agm), music jam sessions, hall rentals for weddings, etc., games night for community



Respondent No: 43

Login: <https://www.getinvolved.rdn.ca>

ca

Email: janiceostir@telus.net

Responded At: Apr 28, 2018 09:48:42 am

Last Seen: Apr 28, 2018 16:27:21 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas Potlucks, Summer BarBQs, Fall Festivals, Trivia nights, Memorial Services, Emergency Preparedness meetings and presentations, Family reunion, Neighbourhood garage sales, annual Little Qualicum Waterworks meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Our hall has helped to bring the people of our neighbourhood together. Knowing your neighbours is important in both good times and in times of emergency. Children are able to grow up in a supportive community environment with organized activities close at hand.



Respondent No: 44
Login: Geurtsen
Email: amgeurts@telus.net

Responded At: Apr 28, 2018 10:35:45 am
Last Seen: Apr 28, 2018 17:27:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

community events--summer barbeques, pot luck fall get-together, Christmas events as well as informative meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is a very important meeting place for social gatherings, but most importantly for Emergency Preparedness information as well as a place of refuge should there be an emergency.



Respondent No: 45
Login: Beverley Child
Email: pbbrownrigg@shaw.ca

Responded At: Apr 28, 2018 10:39:38 am
Last Seen: Apr 28, 2018 17:34:13 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Reception

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It's an essential part of any community, this hall has charm that should be maintained. Perfect small meeting space and serves as a hub to the community.



Respondent No: 46

Login: castenmiller

Email: mjmjcastenmiller@gmail.co

m

Responded At: Apr 28, 2018 14:07:39 pm

Last Seen: Apr 28, 2018 21:02:11 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

RDN well info session

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

my question is if we can not use the community hall that will be on Meadowood one day?



Respondent No: 47
Login: Linda Budzak
Email: budper@shaw.ca

Responded At: Apr 28, 2018 16:47:53 pm
Last Seen: Apr 28, 2018 23:38:35 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

RDN meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall could be very valuable as an Emergency Preparedness Centre, if the need should arise. The Dashwood community around the hall is a friendly neighbourhood which likes to get together for potlucks, games and other family fun, which is very important for everyone's well being. Being connected with your neighbours is important. This hall could also be used for other meetings and gatherings that don't required a huge space.



Respondent No: 48
Login: Terry Budzak
Email: tbudzak@shaw.ca

Responded At: Apr 28, 2018 17:01:48 pm
Last Seen: Apr 28, 2018 23:58:33 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

RDN meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I would like to have the option of joining in neighbourhood activities and other possible meetings at the hall. It would be a good spot for gathering in an emergency for information and support.



Respondent No: 49
Login: sharkalor
Email: sharkalor@gmail.com

Responded At: Apr 28, 2018 17:39:44 pm
Last Seen: Apr 29, 2018 00:38:32 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 50
Login: ANDYPICKARD
Email: andy.pickard@nucleus.com

Responded At: Apr 28, 2018 18:46:50 pm
Last Seen: Apr 29, 2018 01:18:05 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

community events throughout the year local water works district meetings local emergency response planning meetings recreation

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Little Qualicum Hall is a key focal point for emergency response for people living in Dashwood in the event of a catastrophe. Destruction of the bridge over the Little Qualicum River, or washout of Highway 19A by this river, would cut us off from Qualicum Beach. Similarly, sections of Highway 19A north of Dashwood are vulnerable to washout (which happened recently), which could isolate our community. Unlike other communities in which the RDN has to make arrangements with building owners and pay for emergency use, the Little Qualicum Hall is owned by the RDN, so no payment for emergency use is required. The RDN owes Dashwood residents for the local park and community hall, which was given to the RDN for \$1, and the RDN has failed to uphold its agreement thus far to maintain the building in usable shape. In addition to the safety, hygiene and accessibility issues mentioned above, a new food-safe kitchen is required to make the hall far more desirable to local groups to use it. All of these 'improvements' could be built into a separate structure attached to the existing building. It does not have to be a gold-plated edifice at huge cost - a small engineered steel building (to withstand earthquake damage) would be a practical and economical structure and allow extensive use of the Little Qualicum Hall by Dashwood residents.



Respondent No: 51

Login: clokedagger@gmail.com

Email: clokedagger@gmail.com

Responded At: Apr 28, 2018 19:02:24 pm

Last Seen: Apr 29, 2018 01:56:28 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Summer How's and Christmas Parties

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Emergency Preparedness More activities at the hall Foodsafe kitchen



Respondent No: 52

Login: dreadfulgriff@gmail.com

Email: dreadfulgriff@gmail.com

Responded At: Apr 28, 2018 19:14:04 pm

Last Seen: Apr 29, 2018 02:10:17 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Summertime bbqs TOPS Christmas Parties

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Emergency Preparedness Musical events Foodsafe kitchen facilities



Respondent No: 53
Login: Dave Domes
Email: djdomes@shaw.ca

Responded At: Apr 28, 2018 19:58:35 pm
Last Seen: Apr 29, 2018 02:37:53 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

community functions including annual Christmas party for the Dash wood area, summer barbecue, the Fall festival and park cleanup.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Although the Little Qualicum Hall is not mentioned in the timeline as an Emergency Preparedness Centre for area G, it is an important asset for the local community of Dash Wood. It would serve as an emergency gathering centre in case of a catastrophe where bridges and or roads may become impassable, particularly in view of the fact that the Hall is located between the Little and Big Qualicum Rivers. Note: With regard to option2, it should be noted that the upgrade to the Hall should include the remodelling and upgrades required in the kitchen.



Respondent No: 54
Login: dan buss
Email: aanddbuss@yahoo.com

Responded At: Apr 29, 2018 06:44:05 am
Last Seen: Apr 29, 2018 13:40:24 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

birthday /voting

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

it's a good thing to have like voting /bingo/comunity use birthdays. rebuild it



Respondent No: 55
Login: bagzpasquill
Email: greercp@shaw.ca

Responded At: Apr 29, 2018 09:21:18 am
Last Seen: Apr 29, 2018 16:16:10 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community Events - suppers, pumpkin carving, meetings as wr'l As having rented on several occasions to host personal birthday parties

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is a treasure in a growing community, could be complemented by field upgrades, court refinishing, potential addition of additional outdoor picnic tables expansion will provide much greater social and economic benefits



Respondent No: 56

Login: duane

Email: duaneround@gmail.com

Responded At: Apr 29, 2018 10:30:24 am

Last Seen: Apr 29, 2018 17:20:56 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

check condition of hall and speak with neighbours

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

"It's in good shape and it would be a shame to see the building demolished," It's a popular public gathering place and is the only venue close to the residents where they can hold festivals, parties, dinners, picnics, board and community meetings. It is also critical for the Emergency Preparedness programs, designated as a command centre and as an assembly point in the event of an emergency.



Respondent No: 57
Login: Susan Smith
Email: soosmith59@hotmail.com

Responded At: Apr 29, 2018 10:33:17 am
Last Seen: Apr 29, 2018 17:20:30 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighbourhood gathers, emergency preparedness meetings, Birthday celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is our emergency preparedness meeting place and used to bring the community together socially 2-3 times a year; to meet new neighbours and celebrate the lives of others. It makes our Dashwood community stronger.



Respondent No: 58
Login: AI
Email: electrical60@outlook.com

Responded At: Apr 29, 2018 10:59:55 am
Last Seen: Apr 29, 2018 17:54:40 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Sons of Norway get together - a birthday party for one of the members

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is really great to have modest buildings available for public or private use/gatherings in the smaller communities



Respondent No: 59
Login: Blair and Debra Collins
Email: debsplaceqb@gmail.com

Responded At: Apr 29, 2018 13:59:04 pm
Last Seen: Apr 29, 2018 20:52:47 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events and the play ground

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We feel it is important to have a community hall....especially one that has so much community history.



Respondent No: 60
Login: Michael Jessen
Email: mjessen@telus.net

Responded At: Apr 29, 2018 16:14:46 pm
Last Seen: Apr 29, 2018 19:01:42 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? French Creek

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

I have participated a couple of times in round table presentations on community and environmental issues. The facility was quite appropriate for both events. I have noticed that the hall is used for presentations by the RDN regarding various management plans. I have considered attending those presentations but due to scheduling had to go to a Parksville or Qualicum Beach presentation.

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Much more advertising of its availability must be undertaken. It probably would need a local "manager" and team to provide the necessary services to facilitate more usage. I am only familiar with community halls where there is a nearby association that looks after booking, set up and clean up of the hall. I am not sure such a "management and service" arrangement is consistent with the way the RDN might wish to handle the property. I am unaware of how much the nearby community uses the hall but I would imagine that it must be promoted much more. It is too bad bingo isn't as big or legal as it used to be. That activity at a time drew huge crowds - and made money. Perhaps people in Area H should be surveyed as well because Dashwood is kind of orphaned in Area G by Qualicum Beach. By the way It has taken me more than 5 minutes to assemble these thoughts.



Respondent No: 61
Login: Linda Finn
Email: linda.finn@shaw.ca

Responded At: Apr 29, 2018 18:40:05 pm
Last Seen: Apr 30, 2018 01:31:44 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

water board meetings, garage sales, teas, bbq parties, demonstrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

our neighbourhood is growing, more families are moving in. Would be nice to see them use it for things such as Brownies, boy scouts etc. field could be used for ball games and other family functions. We have neighborhood get togethers twice a year. Could also be used for bingo or card games for us older folks, maybe even a movie night. perfect central location



Respondent No: 62

Login: VRobinson

Email: ftv@telus.net

Responded At: Apr 29, 2018 20:54:41 pm

Last Seen: Apr 30, 2018 03:47:26 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community gatherings, meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Little Qualicum is a very community minded meeting place. One has a chance to actually meet their neighbours at the hall functions.



Respondent No: 63
Login: Tryon557
Email: ptryon2@gmail.com

Responded At: Apr 29, 2018 21:10:59 pm
Last Seen: Apr 30, 2018 04:04:05 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Many events that we hold.christmas halloween and dashwood get togethers

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It should be recognised as a haritage site as it pre dates the second war and was a very important building. It also is a piece of Dashwood history. It is an important community family children , coming together centre which makes or community a family.



Respondent No: 64
Login: helen
Email: hgaughn@gmail.com

Responded At: Apr 30, 2018 10:03:36 am
Last Seen: Apr 30, 2018 16:48:16 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Seasonal Celebrations - christmas thanksgiving etc Community luncheons Trivia night fundraisers for park equipment
Community meetings Games nights Private parties/ dances

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

First, it is needed as an emergency marshalling point. We live between two rivers and if the bridges fail we are isolated. Second, it is well to remember that this hall was built and maintained by the community and the park developed and used for 50 years before it was given to the RDN in 1993. As present steward of the property the RDN has allowed the building to deteriorate contrary to their agreement to maintain it. The hall should be renovated without additional tax burden for community residents.



Respondent No: 65
Login: louise
Email: annodlouise@shaw.ca

Responded At: Apr 30, 2018 10:16:23 am
Last Seen: Apr 30, 2018 17:08:11 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events dinners, Christmas party Halloween party community meetings birthday parties fundraisers for the hall and playground games nights

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall continues to be very important to the community. It is a gathering place for friends and neighbours to get together and socialize. When you know your neighbours it really gives you a sense of community and contributes to a safe, healthy, and supportive neighbourhood. People lack that in bigger cities. We need the hall as a rallying point in case of emergencies. This is the obvious place for the residents to rally.



Respondent No: 66
Login: ralph
Email: rdmartin@shaw.ca

Responded At: Apr 30, 2018 10:25:21 am
Last Seen: Apr 30, 2018 17:19:39 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community meetings and celebrations, fundraising for hall and playground, games nights birthday parties .

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The RDN board agreed to maintain the hall in 1993 when they were given the hall and parkland by the community. They have let the building deteriorate to a point where it was decided to demolish it. It almost sounds like an evil plan to rid themselves of a responsibility to the people for whom they are elected to support.



Respondent No: 67
Login: shadoetana
Email: doedy@shaw.ca

Responded At: May 01, 2018 14:37:07 pm
Last Seen: May 01, 2018 21:30:18 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I am unsure how useful the small hall is. If anything it would need to be larger to have an impact. A new build is costly. I think community halls can have a positive impact in rural areas if managed and structured right.



Respondent No: 68
Login: Stuart Elliot
Email: stuart9k2@gmail.com

Responded At: May 03, 2018 11:04:23 am
Last Seen: May 03, 2018 17:58:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighborhood potluck dinners, barbeques and social events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This facility and its surrounding land should be part of emergency preparations. It could function as a muster point, land for temporary shelter or distribution of emergency supplies. Access to the property is good and would not interfere with access to the Dashwood Fire Hall, for example. Our current muster point is near Bowser, across the Big Qualicum bridge, which may not be safe after an earthquake.



Respondent No: 69
Login: caroline olson
Email: carolineolson5@gmail.com

Responded At: May 03, 2018 15:56:23 pm
Last Seen: May 03, 2018 22:49:52 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Water board meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Building used by only a select few - generally those in very close proximity. There should be a third option above. I don't like either options because both are going to be costly and we have to do something with cleaning our water. Building should be torn down and, if necessary, replaced with "johnny on the spot"s



Respondent No: 70

Login: Deborah Wright

Email: Deborahwhitaker47@gmail.
com

Responded At: May 03, 2018 16:09:34 pm

Last Seen: May 03, 2018 22:53:21 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Used for Neighbourhood Xmas gatherings, summer Bbq, and fall celebrations. Water Board meetings, TOPS

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is a good facility for community gatherings. In this day and age it is a good place for members of our community to come together and get to know one another. This in turn leads to community support for those in need. It allows us to network with both old and young community members. Having this facility allows us to meet without having to use vehicles. It is an Emergency meeting point.



Respondent No: 71
Login: Ann Batham
Email: pandainbc@shaw.ca

Responded At: May 03, 2018 17:58:11 pm
Last Seen: May 04, 2018 00:07:59 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Weekly TOPS meeting, Community social events - Christmas party, Fall Festival, Spring Pot Luck, Summer BBQ. Planning meetings for those events, Memorial Celebrations of Life, Water Board meetings, Emergency Preparedness information meetings, Get to know your neighbours chilli events, Trivia events, Hall committee meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Very important as a focal event area where new neighbours can meet other parents, families, people with like interests, etc. We are between two bridges (Little Qualicum and Big Qualicum) so in a major event we are unable to reach the town (QB) & according to Search & Rescue Speaker at last weeks EP workshop at QB Civic Centre priority would be to rescue people in QB (larger population than here). The Hall is a focal point of the Community, for the Community - the RDN should be proud of owning it (three acres and a Hall for \$1). The unique smaller size of the Hall is an advantage for hosting family parties - Birthday, baby and bridal showers, etc. With the toilets, and kitchen improved rental would be increased. - Joe Stanhope said that a grant of \$70,00 to \$90,000 was available. RDN have spent nothing on maintenance in the 23 years that they have owned the hall - it is worth keeping.



Respondent No: 72
Login: Snowbirds
Email: akfrew@shaw.ca

Responded At: May 03, 2018 20:07:48 pm
Last Seen: May 04, 2018 03:04:23 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Childrens team event

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is a very important place for emergency preparedness in our community. Our area is ready/ prepared but we must have this muster station



Respondent No: 73
Login: JCDashwood
Email: judyhc@shaw.ca

Responded At: May 04, 2018 08:03:39 am
Last Seen: May 04, 2018 14:59:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community gatherings, neighbourhood information meetings.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall is integral to our community. It allows us a space to gather to get to know our neighbours and to share information vital to our neighbourhood. Make the necessary upgrades quickly.



Respondent No: 74
Login: David OSBORN
Email: daosborn@shaw.ca

Responded At: May 04, 2018 11:24:20 am
Last Seen: May 04, 2018 18:15:25 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community and seasonal events

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

An important part of the Dashwood community and having safe buildings that also have "historical " aspects to them... (1941) rather than everything needing to be over built and somewhat displaying an "institutional" stereotype. The hall rebuilt would be an enriching aspect for the Dashwood community. The price difference is also an obvious factor.



Respondent No: 75
Login: Peter Batham
Email: brackenstead@shaw.ca

Responded At: May 04, 2018 12:18:53 pm
Last Seen: May 04, 2018 18:52:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events : Christmas, Fall festival, Summer Barbeque, Water Board Meetings, Celebration of Life, Emergency Preparedness Meetings, Family Gatherings or Reunions

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Other Than occasional grass cutting of the field there seems to have be little or no maintenance by the RDN of the hall for years!



Respondent No: 76
Login: Judith kemp
Email: jlj Kempf@gmail.com

Responded At: May 04, 2018 14:20:31 pm
Last Seen: May 04, 2018 21:17:13 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Drumming Circle Dashwood Resident Birthday Celebration Group Rental

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is a community without a community place that encourages a community spirit. Building a new Hall would do much to create a sense of community here. I would get involved and volunteer to support local youth and creative ways for residents to get together.



Respondent No: 77

Login: Kim Morton

Email: wetcoastlogger@gmail.com

Responded At: May 04, 2018 14:22:05 pm

Last Seen: May 04, 2018 21:18:03 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community engagement

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is the only public facility in the area besides the fire hall training room which is not suitable for public meeting



Respondent No: 78
Login: tterriff
Email: tterriff@shaw.ca

Responded At: May 04, 2018 15:19:29 pm
Last Seen: May 04, 2018 22:10:32 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Emergency Preparedness Meetings; Christmas Get Together; Summer BBQ; Fall Festival

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Use of hall as our Emergency Preparedness Site Community Gatherings to Make Neighbourhood Connections



Respondent No: 79

Login: melvyn scott

Email: melmar59@hotmail.com

Responded At: May 04, 2018 21:32:34 pm

Last Seen: May 05, 2018 04:28:07 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

dinners , meeting , rented for family reunion

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Look to future needs , need larger hall



Respondent No: 80
Login: Dashwood
Email: lgeche@telus.net

Responded At: May 05, 2018 07:27:05 am
Last Seen: May 05, 2018 14:09:24 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Summer neighbourhood bar-b-qs, Christmas functions, Halloween function for the neighbourhood kids,

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The events that my husband and I go to at the hall are always very well attended. The same sense of community cannot be achieved without a larger gathering place such as the hall especially in our rural location. It is a valued asset that should be fixed.



Respondent No: 81
Login: Holly
Email: hsigurdson@shaw.ca

Responded At: May 06, 2018 07:25:43 am
Last Seen: May 06, 2018 14:19:36 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

3 Birthday's, 2 Celebration of Life, Christmas party and many community events/dinners.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Since I have moved here I have seen increased use of this hall over the last 8 years and it is a wonderful hall and area to host many different levels of events, this area is expanding in population with many families, nice for us all to have a great hall to use.



Respondent No: 82
Login: RLussier
Email: rlussier@rdn.bc.ca

Responded At: May 07, 2018 12:44:40 pm
Last Seen: May 14, 2018 15:32:32 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

**

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

Option 2: Life Safety and Accessibility, expensive option \$\$

This entry was completed over the phone with a Dashwood resident requiring assistance in taking the online survey. The data was keyed in by staff.

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Since the hall has been closed the Water Board and another group has paid \$60 to rent at the Civic Centre because the hall is closed.



Respondent No: 83
Login: Richard Santa
Email: richard.r.santa@gmail.com

Responded At: May 07, 2018 13:38:29 pm
Last Seen: May 07, 2018 20:36:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 84
Login: Ann Kullman
Email: akullman@shaw.ca

Responded At: May 07, 2018 15:01:25 pm
Last Seen: May 07, 2018 21:33:09 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

New Year's parties, birthday parties, retiral parties, meetings, community gatherings.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I have lived in the area for 40 years and the Little Qualicum Hall has always been the focal centre of the Dashwood community. Thanks to the hall, people in the neighbourhood are able to get together socially who might otherwise never meet. Four annual seasonal community activities/meals are celebrated and very well attended (on average 70 people from babies to 90 year olds) I have been on organizing committees for many of these celebrations and have met many wonderful and dedicated neighbours who have become close friends. These socials are integral to encouraging the community spirit which is sometimes lacking in these days of heads down and eyes on hand held devices. The hall is the community meeting place in case of emergencies, natural disasters etc. The adjacent playpark is shared by many children and adults all year round and is considered an extension of the hall. Repairing the Little Qualicum hall is essential to maintaining our wonderful neighbourhood social community. I have many friends who wish they had such community spirit in their neighbourhood.



Respondent No: 85
Login: Shaneal
Email: shanealreed@shaw.ca

Responded At: May 08, 2018 07:55:39 am
Last Seen: May 08, 2018 14:44:47 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings, neighbourhood events, RDN meetings bingo, church service, emergency preparedness, lunches and suppers.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I have heard people new to this area say it is so nice to have a hall as it brings neighbours together. It is a blessing, one couple stated after moving from Vancouver and worries how they were going to meet people. We have adults in this area who grew up here and remember when the hall was built. The hall has survived all these years by volunteers but now times have change I guess and volunteers are pushed aside. Sad. This is a strong community. We love our hall.



Respondent No: 86
Login: Maria Johnson
Email: vinajohnson@shaw.ca

Responded At: May 08, 2018 08:41:27 am
Last Seen: May 08, 2018 15:33:01 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighborhood get together on various occasions

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Little Qualicum Hall is a big part of this community, where we all have enjoyed the use of it . For many years very little maintenance or none has been put into it, I believe it would be a great benefit to continue having the Hall as part of this neighborhood.



Respondent No: 87
Login: ve7dsn
Email: ve7dsn@gmail.com

Responded At: May 08, 2018 08:57:33 am
Last Seen: May 08, 2018 15:51:59 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is important to include a 'Food Safe' kitchen as it makes the building much more appealing to small groups. Consider administering the hall as 'additional space', added to an existing larger community hall.



Respondent No: 88
Login: Rob Findlay
Email: robertfind@gmail.com

Responded At: May 08, 2018 13:39:33 pm
Last Seen: May 08, 2018 20:19:22 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Many Community information meetings ie Water treatment requirements ,emergency preparation, Little Qualicum water system meetings Community Christmas parties and neighborhood gatherings Election information meetings Children picknics

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is a central gathering place for the community It is necessary for a gathering place in case of an emergency It is an important place for Weddings, celebrations, birthday parties The community is getting more younger families and needs a place for the children Over the last 10 years we have lived here we have not seen any money put towards this community. We pay high taxes and it would be nice to see some money spent on this community.



Respondent No: 89
Login: debgrey
Email: deb@debgrey.com

Responded At: May 08, 2018 16:05:14 pm
Last Seen: May 08, 2018 22:54:55 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Emergency preparedness, community gatherings, Christmas celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This building has been the centre of activity of our neighbourhood for many years. It would also be EXTREMELY IMPORTANT as a rendezvous site in case of an emergency. It used to belong to the Women's Institute, so it cost the RDN nothing. Other RDN parks have more expensive play areas, equipment, etc. (Eg. Moorecroft). For the cost of basic upgrading our hall, it will be TRUE 'value for money', as it did not cost the RDN to build it originally.



Respondent No: 90
Login: Heather Thomas
Email: hmthomas@mac.com

Responded At: May 08, 2018 21:58:13 pm
Last Seen: May 09, 2018 04:40:29 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighbourhood potlucks Neighbourhood Emergency Preparedness Neighbourhood Christmas Potluck Neighbourhood Summer Barbecue 50th Anniversary celebration Neighbourhood Fundraiser Luncheons ToPS Music Rehearsal Outdoors Annual Hall Cleanup Information Meeting for future of our cherished Hall

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Hall is where we meet our neighbours, greet new ones, volunteer within Dashwood, create new opportunities in our Hood, share emails for our volunteer elist for cougar/ bear sightings and inform each other of breakins. We take care of the more vulnerable...ride share, pop in on the sick and elderly for assistance, help each other with pet care. This is a warm and connected neighbourhood which will continue to thrive with our Hall as the heart of the hood.



Respondent No: 91
Login: Holly2007
Email: terryyarosh@yahoo.ca

Responded At: May 09, 2018 15:45:39 pm
Last Seen: May 09, 2018 22:38:57 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

meetings and community gatherings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

it is an essential facet of our community. One very important function is that of an emergency response center in case of an earthquake or fire or other natural disaster. It provides a meeting point for all of our community.



Respondent No: 92
Login: Michael Goldman
Email: volanta@outlook.com

Responded At: May 09, 2018 16:58:42 pm
Last Seen: May 09, 2018 23:37:35 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community water system meetings, garage sales, Community events - Summer BBQ - Christmas Party etc., emergency planning meetings.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Without a place for communities to gather, share and celebrate, there is no community. Little Qualicum Hall is the cement that makes the 300+ homes in the area a community, not to mention that the RDN sponsored emergency planning meetings resulted in the Hall being nominated as our community gathering point. If the latter point is no longer the case then somebody needs to let us know!! The RDN acquired it for \$1 and has spent nothing to maintain it, repair it or upgrade it, which is why it is in the sad condition today. Shame on you RDN and shame on Area G Director Joe Stanhope for failing to advocate for a community asset.



Respondent No: 93
Login: Shirley Culpin
Email: redmeath@gmail.com

Responded At: May 09, 2018 19:33:33 pm
Last Seen: May 10, 2018 02:23:24 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Emergency Preparedness meetings, septic system care meetings, Weight Watchers, Christmas events, Fall Festival, Summer BBQ, Water Board meetings, memorial service, garage sales

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall is designated as an Emergency Response gathering centre. If there is an earthquake and the bridges are destroyed we will be unable to access emergency services. Additionally, it is used on a regular basis for neighbourhood events that help to foster a sense of community. We know our neighbours, we know our kids, and we work together to provide special events suitable for all ages. Finally, this survey is VERY badly designed - there is no indication as to what 'very expensive' and 'expensive' means - no dollar amounts. Did a five-year-old come up with this ridiculous idea???



Respondent No: 94
Login: Allsop5
Email: school3g@shaw.ca

Responded At: May 10, 2018 17:41:56 pm
Last Seen: May 11, 2018 00:01:27 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Garage sale Annual neighbourhood harvest festival Annual neighbourhood summer BBQ Annual neighbourhood Christmas banquet Memorial (celebration of life) service Aside from the memorial, we have attended each of the above events at the hall, multiple times.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

When our family moved to this community (Dashwood) five years ago, our very first introduction to our neighbours was through a garage sale that we stumbled upon at the LQ Hall. We met a great many of our close neighbours that day and were pleasantly surprised by the welcoming attitude of the senior-oriented community that we had moved into. Each successive neighbourhood event that we have attended at this hall has truly helped to cement our good relations with our neighbours. Our children are not simply attendees but have been welcomed wholeheartedly as event participators and coordinators as well - this is teaching them that though they are young, they have value and the capacity to give of their time, their energy, and their efforts. They have learned (and are continuing to learn) some incredible skills - not only organizational skills, but also life skills - like being neighbourly, watching out for one another, being kind and helpful, and being mindful of helping to keep our neighbourhood clean and safe. In addition to all this, being able to attend neighbourhood events at the Little Qualicum Hall help with the building crucial skills of positive intergenerational relationships (which, in an area known for its aged population, is both necessary and beneficial to the well being of all). It is my sincere hope that this amenity, which has helped our family and our neighbours come together to build a community, will be preserved. I also believe the hall is an important and valued amenity, for its use as an Emergency Response centre. I also believe that affordable space rental for community and private events is difficult to secure. There is a definite need for more spaces such as this in our growing community.



Respondent No: 95
Login: Ted Vitanov
Email: vitanov@telus.net

Responded At: May 11, 2018 06:11:40 am
Last Seen: May 11, 2018 13:05:18 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Xmas, Summer events, community meetings, meetings of the HAM radio club

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 96
Login: cmeapq
Email: comdata@telus.net

Responded At: May 11, 2018 08:49:18 am
Last Seen: May 11, 2018 15:45:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

many meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Upgrade kitchen and bathroom, as well as upgrade accessability.



Respondent No: 97
Login: Evelyne
Email: evelyne80@hotmail.com

Responded At: May 11, 2018 09:25:38 am
Last Seen: May 11, 2018 16:23:13 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

birthday party

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Put the money into upgrading ravensong or put an outdoor pool there or new playground. We need more playgrounds/facilities for kids around here



Respondent No: 98
Login: Lynn Roberts
Email: lyneskat@shaw.ca

Responded At: May 11, 2018 09:42:53 am
Last Seen: May 11, 2018 16:36:05 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

To see what it was about since we are new to the neighbourhood

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is badly in need of upgrades. Suggested upgrades would include do a complete renovation of the kitchen and bathroom portion, including a new accessible entry. Also upgrade the old septic system.



Respondent No: 99
Login: Christina Ferguson
Email: dillysdoll@gmail.com

Responded At: May 11, 2018 12:22:21 pm
Last Seen: May 11, 2018 19:17:59 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas Community Dinner. Walks on the grounds.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I am new to the area and attending the annual Christmas dinner at the hall was instrumental in meeting my neighbours.



Respondent No: 100

Login: <https://www.getinvolved.rdn.ca/>

Email: thekee@telus.net

Responded At: May 11, 2018 15:07:03 pm

Last Seen: May 11, 2018 21:54:16 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Emergency Preparedness meetings, Christmas Potlucks, Summer BarBQs, Fall Festivals, Trivia nights, Memorial for neighbours who have passed, Meetings re Little Qualicum Waterworks, Indoor community garage sales

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Little Qualicum hall helps to connect the neighbourhood in both good times and in times of emergency. The activities at the hall also help to foster a sense of belonging and ownership for the many children who are now part of this neighbourhood.



Respondent No: 101

Login: Alisonkainz

Email: ali_haycock@hotmail.com

Responded At: May 11, 2018 17:38:04 pm

Last Seen: May 12, 2018 00:35:26 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Parties and community events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The community hall is a great asset. It helps the community stay connected and is a meeting place. It is also great for emergency services.



Respondent No: 102
Login: mem
Email: erinmilton84@gmail.com

Responded At: May 11, 2018 18:45:57 pm
Last Seen: May 12, 2018 01:41:23 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

community dinners/events halloween/christmas/spring

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

As it stands now I don't think the hall is very useful. It doesn't get used much- but if it was new/repared possibly would be able to attract more events/meeting to be booked at all. Even if it was a newer building I could see a preschool/childcare program leasing part of the space as there are a lot of younger families now in the area. However as it stands I don't see the point in keeping it open/trying to keep updating/having our community members keep pulling out parts/fixing parts of it. It doesn't fit a lot of people and in my opinion as someone who has been evacuated during an emergency this building size WOULD not work well for emergency gathering site as I have been told to indicate I want it to be used for in several emails that I have gotten from the current "emergency preparedness coordinator" Bill. (not even sure if that is an official position or one he gave himself)



Respondent No: 103
Login: eringuth
Email: qb.bags@outlook.com

Responded At: May 11, 2018 18:54:48 pm
Last Seen: May 12, 2018 01:50:30 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall?

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I'd rather see the money invested in the playground/park/field that all the young families in the area use. Maybe a BBQ shelter instead? A garbage can at the playground. More play ground equipment now that there are many young families in the area. The hall never gets used anyways but you can always find kids running around the field and park. Talk to any of those kids and they will say that they wish for a climbing structure at the park. Is small and can't hold many people. Would never work as an emergency gathering point as indicated in all the emails I got instructing me on how I must fill out the survey (but instead you get my opinion).



Respondent No: 104
Login: Donna Sims
Email: donnerms@shaw.ca

Responded At: May 11, 2018 19:33:54 pm
Last Seen: May 12, 2018 02:24:23 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Funerals, community gatherings, first aid courses, little QUALICUM water board meetings, community consultation meetings, games nights.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is a hub for our neighbourhood. It is what makes this area a real community where neighbours know the neighbours three streets over and two streets down. Children here know the elderly people. It is also an emergency gathering place. We need community in this time of growing isolation.



Respondent No: 105
Login: yurtguy
Email: yurtguy51@gmail.com

Responded At: May 11, 2018 19:56:54 pm
Last Seen: May 12, 2018 02:55:00 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas get together

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 106
Login: antonia olak
Email: antoniaolak@gmail.com

Responded At: May 11, 2018 21:29:37 pm
Last Seen: May 12, 2018 04:26:21 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Craft Fair Community Garage Sale Meeting

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 107

Login: Joepanic

Email: joepanic1050@gmail.com

Responded At: May 12, 2018 05:29:08 am

Last Seen: May 12, 2018 12:23:30 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Water meetings community safety meetings celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is Avery important Centre for neighbourhood community safety and quality of life.



Respondent No: 108
Login: Alberg
Email: aldermtn@shaw.ca

Responded At: May 12, 2018 08:01:51 am
Last Seen: May 12, 2018 14:53:43 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Weddings, birthday, and other events , water board meeting, regional meeting

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

In case of an emergency or disaster this could be a community gathering information site. The building has a lot of historical value.



Respondent No: 109
Login: Ray Jezersek
Email: rayjez@telus.net

Responded At: May 12, 2018 08:45:41 am
Last Seen: May 12, 2018 15:27:54 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

A Dashwood/neighbourhood gathering - potluck meal.

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Over the last three decades that I have lived in Dashwood, I have noticed a definite heightened increase in interest in various neighbourhood issues and concerns. This hall is invaluable physical/symbolic facility to focus a growing sense of community in Dashwood.



Respondent No: 110
Login: Ruth Findlay
Email: ruthfind@gmail.com

Responded At: May 12, 2018 08:51:33 am
Last Seen: May 12, 2018 15:33:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings and community events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We don't use it as much as we should because it's too small and crowded for gatherings. If it was larger and more modern it would be in constant use. It smells bad. There are many more young families moving into this area and they would be primary users for all kinds of classes, etc. My main concern is the loss of an emergency gathering spot. This hall is our only anchor in this area. It's all we have. It would be wonderful to have yoga, playtime for tots, meeting space, community gatherings, classes of all kinds. This is how you keep communities active and trouble free. Much better when we all have a stake in the building. Cannot wait to see the new plans. So exciting.



Respondent No: 111
Login: Graham Lenton
Email: glenton@telus.net

Responded At: May 12, 2018 10:57:06 am
Last Seen: May 12, 2018 17:49:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Fall Fair, Christmas Halloween

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I feel in this day and age we need a community hall, so local residents can get together. Also we need a location for Emergency preparedness



Respondent No: 112

Login: Uwe and Heather

Eisenhuth

Email: 1aslanuh@gmail.com

Responded At: May 12, 2018 15:58:52 pm

Last Seen: May 12, 2018 22:49:16 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Holiday celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The building has good bones and should be left standing. We love the building as a meeting place. Modernization is not always a good thing. Safety yes - unnecessary, costly, high - tech solutions, NO ! Save the hall !



Respondent No: 113
Login: nicky waring
Email: nickywar1@gmail.com

Responded At: May 12, 2018 17:27:01 pm
Last Seen: May 13, 2018 00:23:06 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings Parties Barbecue

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Over the years the residents Have used the hall for various functions neighbourhood get together's water board meetings even Christmas parties



Respondent No: 114

Login: R. Stewart

Email: rodandmichelle@shaw.ca

Responded At: May 12, 2018 20:26:44 pm

Last Seen: May 13, 2018 03:11:59 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

A 50th birthday party and a vote on our water system

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is used for community gatherings from time to time, water system meetings, emergency preparedness etc. We may or may not use it more than we have but maybe isn't an option in your survey. It's still an asset to the community and would serve as an emergency gathering place among other uses. Perhaps classes could be held there to generate more community involvement.... ie art classes or music or?



Respondent No: 115
Login: smrl
Email: slamperson@shaw.ca

Responded At: May 13, 2018 10:28:47 am
Last Seen: May 13, 2018 17:20:35 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community dinners, voting, get togethers, meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Emergency meeting place, Cost to redo bathrooms could be done by locals as volunteers to reduce costs Important to have a central local place for community to connect In this busy world it helps neighbors to connect and get to know each other I would happily give more in property tax/volunteer to keep the community centre open It could be utilized more for yoga, Zumba, et al



Respondent No: 116
Login: Mack2300
Email: ewaaberndt@gmail.com

Responded At: May 13, 2018 12:42:48 pm
Last Seen: May 13, 2018 19:37:23 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Garage sales Meeting on proposed land subdivisions

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

There are plenty of skilled tradespeople able and willing to donate time and resources to make this hall safe & leave it at that. John & Ewaa Hutton



Respondent No: 117
Login: plumtree
Email: mvalley@uniserve.com

Responded At: May 13, 2018 13:48:05 pm
Last Seen: May 13, 2018 20:42:24 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings, Emergency Preparedness Events, Neighborhood Community Events,

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This Building is essential to the surrounding community, and considering it was donated to the RDN putting upgrade dollars into the structure should be a non-issue, in the event of an emergency this would be a vital gathering space. It builds community and connects people for a healthy living!

TO: Electoral Area Services Committee **MEETING:** July 10, 2018

FROM: Angela Buick
Planner **FILE:** PL2018-008

SUBJECT: **Development Variance Permit Application No. PL2018-008**
2798 Sunset Terrace – Electoral Area ‘H’
Strata Lot 244, District Lot 251, Alberni District, Strata Plan VIS5160
Together with an Interest in the Common Property in Proportion to the Unit Entitlements

RECOMMENDATIONS

1. That the Board approve Development Variance Permit No. PL2018-008 to increase the maximum permitted floor area for a recreational residence subject to the terms and conditions outlined in Attachments 2 to 4.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-008.

SUMMARY

This is an application to allow the construction of a recreational residence on the subject property with a variance to increase the maximum permitted main floor area from 70 m² to 104 m². The applicant also proposes to decrease the maximum permitted floor area of an upper or lower loft from 35 m² to 0 m² and to decrease the maximum permitted deck and porch area from 40 m² to 5 m². Given that there are no negative impacts anticipated as a result of the proposed variances, it is recommended that the Board approve the development variance permit pending the outcome of public notification and subject to the terms and conditions outlined in Attachments 2 to 4.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from owners David and Mary Paquin to permit the construction of a recreational residence on the subject property. The subject property is approximately 0.150 hectares in area and is zoned Horne Lake Comprehensive Development Zone 9 (CD9) pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. The property is located on the east side of Horne Lake and is surrounded by developed recreational properties to the north and south, Sunset Terrace to the east and Horne Lake to the west (see Attachment 1 – Subject Property Map).

The property slopes steeply down from Sunset Road toward Horne Lake and currently contains a recreational residence, which is proposed to be demolished.

Proposed Development and Variance

The proposed development includes the construction of a new recreational residence. The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.4.107.2 - Maximum Number and Size of Buildings Structures and Uses - Floor Area c) i)** to increase the maximum permitted floor area for a single-story cabin from 70 m² to 104 m².
- **Section 3.4.107.6 – Other Regulations xi)** to decrease the maximum permitted floor area of an upper or lower loft from 35 m² to 0 m².
- **Section 3.4.107.6 – Other Regulations xiii)** to decrease the floor area for porches and decks from 40 m² to 5 m².

The Horne Lake strata owners have indicated to the Horne Lake Strata Council their general support for increases to the main floor area of recreational residences by combining the permitted loft floor area and main floor area, which is consistent with this application.

Land Use Implications

The CD9 zone permits a recreational residence with a maximum 70 m² of main floor area and an additional 35 m² of upper or lower loft floor area. The total permitted floor area of a recreational residence in the CD9 zone is 105 m². The CD9 zone also limits the combined footprint of a recreational residence and deck to a maximum area of 110 m², which can consist of up to 70 m² for the recreational residence main floor and up to 40 m² for an attached porch or deck. The limitations on floor area and footprint in the CD9 zone were originally intended to limit the scale of recreational residences, reinforce the recreational use of the properties, and protect the environment and water quality of Horne Lake.

The applicant proposes a single-story recreational residence with an increase in the permitted main floor area from 70 m² to 104 m². The proposal includes a reduction to the permitted upper or lower loft floor area from 35 m² to 0 m² in order to limit the total floor area and ensure consistency with the original intent of the CD9 zone. The applicant is also proposing to reduce the maximum area of attached porches and decks from 40 m² to 5 m² to limit the maximum combined footprint for the recreational residence and porch/deck to 109 m². Provided the terms and conditions of the permit are met, the proposal is in keeping with the spirit and intent of the CD9 zone (see Attachment 2 – Terms and Conditions of Permit).

With respect to the height of the recreational residence, the CD9 zone permits a maximum height of 6.1 metres however, a structure may be up to 8.0 metres in height where the difference in height between 8.0 metres and 6.1 metres arises from the construction of raised foundations or other construction which does not enclose habitable or occupiable storage space. Provided the raised foundation meets this requirement, the proposed recreational residence is permitted to be up to 8.0 meters in height under the provisions of the CD9 zone.

“Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” (Policy B1.5) for evaluation of development variance permit applications requires that there is an adequate demonstration of an acceptable

land use justification prior to the Board's consideration. In support of the application and to address this policy the applicant has provided a letter of rationale for the requested variances. The applicant has also provided a survey site plan and building elevations (see Attachment 3 – Proposed Site Plan and Variances, and Attachment 4 – Building Elevations).

With respect to the applicant's proposal to combine the floor area permitted for a two-story cabin to allow a single-story cabin with a maximum total floor area of 109 m², the applicants have indicated that a single-story building provides greater access to all areas of the cabin for a family member with mobility impairment and supports planning for future age-related mobility issues. The proposed single-story cabin façade has been designed to be in keeping with the natural elements of the area that includes post and beam log construction materials and does not impose on neighbouring properties or impede views to Horne Lake.

Given that the applicant has provided sufficient rationale, and the variances are not anticipated to result in negative view implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Environmental Implications

The applicant has retained a Qualified Environmental Professional (QEP) to complete a Watercourse Assessment for Horne Lake Strata Lot 244 to determine if the drainage course on the property constitutes a "watercourse" as defined by Bylaw 500, and also if the watercourse is subject to the Fish Habitat Development Permit Area and the Riparian Areas Regulation (RAR). The assessment determined that the ditch does not meet the Bylaw 500 definition of a watercourse as it has poorly defined banks that are less than 0.6 metres in height and is expected to contain water less than 6 months of the year. The assessment also determined that the drainage and building construction works proposed on the subject property would not trigger the requirement for the Riparian Areas Regulation review (RAR) given that the proposed instream works are subject to approval under the *Water Sustainability Act*, and there is no development proposed within the previously determined 1.5 metre Stream Side Protection and Enhancement Area (SPEA) for the drainage course, or within the 15 metre SPEA of Horne Lake, which were established through previously issued development permits.

It is recommended that the applicant be required to follow the recommendations of the Watercourse Assessment as a condition of this development variance permit (see Attachment 2 – Conditions of Permit).

Public Consultation Implications

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Approvals and Notification Procedures Bylaw No. 1432, 2005", property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice and will have an opportunity to comment on the application prior to the Board's consideration of approval.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2018-008 subject to the conditions outlined in Attachments 2 to 4.

2. To deny Development Variance Permit No. PL2018-008.

FINANCIAL IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

Staff have reviewed the proposed development and note that the proposal has no implications for the 2016 – 2020 Board Strategic Plan.



Angela Buick
abuick@rdn.bc.ca
June 21, 2018

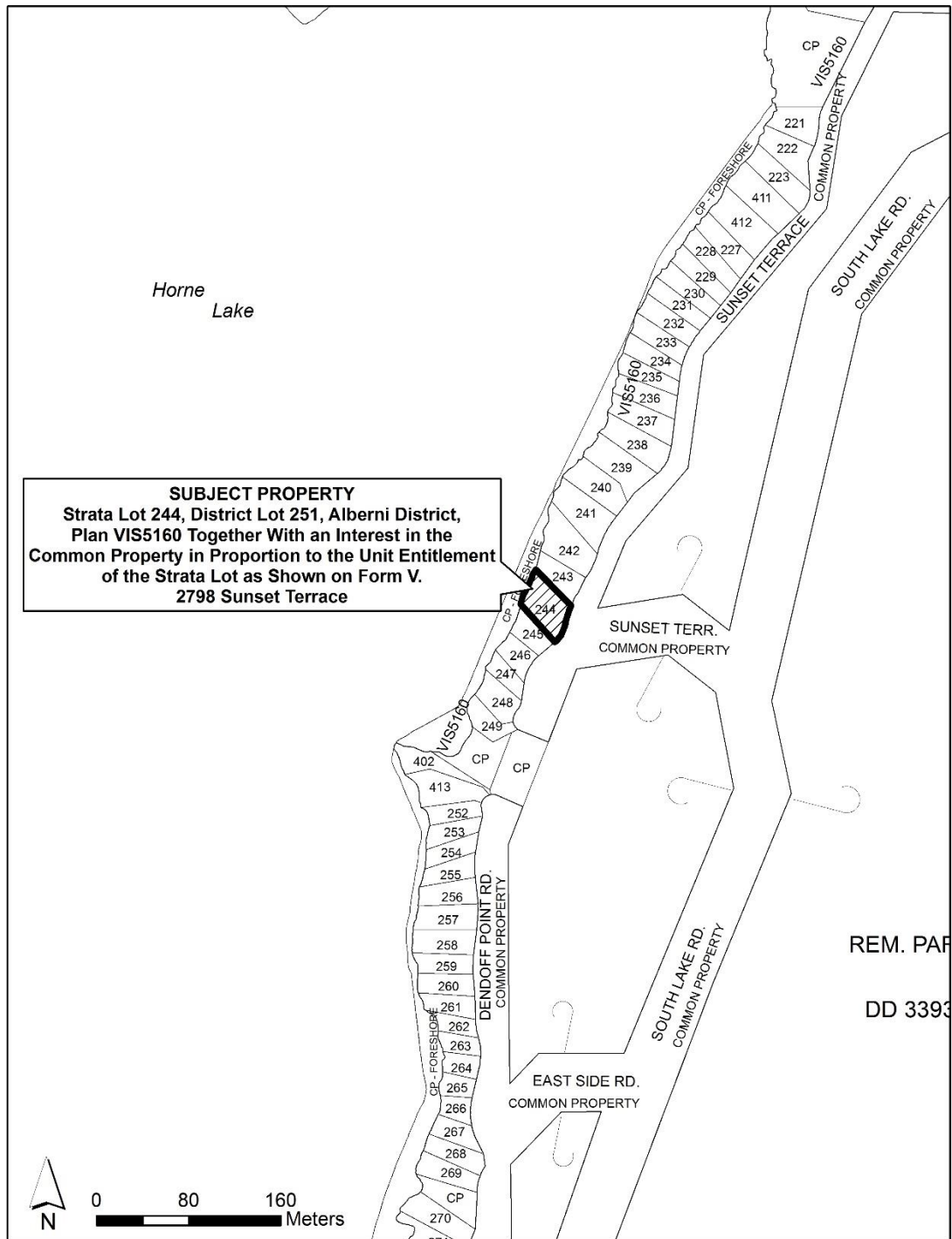
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Subject Property Map
2. Terms and Conditions of Permit
3. Proposed Site Plan and Variances
4. Building Elevations

Attachment 1
Subject Property Map



Attachment 2

Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2018-008:

Bylaw No. 500, 1987 Variances

With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

1. **Section 3.4.107.2 – Maximum Number and Size of Buildings Structures and Uses c) i)** to increase the maximum cabin floor area from 70 m² to 104 m².
2. **Section 3.4.107.6 – Other Regulations xi)** to decrease the maximum permitted floor area for an upper or lower loft from 35 m² to 0 m².
3. **Section 3.4.107.6 – Other Regulations xiii)** to decrease the floor area used for porches and decks from 40 m² to 5 m².

Conditions of Approval

1. The site is developed in accordance with the site plan prepared by Bruce Lewis of Bruce Lewis Surveying Inc. and dated June 12, 2018 and attached as Attachment 3.
2. The proposed recreational residence is to be in general compliance with the plans and elevations as prepared by Streamline Design Ltd. and dated October 25, 2017 and attached as Attachment 4. The foundation design is to be consistent with the CD9 zoning requirements.
3. The site is developed in accordance with the Watercourse Assessment for Horne Lake Strata Lot 244 written by EDI Environmental Dynamics Inc. and Dated June 12, 2018.
4. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

Attachment 3 Proposed Site Plan and Variances

SKETCH PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION FOR: STRATA LOT 244, DISTRICT LOT 251, ALBERNI DISTRICT, STRATA PLAN VIS5160.

JUNE 12, 2018.

LEGEND

PID 025-247-948

Grid bearings are derived from G.P.S. observations, to derive local astronomic bearings subtract $1^{\circ}17'34''$, and are referred to the meridian through the Rock Post No 07.

- - denotes - Standard Iron Post
- CP - denotes - Common Property
- D.P. - denotes - Development Permit
- OD - denotes - Overall Distance
- PNB - denotes - Present Natural Boundary
- denotes - Top of Bank

SCALE = 1 : 250

All distances are in metres and decimals thereof unless otherwise stated.

NOTE: GRIDLINE ELEVATIONS ARE REFERENCED TO GRIDLINE SURVEYS OF CANADA. CURVE ELEVATIONS BASED ON ELEVATION OF 100.00 METRES. ELEVATIONS ARE ESTABLISHED BY A COMBINATION OF TOPOMETRIC LEVELING AND WATER LEVEL TRANSFERS.

GENERAL NOTES

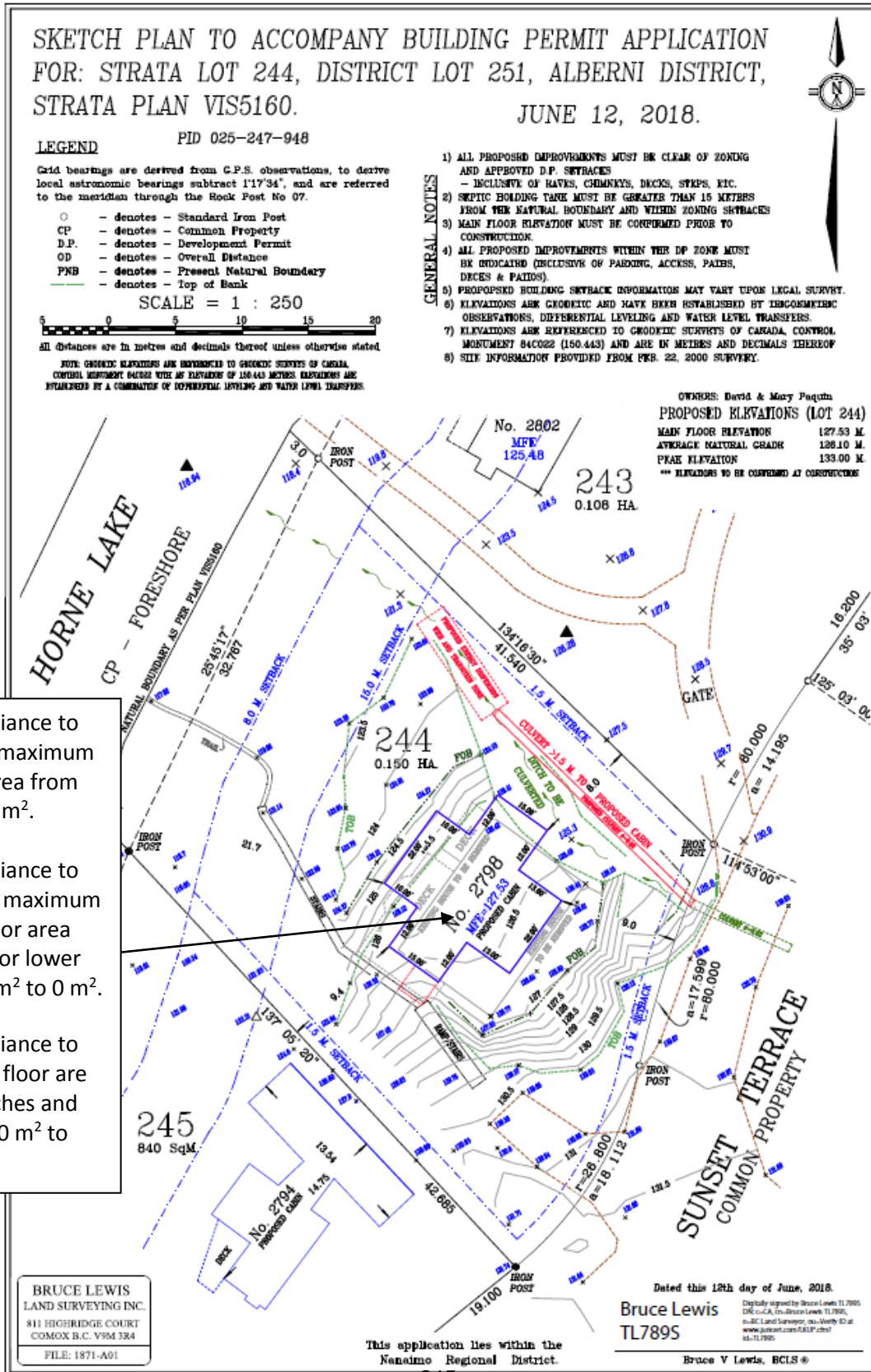
- 1) ALL PROPOSED IMPROVEMENTS MUST BE CLEAR OF ZONING AND APPROVED D.P. SETBACKS - INCLUSIVE OF RAVES, CHIMNEYS, DECKS, STEPS, ETC.
- 2) SEPTIC HOLDING TANK MUST BE GREATER THAN 15 METRES FROM THE NATURAL BOUNDARY AND WITHIN ZONING SETBACKS.
- 3) MAIN FLOOR ELEVATION MUST BE CONFIRMED PRIOR TO CONSTRUCTION.
- 4) ALL PROPOSED IMPROVEMENTS WITHIN THE DP ZONE MUST BE INDICATED (INCLUSIVE OF PARKING, ACCESS, PATHS, DECKS & PATIOS).
- 5) PROPOSED BUILDING SETBACK INFORMATION MAY VARY UPON LOCAL SURVEY.
- 6) ELEVATIONS ARE GEODETIC AND HAVE BEEN ESTABLISHED BY ISOMETRIC OBSERVATIONS, DIFFERENTIAL LEVELING AND WATER LEVEL TRANSFERS.
- 7) ELEVATIONS ARE REFERENCED TO GEODETIC SURVEYS OF CANADA, CONTROL MONUMENT 84C022 (150.443) AND ARE IN METRES AND DECIMALS THEREOF.
- 8) SITE INFORMATION PROVIDED FROM P.B. 22, 2000 SURVEY.

OWNERS: David & Mary Paquet

PROPOSED ELEVATIONS (LOT 244)

MAIN FLOOR ELEVATION 127.53 M
 AVERAGE NATURAL GRADE 128.10 M
 PAVE ELEVATION 133.00 M
 *** ELEVATIONS TO BE CONFIRMED AT CONSTRUCTION

1. Proposed variance to increase the maximum cabin floor area from 70 m^2 to 104 m^2 .
2. Proposed variance to decrease the maximum permitted floor area for an upper or lower loft from 35 m^2 to 0 m^2 .
3. Proposed variance to decrease the floor area used for porches and decks from 40 m^2 to 5 m^2 .



BRUCE LEWIS
 LAND SURVEYING INC.
 811 HIGHLAND COURT
 COMOX B.C. V9M 3R4
 FILE: 1871-A01

This application lies within the
 Nanaimo Regional District.

Dated this 12th day of June, 2018.
 Bruce Lewis
 TL7895
 Digitally signed by Bruce Lewis TL7895
 DN: c=CA, cn=Bruce Lewis TL7895,
 o=BC Land Surveyors, ou=Survey ID at
 www.bcland.com, email=bruce@bcland.com,
 id=TL7895
 Bruce V Lewis, BCLS®

TO: Electoral Area Services Committee **MEETING:** July 10, 2018

FROM: Stephen Boogaards **FILE:** PL2018-060
Planner

SUBJECT: **Development Variance Permit Application No. PL2018-060**
3471 Blueback Drive – Electoral Area ‘E’
Lot 71, District Lot 78, Nanoose District, Plan 15983

RECOMMENDATIONS

1. That the Board approve Development Variance Permit No. PL2018-060 to reduce the setback from the top of slope 30 percent or greater from 8.0 metres to 3.0 metres, be approved subject to the terms and conditions outlined in Attachments 2 to 4.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-060.

SUMMARY

The applicant requests to vary the setback from the sea from 8.0 metres to 3.0 metres to allow the construction of a dwelling unit on the subject property. Due to the slope on the property, the applicant has demonstrated that the buildable areas of the lot are limited and has identified safe geotechnical setbacks from the top of slope. The applicant has also demonstrated that the proposed building location is consistent with the neighbouring property and will not impact the view of the sea for neighbouring properties. Given the topographical constraints on the property and that the variance is unlikely to result in negative view implications, it is recommended that the Board approve the variance, pending the outcome of public notification and subject to the terms and conditions outlined in Attachments 2 to 4.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from J.E. Anderson and Associates on behalf of Gerhard and Colleen Gerke to permit the construction of a dwelling unit within the required setback to the sea. The subject property is approximately 0.17 hectares in area and is zoned Residential 1 Zone (RS1), pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. The property is located to the northwest of the Strait of Georgia and is adjacent to other residential properties (see Attachment 1 – Subject Property Map).

The property contains an existing dwelling unit and is serviced by RDN community water and on-site septic disposal. The existing dwelling is proposed to be demolished to accommodate the new dwelling. Proposed Development and Variance

The applicant requests a variance for a dwelling unit within the setback from the sea from the top of a slope 30 percent or greater. The attached covered patio and a portion of the dwelling unit will be within the 8.0 metre setback. The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.3.9 – Setbacks – Sea** to reduce the minimum setback from the top of slope of 30 percent or greater from 8.0 metres to 3.0 metres for the covered patio and a portion of the proposed dwelling.

Land Use Implications

The applicants are proposing to construct a dwelling unit on the property and request a variance to the top of slope setback to accommodate a covered patio and a portion of the dwelling unit (see Attachment 3 – Proposed Site Plan and Variance). According to “Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” evaluation of development variance permit applications requires that there is an adequate demonstration of an acceptable land use justification prior to the Board’s consideration. The applicant’s proposal identifies that the steep slopes limit the buildable sites on the property. The proposed building site is also 23.0 metres from the Strait of Georgia at the closest point.

With respect to the justification, the applicant has provided a Geotechnical Hazard Assessment by Lewkowich Engineering Associates Ltd., dated August 8, 2017 to confirm the topographical constraints on the property. The report recommends a 3.0 metres setback from the crest of slope and is reflected in the requested variance and survey plan. The report also addresses potential environmental and safety impacts by confirming that the site is safe and suitable for the intended use of a dwelling unit and that the development will not result in a detrimental impact on the environment provided the recommendations are followed. As a condition of the development variance permit, the report will be registered on the property title as a covenant, saving the RDN harmless from all losses or damages to life or property as a result of the hazardous condition (see Attachment 2 – Terms and Conditions of Permit).

With respect to potential impacts, the applicant has evaluated the proposed building location relative to the neighbouring properties. The applicant has demonstrated that the proposed building location will not appear closer to the sea than the neighbouring dwelling and the building location will not affect the view of the sea for other dwellings. The applicant has also designed and located the dwelling to eliminate the need for a height variance. Given that the applicant has provided sufficient rationale and that the variance is not anticipated result in negative view implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Public Consultation Implications

Pending the Electoral Area Services Committee’s recommendation and pursuant to the *Local Government Act* and the “Regional District of Nanaimo Development Approvals and Notification Procedures Bylaw No. 1432, 2005”, property owners and tenants of parcels located within a

50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board's consideration of approval.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2018-060 subject to the conditions outlined in Attachments 2 to 4.
2. To deny Development Variance Permit No. PL2018-060.

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



Stephen Boogaards
sboogaards@rdn.bc.ca
June 21, 2018

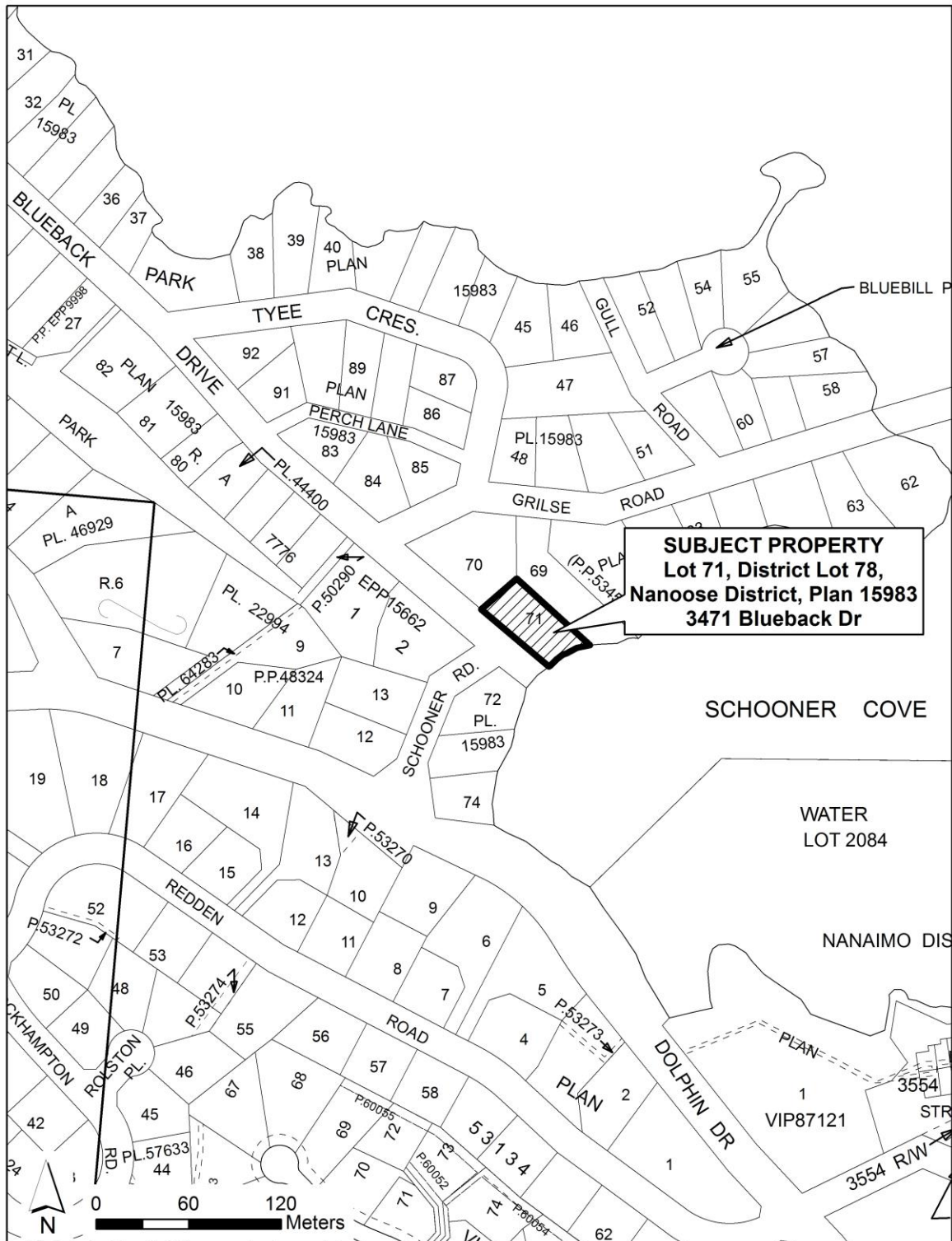
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Terms and Conditions of Permit
3. Proposed Site Plan and Variance
4. Building Elevations and Plans

Attachment 1
Subject Property Map



Attachment 2

Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2018-060:

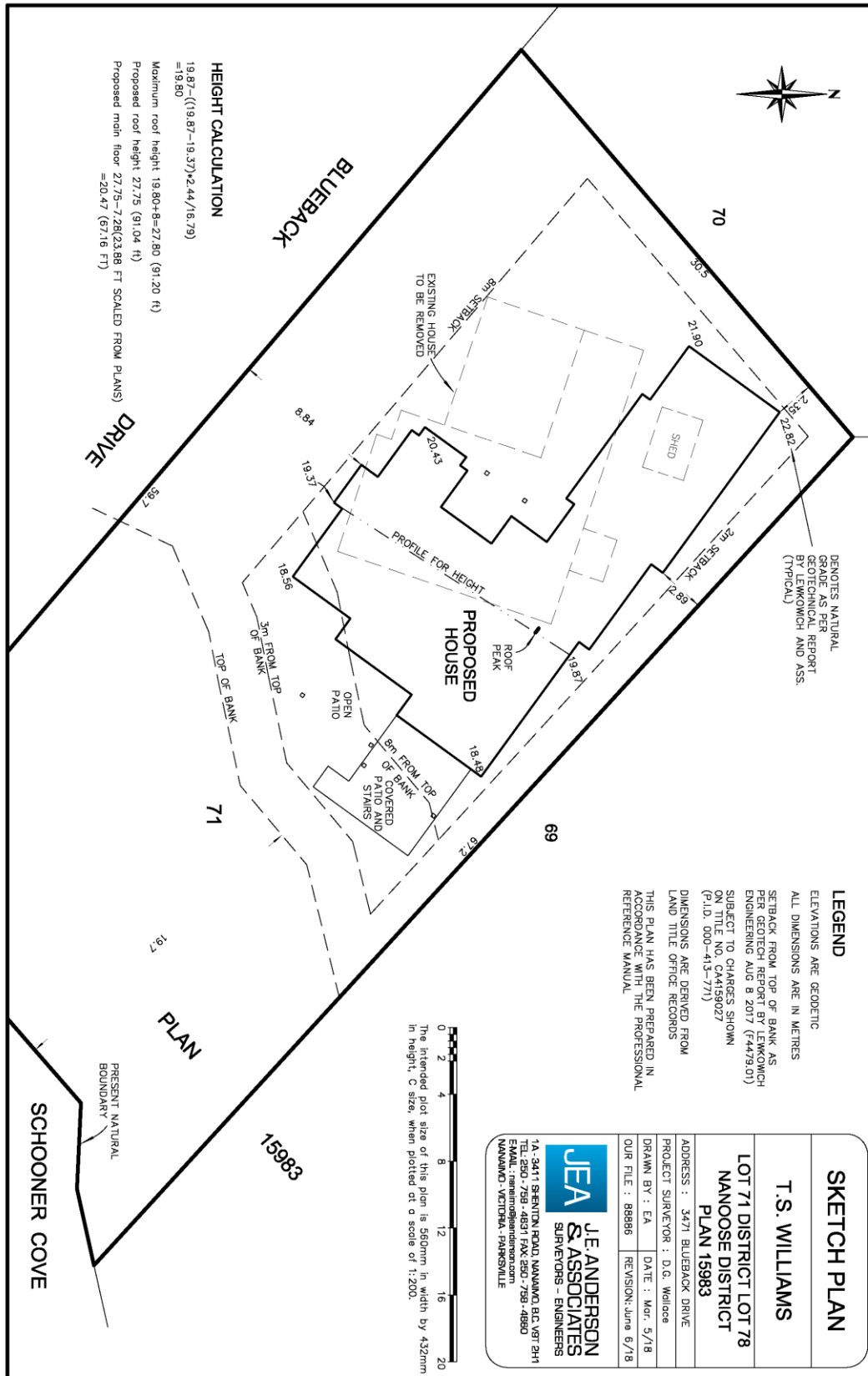
Bylaw No. 500, 1987 Variance

With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

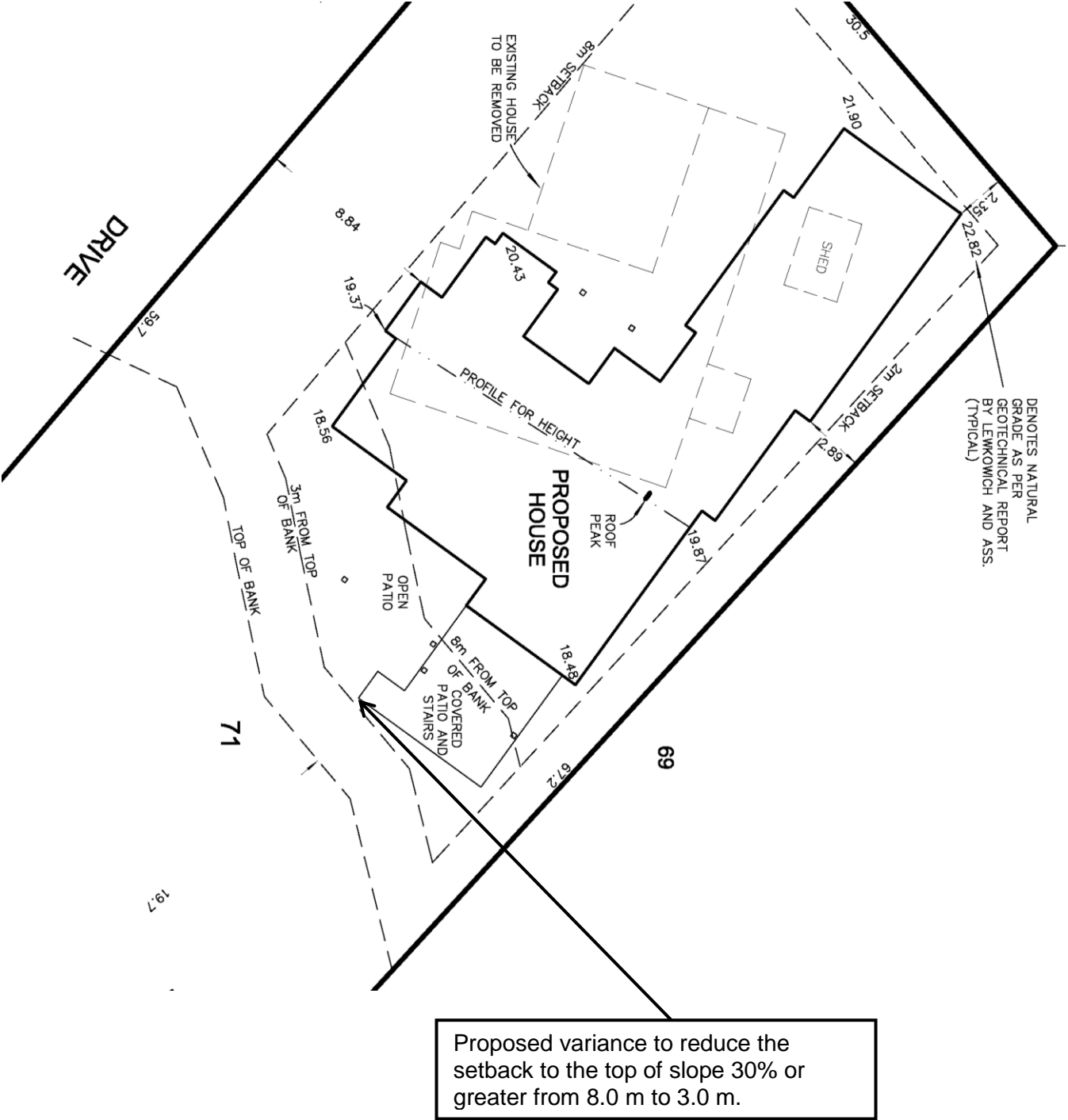
Section 3.3.9 – Setbacks – Sea to reduce the minimum setback from the top of slope of 30 percent or greater from 8.0 metres to 3.0 metres for the covered patio and a portion of the proposed dwelling unit.

Conditions of Approval

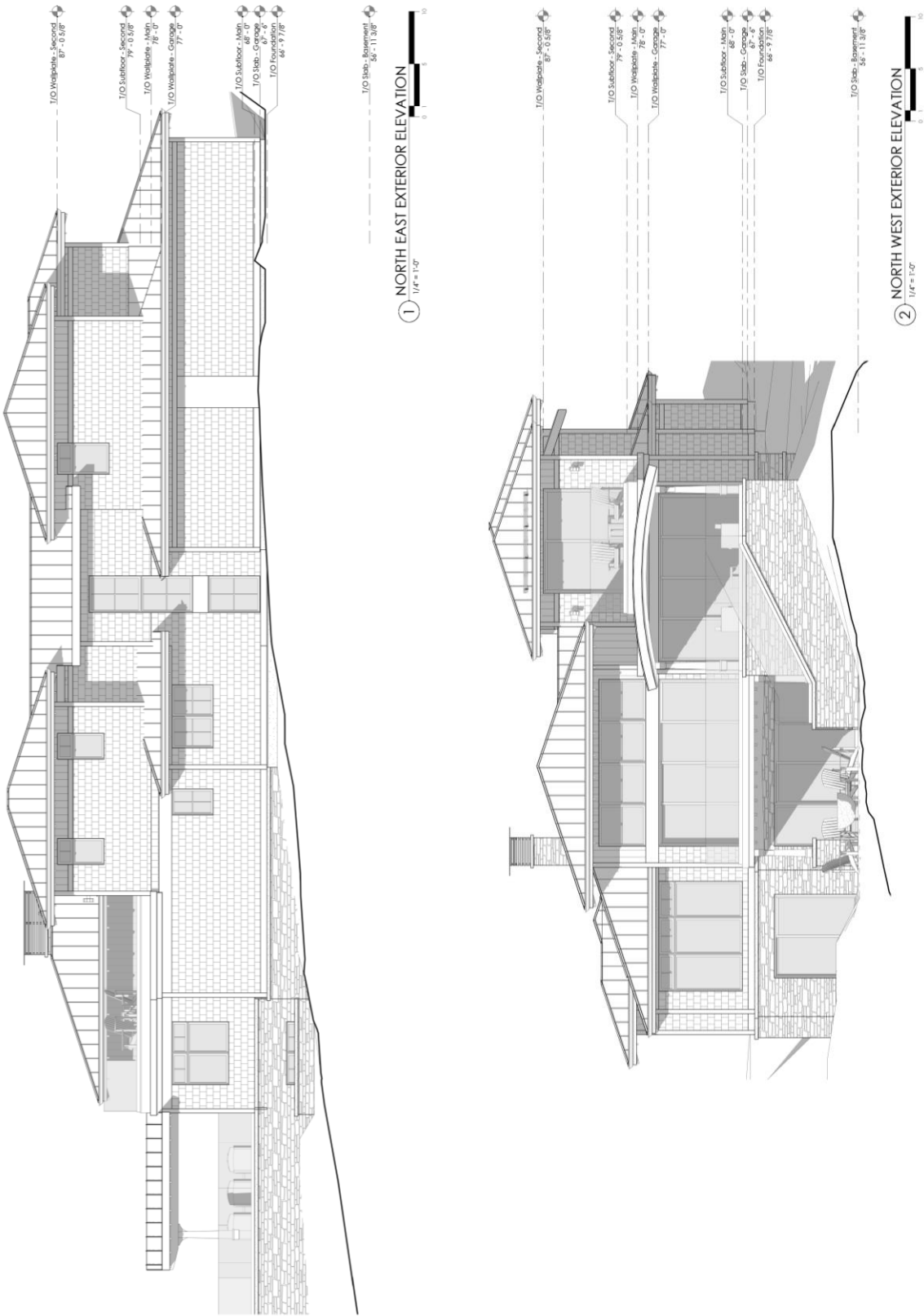
1. The site is developed in accordance with the Survey Plan prepared by J.E. Anderson & Associates dated June 6, 2018 and attached as Attachment 3.
2. The proposed development is in general compliance with the plans and elevations prepared by Foreshow Design Associates, dated February 23, 2018 and attached as Attachment 4.
3. The subject property shall be developed in accordance with the recommendations contained in the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd. dated August 8, 2017.
4. The issuance of this Permit shall be withheld until the applicant, at the applicant's expense, registers a Section 219 Covenant on the property title containing the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd. dated August 8, 2018, and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of the potential hazard.
5. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.



Attachment 3
Proposed Site Plan and Variance (Page 2 of 2)



Attachment 4
Building Elevations



TO: Electoral Area Services Committee **MEETING:** July 10, 2018

FROM: Greg Keller
Senior Planner **FILE:** PL2018-043

SUBJECT: **Official Community Plan and Zoning Amendment Application No. PL2018-043**
1723 Cedar Road – Electoral Area ‘A’
OCP Amendment Bylaw No. 1620.04, 2018 – Introduction
Amendment Bylaw 500.419, 2018 – Introduction
Block 9, Sections 15 and 16, Range 8, Cranbe

RECOMMENDATIONS

1. That the Board approve the proposed Public Consultation Plan as outlined in Attachment 10.
2. That the Board introduce and give first reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”.
3. That the Board give second reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”, having considered the impact on the current Financial Plan and Solid Waste Management Plan.
4. That the Board receive the Summary of the Public Information Meeting held on June 7, 2018.
5. That the Board introduce and give two readings to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”.
6. That the Board direct the Public Hearing on “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”, be delegated to Director McPherson.
7. That the Board direct that the conditions set out in Attachment 2 of the staff report be completed prior to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption.

SUMMARY

To consider an Official Community Plan (OCP) and zoning amendment to permit the construction of a community water treatment facility and potential future location for an administration office within the subject property. A public information meeting was held on

June 7, 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 bylaws for adoption (see Attachment 2 – Conditions of Approval). It is recommended that the Board approve the proposed Public Consultation plan as outlined in Attachment 10 and that Amendment Bylaws No. 500.419, 2018 and 1620.04, 2018 be granted first and second reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Seward Developments Ltd. on behalf of the North Cedar Improvement District (NCID) to amend the OCP and rezone the subject property in order to allow the property to be used for a water treatment facility and a potential future location for its administration office. The water treatment facility is proposed as part of a larger approximately \$11.2 million community water system improvement project. The water system improvement project is also understood to include three new wells on the subject property, two new off-site water reservoirs, and other water infrastructure upgrades located elsewhere within the NCID's service area. Collectively the water system upgrades are intended to improve both the quality and quantity of the community water supply. The RDN Board previously supported NCID's overall water system improvement project at its March 27, 2018 meeting by committing up to \$1.13 million of the Electoral Area 'A' Community Works Fund allocation towards the cost of building a reservoir and for water main construction.

The subject property is approximately 4.0 hectares in area and is zoned Residential 2 Zone (RS2), Subdivision District 'M' pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located between Cedar Road and the Nanaimo River (see Attachment 1 – Subject Property Map and Attachment 4 – Current Zoning Map). The property is serviced by NCID water and RDN community sewer and is located within the Residential Land Use Designation per the Electoral Area 'A' OCP (see Attachment 5 – Current OCP Land Use Designation Map).

The NCID currently provides community water to approximately 1,300 properties in Cedar and the surrounding area using longstanding water wells located on the adjacent property to the north, legally described as Lot A, Sections 15 and 16, Range 8, Cranberry District, Plan EPP19302 (Lot A). The water treatment facility is proposed in response to the Island Health requiring NCID to provide a higher level of water treatment (see Attachment 3 – Proposed Site Plan).

The NCID has indicated that it intends to drill a series of new larger capacity community water wells on the subject property and in doing so it plans to decommission the existing wells on Lot A as new capacity comes on line. The NCID has not confirmed a timeframe for well decommissioning at this time.

Topography of the subject property is flat near the Nanaimo River before sloping up steeply approximately 10.0 metres towards Cedar Road and the proposed building location. Approximately two-thirds of the subject property is located within the Nanaimo River floodplain. The upper portion of the subject property contains an existing dwelling unit and a number of accessory buildings and the lower floodplain portion was previously cleared for agriculture. The subject property is adjacent to existing developed RS2 zoned parcels to the north and south and a Commercial 2 zoned parcel to the east.

Proposed Development

The applicant proposes for OCP designation of the property to be amendment from Residential to a new land use designation called Community Services (see Attachment 5 – Proposed OCP Land Use Designation Map). The applicant also proposes to amend the Cedar Main Street Development Permit Area to provide additional exemptions for attended and unattended public utilities pursuant to the Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011 (see Attachment 12 - Proposed OCP Amendment Bylaw 1620.04, 2018).

The applicant also requested to rezone the subject property from RS2 to Public 1 (PU1) to construct a water treatment facility (see Attachment 11 – Proposed Zoning Amendment Bylaw 500.419, 2018). Although there are no plans to construct an administration office at this time, the applicant is proposing to accommodate this use in the proposed zone so that the subject property would be zoned to allow it in the future (see Attachment 6 – Proposed Zoning Map). The PU1 zone includes 'public utility use' which would allow the proposed water treatment facility and would also accommodate a government office at a future date.

As the property is subject to the Cedar Main Street Development Permit Area per the "Regional District of Nanaimo Electoral Area 'A' Official Community Plan (OCP) Bylaw No. 1620, 2011", a development permit application will be required prior to construction of the water treatment facility.

Land Use Implications

Regional Growth Strategy

Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011 (RGS) designates the subject property within a Rural Village Centre. Lands within Rural Village Centres are intended to include a mix of housing, services, and amenities that are serviced with community water and sewer systems or have commitments in place to be serviced. The proposed OCP amendment is consistent with the RGS.

Official Community Plan

The Cedar Main Street (CMS) Plan designates the subject property as Residential and recognizes the subject property as being one of three 'larger lots' within the CMS Plan area. The three larger lots are intended to contribute significantly towards the future residential needs of the CMS Plan area at supported residential densities of 20 - 50 units per hectare. The CMS Plan also designates the subject property within the CMS Development Permit Area (DPA) which is intended to guide development towards achieving the OCP and CMS Plan objectives and policies.

While OCP and CMS Plan policies support increased residential development within the Cedar Village, growth and development to the levels supported by the OCP and CMS Plan are not achievable without community water and sewer services with adequate capacities to service the supported development. The provision of a long-term sustainable supply of community water is critical to growth and development within Rural Village Centres and is key to achieving the RGS and OCP growth management objectives. Therefore, the proposed amendment is generally consistent with the spirit and intent of the OCP and CMS Plan.

The proposed Community Services Land Use designation (see Attachment 12) supports community service uses such as community water or sewer service facilities, government

offices, community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, recreational facilities, public assembly uses, and community health care facilities. The proposed uses are considered compatible with the CMS Plan area and surrounding uses.

The subject property contains a dense buffer of native trees and vegetation adjacent to Cedar Road. Policies and design ideas in the CMS Plan support preservation of the rural character of larger lots through the retention of mature trees and vegetation adjacent to Cedar Road and by limiting the number of accesses onto Cedar Road. The applicant is proposing to maintain the existing buffer through the registration of a Section 219 Covenant (see Attachment 2 – Conditions of Approval).

Section 5.1 of the CMS Plan supports sidewalks on both sides of Cedar Road to be constructed in two phases and negotiated at the time of rezoning. Sidewalks in Phase 1 are located on the north east side of Cedar Road and are a continuation of the existing sidewalk in the CMS Plan area. Sidewalks in Phase 2 are located on the south west side of Cedar Road and are envisioned to be constructed following the completion of sidewalks in Phase 1. In the absence of a Transportation Management Plan, RDN authority for sidewalks in the road right of way, or a design concept for sidewalks, planning analysis and recommendations must be mindful of opportunities as they arise.

Given the development proposed is considered a low impact community institutional use and sidewalk at this location is identified to be constructed in Phase 2 of the CMS Plan, it is recommended that any pedestrian improvements beyond standard Ministry of Transportation and Infrastructure (MOTI) requirements for the construction of the water treatment facility be deferred until further development of the property is undertaken. Therefore, it is recommended that the proposed sidewalk or other roadside pedestrian improvements be designed to the satisfaction of the RDN, and approved by MOTI prior to the issuance of a building permit for any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property. It is also recommended that the proposed sidewalk or other roadside improvements be constructed prior to final RDN building permit approval and/or occupancy of any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property (see Attachment 2 – Conditions of Approval).

Development Permit Area Guideline Implications

As part of this application, the applicant is proposing to amend the CMS DPA by adding additional exemptions for attended and unattended public utilities. The CMS DPA guidelines are organized into 11 categories. The CMS DPA guidelines are intended to apply to residential, commercial, and mixed use developments in support of the uses originally envisioned by the CMS Plan. The applicant's proposal is to exempt unattended public utilities from all the CMS DPA guidelines. The applicant also proposes to exempt attended public utilities, such as the water treatment facility, from the following DPA guideline categories:

1. General Guidelines
2. Building Massing
3. Site Planning and Pedestrian Design
4. Façade Design
5. Architectural Detailing

The requested exemptions would clarify that 'form and character' DPA guidelines are generally not applicable to institutional uses, such as attended and unattended public utilities. It should be noted that Government Office would not be exempt from the CMS DPA guidelines.

Public Access Implications

The OCP includes policies in support of the acquisition of lands adjacent to the Nanaimo River to protect riparian areas and provide recreational opportunities. Map 4 of the OCP designates the segment of the Nanaimo River between the Duke Point Highway and Hemer Road as an area of interest for public beach access/park. Given the limited opportunities for public access to the Nanaimo River within the CMS Plan area and the significant separation distance between existing road accesses, the subject property is identified as being a desirable location for public access and/or park purposes.

Of critical importance to the NCID is ensuring that its existing wells are protected and that no activities occur on the site which would pose a risk to the community water supply. The Well Protection Toolkit published by the Ministry of Environment provides general guidance on the well protection planning process to assist water purveyors in the development of well protection plans. In the context of the public access proposed as part of this project, Section 3 of the Toolkit identifies potential municipal sources of contamination which include fertilizers, pesticides, herbicides, and insecticides resulting from the management of parklands. The RDN's parks management practices are to avoid the use of the above substances.

In order to meet the OCP and CMS Plan policies regarding public access to the Nanaimo River, the applicant is proposing a low impact pedestrian trail to the Nanaimo River (see Attachment 8). The proposed location of the public access was selected by NCID to avoid public access on the south side of the property which is upstream of the community wells. In addition, the topography at the proposed location is suitable for providing public access. Due to the sensitivity of the riparian area, and importance of wellhead protection, the use of the proposed river access would be limited to low impact, non-vehicular seasonal use such as swimming, picnicking, and nature appreciation. As the property is subject to periodic flooding, it is anticipated that the trail would be closed to the public during seasonal high water events.

Discussions with Island Health and Drinking Water Watershed Protection staff have confirmed that the proposed low impact walking trail near the community water well field site would not pose a threat to the community water supply provided that there are protection measures in place, such as chain link fencing to keep trail users away from the wells. The well field is currently partially fenced. Any additional fencing required for wellhead protection would be the responsibility of the NCID. To reduce potential sources of contamination in the area, a number of management tools would be implemented by the RDN, consistent with standard RDN parks management practices including the installation of a garbage receptacle, the use of groundwater protection signage, and ensuring that fertilizers, herbicides, pesticides, and insecticides are not used as part of the RDN maintenance program at this location.

As shown on Attachment 8 – Proposed Public Beach Access, the proposal includes two parts. Part A provides a publically accessible parking area to accommodate a minimum of six parking stalls located near Cedar Road and a trail from Cedar Road to the Nanaimo River both by way of a statutory right-of-way over the subject property and adjacent Lot A. Part B provides for expanded public access to accommodate recreational uses adjacent to the Nanaimo River and comes in to effect following the decommissioning of the existing wells on Lot A.

Expanded public access into Part B of the right-of-way would come into effect upon decommissioning of the wells on Lot A. The NCID has not established a timeframe for the decommissioning of the wells on Lot A at this point.

To address NCID's concerns over well head protection and controlling access to the site while the proposed water treatment facility and related works are under construction, the applicant has requested that public access to Part A of the right-of-way come in to effect two years from the date that the water treatment plant is approved as operational, or January 1, 2023, whichever occurs first.

It is anticipated that the NCID would be responsible for the costs associated with surveying and registering the right-of-way and the RDN would be responsible for the construction of the parking area as well as trail development, subject to future budgetary considerations by the RDN Board as noted in the Financial and Waste Management Plan Implications section of this report.

The proposed statutory right-of-way represents a significant benefit to the community and achieves similar objectives to the acquisition of parkland as identified in the OCP. Therefore, it is recommended that the Board accept the proposed public access to the Nanaimo River and that the conditions related to the acceptance be complete prior to the amendment bylaw being considered for adoption (see Attachment 2 – Conditions of Approval).

Environmental Implications

In support of this application, the applicant has submitted a Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd. dated March 2018. The assessment indicates that the habitat values within the subject property were found to be previously impacted by historical residential and agricultural uses. The assessment indicates that there is an existing riparian buffer of mature native vegetation adjacent to the Nanaimo River which varies in width from 7.6 metres to 20.0 metres and provides critical habitat value for wildlife and fish.

In recognition of the importance of the Nanaimo River as a significant fish-bearing stream, the assessment recommends that a survey be conducted to establish and mark the 30.0 metre riparian area. Further, the assessment recommends that the 30.0 metre riparian area be replanted with native tree species and that other understory species be allowed to naturally infill the area. In addition, the assessment recommends that a 2.0 metre buffer be retained adjacent to the non-fish bearing ditch that runs along Cedar Road.

To ensure that the subject property is developed in accordance with the recommendations contained in the assessment, it is recommended that the applicant be required to survey the riparian area prior to adoption of the corresponding bylaws. It is also recommended that the applicant, at the applicant's expense be required to register the assessment as a Section 219 Covenant which includes a requirement to revegetate and fence the riparian area under the supervision of a Qualified Environmental Professional prior to final RDN building permit approval for the proposed water treatment plant. It is recommended that the proposed covenant also require that the property be developed in accordance with the assessment (see Attachment 2 – Conditions of Approval).

Intergovernmental Implications

In accordance with Section 475 of the *Local Government Act*, during the development of an OCP, or the repeal or amendment of an OCP, the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. This consultation is in addition to the public hearing required under Section 477 of the *Local Government Act*.

It is recommended that the Board approve the proposed Consultation Plan as outlined in Attachment 10, which includes referrals to the adjacent regional district and municipality, First Nations, School District 68, and relevant provincial and federal agencies.

As a result of the preliminary referrals already completed, the Ministry of Transportation and Infrastructure (MOTI) and Cowichan Valley Regional District have indicated that they do not have any concerns with the proposed development.

The NCID Fire Department initially indicated concerns with the public accessing the river and using it for inappropriate activities at this location. The NCID Fire Department also initially expressed concern about the ability of apparatus to access the river in response to an emergency event. Since receiving these comments, the applicant has amended the access proposal to better accommodate emergency vehicle access. The improved emergency services access will be referred back to the NCID Fire Department for comment prior to the public hearing.

Public Consultation Implications

A Public Information Meeting (PIM) was held on June 7, 2018. Approximately 20 members of the public attended and no written submissions were received prior to the PIM (see Attachment 9 – Summary of Public Information Meeting).

ALTERNATIVES

1. To proceed with Official Community Plan and Zoning Amendment Application No. PL2018-043, consider first and second reading of the amendment bylaws and proceed to public hearing.
2. To not proceed with readings of the amendment bylaws.

FINANCIAL and WASTE MANAGEMENT PLAN IMPLICATIONS

In accordance with Section 477 of the *Local Government Act*, following first reading of an OCP bylaw amendment, a local government must consider the amendment in conjunction with its financial plan and any applicable waste management plan. RDN Finance and Solid Waste have confirmed that the proposed OCP amendments have no implications for the current Solid or Liquid Waste Management Plans.

When the timing for the trail and parking improvements are confirmed, it will be added to Park's work plan and prioritized through the annual five year planning process. At that time, how the trail and parking improvements are funded will be determined. Funding for parking and trail development costs may be provided through grants, community works funds or capital reserves and ongoing operational costs will need to be incorporated into the operational budget. Order of magnitude estimates for costs (using 2018 dollars) estimate that the parking and trail

development would cost \$55,000 and annual operating costs increases would be about \$5,300. When the project is formally included in financial plans, quotes will be obtained and budgets will be finalized.

It should be noted that acceptance of the proposed right-of-way does not obligate the RDN to undertake the parking and trail improvements. However constructing a trail within the right-of-way would help formalize and facilitate public access to the Nanaimo River. Also based on the terms of the right-of-way, the RDN would not be able to construct the proposed trail until two years from the date that the water treatment plant is approved as operational or January 1, 2023, whichever occurs first. This extended timeframe provides an opportunity to include the anticipated development and maintenance costs in future budget cycles to be considered by the Board for approval.

STRATEGIC PLAN IMPLICATIONS

The proposal supports the Board 2016 – 2020 Strategic Plan goal of recognizing the importance of water in supporting economic and environmental health.



Greg Keller
gkeller@rdn.bc.ca
June 27, 2018

Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Proposed Site Plan
4. Current Zoning Map
5. Current OCP Land Use Designation Map
6. Proposed Zoning Map
7. Proposed OCP Land Use Designation Map
8. Proposed Public Beach Access
9. Summary of Public Information Meeting
10. Proposed Public Consultation Plan
11. Proposed Amendment Bylaw No. 500.419, 2018
12. Proposed OCP Amendment Bylaw No.1620.04, 2018

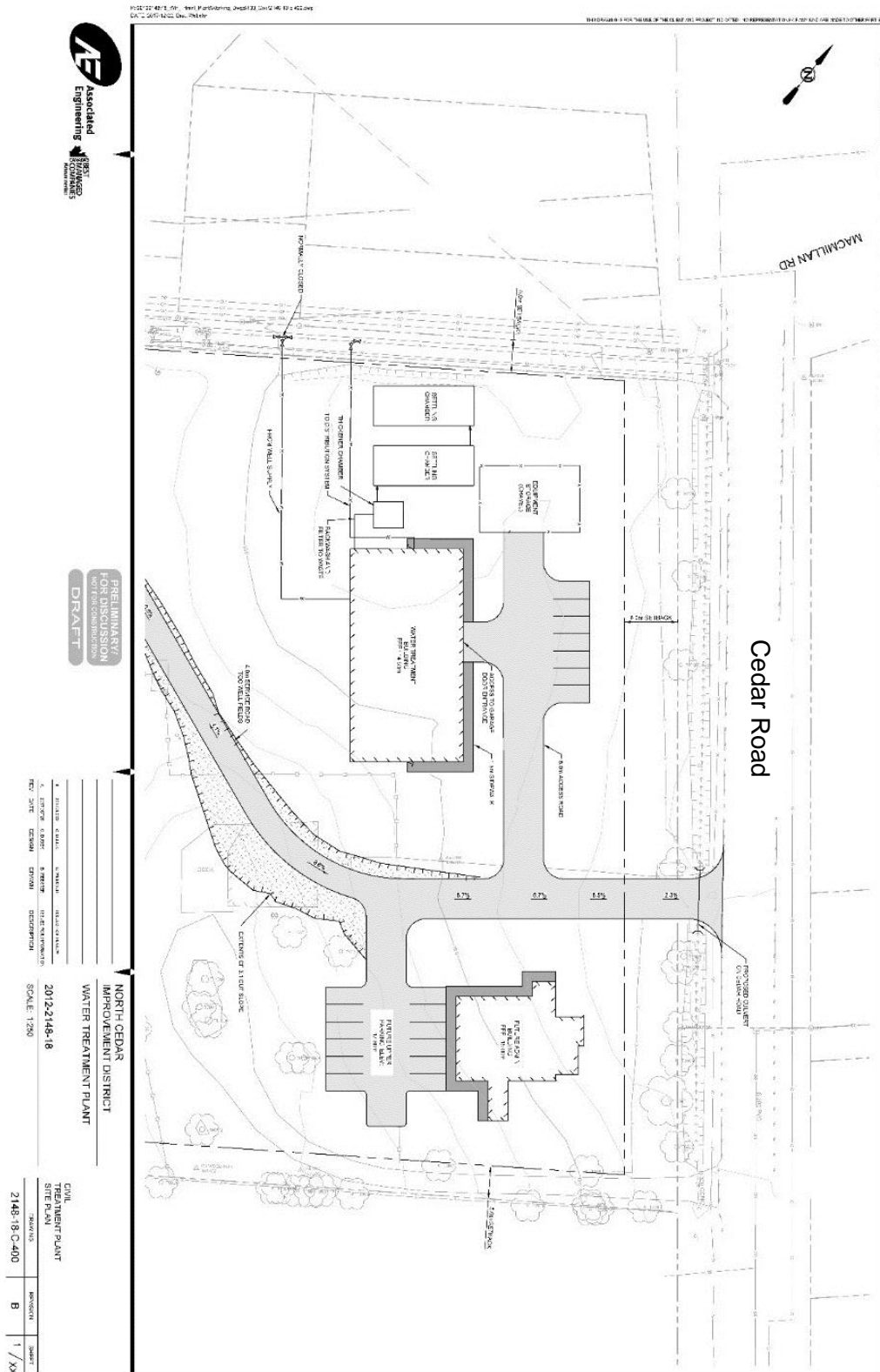
Attachment 2

Conditions of Approval

The following is required prior to the “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption:

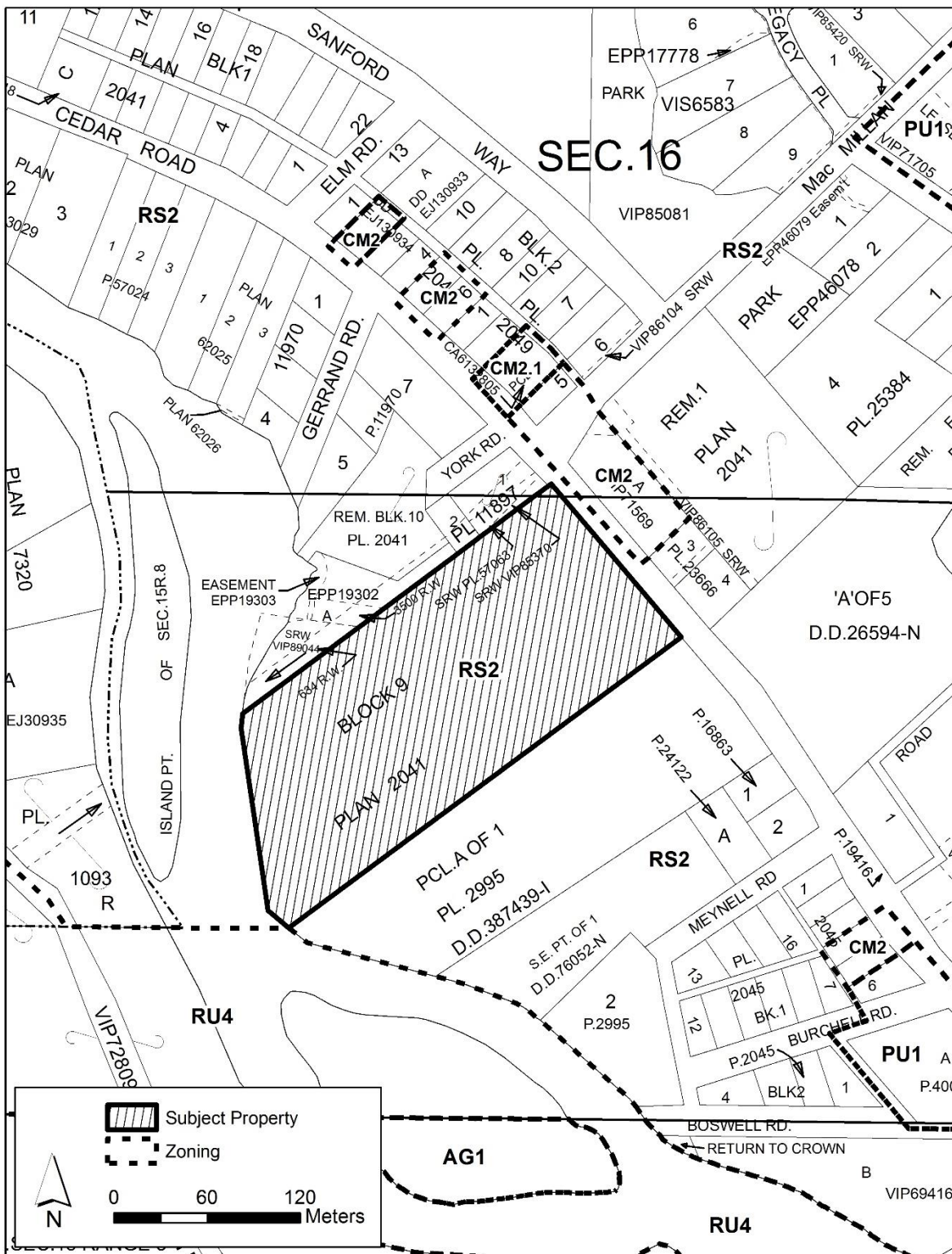
1. The applicant shall, at the applicant's expense and to the satisfaction of the Regional District of Nanaimo, submit a survey prepared by a British Columbia Land Surveyor delineating the 30.0 metre riparian area established by the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 2018.
2. The applicant shall, at the applicant's expense, register a Section 219 Covenant on the property title containing the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 2018, requiring that the riparian area be replanted and that permanent fencing be installed prior to final Regional District of Nanaimo Building department approval for the proposed water treatment plant and requiring that the property be developed in accordance with the Biophysical Assessment, prepared by Aquaparian Environmental Consulting Ltd., dated March 2018.
3. The applicant, at the applicant's expense, shall survey and register a statutory right-of-way to the satisfaction of the Regional District of Nanaimo over Part A and B as shown on Attachment 8 which generally includes the following:
 - a. Public access to Part A, a minimum of 4.0 metres in width to include space for a minimum of six parking stalls designed in accordance with Bylaw 500 standards in the general location shown on Attachment 8. Public access to become effective 24 months from the date that the water treatment plant is approved as operational or January 1, 2023, whichever occurs first.
 - b. Public access to Part B to become effective when the community water wells have been decommissioned.
4. The applicant shall, at the applicant's expense, register a Section 219 Covenant on the property title that prohibits the removal of vegetation within 5.0 metres of Cedar Road or the width of the existing vegetated buffer which existed as of June 27, 2018, as surveyed by a BC Land Surveyor, whichever is greater.
5. The applicant shall, at the applicant's expense, register a Section 219 Covenant on the property title that requires the owner to:
 - a. design a sidewalk or other roadside improvements along the entire Cedar Road frontage to the satisfaction of the RDN and to obtain MOTI approval prior to the issuance of a building permit for any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property.
 - b. construct a sidewalk or other roadside improvements along the entire Cedar Road frontage prior to final building permit approval and/or occupancy of any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property.

Attachment 3 Proposed Site Plan (Page 1 of 2)



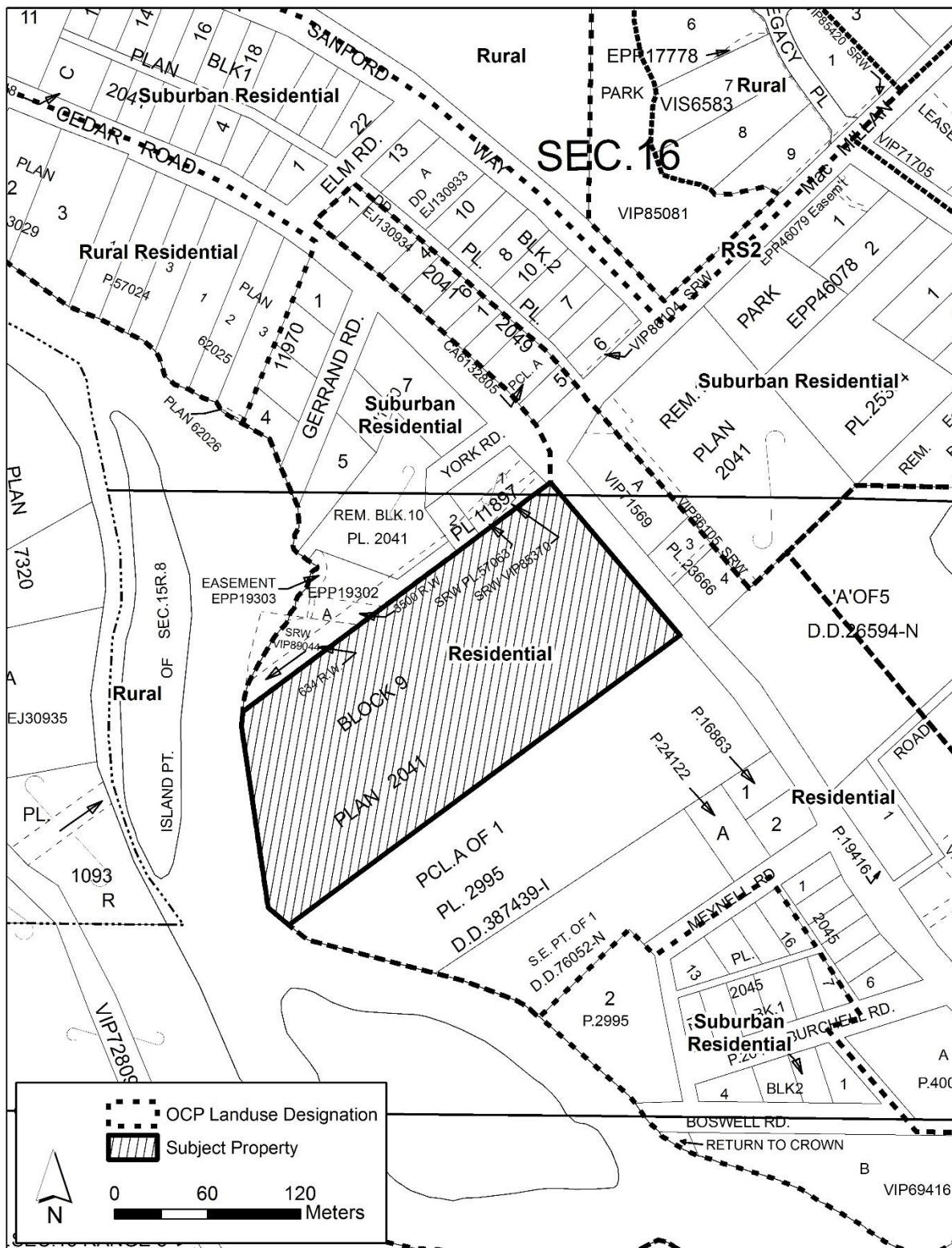


Attachment 4
Current Zoning Map

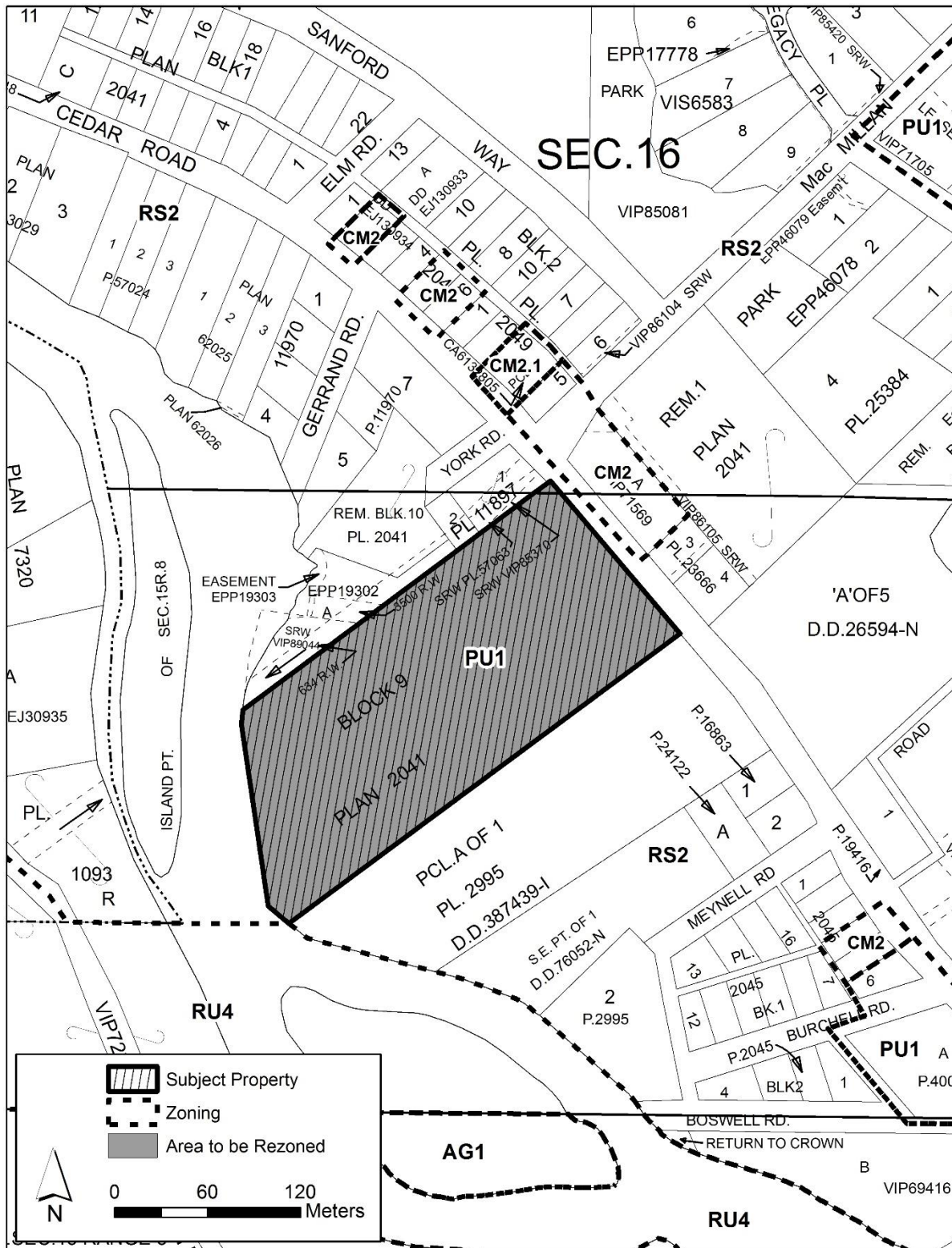


Attachment 5

Current OCP Land Use Designation Map

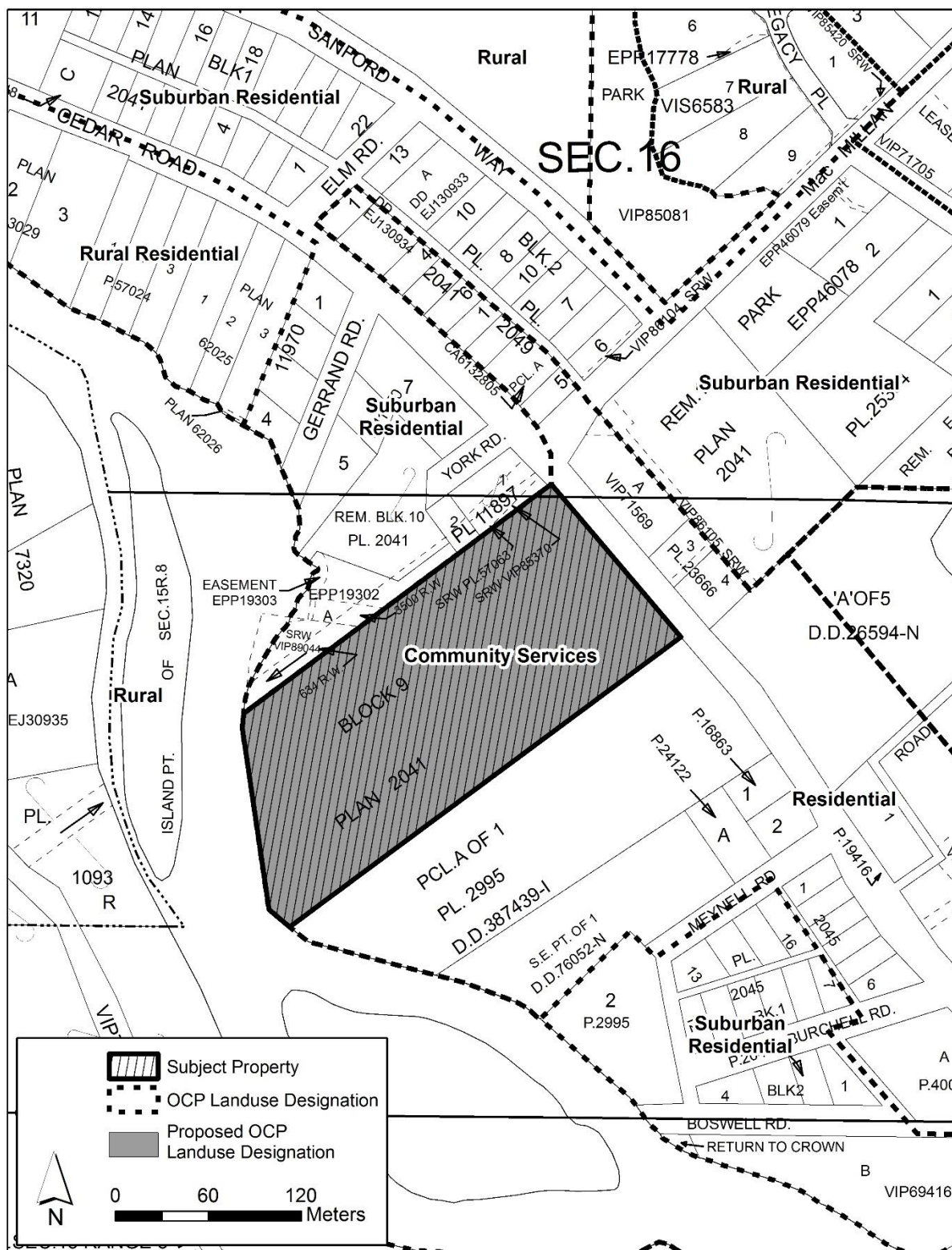


Attachment 6
Proposed Zoning Map

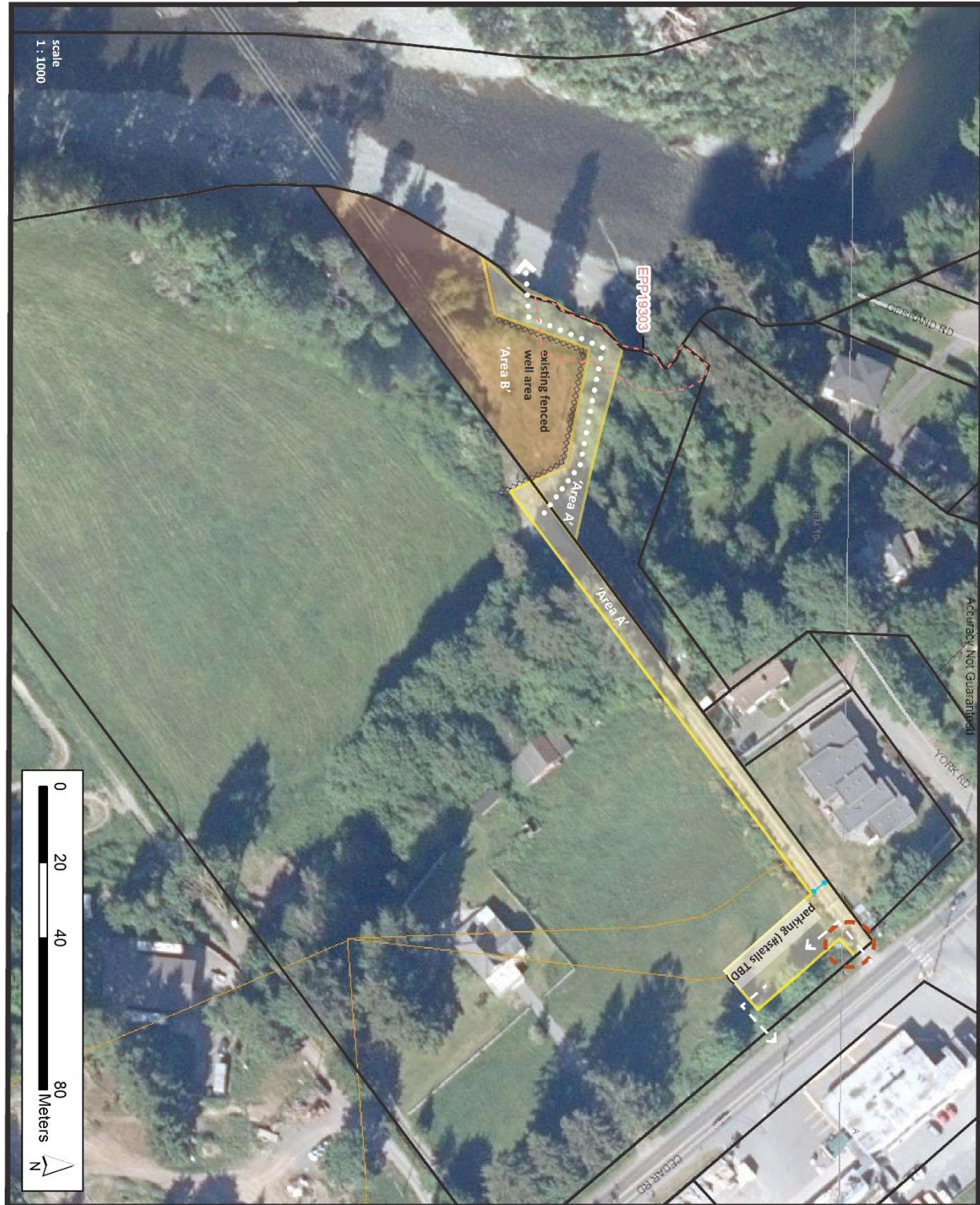


Attachment 7

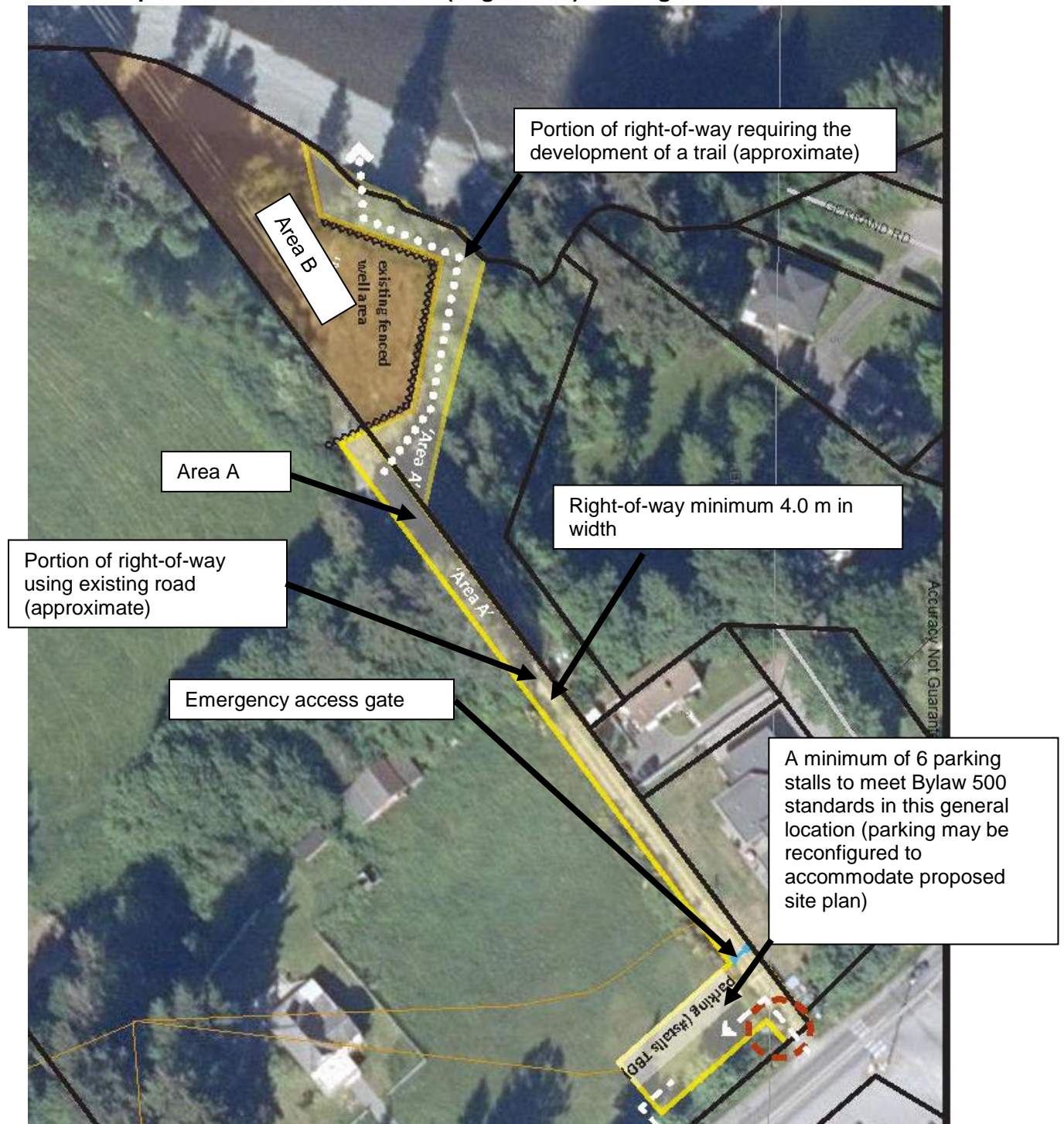
Proposed OCP Land Use Designation Map



Attachment 8
Proposed Public Beach Access (Page 1 of 2)



Attachment 8
Proposed Public Beach Access (Page 2 of 2) - Enlarged for Convenience



Attachment 9
Summary of Minutes for the Public Information Meeting
Held at Cedar Heritage Centre
1644 MacMillan Road
June 7, 2018 at 6:30 pm
RDN Application PL2018-043

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 20 members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director A. McPherson, Electoral Area 'A' (the Chair)
Greg Keller, Senior Planner handling the development application
Jeremy Holm, Manager of Current Planning

Present for the Applicant:

Toby Seward, Seward Developments Inc.
Michael Bolch, North Cedar Improvement District, Chief Administrative Officer

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

Greg Keller provided a brief summary of the proposed Official Community Plan and 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.

Toby Seward presented an overview of the proposal.

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

Adina Rekrut, 1688 Cedar Road, asked who is paying for the water treatment facility.

Michael Bolch, NCID CAO indicated that water users are paying for the water treatment facility.

Marco Rekrut, 1688 Cedar Road, asked if the community will have public access to the Nanaimo River.

Toby Seward responded, yes, it is identified in the plan and the applicant is working with the RDN on the details.

Mark Secord, 1911 York Road, asked for the deadline to submit written submissions.

The Chair explained that written submissions should be provided prior to the close of the Public Information Meeting to be included in the written record of the Public Information Meeting.

NCID Trustee and Chairperson Dives thanked the RDN for its contribution to the water treatment facility.

Marco Rekrut, 1688 Cedar Road, asked if the water treatment plant will attract growth.

Chair responded by saying that it would help remove the water moratorium which has been in place for a number of years.

Mark Seacord 1911 York Road, asked where the parking for the trail would go.

Toby Seward, explained that while the details have not been ironed out, the general concept is to provide an area for parking on the north east corner of the subject property.

Adina Rekrut, 1688 Cedar Road, asked if there is any consideration for traffic calming.

Greg Keller explained that the OCP policies support active transportation and traffic calming.

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 6:58 pm.



Greg Keller
Recording Secretary

Attachment 10
Proposed Public Consultation Plan

In accordance with Section 475 of the *Local Government Act*, it is recommended that the Board approve the following Consultation Plan in consideration of the proposed Official Community Plan amendments. This recommended consultation is in addition to the public hearing required under Section 477 of the Local Government Act.

1. Acceptance of the summary of the Public Information Meeting held June 7, 2018 (see Attachment 5).
2. A referral will be provided to the following persons, organizations and authorities:
 - a. Adjacent jurisdictions: Cowichan Valley Regional District and City of Nanaimo;
 - b. Neighbouring First Nations: Snuneymuxw and Stz'uminus First Nations;
 - c. North Cedar Improvement District Fire Department;
 - d. School District No. 68 Board (Nanaimo-Ladysmith); and,
 - e. Provincial agencies: Ministry of Transportation and Infrastructure and Island Health.
3. Preliminary referrals have been sent to a number of the above referral agencies. In relation to consultation on this application, formal referrals shall be sent to the above mentioned persons, organizations and authorities to seek comments prior to the Public Hearing.

Attachment 11
Proposed Zoning Amendment Bylaw No. 500.419, 2018

Attachment 12
Proposed OCP Amendment Bylaw No. 1620.04, 2018

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.419**

**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. 500.419, 2018”.
- 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

Block 9, Sections 15 and 16, Range 8, Cranberry District, Plan 2041

from Residential 2 (RS2) to Public 1 (PU1) as shown on Schedule ‘3A’ Zoning Maps

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

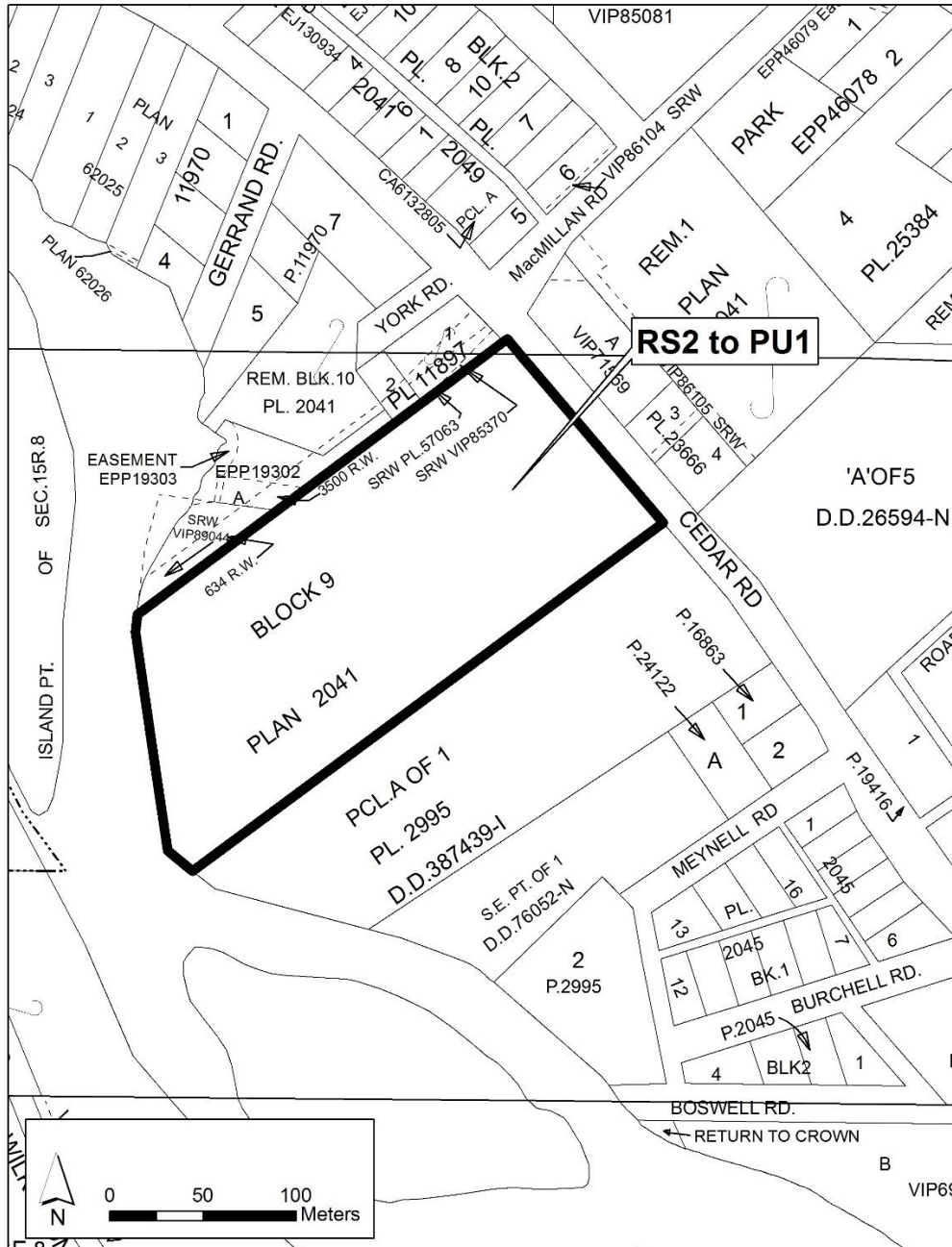
CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018".

Chair

Corporate Officer

Schedule '1'



**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1620.04**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO ELECTORAL AREA ‘A’
OFFICIAL COMMUNITY PLAN BYLAW NO. 1620, 2011**

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 ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”.
- B. The “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” is hereby amended as set out in Schedule ‘A’ of this Bylaw.

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

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable Waste Management Plans this ____ day of _____ 20XX.

Public Hearing held pursuant to Section 464 of the *Local Government Act* this ____ day of _____ 20 XX.

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

Adopted this ____ day of _____ 20 XX.

CHAIR

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO
Bylaw No. 1620.04

Schedule 'A'

1. Schedule B – Cedar Main Street Village Plan of “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” is hereby amended as follows:

a) Section 4.1 - General Land Use Policies

By adding Section 4.1.6 – Community Services after Section 4.1.5 - Recreation as provided in Attachment 1.

b) Section 6.5 – Cedar Main Street Development Permit Area (DPA) Exemptions

By adding the following after exemption 7.

8. Construction of unattended public utilities.
9. Construction of an attended public utility and related accessory buildings and structures (excluding government office) such as a water treatment facility, shall be exempt from DPA guidelines in categories 6.8.1, 6.8.2, 6.8.3, 6.8.6, and 6.8.7 as defined in Section 6.8 below.

c) Maps

The following Maps which form part of Bylaw 1620, 2011 are hereby amended as follows:

- i. Map No. 2 – Cedar Main Street Land Use Designations is deleted and replaced with Attachment 2.
- ii. Map No. 3 – Parks, Trails, and Transportation is deleted and replaced with Attachment 3.

Attachment 1
Bylaw 1620.04
Community Services Land Use Designation

4.1.6 Community Services

Community water and fire protection services in the CMS Plan Area are provided by the NCID. Community sewer services are provided by the RDN to a select number of properties based on the availability of sewer service connections allocated to the CMS Plan Area.

The provision of community water, sewer, and other related government-provided services are critical to achieving the goals and objectives of the CMS Plan. These services also help protect the environment and the health of CMS Plan Area residents by protecting groundwater resources and providing the community with a secure and sustainable source of drinking water.

Objectives and Policies

Objective 4.1.6.1 To support the provisions of community services within the Plan Area

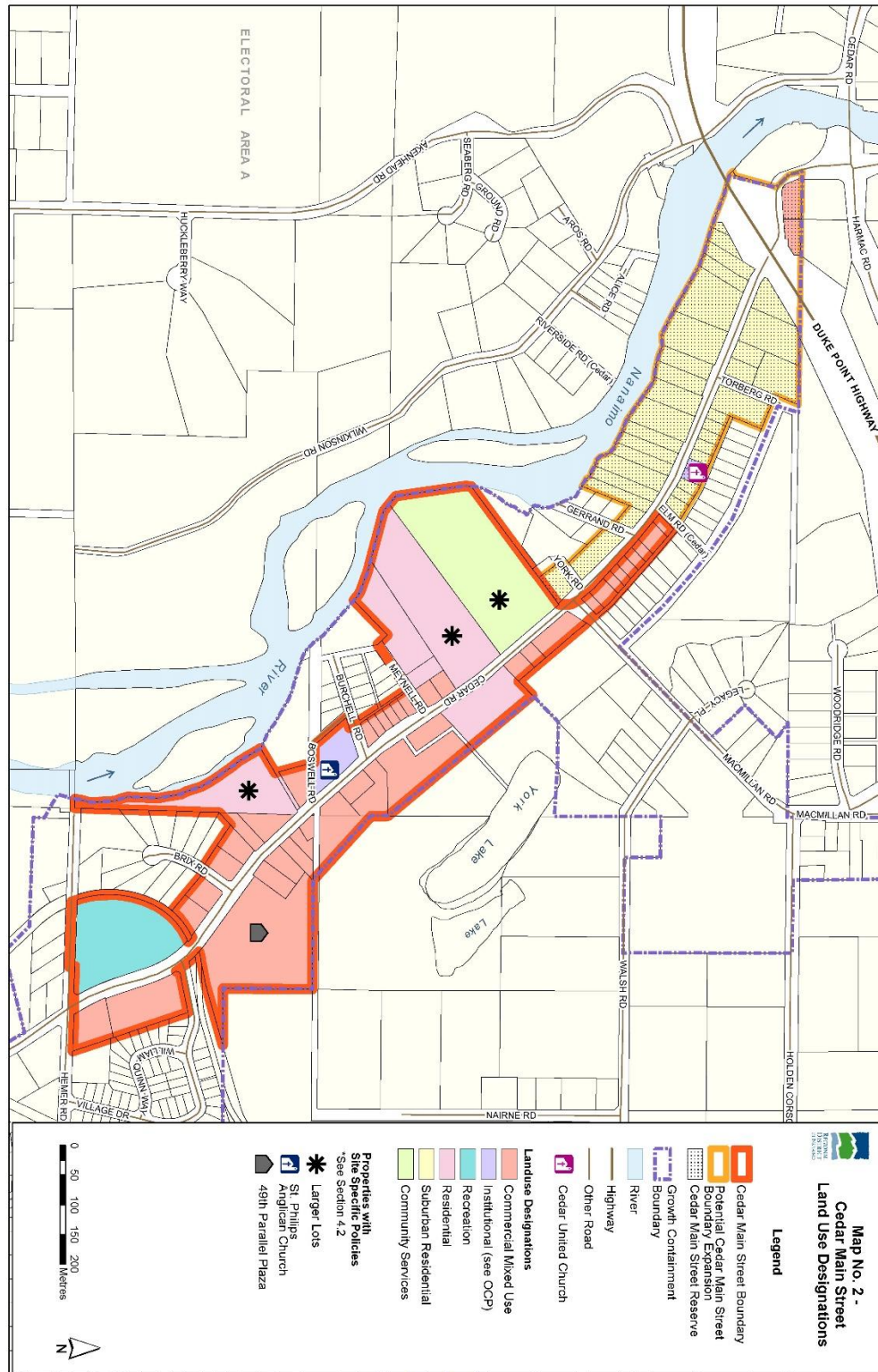
Section 4.1.6	Policies	Related Actions	Who	When
Policy 1	Lands within the Community Services Land Use Designation are shown on Map No. 2.	n/a	n/a	n/a
Policy 2	Permitted uses supported within this designation shall generally include community water or sewer service facilities, government offices, community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, recreational facilities, public assembly uses, and community health care facilities.	n/a	n/a	n/a
Policy 3	Expansions to the designation may be supported within the CMS Plan area to accommodate uses which are consistent with Policy 2 above.	n/a	n/a	n/a

Objective 4.1.6.2 To preserve the Rural Character of Larger Lots

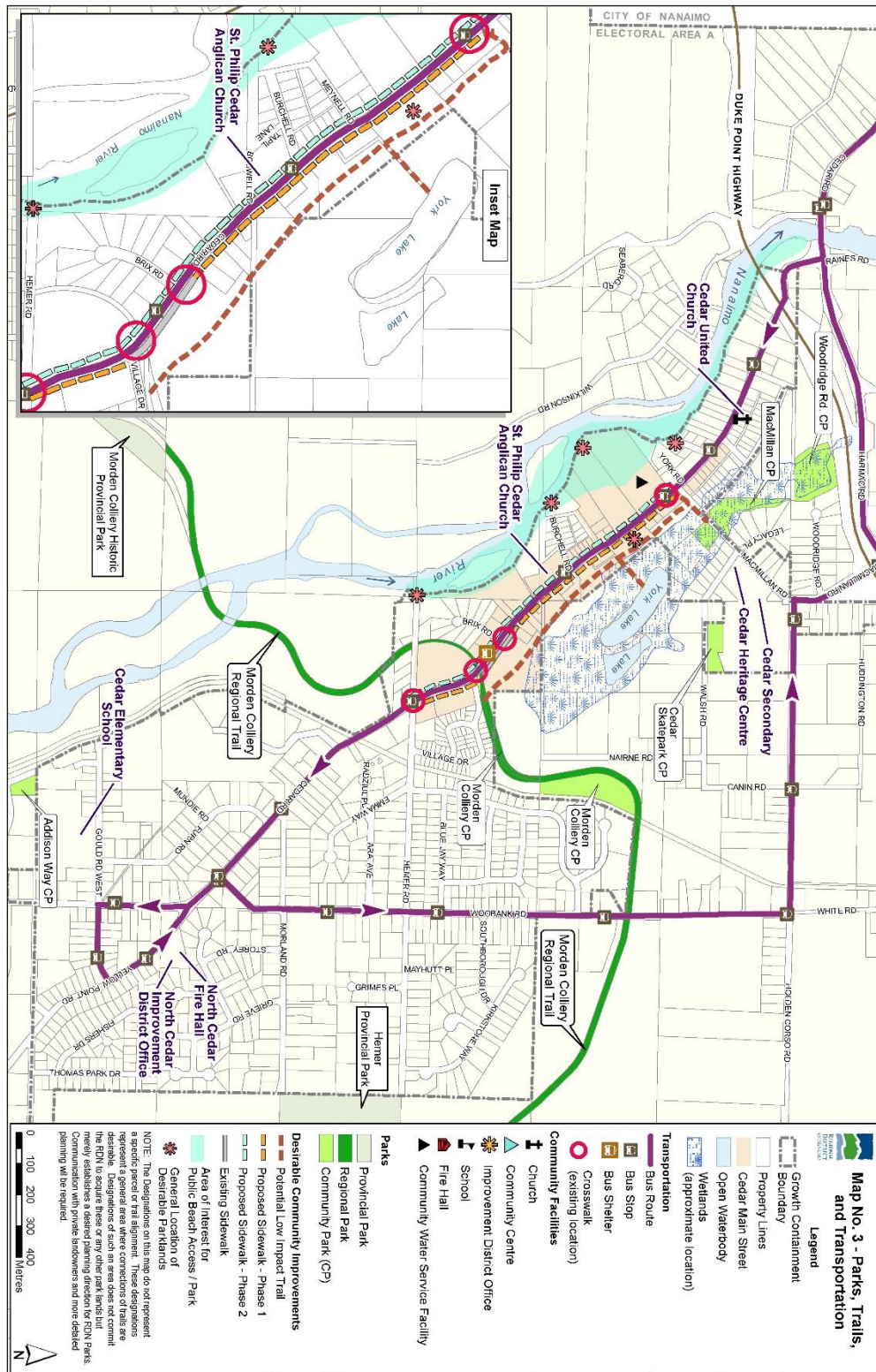
Section 4.1.6	Policies	Related Actions	Who	When
Policy 1	Rezoning proposals should retain and/or enhance mature trees and vegetation along Cedar Road.	At the time of rezoning or DP, require the retention and/or enhancement of vegetation along Cedar Road through the use of a Section	RDN	n/a

Section 4.1.6	Policies	Related Actions	Who	When
		219 covenant or other appropriate mechanisms.		
Policy 2	Access points to Cedar Road should be minimized.	At the time of rezoning or DP, work with the applicant and MOTI to minimize access points on to Cedar Road.	RDN MOTI	n/a

Attachment 2
Bylaw 1620.04
Map No. 2 – Cedar Main Street Land Use Designations



Attachment 3
Bylaw 1620.04
Map No. 3 – Parks, Trails, and Transportation



TO: Electoral Area Services Committee **MEETING:** July 10, 2018
FROM: Angela Buick
Planner **FILE:** PL2018-062
SUBJECT: **Zoning Amendment Application No. PL2018-062**
860, 870, 890 Spider Lake Road – Electoral Area ‘H’
Amendment Bylaw 500.421, 2018 – Introduction
Lot 10, Block 347, Newcastle and Alberni District, Plan 34021

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Information Meeting held on June 11, 2018.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.421, 2018, being considered for adoption.
3. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018”, be introduced and read two times.
4. That the public hearing for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” be waived and notice of the Board’s intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

SUMMARY

The applicant proposes to rezone the subject property from Rural 1 (RU1) B to Rural 6 (RU6) D and Rural 1 (RU1) CC in order to facilitate a three-lot subdivision in a manner consistent with the policies of the Electoral Area ‘H’ Official Community Plan. A Public Information Meeting was held on June 11, 2018, and no concerns were raised regarding the proposed zoning amendment. It is recommended that Amendment Bylaw No. 500.421, 2018 be granted first and second reading, the public hearing for the Bylaw be waived, and the conditions of approval outlined on Attachment 2 be completed prior to the Board’s consideration of adoption of the Bylaw.

BACKGROUND

On April 24, 2018, the RDN Board adopted a number of minor amendments to the Regional Growth Strategy (RGS) as a result of the Electoral Area ‘H’ OCP review. One of these amendments was to change the RGS land use designation of the subject property from

Resource Lands and Open Spaces to Rural Residential to reflect the property's removal from the Agricultural Land Reserve in 2008.

The applicant, Barry Bartzon on behalf of Brookwater Homes Inc., has applied to rezone the subject property in order to facilitate a three-lot subdivision. The subject property is approximately 8.4 hectares in area is currently vacant with the exception of an outbuilding that was accessory to a previous residential use on the property. The property is located in an area of large rural lots on Spider Lake Road (see Attachment 1 – Subject Property Map). The proposal is consistent with OCP policy and will result in subdivision that is consistent with the rural character of the area.

Proposed Development

The applicant proposes to rezone the subject property from Rural 1 (RU1) B to Rural 6 (RU6) D and Rural 1 (RU1) CC (see Attachment 3 – Current and Proposed Zoning Map). The development is proposed to be serviced by three existing wells and onsite septic systems.

The property is subject to the Freshwater and Fish Habitat and Aquifer Development Permit Areas per the “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335, 2018”, and a development permit application will be required prior to subdivision approval.

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”. Rural designation supports a minimum parcel size of 4.0 hectares and also supports a minimum parcel size of 2.0 hectares where a development proposal meets the following criteria:

- a) One dwelling unit per parcel
- b) Bare land strata subdivision shall not be permitted
- c) No frontage relaxation is required
- d) No further road dedication to accommodate parcel frontage for additional parcels
- e) A comprehensive plan for subdivision of the area being rezoned is provided with a report from a recognized professional with a geotechnical and hydrogeological experience indicating an assessment of the environmental suitability of the subdivision.

In order to comply with the above criteria, the portion of the property proposed for future subdivision into minimum 2.0 hectare parcels will be rezoned to RU6, which will limit the number of dwellings units permitted on new lots to one. A Section 219 Covenant is also recommended to be registered on the title prohibiting Bare Land Strata subdivision as per the *Strata Property Act* and to ensure that subdivision of the land occurs in a manner consistent with the proposed plan of subdivision (see Attachment 2 – Conditions of Approval). Consistent with the above criteria, no road dedication or frontage relaxation will be required to allow the subdivision of the portion of the land proposed for a 2.0 hectare minimum parcel size.

OCP policies include direction that zoning amendments should generally be requested to include some public amenity in recognition of the increased value conferred on land through rezoning. In this case, the applicant is proposing a \$5,000 contribution to be allocated to the RDN capital funds for building and construction costs of a Bow Horn Bay Satellite Fire Hall. The applicant's proposal will directly benefit the Spider Lake community by supporting the provision

of emergency service facilities, and is consistent with community amenity contributions supported by the OCP.

Land Use Implications

The existing Rural 1 (RU1) zoning allows agriculture, aquaculture, home-based business, produce stand, silviculture, and residential use with two dwellings currently permitted on the subject parcel. The property is currently within Subdivision District 'B' which allows an 8.0 hectare minimum parcel size.

Abandoned buildings were recently removed from the property under demolition permit. The subject property currently contains one outbuilding, which was accessory to a previous residential use on the property. As there is one outbuilding remaining on the parcel without an established principle residential use, it is recommended that the applicant be required to ensure the outbuilding remains unused until such time as a principle use is established by way of registration of a Section 219 Covenant.

The applicant proposes to retain the RU1 zoning on the western half of the subject property, and to rezone from Subdivision District 'B' to 'CC' in order to reduce the minimum permitted parcel size from 8.0 hectares to 4.0 hectares. This would permit two dwelling units on one 4.0 hectare parcel in a manner consistent with the OCP. The eastern portion of the property is proposed to be rezoned from RU1 to Rural 6 (RU6) with a change in the subdivision district from 'B' to 'D' in order to reduce the minimum permitted parcel size from 8.0 hectares to 2.0 hectares. This would allow future subdivision of parcels as small as 2.0 hectares with one dwelling unit permitted per parcel (see Attachment 3 – Current and Proposed Zoning, Attachment 4 – Proposed Plan of Subdivision and Attachment 6 – Proposed Amendment Bylaw 500.421, 2018). The proposed development is not anticipated to have any negative impacts on the community provided the conditions of approval are met (see Attachment 2 – Conditions of Approval).

Environmental Implications

The proposed zoning amendment is required to demonstrate compliance with "Board Policy B1.21 Groundwater – Application Requirements for Rezoning Un-Serviced Lands" and OCP policy for the environmental suitability of the subdivision. The applicant has provided a Preliminary Hydrogeologic Report prepared by H2O Environmental Ltd. and dated March 30, 2018 which provides a groundwater potential review and hydrological impact assessment of potential negative impacts to local aquifers in relation to subdivision of the property. The report anticipates that a well on each proposed lot could sustain the required water supply of 3.5 m³ per day and that the use of these three wells will not have an adverse impact on the aquifer, surrounding wells or the receiving waters.

Prior to the Board's consideration of adoption of the amendment bylaw, it is recommended that the applicant be required to register a Section 219 Covenant with a clause requiring wells to be constructed and tested at subdivision stage consistent with Board Policy B1.21.

Intergovernmental Implications

The application was referred to the Ministry of Transportation and Infrastructure for review and comment and the Ministry advised that it does not have any concerns with the proposed zoning amendment.

Public Consultation Implications

A Public Information Meeting (PIM) was held on June 11, 2018. Three members of the public attended and zero written submissions were received. (see Attachment 4 – Summary of 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. It is assessed that the proposed development is consistent with the OCP and no concern has been expressed by the community with respect to the proposed amendment. Therefore, it is recommended 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. PL2018-062, 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

In recognition of the increased land value as a result of this zoning amendment application, the applicants have offered a one-time \$5,000 community amenity contribution to the Bow Horn Bay Building Reserve Fund to be used specifically for the building design and construction of the Bow Horn Bay Satellite Fire Hall project as identified within the Board 2018-2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the Board 2016-2020 Strategic Plan's strategic priorities Focus on the Environment and Focus on Service and Organizational Excellence are supported respectively through commitments to groundwater protection and the applicants proposed community amenity contribution to support of local emergency services.



Angela Buick
abuick@rdn.bc.ca
June 26, 2018

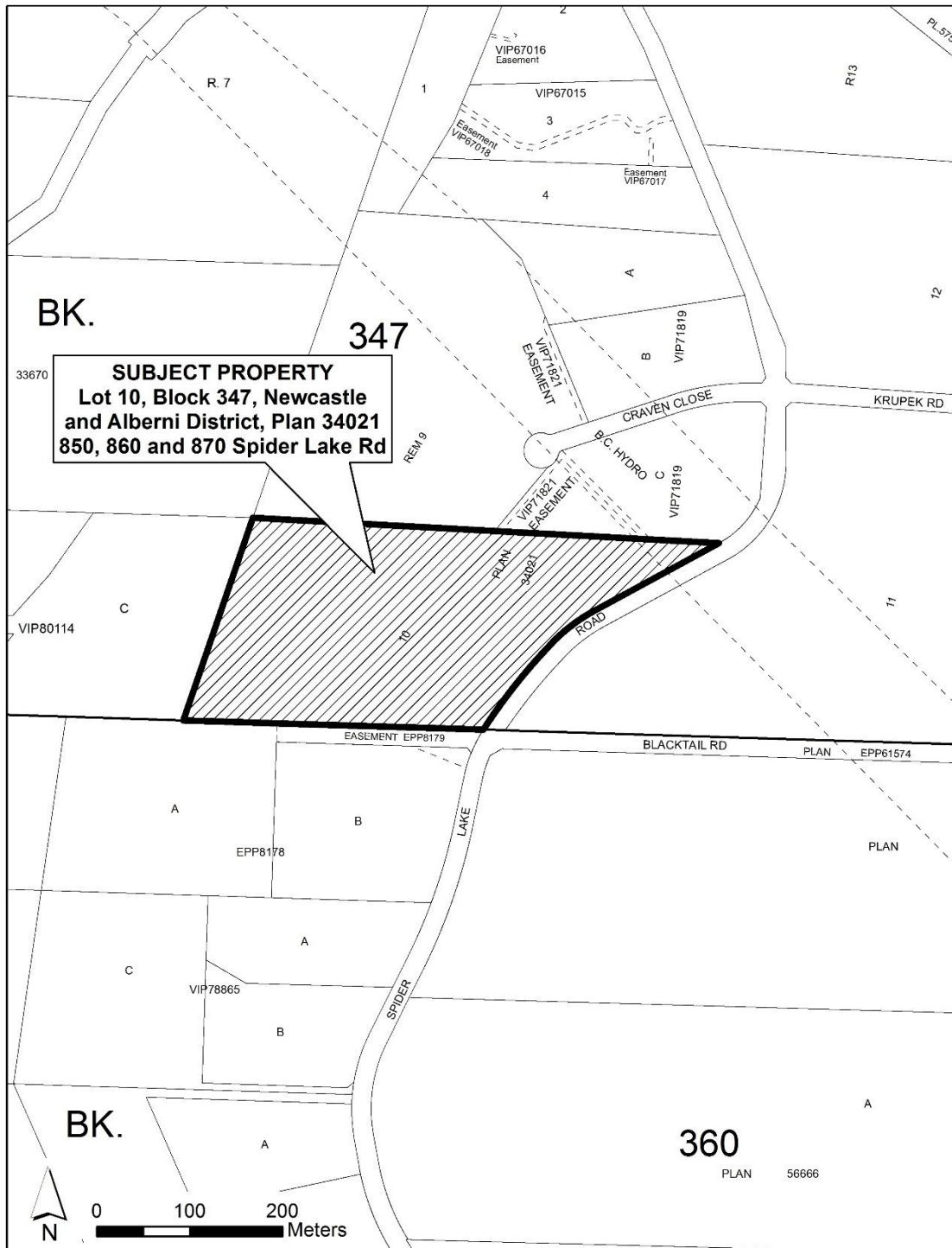
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Current and Proposed Zoning Map
4. Proposed Plan of Subdivision
5. Summary of the Public Information Meeting
6. Proposed Amendment Bylaw No. 500.421, 2018

Attachment 1
Subject Property Map



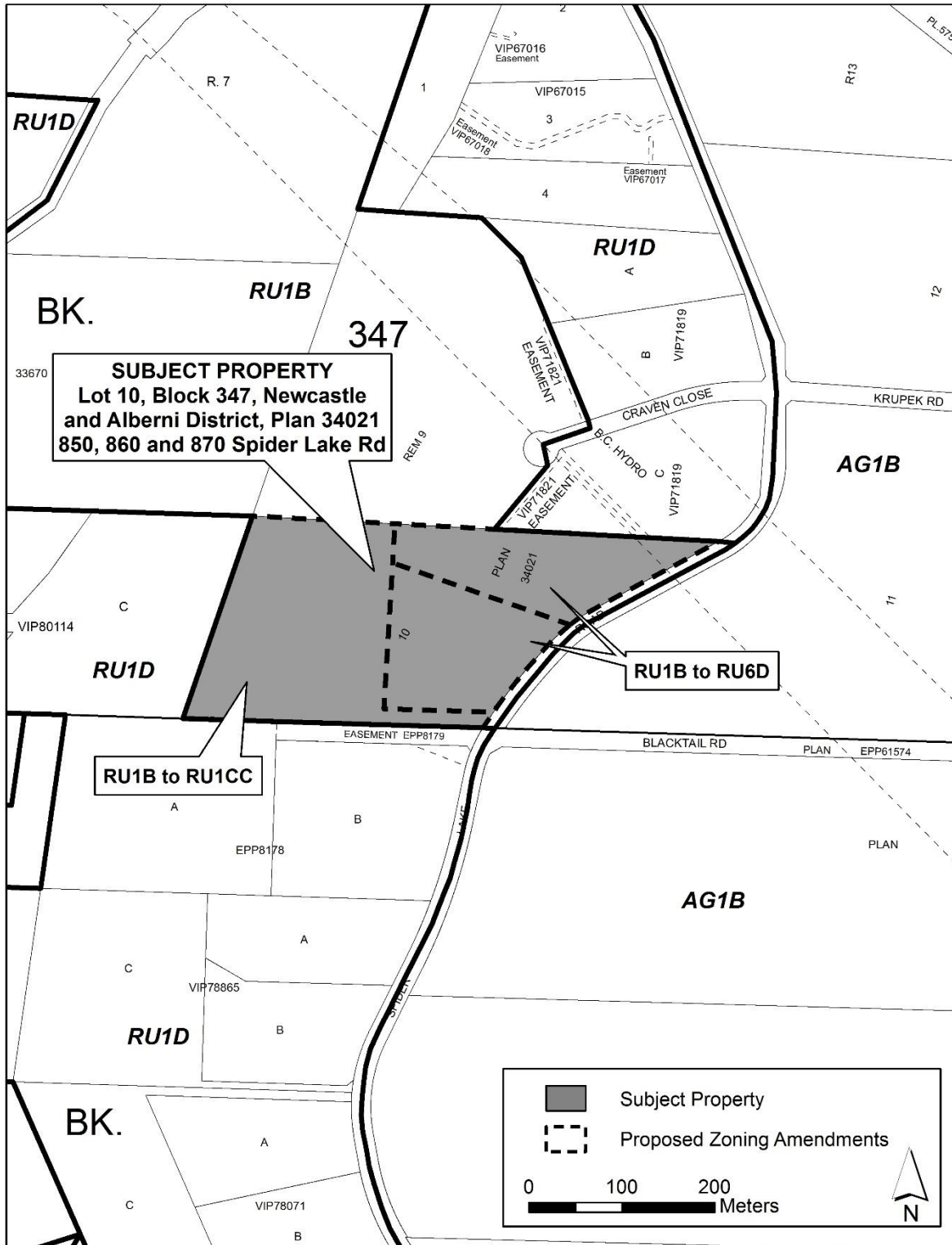
Attachment 2

Conditions of Approval

The following is required prior to the “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” being considered for adoption:

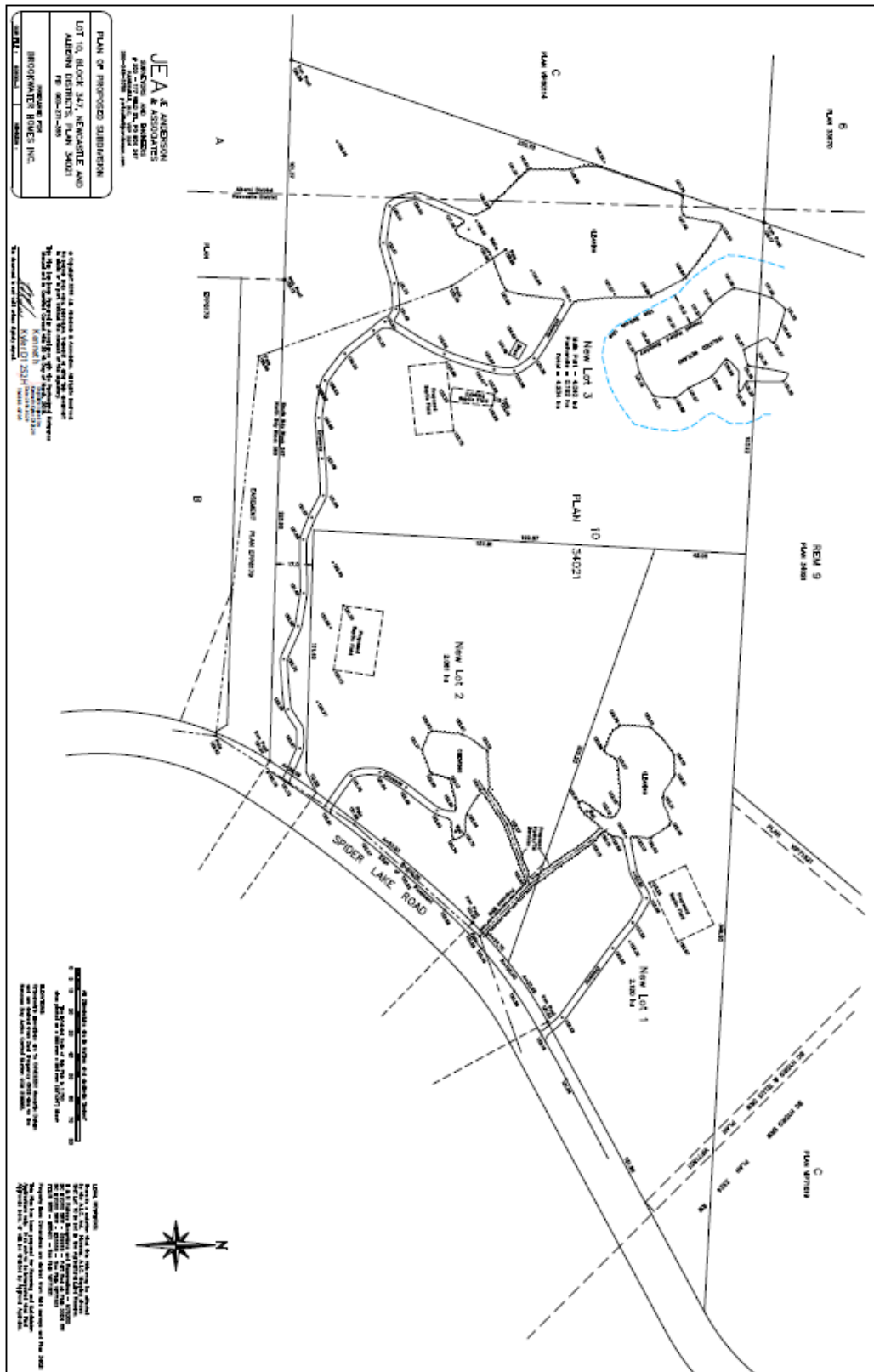
1. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title requiring that the subdivision of the land shall be in general compliance with the proposed Plan of Subdivision and that no bare land strata subdivision as per the *Strata Property Act* shall be permitted.
2. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title stating that the applicant shall provide, prior to subdivision approval, a voluntary one-time community amenity contribution in the amount of \$5000 to the Regional District of Nanaimo Bow Horn Bay Building Reserve Fund to be used specifically for the building design and construction of the Bow Horn Bay Satellite Fire Hall project.
3. The applicant is required to register, at the applicant’s expense, a Section 219 Covenant on the property title stating that wells be constructed and tested in accordance with Board Policy B1.21, and that 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.
4. The applicant is required to register, at the applicant’s expense, a Section 219 Covenant on the property title stating that the existing accessory building remain unused until such time as a principle use established on the parcel the existing building resides on.

Attachment 3 Current and Proposed Zoning Map



Attachment 4

Proposed Plan of Subdivision



Attachment 5
Summary of the Public Information Meeting
Held at Royal Canadian Legion - Bowser
7035 Island Hwy W, Bowser
June 11, 2018 at 6:00 pm
Regional District of Nanaimo Application PL2018-062

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 three members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director, Bill Veenhof, Electoral Area 'H' (the Chair)
Angela Buick, Planner handling the development application
Jeremy Holm, Manager of Current Planning

Present for the Applicant:

Barry Bartzen (owner and agent of Brookwater Homes Inc.)
Tracy Bartzen

The Chair opened the meeting at 6:00 pm, outlined the evening's agenda, and introduced the RDN staff and the applicant 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.

Angela Buick provided a brief summary of the proposed Amendment, supporting documents provided by the applicant, and the application process.

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

Barry Bartzen on behalf of Brookwater Homes Inc. presented an overview of the proposal.

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

Susan Peyton, 900 Spider Lake Road, confirmed that the proposal was for residential use and the number of dwelling units being two on one lot and one on the other two smaller lots. Director Veenhof clarified that the OCP was clear on maintaining the rural character of this area.

Paul and Susan Peyton, 900 Spider Lake Road, requested clarification on who the Spider Lake Community Association was as they have been identified as a possible recipient of a \$5000 community amenity contribution. Barry Bartzen clarified the how the association contributed to the community.

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 6:19 pm.



Angela Buick
Recording Secretary

Attachment 6
Proposed Amendment Bylaw No. 500.421, 2018

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.421**

**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. 500.421, 2018”.
- 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 10, Block 347, Newcastle and Alberni District, Plan 34021 from Rural 1 (RU1), Subdivision District ‘B’ to Rural 6 (RU6), Subdivision District ‘D’ and from Rural 1 (RU1), Subdivision District ‘B’ to Rural 1 (RU1), 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.

Adopted this ____ day of _____ 20XX.

CHAIR

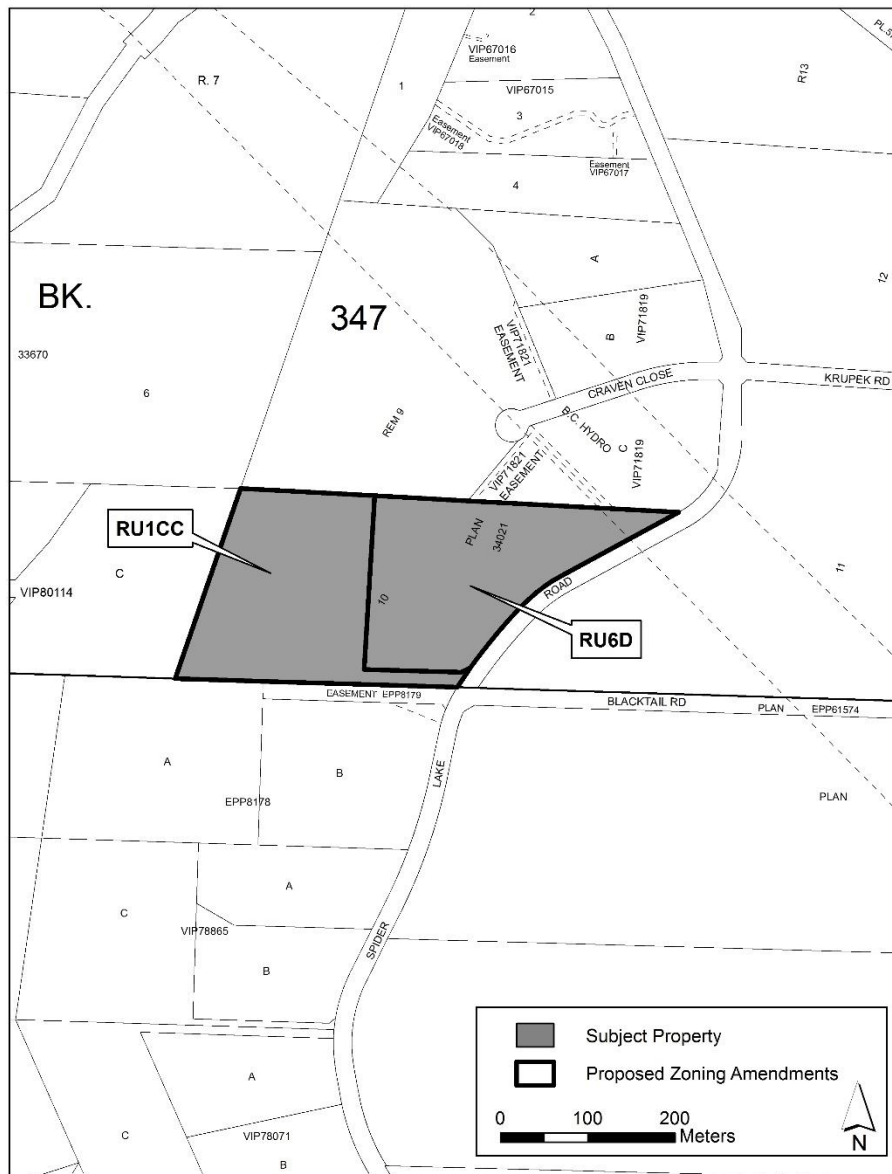
CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018".

Chair

Corporate Officer

Schedule '1'



TO: Committee of the Whole **MEETING:** July 10, 2018
FROM: Kurtis Felker, Purchasing Manager **FILE:** 1220-20 LEGA
SUBJECT: Legal Services Standing Offers Award 2018

RECOMMENDATIONS

1. That the Regional District of Nanaimo enter into standing offer agreements with Lidstone & Company and Young Anderson for the provision of routine legal services, including construction law advice.
2. That the Regional District of Nanaimo enter into standing offer agreements with Harris & Company and Lidstone & Company for the provision of routine legal services for Employment and Labour Law.
3. That the Board authorize the Chief Administrative Officer to engage alternate legal services providers when required.

SUMMARY

A request for standing offers (RFSO) was issued for the provision of routine legal services in three practice areas: Local Government Law, Employment and Labour Law and Construction Law. Responses were received from seven (7) firms.

The retention of the following firms is recommended:

Local Government Law and Construction Law: Lidstone & Company and Young Anderson

Employment & Labour Law: Harris & Company and Lidstone & Company

The RFSO also reserved the right for the CAO to engage other legal assistance when required. Dominion GovLaw currently provide legal assistance with Bylaw enforcement matters and this arrangement is not recommended to be altered.

The provision of legal services will be on an “as and when requested” basis for a three (3) year term with the option to extend for two (2) additional one (1) year periods.

BACKGROUND

The RDN is reaching the end of its current agreement periods with Stewart McDannold Stuart and Harris & Company LLP for the provision of legal services. A request for standing offer (RFSO) was publicly advertised by the Regional District of Nanaimo (RDN) on June 5, 2018 for the provision of routine legal services in three practice areas: Local Government Law,

Employment and Labour Law and Construction Law. Responses were received from seven (7) firms.

The vendor submissions were reviewed by the evaluation team and scored based on multiple criteria including:

- Firm history, expertise, key individuals, resources, clients and response times. (55%)
- Fee structure. (40%)
- Value added extra services. (5%)

Based on the results of the review, the following firms scored the highest and present the best value for legal services in the three practice areas identified. Staff recommends entering into standing offer agreements with these firms.

Local Government Law and Construction Law: Lidstone & Company and Young Anderson

Employment & Labour Law: Harris & Company and Lidstone & Company

There may be specific situations where the CAO determines that assistance is required from alternate legal providers. Situations do arise over time when law firms find themselves in a conflict situation and cannot act on a matter or where the matter is one that is outside of the expertise of a particular firm. In situations such as these, the flexibility to retain other legal counsel is required.

ALTERNATIVES

1. That the Board award the standing offers for Local Government Law, Employment and Labour Law and Construction Law to the firms identified in this report on an “as and when requested” basis for a three (3) year term with the option to extend for two (2) additional one (1) year periods.
2. That alternate direction be provided.

FINANCIAL IMPLICATIONS

RDN expenditures on legal services varied from \$150,000 to \$250,000 annually for the last 3 years with the costs across most service areas.

STRATEGIC PLAN IMPLICATIONS

Obtaining best value for services through competitive procurement processes supports the RDN’s “Service and Organizational Excellence” priority to look at both costs and benefits and to ensure the services provided are effective.



Kurtis Felker

kfelker@rdn.bc.ca

June 28, 2018

Reviewed by:

- W. Idema, Director of Finance
- P. Carlyle, Chief Administrative Officer

TO: Committee of the Whole **MEETING:** July 10, 2018
FROM: Jamai Schile
 Senior Planner **FILE:** 6780 30 MA
SUBJECT: Consultation Plan – Focused Regional Growth Strategy Review

RECOMMENDATION

That the Board adopt the Consultation Plan for the Focused Regional Growth Strategy Review.

SUMMARY

In accordance with the *Local Government Act*, in order to proceed with a Regional Growth Strategy (RGS) review process, a consultation plan needs to be considered for adoption that in the opinion of the Board provides opportunities for early and ongoing consultation. In response, a consultation plan is presented that outlines the scope of work, applicable stakeholders and an approach to public consultation that is consistent with the Regional District of Nanaimo's (RDN) established policies and best practices. If approved, the plan prescribes a course for implementation that is scheduled to be undertaken from 2018 to 2019.

BACKGROUND

The *Local Government Act* sets requirements for regional districts with adopted regional growth strategies to consider whether the strategy must be reviewed for possible amendments, at least every five years. Since the last RGS review was conducted more than six years ago, staff initiated a preliminary review that provided three possible options to help inform the Board's decision as to whether a review of the RGS should proceed at this time.

At the February 27, 2018 regularly scheduled meeting of the RDN Board the following motions were passed:

1. That the Board proceed with Option 3 - Focused Regional Growth Strategy Review
2. That the Board direct the preparation of a Consultation Plan for a focused Regional Growth Strategy Review.

The RGS review will be focused on three key areas involving policies, processes and changes in information since the RGS was last adopted in 2011. The three components of the review are: the criteria and process for minor amendments; land use and servicing policies that currently limit planning approaches to support more sustainable rural development patterns, specifically in Rural Village Centres (RVCs) and for Alternative Forms of Rural Development (AFRD); and, updates to the RGS indicators/targets. As a component of this targeted review the required demographic information updates and general housekeeping items to improve clarity will also be addressed.

As the review is focussed on specific policies, consultation is also focused on those stakeholders that will be affected by changes to the identified policies while still providing opportunities for all community members to provide input. The majority of consultation will be focused on engaging with stakeholders most likely to be affected by changes to the minor amendment and servicing policies. The rationale and process is outlined in the attached Consultation Plan.

ALTERNATIVES

1. To approve the Consultation Plan as presented and proceed with the 2018-2019 Focused RGS review.
2. Provide alternate direction.

INTERGOVERNMENT RELATIONS IMPLICATIONS

Changes to the two RGS policy areas of minor amendments and servicing have the greatest implications for the member municipalities and the electoral areas. As such, a large focus of the consultation is focused on these stakeholders. The member municipalities and electoral area directors are a key emphasis of a targeted engagement approach to support the review. Other service providers in the electoral areas such as the improvement districts will also be approached for their input on the servicing policies.

As outlined in the RGS review process (included in the Consultation Plan), provincial and federal agencies and First Nations will be advised of the RGS Review and requested to provide input.

Section 436 of the *Local Government Act* requires that before an RGS bylaw can be adopted by the Board, it must be accepted by each member municipal council and adjacent regional district Boards during an established referral period. If one or more local governments do not accept the amendment, then the Minister of Municipal Affairs and Housing will establish a dispute resolution process between the affected parties.

PUBLIC CONSULTATION IMPLICATIONS

As noted in the previous section, the Consultation Plan outlines the legislative requirements to consult, and the region wide approach in which those interested and affected will be provided opportunities to comment on the proposed amendments. This is achieved by incorporating the Guiding Principles of the RDN Public Consultation/Communication Framework¹ into the implementation of the plan, whereby, “Anyone likely to be affected by a decision ... have opportunities for input into that decision”.

The RGS Review consultation, while placing a priority on stakeholder engagement, also provides numerous opportunities for the broader community to be involved. The will make use of the RDN web site and Get Involved, social media, media releases, newspaper ads, and newsletters. RDN staff will be available for meetings and anybody who wants to be involved will have an opportunity to provide input either electronically or directly through staff.

¹ Regional District of Nanaimo, June 2, 2008 Public Consultation/Communication Framework Policy No. A1.23

Given that the scope of the RGS review is focused and consultation is ongoing throughout the review process, the Board may decide to waive the public hearing, and continue to accept input during the notification period for waiving the public hearing. By adopting the Consultation Plan, the RDN acknowledges the option to waive the public hearing but can still hold a public hearing if deemed appropriate after consultation is completed.

LAND USE IMPLICATIONS

Changes to select land use and servicing policies will provide both property owners and developers certainty in terms of more supportive policies for local development and servicing. Similarly, changes to the criteria for what qualifies as a minor amendment to the RGS will provide certainty for the municipalities and the electoral areas when it comes to a change to an Official Community Plan.

FINANCIAL IMPLICATIONS

There are no expected implications to the Board 2018-2022 Financial Plan resulting from the amendments to RGS Bylaw No. 1615. Funding for the RGS implementation and review is included in the annual RGS program budget.

STRATEGIC PLAN IMPLICATIONS

Undertaking a focused RGS review to address conflicting policies and to reflect changing conditions aligns with the 2016-2020 Board Strategic Plan priorities of Service and Organizational Excellence by updating policies to better deliver efficient, effective and economically viable services that meet the needs of the region, and Focus on Relations by continuing to develop relationships and seek input from member municipalities and First Nation communities regarding future planning.



Jamai Schile
jschile@rdn.bc.ca
June 22, 2018

Reviewed by:

- P. Thompson, Manager, long Range Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Office

Attachments:

- Consultation Plan - Focused Regional Growth Strategy Review

Consultation Plan

Regional Growth Strategy Focused Review

June 28, 2018

Prepared by
Long Range Planning,
Strategic & Community
Development



REGIONAL
DISTRICT
OF NANAIMO

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ACRONYMS

COW – Committee of the Whole

IAC – Intergovernmental Advisory Committee

LGA – Local Government Act

RDN – Regional District of Nanaimo

RGS – Regional Growth Strategy

1 PURPOSE

The purpose of this Consultation Plan is to establish a process and to guide the work of the Regional District of Nanaimo (RDN) as it gathers input for use in the review of select policies in the Regional Growth Strategy (RGS). This Plan outlines the way in which those who are interested and affected will be provided opportunities to comment throughout the RGS review process.

This Plan is intended to meet the RDN Board's responsibilities under Sections 434(2) of the *Local Government Act*, and also be consistent with the RDN Board's Public Consultation/Communication Framework Policy No. A1.23 and procedures bylaws.

2 SCOPE

The scope of this Consultation Plan is focused on providing information to the broader community and seeking input from those stakeholders who may be affected by changes to the policies identified for review. The RGS Review is focused on select land use and servicing policies; the criteria for a minor amendment; and a review of select RGS Indicators. As well, the review will include updating required information (i.e. demographics) and general housekeeping amendments.

3 OBJECTIVES

The objectives of the Consultation Plan are:

- To establish a process to share applicable information and to receive input from affected local governments, government agencies, First Nations, residents and other stakeholders.
- To encourage and support stakeholder involvement through the RGS review process.
- Provide affected local governments an opportunity to identify and learn about issues relating to the RGS, and offer direction and insights.
- Communicate the outcomes of consultation to the RDN Board to help inform decision-making about the RGS bylaw.

4 PROCESS

The RGS review process flow chart in Appendix A shows how public consultation is an integrated and ongoing part of the process.

5 LEGISLATIVE REQUIREMENTS FOR CONSULTATION

Regional Growth Strategy Amendments

This Consultation Plan is intended to meet Sections 434(1) and (2) of the *Local Government Act* that requires the RDN to provide consultation opportunities relating to proposed changes to a Regional Growth Strategy. Section 434(2) of the Act specifically states that:

"...as soon as practicable after the initiation of a regional growth strategy, the board must adopt a consultation plan that, in the opinion of the board, provides opportunities for early and ongoing consultation with, at a minimum, the following:

- (a) its citizens,*
- (b) affected local governments¹,*
- (c) First Nations,*
- (d) boards of education, greater boards and improvement district boards, and*
- (e) the Provincial and Federal governments and their agencies."*

Under Section 433(1) of the *Local Government Act*, the preparation [and amendment] of a RGS must be initiated by resolution of the Board. Following a resolution to initiate a process to consider an amendment, the Board must give written notice to affected local governments and to the Minister (Section 433(4)). In addition to this notice, opportunities will be provided for 'affected local governments' along with other stakeholders to provide feedback prior to receiving formal referrals as required by the *Local Government Act*. (See Appendix A: Amendment Process).

The RDN Board is required to consider whether the Consultation Plan should include a public hearing to provide an opportunity for individuals and organizations to make their views known before proposed amendments to the RGS are submitted for acceptance by 'affected local governments' (Section 434(3) of the *Local Government Act*).

6 APPROACH

The Consultation Plan will involve residents and a range of stakeholders, from those who are responsible for approving any amendment brought forward, to those who have an interest in the process.

The plan is influenced by the guiding principles of the RDN Public Consultation/Communication Framework that:

¹ For the RDN an "affected local government" means the Council of each municipality all or part of which is covered by the RGS and the Board of each regional district that is adjoining an area to which the RGS is to apply. See the *Local Government Act* Sections 433 & 436.

“Anyone likely to be affected by a decision ...have opportunities for input into that decision”.

To ensure an effective and efficient process, the consultation process will focus on the affected local governments, key stakeholders and approving bodies while maintaining ongoing opportunities for all residents to learn about the review process and to provide input.

Section 436 of the *Local Government Act* states that before any amendments to the RGS can be adopted the changes must be accepted by all “affected local governments”, which are listed in Table 1.

There are also a number of organizations whose formal acceptance of the bylaw is not required under Section 436 of the *Local Government Act*, but who are considered stakeholders in the process and must be provided with an opportunity to provide input as shown in Table 1.

Table 1: Local Government, First Nations and Stakeholders

Affected Local Government	First Nations	Stakeholders
City of Nanaimo	Snuneymuxw First Nation	North Cedar Improvement District
City of Parksville	Snaw-Naw-As First Nation	Bowser Waterworks
Town of Qualicum Beach	Qualicum First Nation	Qualicum Bay-Horne Lake Waterworks District
District of Lantzville	K’omoks First Nation	Little Qualicum Waterworks District
Comox Valley Regional District	Stz’uminus First Nation	Deep Bay Waterworks District
Alberni Clayoquot Regional District		Southwest Extension Waterworks District
Cowichan Regional District		
RDN Electoral Area Directors		

In addition to these organizations, other stakeholders may also include people who were involved in the development of the current RGS, people with an interest in buying land for development, or existing property owners with an interest in developing their land now or in the near future. It’s anticipated that through a preliminary round of meetings with the affected local governments and through networking with other groups, organizations and individuals, additional stakeholders will become known. Where this occurs, the stakeholders will be invited to learn about the process and participate by providing feedback and their insights.

Information on the Review

To ensure that the RGS review process provides adequate consultation among all stakeholders, the process provides for a range of active and passive information and input methods, including:

1. Background Information – Hard Copy

Information on the RGS and any proposed amendments will be available for review at the main RDN office.

2. RDN Website/Twitter/Facebook

The RDN “Get Involved” (www.getinvolved.rdn.ca) online communications platform will be used to promote and encourage communications on activities related to the RGS review. Use of Facebook and Twitter will also be used as appropriate.

The project’s Get Involved! page will contain documents related to the review and any proposed amendment, along with staff reports and RDN Board decisions. ‘Frequently Asked Questions’ (FAQs) will be added to provide answers to questions that are anticipated and information that is key to helping residents understand and evaluate any proposed amendment. The website will also include a timeline showing the status on the process as well as any new information as it becomes available.

In addition to these information tools, the website includes a visible comments section to encourage users to share ideas and comments about the various topics.

3. Media Releases

Media releases will be used as appropriate to provide information about the proposed amendment and opportunities for community consultation.

4. RDN Newsletters

Where possible, RDN Perspectives (www.rdn.bc.ca/perspectives) will be used to provide information and updates on the amendment. Electoral Area Directors will also be provided the option of providing this information in their own newsletters (www.rdn.bc.ca/electoral-areas).

5. RDN Staff Availability

RDN staff will be available to answer enquiries and meet with interested people or groups to discuss the proposed amendment.

Engagement & Feedback

As the review is focussed on specific policies, consultation is also focussed on those stakeholders that will be affected by changes to those policies while still providing opportunities for all community members to provided input.

1. Stakeholder Meetings

Stakeholder meetings are a key component of consultation. Meetings will be held with stakeholders to make them aware of the policy options under consideration and to gain their feedback.

2. Ongoing Ways for the RDN to Receive Comments and Feedback

All residents wishing to provide feedback can at any time provide written comments to the RDN by e-mail, mail, or in person. Community members and other stakeholders may also appear as delegations or submit comments on the amendment to the RDN Board or committees of the Board.

In these instances, the communication will be documented as part of the public record on this amendment and will be made available for review. It should be noted that the RDN Board will not be able to consider any correspondence / feedback received after the end of a scheduled public hearing.

7 ACTIVITIES AND TIMING

The table below shows the proposed timing of different consultation activities and identifies the roles and responsibilities of the RDN. The timing of consultation activities will depend upon the RDN Board approval of the Consultation Plan. The majority of the consultation will be focussed on engaging with stakeholders most likley to be affected by the policies identified for review.

Table 2: Schedule of RGS Review Activities

Consultation activities up to Board approval of the Consultation Plan		
Activity	Date	Lead
Meeting with staff from member municipalities to explore areas of concern relating to RGS policies and processes	August 2017	RDN Staff
Present staff report – RGS Consideration of Review DIRECTION given to proceed with focused RGS Review	February 13, 2018	RDN Staff
Develop draft Consultation Plan and staff report	April-May 2018	RDN staff
Required notification letters sent to the Minister,	June 2018	RDN staff

Focused RGS Review Consultation Plan

local governments and First Nations		
Present Consultation Plan and staff report to Committee of the Whole (COW)	July 10, 2018	RDN Committee of the Whole
RDN Board to approve Consultation Plan	July 21, 2018	RDN Board
Consultation activities following Board approval of Consultation Plan		
RDN "Get Involved" webpage launch Ongoing updates of webpage and other media as appropriate throughout the RGS review process	Launch July 2018 (subject to Plan approval)	RDN staff
Preparation of materials for the three areas of focus	August 2018	RDN staff
Arrange and participate in stakeholder meetings to seek input and insight on identified issues	September 2018 to November 2018	RDN staff
Compile and analyze results from input received. Prepare summary of consultation and draft bylaw amendment	December 2018	RDN staff
Directors' Briefing	January 2019	RDN staff
IAC meeting to help coordinate provincial and local government actions and processes	February 2019	RDN staff
Prepare staff report and draft bylaw amendment	March 2019	RDN staff
Board gives first and second reading & Board decides to waive Public Hearing		
If Public Hearing waived, provide public notification	March 2019	RDN staff
Bylaw receives first and second readings	April 2019	RDN staff
Update webpage and other media as appropriate	March-April 2019	RDN staff
Board gives third reading of bylaw		
60 days referral period to receive 'affected local governments' acceptance	May 2019	RDN staff
Bylaw receives third reading and is adopted	June 2019	RDN Staff
As per RDN Board direction, adopt bylaw amendments		
Update webpage and other media as appropriate	June 2019	RDN staff

8 BUDGET

The staff time, materials and other resources (printing, advertising, hall rentals etc.) needed to implement this Consultation Plan are included in the 2018 and 2019 Long Range Planning Department budget.

9 STAFF RESOURCES

File Manager

The RDN file manager for this amendment is the Senior Planner reporting to the Manager of Long Range Planning.

Planning Staff Time

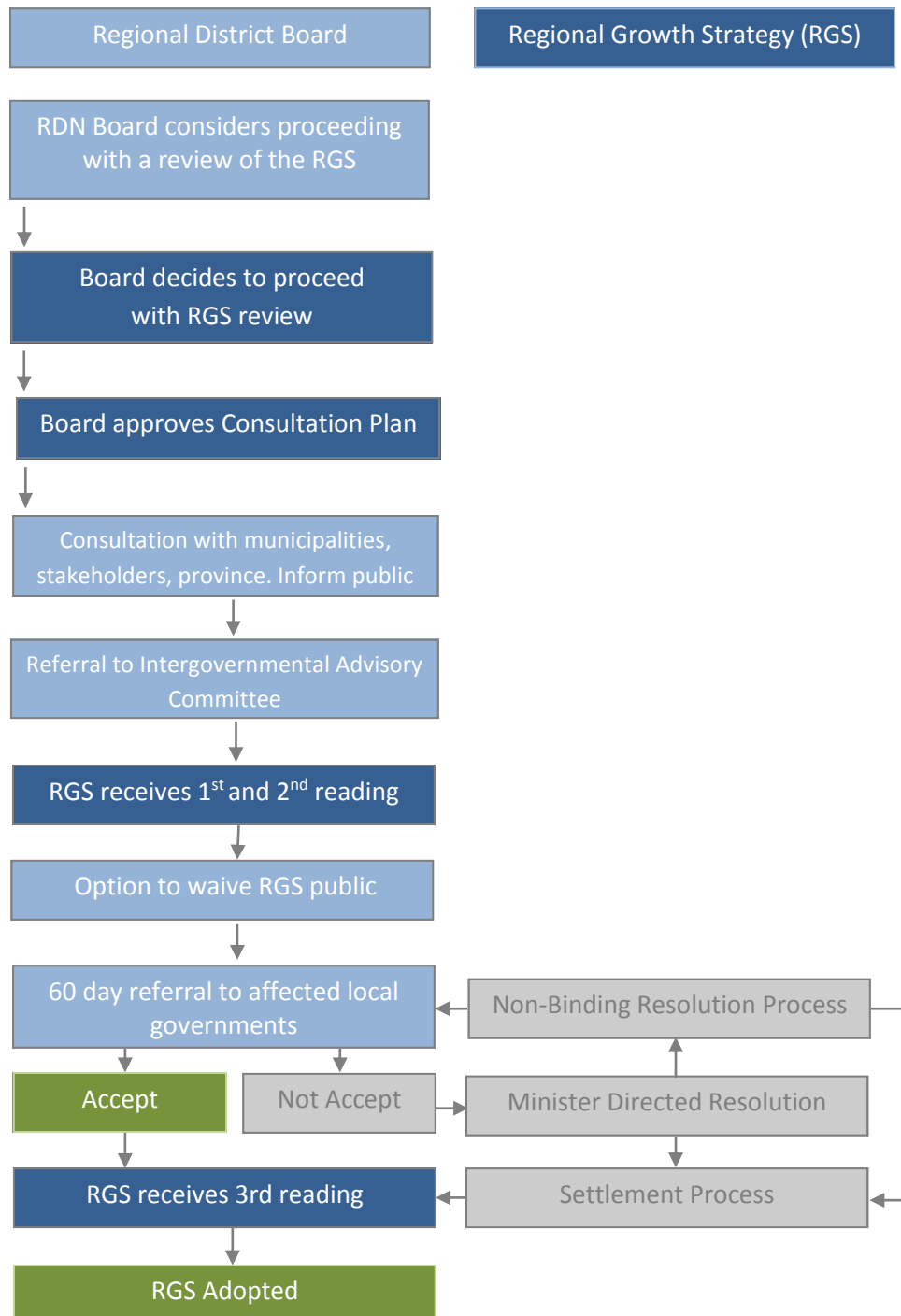
The 2018 and 2019 Long Range Planning budget accounts for staff time and resources for this focused review.

Corporate Communications

The RDN's Corporate Communications Coordinator has reviewed and provided comment on this Consultation Plan to ensure it is consistent with the RDN's Communication Policies and that it is coordinated with other communications and consultation initiatives scheduled by the RDN for 2018 and 2019.

APPENDIX A: AMENDMENT PROCESS

Legislated Amendment Process for the Regional Growth Strategy – Initiated by RDN



TO:	Committee of the Whole	MEETING:	July 10, 2018
FROM:	Jamai Schile Senior Planner	FILE:	6780 30 ANN2017
SUBJECT:	2017 Regional Growth Strategy Annual Report - Implementation and Progress		

RECOMMENDATION

1. That the 2017 Regional Growth Strategy Annual Report – Implementation and Progress, be endorsed.
2. That a letter be sent to the Minister of Municipal Affairs and Housing to request that the Community Energy and Emissions Inventory data be updated.
3. That the Regional Growth Strategy policies relating to affordable housing be included in the approved Focused Regional Growth Strategy Review.

SUMMARY

The 2017 Regional Growth Strategy (RGS) annual report represents a ‘snap shot’ of the state of growth management in the region and is intended to contribute to the RGS Monitoring Program to ensure that the effectiveness of the RGS policies and implementation actions are actively monitored and assessed.

The results of the 2017 report builds on previous years reporting to show progress that has been made across many of the RGS goals. For example, under Goal 3: Coordinating Land Use there have been significant gains in transit ridership since 2011. In addition, a clearer picture of the state of growth in the region is forming. The RGS policies related to Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres and Goal 5: Enhance Rural Integrity appear to be working together to direct the majority of development into the Urban Centres.

The report also brings attention to two areas where immediate actions can be taken to better monitor energy and greenhouse emissions and to investigate the shift in progress in affordable rental housing within the Nanaimo and Parksville Census Agglomeration¹.

Lastly, the 2017 report highlights the importance of acquiring accurate data annually from all member municipalities, RDN departments and external agencies. As additional years' quantitative data becomes available, a more comprehensive assessment of the RGS policies and actions can be completed.

¹ The [Nanaimo and Parksville Census Agglomeration](#) includes the City of Nanaimo, City of Parksville, Town of Qualicum Beach, French Creek, District of Lantzville, Electoral Area A, Electoral Area C, Snuneymuxw First Nations Lands, and Snaw-Naw-As First Nations Lands.

BACKGROUND

The RGS is a strategic plan intended to establish a consistent and coordinated approach to development across the region and to foster socially, economically and environmentally sustainable communities. The land use designations and policies in the RGS provide a general framework for directing growth and land use activities. Consistent with the direction found in the RGS, the detailed policies and regulatory framework are found in the RDN's and member municipalities' respective Official Community Plans and land use bylaws.

The *Local Government Act* Section 452(1)(b), and RGS Policy 5.2.1 require that a report be prepared on an annual basis. To provide consistent monitoring and reporting the RDN has established a RGS Monitoring Program that includes an annual report and a public website. Annual reporting ensures that the RGS is actively monitored and assessed in the ongoing development of the region. The RDN website is an online resource that includes individual progress sheets for 22 different indicators, a summary of progress towards the RGS goals and a library of all RGS annual reports dating back to 1998. This RDN webpage is available at: www.rdn.bc.ca/rgsmonitoring

Together, the annual reports and indicator sheets are a publically available resource that is consistent with the RDN's governing principles of 'Be Transparent and Accountable', 'Collaborate and Communicate' and 'Work Effectively as a Team'.

DISCUSSION

The RGS is based on 11 goals and related policies, grounded in sustainability principles that are intended to help guide the growth of the region towards a more sustainable future. The best way to evaluate progress towards the RGS goals is to measure specific characteristics (or indicators). The RGS contains 22 indicators that tell us whether or not the results of our actions are consistent with achieving set measures (or targets). For the complete list of RGS Goals, Indicators and Targets, refer to Section 5 of the 2017 Regional Growth Strategy Annual Report.

The annual report provides a "snap shot" of the state of growth management in the region referring to many sources of information, including information produced by the member municipalities, various RDN departments, Statistics Canada and the Canadian Mortgage and Housing Corporation. Every effort has been made to acquire comparable data with consistent geographies and methodologies. Where data limitations exist, these are noted within the annual report's charts or tables.

The consistent availability of data across all indicators remains the primary limitation to actively monitoring and assessing the RGS policies. 2017 marks the most complete quantitative data set since the RGS Monitoring Program was established in 2015. Of the 22 indicators, 2017 data is available for all of the indicators with the exception of Goal 1: Prepare for Climate Change and Reduce Energy Consumption, Indicators #1 to #3. Local governments rely on the Province of BC's Community Energy and Emissions Inventory (CEEI) for this information, which was last updated in 2012. Since the lack of data hinders the RDN's ability to monitor our progress towards the RGS energy use and greenhouse gas reduction targets, it is recommended that this matter be brought to the attention of the Ministry of Municipal Affairs and Housing and action be requested to update the CEEI in accordance with the provincial commitment to climate planning and actions.

It is also important to note that while 2017 data is now available for many of the indicators, this information may only represent one year of data. For this reason, data collection and monitoring should remain a priority for the member municipalities and the RDN.

The remainder of this report provides a summary of the quantitative data, with a focus on the goals that relate to growth management as well as a few initiatives that highlight the broad range of RGS related actions undertaken in 2017. The detailed results for all 11 RGS Goals, Indicators and Targets is presented in the attached 2017 Regional Growth Strategy Annual Report.

Quantitative Data

A fundamental objective of the RGS is to concentrate growth within the Growth Containment Boundaries (GCBs), specifically the four Urban Centres and the 14 Rural Village Centres. This intentional growth management strategy is represented by Goal 3: Coordinate Land Use and Mobility, Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres, and Goal 5: Enhance Rural Integrity. The RGS policies and actions associated with these goals are intended to work together to simultaneously support the development of more complete, compact communities inside the GCBs, while protecting the integrity of rural areas and the natural environment.

Goal 3: Coordinate Land Use and Mobility

Community design that is compact promotes land use patterns and mobility networks that enable more people to walk, cycle or use public transit as represented by Goal 3: Coordinate Land Use and Mobility. Indicator/target #7 monitors whether the number of households living within close proximity (400 meters) to places to work, play, learn and shop has increased over time. While the data is limited, it does show an increase of households living within close proximity to bus stops, employment lands and shopping within the RDN.

With respect to transit, Indicator/target #8 measures the increase in the number of people using public transit. Since 2011, transit rides have steadily increased in the region. In 2011, there were 2,614,421 transit rides compared to 3,093,311 in 2017. This is an increase of 478,890 transit rides over a six year period. 2017 also marks the greatest increase in transit use - 19.8 transit rides per capita in 2017 compared to 17.8 transit rides per capita in 2011.

Given these results, it appears the RGS policies and actions have been effective in advancing Goal 3: Coordinate Land Use and Mobility. As the region grows, on-going analysis is needed to ensure that land use patterns and mobility networks continue to be mutually supportive.

Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres

With respect to Goal 4 and compact communities, indicators #9 and #10 share the same target to increase the proportion of the population living within the GCB. The 2016 Census population data shows that the majority of residents, 115,566 (74%), live in the Urban Centres and 40,132 (26%) residents live in the electoral areas and First Nation communities. This is further supported by indicator/ target #10 that measures the density of dwelling units within the GCB. The average density of dwellings within the GCB is 3.74 units/hectare. The City of Nanaimo has increased the density inside the GCB from 4.68 units/hectare in 2015 compared to 4.87 dwelling units/hectare in 2017. The Town of Qualicum Beach has the highest density of dwelling units (6.48 units/hectare). Based on these initial results, it

appears that the related RGS policies and actions in support of Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres are moving towards the regional goals.

Goal 5: Enhance Rural Integrity

Closely linked with Goal 4 is Goal 5: Enhance Rural Integrity. Goal 5 sets out to protect and strengthen the region's rural economy and lifestyle by encouraging the majority of new development to be located within the GCB and by promoting more sustainable development patterns outside of the GCB (i.e., cluster development, density transfer, etc). The data for the related indicator/target #12 shows the target to increase the proportion of growth within the GCBs has been met. The greatest proportion (310 new lots/units) were created within the GCB compared to 38 new lots created outside of the GCB. This suggests that the RGS policies and actions have been working together to direct the majority of development into the Urban Centres as intended.

Goal 6: Facilitate the Provision of Affordable Housing

In addition to promoting more efficient land use and servicing, community design should also reflect social equity by providing provisions for adaptable, accessible, affordable, and attainable housing. These values are reflected in Goal 6: Facilitate the Provision of Affordable Housing and measure the amount of affordable market rental units available in the Nanaimo and Parksville Census Agglomeration².

Goal 6: Indicator/target #15 seeks to measure the increase in the proportion of households living in housing that meets their needs based on the affordable rent threshold as determined by the Canada Mortgage and Housing Corporation. Between 2011 and 2014 there was a rise in the number of lower income renter households paying more than 30% of their before tax income on housing. This trend reversed from 2014 and 2015, but has since regressed over the last two years and is gradually moving away from the desired results or RGS target.

In 2017, an estimated 2,724 or 62% of the total 4,399 renter households have to pay 30% or more of their total before tax income for housing that is adequate, suitable and affordable in accordance with the standards defined by CMHC.

In addition to this change, the target to increase the portion of non-single family dwellings inside the GCB remains relatively static between 2015 and 2017 for both Urban Centres and Rural Village Centres, despite an increase in the overall number of new units. The Urban Centres non-single residential units in 2015 made up 34% of the mix compared to 35% in 2017. In RVCs, 27% of the housing type was non-single residential in 2015 compared to 26% in 2017.

Given these results and the importance of affordable housing, it is recommended that the related RGS policies be reviewed as part of the scheduled Focused RGS Review process, and take into consideration the pending results of the RDN land supply and demand study as well as the 2018 City of Nanaimo Affordable Housing Strategy.

² The [Nanaimo and Parksville Census Agglomeration](#) includes the City of Nanaimo, City of Parksville, Town of Qualicum Beach, French Creek, District of Lantzville, Electoral Area A, Electoral Area C, Snuneymuxw First Nations Lands, and Snaw-Naw-As First Nations Lands.

Key Initiatives

Acknowledging that activities occur that are not captured within the scope of the RGS indicators/target, the annual report also includes initiatives and actions that contribute towards the RGS goals. Listed below are a few notable highlights from 2017. For a complete list, see the 2017 Regional Growth Strategy Annual Report.

A few 2017 highlights include:

Goal 1: Prepare for Climate Change and Reduce Energy Consumption

- The RDN Greater Nanaimo Pollution Control Centre co-generation system converted waste gas (methane) into 448,500 kilowatt hours of electricity, which is sold back to the electrical grid. This amount of energy production is equivalent to the power usage for 41 homes for one year.
- The City of Nanaimo's Strategic Energy Management Program, has resulted in a savings of 787,878 kilowatt hours of electricity, 3,876 gigajoules of natural gas consumption, and reduced emissions by 215 tonnes CO₂ (equivalent) by completing a mix of building, lighting, and systems upgrade projects.
- The RDN electoral areas and the District of Lantzville continued to participate in the provision of green building incentives through the RDN including wood stove exchanges, solar hot water, home energy assessments and electrical vehicle charging stations. The Town of Qualicum Beach and City of Parksville also participate in the woodstove exchange program.

Goal 3: Coordinate Land Use and Mobility

- The City of Parksville completed the update of its Transportation Master Plan. This Plan now incorporates alternative modes of transportation into the overarching transportation plan for the City.

Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres

- The RDN was awarded \$7,590,328 from the Federal-Provincial Clean Water and Wastewater Fund to establish a wastewater system for the Bowser Village Center. Within the year, a sewer service area was established and further engineering designs were initiated.
- The RDN Board approved a re-development proposal for Fairwinds Village. When completed the project will increase the diversity of the type of housing available and promote walkability resulting from the addition of a public waterfront boardwalk and boat launch.

Goal 5: Enhance Rural Integrity

- After a two year review process with extensive community engagement, the Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.06 was adopted.

Goal 7: Enhance Economic Resiliency

- In 2017, the Town of Qualicum Beach awarded the contract for the Memorial Avenue Upgrades Phase 3. This contract was the first major capital project to be awarded under the Social Procurement Policy, which seeks to proactively leverage the supply chain to achieve positive community objectives.

Goal 10: Efficient Services

- RDN Solid Waste continued to achieve the RGS Goal 10 by pursuing an approach to eliminate the need for waste disposal. Consistent with the RGS direction to achieve 'zero waste', the RDN has a region-wide diversion rate of 68% and continues to have one of the lowest provincial annual per capita disposal rates of 347 kg.

ALTERNATIVES

1. Receive the 2017 Regional Growth Strategy Annual Report.
2. Provide other direction.

FINANCIAL IMPLICATIONS

Proceeding with the considered recommendation has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The 2017 RGS Annual Report is consistent with the 2016 – 2020 Board Strategic Plan. The Report outlines how the RDN and the member municipalities are contributing to all five of the RDN Strategic Priorities and the Governing Principles. As well, the report itself is consistent with the governing principles of 'Be Transparent and Accountable', 'Collaborate and Communicate' and 'Work Effectively as a Team'.



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June 20, 2018

Reviewed by:

- P. Thompson, Manager, Long Range Planning
- G. Garbutt, General Manager, Strategic and Community Development
- P. Carlyle, Chief Administrative Officer

Attachment:

2017 Regional Growth Strategy Annual Report

2017 Annual Report

Implementation & Progress



July 11, 2018

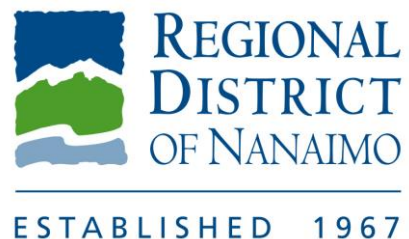


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EXECUTIVE SUMMARY

This is the third annual report that includes quantitative data used to monitor progress in advancing the 11 goals set out in the Regional District of Nanaimo's Regional Growth Strategy. In 2017, progress towards the (RGS) goals is mixed, though the majority of indicators reporting (7 indicators) are either improving or stable. Data is not yet sufficient to provide a comprehensive analysis of trends as this is only the third monitoring report. Two indicators have moved away from the desired regional goals.

The results of the 2017 report builds on previous years reporting to show progress, specifically gains in transit ridership and state of growth in the region arising from the implementation of RGS policies and action designed to contain growth in well-defined areas.

Moving towards target

Goal 3: Indicator #7 - Number of households within a set distance (400 m) of employment lands, shopping, schools, transit and recreation facilities. The target is to increase the number of households in reasonable proximity to services. While the data is limited, it does show an increase consistent with the target of households living within close proximity to bus stops, employment lands and shopping within the RDN.

Goal 3: Indicator #8 - Per capita transit use has increased. The increase in per capita transit use continues to show a positive, upward trend within the RGS reporting period of 2011 to 2017. In 2017, per capita rides increased from 17.8 in 2011 to 19.8 in 2017.

Goal 7: Indicator #17 - [Unemployment] employment rate and labour force participation. The target to maintain an Unemployment Rate between 3-6% and to increase labour force participation rate was met. In 2017, the unemployment rate was 5.7% and the labour force participation rate was 51.6% in 2015 compared to 62.8% in 2017.

Moving away from target

Goal 5: Indicator #14 – The amount of land classified as Private Managed Forest Land (PMFL). Since 2015, the amount of PMFL has decreased by 394 hectares. In 2017, 130,600 hectares or about 63% of the region remain as PMFL.

Goal 6: Indicator #15 - The total number of rental units affordable to households with incomes below 50 percent of the median for the region. Based on the past six years, the trend shows a rise in renter households between 2011 and 2014 spending more than 30% of their income on housing. This trend reversed from 2015 and 2016, but has since rebounded over the last two years to 2011 levels.

Summary of approach

Through the collaborative efforts of member municipalities and the RDN to share data, it is anticipated that future years' reporting will allow for initial year-to-year assessment, three-year average as well as a few six-year average trends to constructively assess progress and to help inform opportunities for improvement.

1 TRADITIONAL TERRITORY ACKNOWLEDGEMENT

The Regional District of Nanaimo (RDN) respectfully acknowledges and recognizes the Coast Salish Nations whose territory we live, work and play on.

2 OVERVIEW

The Regional Growth Strategy (RGS)¹ is a strategic plan adopted by the RDN Board that aims to establish a more sustainable pattern of population growth and development in the region over a 25 year period. The RGS encourages and directs most new development in the region within designated Growth Containment Boundaries, thereby keeping urban settlement compact, protecting the integrity of rural and resource areas, protecting the environment, increasing servicing efficiency, and retaining mobility within the region.

The RGS represents a commitment by the RDN and its member municipalities to take a series of actions to improve the quality of life for present and future residents of the region. Part of this commitment involves being accountable to residents about how the RGS is being implemented and the level of progress being made towards reaching the goals of the RGS.

The 2011 RGS addresses implementation in Section 5, stating that:

“Being accountable for progress towards achieving the goals of this RGS requires a commitment to implementation, target-setting, establishing indicators, and monitoring”.

Reporting on annual progress shows a commitment to implementation and fulfills a requirement under the *Local Government Act* “to prepare an annual report on implementation and progress towards the goals and objectives of the RGS” (RGS Policy 5.2.1).

This Annual Progress Report briefly describes the RGS purpose, vision and goals in order to set the stage for documenting the actions taken in 2017 by the RDN and member municipalities towards implementing the RGS. This report also incorporates performance indicators from the RGS Monitoring Program, where data is available, with the intention of tracking trends over time to achieve the goals of the RGS. In addition, Appendix 1 of this report includes a summary of actions taken to implement the RGS since it was updated and adopted by the RDN Board on November 22, 2011.

¹ On November 22, 2011, the RDN Board adopted "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615". This document replaced the 2003 Regional Growth Strategy (RGS) and represents the second time that the RGS has been fully reviewed and updated since it was first adopted in 1997.

3 RGS ROLE & PURPOSE

The purpose of the RGS is to:

"promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources".

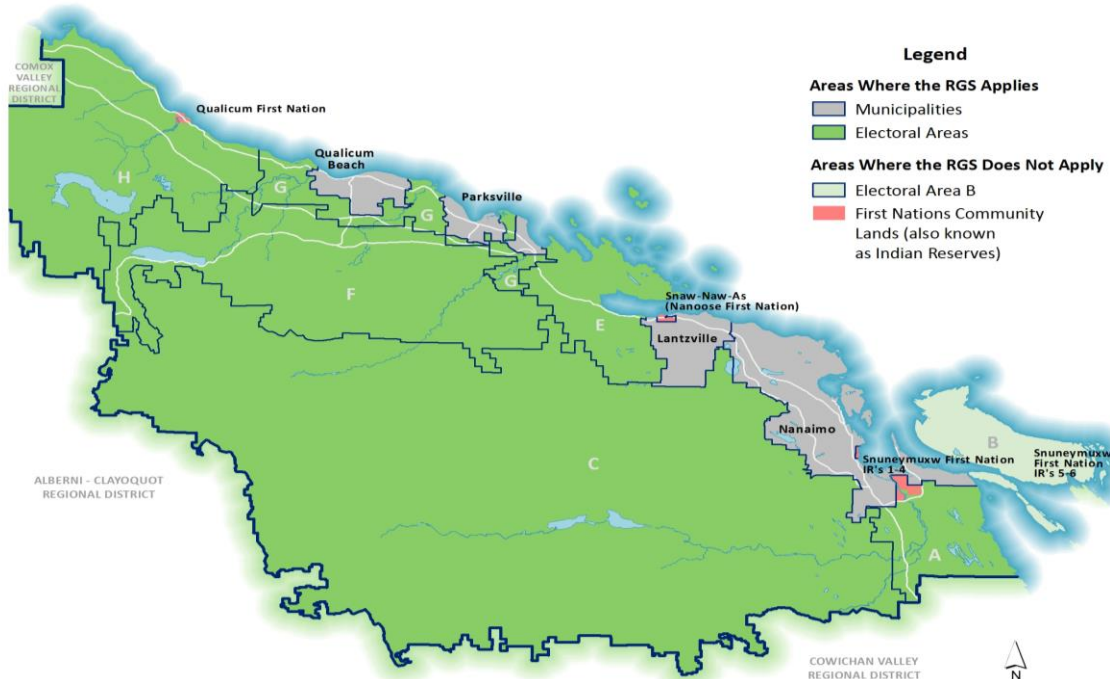
Ultimately, it is a coordinated plan to manage growth in the region in a sustainable manner.

The first RGS was adopted in 1997 in response to residents' concerns about the impacts of rapid population growth and development in the late 1980s and early 1990s. Given that the impacts of growth cross jurisdictional boundaries, it was recognized that a coordinated approach to community planning was necessary to effectively address growth management issues.

The RGS provides a framework for member municipalities and the RDN to coordinate growth management issues that cross local government boundaries. The RGS also provides a mechanism to connect with provincial ministries and agencies who have jurisdiction in areas that impact land use and community planning and whose resources are needed to implement projects and programs. Inter-jurisdictional coordination is essential to protecting our environment and achieving a high quality of life for present and future residents in the region.

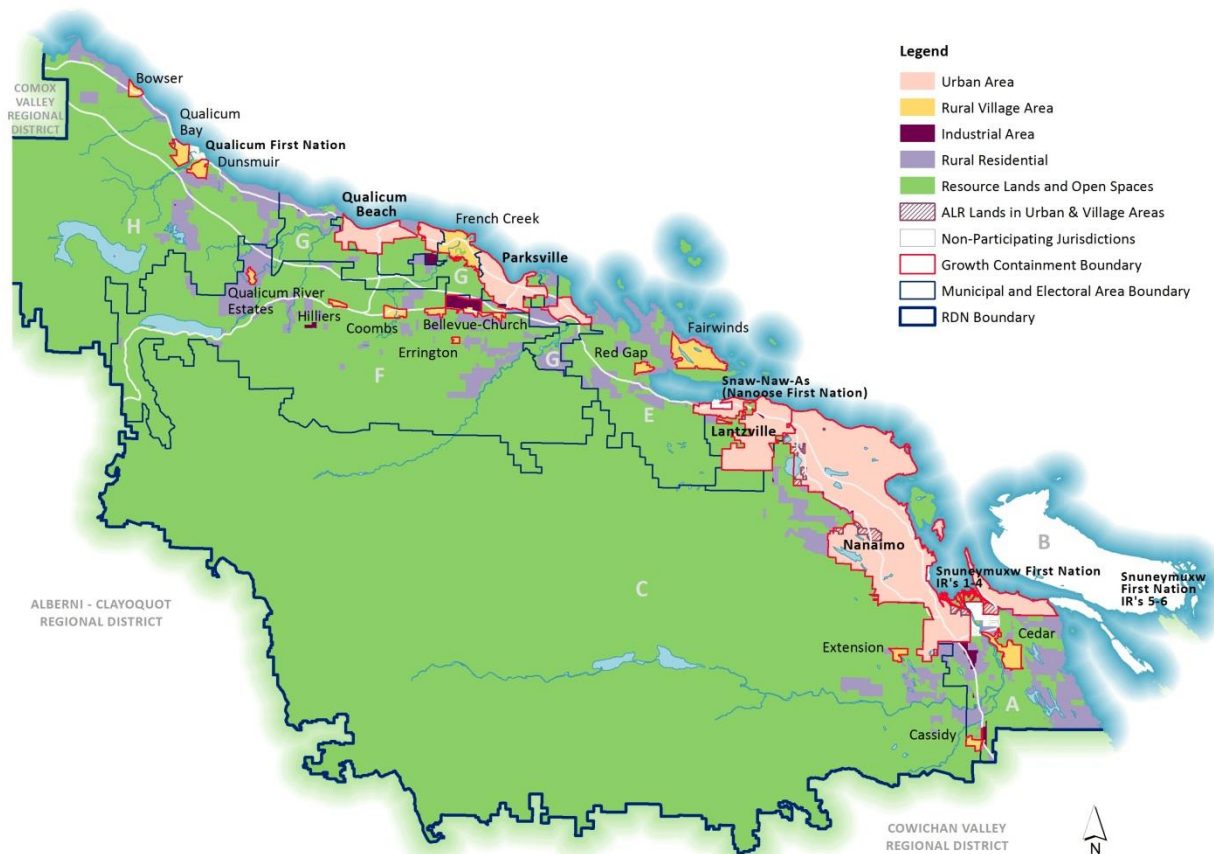
The RGS applies to six electoral areas and four municipalities within the region as shown by the map below. The RGS does not apply to Gabriola, Decourcy and Mudge Islands (Electoral Area B) as they fall under the jurisdiction of the Islands Trust. It also does not apply to lands under the jurisdiction of, First Nations including Qualicum First Nation, Snaw-Naw-As and Snuneymuxw.

Map 1: RGS Application



The RGS uses a line on a map called a Growth Containment Boundary (GCB) to separate areas designated for future growth from other areas where environmental protection and resource values are a priority. Lands designated as Urban Area within municipalities are intended to absorb the majority of the region's future growth. In the RDN's electoral areas, land designated as Rural Village Areas are intended to accommodate lower levels of growth more compatible with their rural settings. Development within the GCB (Urban and Rural Village Areas) is intended to be diverse and provide places for people to live, work, learn, shop and play. This may also include lands to be conserved to support ecosystem functions or other green space purposes. Land outside of the GCB is intended to support ecosystem functions and rural uses that require only limited infrastructure and services to be viable.

Map 2: RGS Growth Containment Boundary and Land Use Designations



4 RGS VISION

The vision of the RGS is documented below and represents the foundation for the goals and policies in the RGS.

The region will be recognized for an outstanding quality of urban and rural life that is grounded in a strong commitment to protecting the natural environment and minimizing harm to life-sustaining ecological systems. Working in partnership with interested organizations, the RDN and its member municipalities are committed to achieving:

- High standards of environmental protection that preserve habitat, enhance ecological diversity, and maintain air and water quality;
- Enhanced food security in the region;
- Urban development that is contained and distinct in form and character from rural development;
- Complete, compact communities designed to provide housing that meets the needs of all households, and that provide excellent access to nearby workplaces, goods and services, learning institutions, recreation opportunities, and natural areas;
- Expansion and enhancement of mobility options that reduce automobile dependency;
- A strong and resilient economy based on agriculture, natural resource assets, tourism, and information age industries and services, such as health and education; and
- Efficient, state-of-the-art servicing, infrastructure and resource utilization.

5 RGS PRINCIPLES

The goals and policies of the RGS are grounded in the following sustainability principles that are intended to guide how decisions are made regarding the future life of the region:

- Decisions and actions have regard for local and global consequences;
- The interconnectedness and interdependence of natural and human systems are recognized and respected;
- The healthy functioning of ecological systems is nurtured;
- The qualities of place that create pride and a sense of community are nurtured;
- Efficiency, including the concept of zero-waste, is optimized;
- Equity amongst all citizens and across generations, including future generations is ensured;
- Decision-making processes are based on participation, collaboration and cooperation with citizens, other authorities and organizations; and
- We are accountable for our decisions and actions.

6 RGS GOALS, INDICATORS & TARGETS

The RGS is based upon 11 goals that work towards achieving the collective vision of regional sustainability. Policies in the RGS provide the direction to take specific actions to implement the RGS goals.

In January 2015, the RDN Board approved a final list of 22 indicators and related targets to measure the region's progress towards the 11 goals of the RGS. Targets and Indicators are closely linked. Indicators tell us whether or not the results of our actions are consistent with achieving our targets. Targets are a specific result to achieve over time within a social, cultural, economic or environmental system.

Goal 1: Prepare for Climate Change and Reduce Energy Consumption	
Indicator	Target
#1 Total community greenhouse gas emissions	Reduce greenhouse gas emissions 33% below 2007 levels by 2020 and 80% by 2050
#2 Per capita non-renewable energy use	Reduce per capita energy use
#3 Total community energy use	Reduce total energy use
Goal 2: Protect the Environment	
Indicator	Target
#4 Total water consumption	Reduce water consumption decrease the average residential and commercial water use by 33% between 2004 and 2018.
#5 Surface water quality (Community Watershed Monitoring)	Improve surface water quality
#6 Amount of land in protected areas	Increase amount of land in protected areas
Goal 3: Coordinate land Use and Mobility	
Indicator	Target
#7 Number of households within a set distance of employment lands, shopping, schools, transit and recreation facilities	Increase the number of households living within close proximity to places to work, play, learn and shop
#8 Per capita transit use	Increase per capita transit use
Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth	
Indicator	Target
#9 Population inside and outside the Growth Containment Boundary(GCB)	Increase the proportion of the population living within the GCB
#10 Density of dwelling units inside and outside the GCB	
#11 Diversity of land use (ratio) inside the GCB	Increase the land use diversity inside the GCB

Goal 5: Enhance Rural Integrity	
Indicator	Target
#12 The number of new lots/units created through subdivision inside and outside the GCB	Increase the proportion of development inside the GCB
#13 Number of parcels with Farm Status	Increase the number of parcels with Farm Status
#14 The amount of land classified as Private Managed Forest Land	Increase the amount of land available for natural resource uses (farm, forestry, outdoor recreation)
Goal 6: Facilitate the provision of affordable housing	
Indicator	Target
#15 The total number of rental units affordable to households with income below 50% of the median income for the region	Increase the proportion of households living in housing that meets their needs (appropriate, adequate, adaptable, sustainable, affordable and attainable)
#16 The portion of units in each housing type inside the Growth Containment Boundary (Diversity of housing types in GCB)	Increase the portion of non-Single Family Dwellings inside the GCB
Goal 7: Enhance economic resiliency	
Indicator	Target
#17 [Unemployment] Employment rate and labour participation rate	Maintain an unemployment rate between 3 – 6% and increase the labour Force Participation Rate
Goal 8: Enhance food security	
Indicator	Target
Number of parcels with Farm Status	Same as, Goal 5: Indicator #13 Increase the number of parcels with Farm Status
Goal 9: Pride of Place	
Indicator	Target
#18 The amount of publicly owned land designated for parks and community use (including land in protected areas, community use parks and recreational facilities)	Increase the amount of land for parks and recreational facilities
#19 Per capita length of maintained public trails (including trails, paths, laneways)	Increase the per capita length of maintained trails
Goal 10: Provide Services Efficiently	
Indicator	Target
#20 Per capita waste disposal	Decrease the per capita amount of waste going to the landfill (amount of waste sent to the landfill per person) below 350 kg/person
#21 Per capita cost to provide water and sewer systems	Decrease per capita cost of water and sewer
#22 Per capita length of roads (length of paved roads per person)	Decrease the per capita length of roads
Goal 11: Enhance Cooperation Among Jurisdictions	

7 RGS IMPLEMENTATION

Section 5.2 of the RGS addresses implementation and identifies specific projects that are intended to work towards achieving RGS goals. Implementation is an important part of being accountable to RDN residents about what is being done to achieve the goals they identified as important.

7.1 RGS Monitoring Program

To ensure consistent monitoring and reporting on the indicators, the RDN has established a RGS Monitoring Program that includes an annual report and a public website that regularly updates the indicators as new information becomes available.

RGS Annual Report - 2017

This annual report is an attempt to measure progress by incorporating select indicators to help gauge the effectiveness of RGS policies and implementation to achieve the goals of the RGS. Since the monitoring program was initiated it has not always been possible to provide information for all 22 indicators annually. This challenge continues to be addressed through collaboration with the member municipalities, various RDN departments and external agencies. As a result, this Report includes both information of key initiatives and quantitative data. Where member municipalities have submitted quantitative data for indicators for the first time, this information is used to establish a baseline starting in 2017 which will be used for comparison in subsequent years.

Data Limitations

This report refers to many sources of information, including information produced by the member municipalities, various RDN Departments, Statistics Canada and the Canadian Mortgage and Housing Corporation. Every reasonable effort has been made to use comparable data with consistent geographies and methodology. Where data limitations exist, these are noted within the document content, chart or table.

RGS Monitoring Website

The RDN's website is intended to be highly accessible and visually oriented experience. Reporting is ongoing and the indicators are updated as data becomes available. Ideally, most indicators will be updated on an annual basis.

RGS Monitoring website: www.rdn.bc.ca/rgsmonitoring

8 PROGRESS TOWARDS ACHIEVING THE RGS

In addition to specific implementation projects of the RGS, the RDN and the member municipalities actively make decisions and take actions that affect the goals of the RGS. The following summaries, grouped by each RGS goal, report on the RDN and member municipality initiatives and actions to achieve the goals of the RGS. Where information is available, select indicators have been updated to track progress towards the RGS goals.

8.1 Goal 1 – Prepare for Climate Change and Reduce Energy Consumption

Regional Actions

Greenhouse Gas Emissions Reduction

In 2016², within the RDN, 3,465,732m³ of landfill gas was captured through the landfill gas collection project.

Greater Nanaimo Pollution Control Centre Co-generation System

In 2017, the Greater Nanaimo Pollution Control Centre co-generation system converted waste gas (methane) into 448,500 kilowatt hours of electricity, which is sold back to the electrical grid. This amount of energy production is equivalent to the power usage for 41 homes for one year.

RDN Remains Carbon Neutral

In 2017, the RDN remained Carbon Neutral by applying 2,907 tonnes of CO₂ equivalent (CO₂e) through utilizing carbon offsets generated from the landfill gas collection project. A total of 21,123 tonnes of carbon offsets were verified and validated arising from the existing landfill gas collection project. 5000 tonnes of carbon credits have been listed through the Community Carbon Marketplace that are now available from Cowichan Energy Alternatives to corporate entities whose objective is to achieve carbon neutrality.

Green Building Incentives

The RDN and the member municipalities delivered green building incentives to residents who improved the performance of their homes. In 2017, the RDN programs delivered \$36,600 in green building incentives and rebates. The Green Building Incentive Program issued 153 individual rebates for: wood stove exchanges (126), renewable energy systems (6), home energy assessments (18), oil to pump rebates (1) and site-cut timber (1). There was one (1) uptake of the electric vehicle charging station rebate in 2017.

² The Provincial Re-Trac Connect BC Waste Disposal Calculator is made available each year in July. Due to this, the value included in this report is for 2016.

Green Building Series

The Green Building series included a tour of the Nanaimo Aboriginal Centre, a 25 unit affordable housing complex designed to the Passive House Standard.

Climate Change Actions and Energy Efficiency Measures

In April 2017, the Province of British Columbia adopted the BC Energy Step Code as regulation. To support the Province's initiative, the RDN received grant funding from BC Hydro's Sustainable Communities Program to provide region wide education and to build awareness amongst the construction industry about the BC Energy Step Code.

Sea Level Rise Adaptation Program

In 2017, the RDN received \$150,000 from the Community Emergency Preparedness Fund. These funds enable the RDN to proceed with the technical work needed to acquire coastal floodplain mapping. When completed, this information will be used to update land use regulations relating to the management of lands in coastal areas and bring the RDN into compliance with the Provincial Flood Hazard Area Land Use Management Guidelines.

The Coastal Floodplain Mapping project is part of the RDN's Sea Level Rise (SLR) Adaptation Program. The SLR Adaptation Program is a RGS implementation item with the goal of enabling the RDN to adapt to the projected impacts associated with sea level rise (SLR).

City of Nanaimo

Nanaimo's Energy Management Program

Through the City's Strategic Energy Management Program, it has saved 787,878 kilowatt hours of electricity, 3,876 gigajoules of natural gas consumption, and reduced emissions by 215 tonnes CO² (equivalent) by completing a mix of building, lighting, and systems upgrade projects.

Climate Adaptation/Resilience Strategy

The City received \$175,000 from the Federation of Canadian Municipalities in 2017 to complete a Climate Change Resilience Strategy (CCRS) to prepare for climate change. A major component of the CCRS will be to understand the impacts of sea level rise on the coastal portions of Nanaimo.

Reservoir No.1 Energy Recovery Facility

As part of the facility upgrade, the control building incorporated an energy recovery system to translate the hydraulic energy from the available head to electricity during reservoir filling. This new energy recovery equipment will enable the City to sell generated power back to BC Hydro.

Incorporating energy recovery equipment at the design stage is a new practice for the City and is regarded as one of the first of its kind in BC.

Energy Efficiency Upgrades

The City's Corporate Energy Conservation Policy sets an energy conservation target of 1% reduction per year in the overall energy consumption of City owned and operated buildings. Implementation actions for 2017 included:

- The new refuse collection fleet is CNG powered. This change is expected to reduce carbon emissions by 25%.
- The Beban Park lighting upgrade has resulted in the replacement of 500 lights with T5 and T8 fluorescent fixtures at Frank Crane Arena and Beban Pool. As well as reducing operating costs, the upgrade has significantly improved the facilities lighting.
- A City wide LED streetlight conversion project was initiated in 2017.

City of Parksville

Parksville continues to participate in the regional Green Building Incentive Program, including woodstove rebates.

Town of Qualicum Beach

In preparation for the implementation of the BC Energy Step Code, Building Department staff completed additional Step Code training in 2017. This training was made possible through grant funding received by the RDN from BC Hydro.

District of Lantzville

Lantzville continued to participate in the provision of green building incentives through the RDN, including incentives for rainwater harvesting, wood stove exchanges, solar hot water, home energy assessments and electrical vehicle charging stations.

8.1.1 RGS Indicator #1: Total greenhouse gas emissions

Reduce greenhouse gas emissions 33% below 2007 levels by 2020 and 80% by 2050

The RGS Indicators #1- 3 relies on information from the Province of BC's Community Energy and Emissions Inventory (CEEI) for the amount of emissions created by the on-road transportation, buildings, and solid waste sectors. This information is used to help monitor the increase or decrease of regional greenhouse gas emissions, which are the primary contributor to climate change.

Table 1 provides a summary of how different sources contributed to the regional "carbon footprint". Based on the available data it appears that on-road transportation is the overall greatest contributor to GHGs while solid waste is the least. Between 2010 and 2012 the GHG relating to solid waste significantly reduced from 68,618 co²e to

15,044 co²e. This change may be attributed to the landfill gas collection project, noted above under RDN Actions.

Table 1: Regional GHG by Source (2007, 2010, 2012)

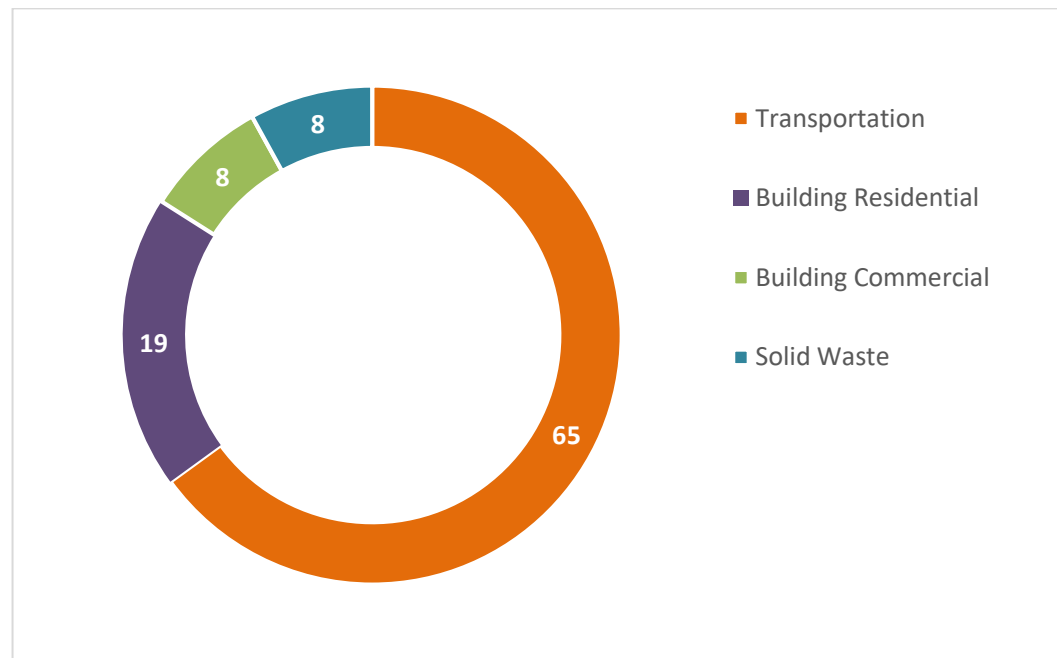
Year	On-road Transportation	Buildings Residential	Buildings Commercial	Solid Waste	Agriculture	Total CO2E(t)
2007	527,905	163,021	71,088	60,888	18,570	841,472
2010	561,685	161,333	68,660	68,618	NI*	860,296
2012	NI*	155,101	62,670	15,044	4,976	237,791

*NI – no information available

Unfortunately beyond 2010, on-road transportation data is not available for the RDN and no new data has been released since 2012. This is a significant change to the RGS monitoring program that prevents reporting on GHG emissions in the region, especially on-road transportation which has historically been the largest contributor to GHGs.

For example, in 2010 an estimated 65% of GHG emissions was attributed to on-road transportation followed by residential buildings at 19%, commercial buildings at 8% and solid waste accounted for 8%. See Chart 1.

Chart 1: Percentage of Regional Greenhouse Gases by Source (2010)



Goal 1 - Key Findings

While GHG and energy consumption data is not available for the 2017 period, action to mitigate and adapt to a changing climate continue to be implemented across the region. For example, the Green Building Incentive Program continues to attract applications for funding to help residents implement more environmentally friendly home practices. Another response to climate change is building resiliency and capacity to adapt. In 2017, both the RDN and the City of Nanaimo launched climate adaptation initiatives to help communities adapt to the projected impacts of sea level rise.

8.2 Goal 2 – Protect the Environment

Regional Actions

RDN Water Services continued to achieve Goal 2 by pursuing watershed and environmental protection, including:

Watershed Protection and Enhancement Measures

- Upgraded 15 wellheads to protect aquifers in our region and over 120 well owners received support in testing their water quality through the Rural Water Quality Stewardship Rebate Program.
- Supported the installation or expansion of 45 residential rainwater harvesting systems across the region through the Rainwater Harvesting Incentive Program.
- Supported watercourse restoration projects on Plum Creek Wetland, Millstone River and Walley Creek.

Water Quality Program

- Added 15 new volunteer observation wells to the Groundwater Monitoring Network in the region, in the priority areas of Nanoose, French Creek and Cedar-Yellowpoint.
- Analyzed trends in groundwater level data collected through the Provincial Observation Well network in our region and the RDN Volunteer Observation Well Network, producing “State of our Aquifer” reports for 18 aquifers.
- Established a hydrometric (streamflow) monitoring station on Nanoose Creek in partnership with Ministry of Forest, Lands and Natural Resource Operations & Rural Development.
- Established lake level gauges on Quennell Lake and Holden Lake (Area A).
- Completed physical stream assessments on Cat Stream (Nanaimo) and Annie Creek (Area H).

Public Outreach & Education

- Continued community outreach including workshops, school watershed field trips, events and community displays, totaling over 40 occasions.
- Continued residential irrigation check-up service, providing on-site assessments and recommendations to improve outdoor water efficiency for 18 top water users in community water service areas.

City of Nanaimo

- The Buttertubs Marsh Pilot Study was completed. Key components of the pilot included the completion of a Stormwater Management Model to determine the economic value of the marsh and a Natural Capital Asset Management Plan to integrate results into Asset Management Plans.
- New storm water management policies were incorporated into the City's Manual of Engineering Standards, which will be implemented into the design consideration of all new development.

City of Parksville

- Continued to promote the Green Shores approach to finding ecological solutions to shoreline development.
- Continued to participate in the RDN's Drinking Water Watershed Protection Function.

Town of Qualicum Beach

- Completed the installation of a rain garden at the Crescent/Memorial Intersection to help filter water run-off from the roadway and to avoid excessive surface water flow from the commercial core.
- The Town received a grant to improve trails near the Heritage Forest.
- A review of the Town's Tree Policy was initiated.

District of Lantzville

- Continued to provide educational information to residents concerning water conservation and implemented water restrictions.
- Continued to participate in the RDN's Drinking Water Watershed Protection Function.
- Continued to provide information to residents concerning outdoor burning.

8.2.1 RGS Indicator #4: Total water consumption

Target is to decrease the average residential and commercial water use by 33% between 2004 and 2018.

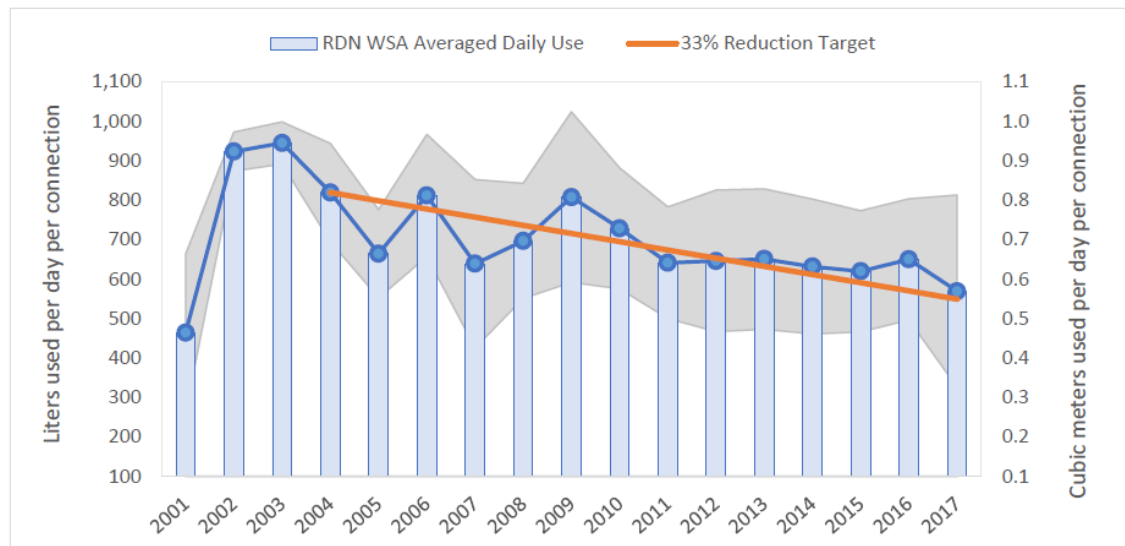
Water is recognized as a vulnerable resource, and it is critical for the health of all ecosystems and human communities. While water supply may seem abundant in the region, long dry summers put pressure on local water resources at the same time water use is at its highest. This indicator is a measure of water conservation and tells us if the amount of water consumed is increasing or decreasing.

For the period 2004 to 2017³:

- The City of Nanaimo had a 15% decrease in water consumption while population increased in the same period by 16%
- The District of Lantzville had a 20% decrease in total water consumption
- The RDN (all nine) Water Service Areas had a 31% decrease in total water consumption

For all three areas combined, the average water consumption decreased by 22% since 2004. The findings show gradual progress towards the regional goal.

Chart 2: RDN Operated Water Services - Average Annualized Daily Water Use



Source: RDN draft Water Conservation Plan, 2018

Goal 2 - Key Findings

Across the region on-going actions have been implemented to enhance existing programs aimed at watershed protection as well as to gain groundwater data to assess the state of the aquifers. Most notable is the progress that has been made in the reduction in water consumption. Since 2004, water consumption has decreased by 22%

³ The RDN's 2018 Water Conservation Plan and trend analysis is in development. When completed detailed water consumption and water quality will be available for future years' reports.

8.3 Goal 3 – Coordinate Land Use and Mobility

Regional Actions

During 2017, the RDN achieved the following regional transportation goals:

Regional Transit

- The Kids Ride Bus program was expanded to 7 days a week.
- Conventional and Custom (handyDART) Transit both received a reduction in fares for Seniors/Youth and Custom riders.
- The RDN and BC Transit evaluated the viability of local transit initiatives as well as inter-regional transit between the RDN and Comox Valley Regional District as part of the 2018/2019 Annual Operating Agreement.

City of Nanaimo

Linley Valley West Access

Road improvements to link Rutherford Road to Linley Valley Drive were completed. The works included the addition of a round-about and new side walk network to service a new/expanding development area in North Nanaimo.

Improvements to Departure Bay Beachfront

The Departure Bay Beachfront Improvement Project was completed in 2017. The improvement works included the installation of new pedestrian access ramps and handrails; new LED streetlights and walkway lights; new water and electrical services for events and vendors; improvements to parking facilities; and replacement of old storm drains on Loat Street and Departure Bay Road. In addition to these improvements, a Snuneymuxw First Nation public art installation is also planned for 2018.

Re-Imagining Project

The Terminal/Nicol Re-Imagined Streetscape Project study was completed in 2017. The aim of the study was to explore options to improve multi-modal transportation along a key corridor in the City's downtown. Following completion of the study, the results were presented to City Council and the Province for consideration.

Pedestrian Enhancement

- Georgia Avenue Greenway Project was completed. This project has resulted in the construction of a pedestrian/cycle bridge over the Chase River and Harewood Bikeway extension (Third to Fourth Street).
- The Port Drive Waterfront Master Plan was completed. The Plan sets out how a multi-use bike and pedestrian pathway can be achieved between Departure Bay and the Nanaimo River Estuary.

- Support for the foot passage ferry between Vancouver and Nanaimo was continued. Island Ferry Service and the Nanaimo Port Authority agreed on terms that may lead to the company signing a lease for marine space.

City of Parksville

Transportation Master Plan

The update of the Transportation Master Plan was completed. This Plan now incorporates alternative modes of transportation into the overarching transportation plan for the City.

Corfield Street Upgrade and Jensen Greenway Project

Improvements were made to the road, water, sewer and drainage on Corfield as well as a new multi-use greenway was added along the Jensen Avenue alignment from Corfield to McVickers Street. This project is intended to improve pedestrian and cycling safety and formalize traffic lanes and parking on Corfield Street from Highway 19A to Stanford Avenue.

Town of Qualicum Beach

The multi-year Memorial Avenue Active Transportation and Utility Upgrade Project continued. In 2017, the lower 1/3 of the Memorial Avenue pathway was completed and protected walkways and crosswalks were installed at key locations.

8.3.1 RGS Indicator #7: Number of households within a set distance (400 m) of employment lands, shopping, schools, transit and recreational facilities.

RGS Target is to increase the number of households living within close proximity of places to work, play, learn and shop.

The RGS encourages the RDN and member municipalities to direct new development into mixed use centres where households are closer to employment and services needed on a daily basis. These compact communities enable more people to walk, cycle or use public transit, as the cost to provide public transportation services and infrastructure to compact communities is much lower than spread out communities. This indicator is a measure of how compact, complete and connected a community is.

Over a two year period, there has been a increase consistent with the target of households living within close proximity to bus stops, employment lands and shopping within the RDN.

Table 2: Total Number of Households within 400 m of Services (2015, 2017)

	Bus Stops	Schools	Employment Lands	Shopping Centre
Nanaimo	36,411	18,930	6,671	10,714
Parksville	-	1,025	3,837	2,446
Qualicum Beach	-	1,165	-	1,005
Lantzville	1,021 (1,064)*	192 (191)	1,201	-
Electoral Area**	3,664 (3,292)	996 (1,628)	8,741 (8,400)	597 (377)

* Values shown in brackets are for 2015.

**The category "RDN Electoral Areas" does not include Area 'B'

8.3.2 RGS Indicator #8: Per capita transit use

RGS Target is to increase per capita transit use

Since 2015, the number of bus rides has steadily increased. In 2015-16, there were 2,737,848 rides taken in the RDN compared to 3,093,311 in 2017-18. Within the same periods, per capita rides also increased from 18.2 in 2015-16 to 19.8 in 2017-18. This change may, in part, be attributed to the 5,000 hour conventional transit service that took place in 2017.

Table 3. Transit rides – total and per capita

Year	Transit Rides	Transit Rides Per Capita
2011-12	2,614,421	17.8
2012-13	2,593,016	17.7
2013-14	2,739,904	18.7
2014-15	2,725,378	18.6
2015-16 RGS baseline	2,737,848	17.5
2016-17	2,830,691	18.2
2017 - 18	3,093,311	19.8

*Year based on Annual Operational year from April 1 to March 31.

**Totals include handyDART and Gabriola Island's Community Bus Services.

Goal 3 – Key Findings

The results appear to indicate that the relationship between land use and access to transit are moving in the right direction. As the region grows, provisions in support of the transit network should remain a priority to not only reduce carbon emissions, but to also promote connectivity and to encourage a choice of transportation modes.

8.4 Goal 4 – Concentrate Housing and Jobs in Rural Villages & Urban Growth Centres

Regional Actions

Bowser Village Center Wastewater Project

In March 2017, the RDN was awarded \$7,590,328 from the Federal-Provincial Clean Water and Wastewater Fund to establish a wastewater system for the Bowser Village Center located in Electoral Area 'H'. Within the remainder of the year, a Petition to establish a sewer service area was passed and the Regional Board approved the bylaws to establish the Bowser Village Sanitary Sewer Service.

Fairwinds Landing at Schooner Cove

Within the existing Fairwinds Village Mixed-Use zone, the RDN Board approved a re-development proposal to re-purpose an existing building to include 11 dwelling units and a range of commercial uses. The development also includes a new six-storey residential building containing 39 dwelling units and a minor commercial area. This project increased the diversity of housing available in an area where single-residential dwellings is the prominent form and promotes walkability as a result of added provisions for a publicly accessible boat launch, waterfront boardwalk and internal pathways.

City of Nanaimo

Hospital Area Plan and Parking Study

Both the Hospital Area Plan and Parking Study was initiated. The Area Plan is in response to development challenges and is intended to result in a better plan for the densification and design of development around this key Urban Node. In tandem with the Area Plan, a parking study was initiated to address issues related to parking impacts on and around the Nanaimo Regional General Hospital.

8.4.2 RGS Indicator #10: Density of dwelling units inside and outside of the Growth Containment Boundary

RGS Target is to increase the density of dwelling units within the Growth Containment Boundary

This indicator monitors the density inside the Growth Containment Boundary (GCB) compared to outside the GCB. This shows whether or not the majority of growth is happening in designated growth areas. This indicator can also be used to show if development is occurring at densities needed to support walkability and efficient servicing.

4.1

units/hectare
inside GCB
2017

In 2017, the density of dwelling units per hectare has increased in one of the Urban Areas, as intended. The City of Nanaimo increased from 4.68 units/hectare in 2015 to 4.87 units/hectare in 2017.

The average density of dwelling units within the GCB is 3.74 units/hectare in 2017. Of the urban areas, the Town of Qualicum Beach has the highest density of dwelling units (6.48 units/ha) followed by the City of Nanaimo at 4.87 units/hectare. The data also shows an increase in the Rural Village Centers from 2.03 units/ha in 2015 to 2.06 units/ha in 2017, while the District of Lantzville is unchanged.

Table 4: Density Units Per Hectare Inside/Outside GCB (2015, 2017)

	Nanaimo units/ha		Parksville units/ha		Qualicum Beach units/hectare		Lantzville units/hectare		Electoral Areas units/hectare	
	Inside	Out	Inside	Out	Inside	Out	Inside	Out	Inside	Out
2015 Baseline	4.68	-	-	-	-	-	0.85	0.02	2.03	0.06
2017	4.87	-	4.44	-	6.48	0.3	0.85	0.02	2.26	0.06

*Data for 2015 did not include the Town of Qualicum Beach or the City of Parksville.

** Developable land within the City of Nanaimo and City of Parksville entirely inside GCB.

8.4.3 RGS Indicator #11: Diversity of Land Use (ratio) inside the Growth Containment Boundary

RGS Target is to increase the land use diversity inside the Growth Containment Boundary

This indicator shows the proportion of different land uses (as a ratio) within the Growth Containment Boundary (GCB). This is an indicator of how complete a community is based on the existing mix of residential, commercial, industrial, institutional and recreational uses. This indicator applies to Urban Areas in municipalities and Rural Village Centres in electoral areas.

The ideal land use mix to support complete, compact communities, identified in the Rural Village Centre Study (2013), is 10-15% public uses, 10-40% commercial and employment uses, and 50-80% for residential uses. In electoral areas, since 2015, Commercial has increased by 1% and Mixed Use has decreased by 1%. While this is considered a change (not a regression), the land use ratio for Rural Village Centres remains consistent with the desired ratio.

Table 5: Diversity of land uses in Urban & Rural Village Centres the RDN (2015, 2017)

Year 2017	Residential (%)	Commercial (%)	Industrial (%)	Mixed Use (%)	Institutional (%)	Recreational (%)
Electoral Areas	61 (61)*	7 (6)	11 (11)	5 (6)	6 (6)	10 (10)
Lantzville	62	0.5	1	0.5	1.5	34.5
Parksville	33	7	3	5	20	7
Qualicum Beach	70	9	1	8	4	8
Nanaimo	69 (67)	1 (1)	9 (8)	5 (5)	3 (5)	13 (13)

*Values shown in brackets are for 2015.

**Parksville - "Institutional" is interpreted as Public Institutional (P1) zoning that includes shore land, which accounts for a higher proportion of land in this category.

***Nanaimo – "Commercial" is interpreted to include only those lands zoned Commercial. No residential or non-commercial uses. Where both residential and non-commercial are also permitted these lands are categorized as "Mixed-Use".

Goal 4 – Key Findings

The results indicate that the RGS policies appear to be effective in advancing the RGS Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres. Further years' data is needed to determine if the changes reflect a positive trend over time.

8.5 Goal 5 – Enhance Rural Integrity

Regional Actions

Electoral Area 'H' Official Community Plan Review

After a two-year review process with extensive community engagement, the Electoral Area 'H' Official Community Plan Amendment Bylaw 1335.06 was adopted on December 12, 2017.

Town of Qualicum Beach

The Town launched their Official Community Plan Review in 2017 with a strong commitment to public engagement. A town-wide Quality of Life survey received over 2,000 responses and 38 community consultation meetings were held. Based on this input, draft policy options were prepared and shared with the public and Council. The Town's OCP review process is scheduled to conclude in 2018.

District of Lantzville

The District of Lantzville completed the public engagement component of their Official Community Plan review in 2017. The first draft of the proposed changes were made available in October 2017. The OCP review is scheduled to conclude in 2018.

8.5.1 RGS Indicator #12: The number of new lots/ units created through subdivision inside and outside the GCB

310

new lots
inside GCB

38

new lots
outside GCB

RGS Target is to increase the proportion of development inside the GCB

The RGS encourages most new development to locate within the GCB, where residents are close to services they require on a daily basis. Outside of the GCB, land is maintained for rural and resource uses and open space.

This indicator tells us the proportion of new development inside and outside the GCB. The RGS designates the GCB as the area for future development and growth

In 2017, a total of 348 lots were created in the RDN electoral areas, Lantzville, City of Parksville, Town of Qualicum Beach and City of Nanaimo, 310 lots were created inside the GCB and 38 lots were created outside of the GCB.

Table 6: By Area - number of residential lots/units created by subdivision in/outside of GCB

	Nanaimo		Parksville		Qualicum Beach		Lantzville		Electoral Areas	
	Inside	Out	Inside	Out	Inside	Out	Inside	Out	Inside	Out
2012	-	-	-	-	-	-	3	0	38	5
2013	-	-	-	-	-	-	1	0	0	28
2014	-	-	-	-	-	-	0	0	0	8
2017 Baseline	227	-	50	-	1	-	2	1	30	37

*Data for 2012 – 2016 not available for the City of Nanaimo, City of Parksville or the Town of Qualicum Beach.

** Developable land within the City of Nanaimo and City of Parksville entirely

8.5.2 RGS Indicator #13: Number of Parcels with Farm Status

RGS Target is to increase the number of parcels with Farm Status

This indicator indicates the number of parcels of land with Farm Class in the region. Farm Status is determined by BC Assessment and it is based on land use qualifying for agricultural use, which includes lands within the Agricultural Land Reserve (ALR) and outside of the ALR. This information provides an indication of how much land is being used to produce food in the region.

The data represents the 2017 baseline which shows that there are a total of 713 parcels with Farm Class status as determined by BC Assessment in the RDN. Progress towards the RGS target will be measured against this value in future years' reporting.

Table 7: Number of parcels with Farm Status

	City of Nanaimo	City of Parksville	Town of Qualicum Beach	District of Lantzville	Electoral Areas
2017 Baseline	45	-	28	12	628

*Data not available for the City of Parksville.

8.5.3 RGS Indicator #14: The amount of Land Classified as Private Managed Forest Land

RGS Target is to increase the amount of land available for natural resource use (farming, forestry, outdoor recreation).

Private Management Forest Lands (PMFL) is a BC Assessment property classification established to encourage private landowners to manage their lands for long-term forest production. The majority of these lands are located outside the GCB. Decreases to the amount of PMFL can reflect the pressure to convert forested land to residential, commercial and other uses that are contrary to RGS goals to protect rural lands for rural uses.

In 2015, the region had a total of 130,994 hectares of PMFL compared to 130,600 hectares in 2017. The data shows PMFL decreased by 394 hectares or 0.19%. This change is contributed to the subdivision and sale of PMFL lands, which are re-classified by BC Assessment as a result of a change of primary use from forestry to residential.

In 2017, an estimated 130,600 ha or 63% of the RDN's land base remains within the PMFL.

Table 8. The amount of Private Managed Forest Land

	City of Nanaimo	Town of Qualicum Beach	District of Lantzville	Electoral Areas
2015 Baseline	160	129	723	129,982
2017	160	129	723	129,588

*The City of Parksville does not have any lands designated Private Managed Forest Land.

Goal 5 - Key Findings

The results indicate that the RGS policies in support of protecting the characteristics of rural areas appear to have an effect in containing growth within the well-defined areas where the majority of growth is intended to occur. To better understand the RGS policies intended to support an increase in the number of parcels classified as Farm Class and PMFL, further years' data is needed.

8.6 Goal 6 – Facilitate the Provision of Affordable Housing

Regional Actions

Emergency Shelter and Food Materials

The RDN completed the annual update to the extreme weather brochure and poster, which was distributed to social service providers and made available on RDN buses.

The brochure provides information on the location and contact information for emergency shelters, extreme weather shelters, hot meal programs and food banks in the region. The brochure also provides bus route information to help locate these services.

Oceanside Health and Wellness Network

With an Island Health Grant, OHWN hosted a community forum in the fall of 2017 to advance understanding and progress towards goals around child wellness and mental health for young adults.

Oceanside Community Map of Service Agencies

The RDN assisted the Oceanside Homelessness Network in updating the Oceanside Community Map of Service Agencies. The map is now a handy pocket-size, fold out map that highlights the locations of local social services as well as applicable bus routes and contact information for the service providers.

City of Nanaimo

Affordable Housing Strategy

The City launched a process to develop an Affordable Housing Strategy in 2017. The aim of the strategy is to establish the priorities for the City of Nanaimo to address affordability across the housing continuum over the next ten years. The process will include an Affordable Housing Discussion Paper that outlines the issues and opportunities, which will be followed by an Affordable Housing Implementation Plan.

City of Parksville

The City continued to offer the option to expedite building permits, including those intended for affordable housing.

Town of Qualicum Beach

As part of the Town's Official Community Plan review process, affordable housing has been identified as a major topic for discussion. As a result, draft policies to address these concerns have been developed for further consideration as part of the ongoing review process.

8.6.1 RGS Indicator #15: The total number of rental units affordable to households with incomes below 50 percent of the median for the region.

RGS Target is to increase the portion of households living in housing that meets their needs (appropriate, adequate, adaptable, sustainable, affordable and attainable).

The RGS seeks to increase the stock of affordable market and social housing for seniors, youth, those with special needs, those with moderate or low incomes, and people experiencing homelessness. This indicator tells us the amount of documented market rental units that are affordable to those with lower incomes in the Nanaimo and Parksville Census Agglomeration.

26%

units > \$786
2017

The Canada Mortgage and Housing Corporation (CMHC) establishes the affordable rent threshold (ART) for lower income households based on a household spending 30 percent or more of before tax income for housing that is adequate, suitable and affordable.

36%

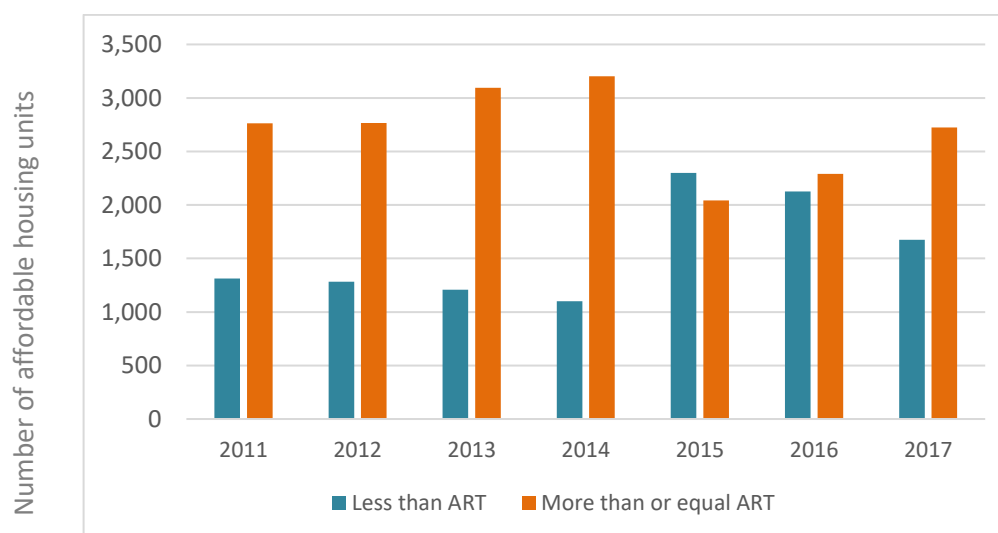
units > \$786
2015

According to the CMHC, there was a rise in the number of renter households paying more than 30 percent of their income on housing from 2011 to 2014. This trend reversed from 2015 and 2016, but has

since rebounded over the last two years within the Nanaimo and Parksville Census Agglomeration⁴.

Over the past two years, the portion of households living in housing that meets their needs (less than the affordable rent threshold) has decreased from 36% (2,301) in 2015 to 26% (1,675) in 2017, within the Nanaimo and Parksville Census Agglomeration.

Chart 3: Total number of rental units affordable to low income households



Data source: Canada Mortgage and Housing Corporation, 2011 – 2017

Table 9: Total number of renter households more or equal to the affordable household threshold (2011-2017)

Year	Renter households more than or equal to ART	Amount of Change between years (renter households)
2011	2,764	NA
2012	2,765	+1
2013	3,095	+330
2014	3,201	+106
2015 Baseline	2,042	-1159
2016	2,290	+248
2017	2,724	+434

Data source: Canada Mortgage and Housing Corporation, 2011 – 2017

⁴ The [Nanaimo and Parksville Census Agglomeration](#) includes the City of Nanaimo, City of Parksville, Town of Qualicum Beach, French Creek, District of Lantzville, Electoral Area A, Electoral Area C, Snuneymuxw First Nations Lands, and Snaw-Naw-As First Nations Lands.

8.6.2 RGS Indicator #16: The portion of units in each housing type inside the GCB (Diversity of housing types in the GCB)

RGS Target is to increase the portion of non-Single Residential Dwellings inside the GCB

This indicator tells us how well different housing needs can be accommodated in the region. The majority of housing in the region is detached single family dwellings. Increasing the diversity of housing types is important to improving choice to meet different needs and can improve affordability.

The target to increase the portion of non-single family dwellings inside the GCB generally remained static between 2015 and 2017 for both Urban Centres and Rural Village Centres (RVC), despite the increase in the number of overall new units. The Urban Centres non-single residential units in 2015 made up 34% of the mix compared to 35% in 2017. In RVCs, 27% of the housing type was non-single residential in 2015 compared to 26% in 2017.

Table 10: Portion of Units in Each Housing Types Inside the GCB

	Single Residential (units)		Ground Oriented (units)		Apartments (units)		Uncategorized (units)	
	Urban	RVC	Urban	RVC	Urban	RVC	Urban	RVC
2017	30,303 (65%)	4,982 (74%)	10,249 (22%)	1,518 (23%)	5,952 (13%)	54 (1%)	-	135 (2%)
2015 Baseline	28,014 (66%)	4,751 (73%)	8,669 (21%)	1570 (24%)	5,472 (13%)	50 (2%)	-	161 (1%)

*Parksville information not available for reporting period

**Qualicum Beach information not available for 2015; included for 2017

Goal 6 – Key Findings

Progress on the targets intended to support adaptable, accessible, affordable, and attainable housing appear to have regressed to 2011 levels over the last two years. Comparably, there appears to be little change since 2015 in the portion of non-single residential housing types within the GCB.

8.7 Goal 7 – Enhance Economic Resiliency

Regional Actions

Northern Community Economic Development Service

The RDN continued to deliver the Northern Community Economic Development (NCED) Program to provide support for economic development initiatives in Parksville, Qualicum Beach and Electoral Areas 'E', 'F', 'G', and 'H', to advance the Board's vision for a resilient, thriving and creative regional economy.

In 2017, the function disbursed over \$28,000 in economic development grants in School District 69 communities. A few of the projects funded include the BladeRunners' Youth Employment Program, renovations of the Qualicum Beach Fire Hall, ECHO Players' Society mural and Entrepreneur's Toolkit.

Rural Area Signage

The RDN Rural Area Signage project was completed in 2017. The project identified opportunities for improving community identification, wayfinding and directional signage throughout the region.

Legalization of Non-Medical Cannabis in Canada

Following the Federal government's announcement to legalize non-medical cannabis by July 2018, the RDN began the process of reviewing and preparing the necessary zoning amendments to address this use.

The RDN also created a webpage to help keep residents informed of the ongoing changings: www.rdn.bc.ca/cannabis-production-facilities-faq

City of Nanaimo

Food Truck & Trailer Policy

The City endorsed a new food truck and trailer policy to allow mobile food entrepreneurs to operate. The policy provides provisions for parking to allow 12 on-street parking spaces for food truck businesses (primarily downtown) and 24 spaces in park locations throughout the city for food truck or food trailer vendors. Following this change, a number of food truck business licenses were approved for designated locations in 2017.

Development Cost Charges

The City initiated a review of their Development Cost Charges (DCCs) bylaw to ensure that the costs between existing users and new development is distributed in a fair manner.

Town of Qualicum Beach

Social Procurement Policy

In 2017, the Town awarded the contract for the Memorial Avenue Upgrades Phase 3. This contract was the first major capital project to be awarded under the Social Procurement Policy, which seeks to proactively leverage the supply chain to achieve positive community objectives.

8.7.1 RGS Indicator #17 [Unemployment] Employment rate and labour participation

RGS Target is to maintain an unemployment rate between 3 – 6% and increase the labour force participation rate

These indicators are important because changes in the labour force are the result of changes in population and economic activity.

59.1%

Employment Rate

Based on the Statistics Canada Labour Force Survey, the total NAC employment went from 82,300 persons of working age (49.2%) in 2015 to 102,000 (59.1%) in 2017.

5.7%

Unemployed

In 2015, the NAC unemployment rate was 4.7% compared to 5.7% in 2017, which is within the desired RGS target range of 3 – 6%. This is also less than the provincial unemployment rate of 6.6% for the same period.

62.8%

Labour Force
Participation

As illustrated here, the rise in employment has failed to reduce unemployment. This may be attributed to the rise in the number of people that used to be outside of the labour force, including people over age 65 returning to work and migration from other parts of Canada and to a lesser extent from BC.

The Labour Force Participation Rate was 51.6% in 2015 compared 62.8% in 2017.

Goal 7 – Key Findings

Overall, the changes suggest improvements in the regional labour market conditions consistent with furthering the RGS Goal 7: Enhance Economic Resiliency.

8.8 Goal 8 – Food Security

Regional Actions

Gathering for an Event in the Agricultural Land Reserve

In response to the provincial changes to the Agricultural Land Reserve (ALR) to allow a limited number of secondary on-farm commercial activities to take place on properties in the ALR, the RDN Board passed a resolution to seek public input into proposed zoning bylaw amendments. The proposed bylaw amendments are intended to mitigate the potential impacts to farmland associated with gathering for an event.

Composting Facility Project

The results of the Composting Facility project were made available in 2017. The results of the project indicated that producers currently have adequate access to compost and do not produce more compostable material than what they can manage on-site.

Agriculture Area Plan Website Updates

The RDN website for agricultural resources and activities within the region continued to be updated in 2017. The updates included information about existing commercial composting facilities in the region and U-map, which is an online land registry used to match farmers with landowners to support access to land available for farming.

City of Nanaimo

- In partnership with Nanaimo Food Share, the City initiated a food security assessment in 2017.
- The City worked with community partners to create a second food forest at Beaufort Park. The City now has two food forests and six community gardens on public property.

Town of Qualicum Beach

In partnership with the School District, the Town approved a proposal to establish a second community garden consisting of 50 garden plots. The community garden project would significantly expand the popular existing community garden initiative in Qualicum Beach by making more land available to residents to grow their own food.

Goal 8 – Key Findings

Consistent with RGS Goal 2: Food Security, the municipal members, including the City of Nanaimo and the Town of Qualicum Beach, have undertaken actions to advance local food security. The RDN continues to take actions to support the economic diversification of the agricultural sector.

8.9 Goal 9 – Pride of Place

Regional Actions

Recreation Programs and Facilities

The RDN's recreation programs and facilities played an ongoing role in furthering RGS Goal 9 by providing sports and cultural amenities that boost the attractiveness of the region as a place to live and visit. These include ongoing delivery of recreation programs and maintenance of facilities throughout the RDN. In 2017, the RDN expanded existing recreation programs and continued to attract sports tournaments for youth, adults and seniors.

RDN Community Celebration 50th Anniversary

This unique occasion was marked by the official opening of the Coombs to Parksville Rail Trail.

Regional and Community Parks

The RDN completed or initiated several projects to improve existing trails and other park amenities throughout the regional and community parks. A few examples include:

- Completed the Cedar Plaza Tipple development, celebrating the area's mining history.
- In partnership with the Snaw-Naw-As First Nations, the new Oak Leaf Drive Community Park (Area E) was renamed Es-hw Sme~nts (seal rock).
- Blueback Community Park (Area E) redevelopment was completed.

City of Nanaimo

Maffeo-Sutton Park Master Plan

Council reviewed the Maffeo-Sutton Park Master Plan to continue development of the park as a premier waterfront event park along the expanding waterfront walkway. Nanaimo hosted over 180 special events along the Nanaimo waterfront and at Maffeo Sutton Park in 2017.

Park Projects and Events

- The Stevie Smith Community Bike Park officially opened in 2017 and the City constructed the Harewood Covered Sport Space in conjunction with rebuilding another lacrosse/sport court at Harewood Centennial Park. The covered design reflects the agricultural heritage of the area.
- Nanaimo was selected as one of the 24 towns and cities across Canada to host the 2017 Rogers Hometown Hockey Tour. The Hometown Hockey event held in Maffeo-Sutton Park, featured an outdoor rink enjoyed by over 4,400 citizens over a nine day period from Feb. 18-26.

- Nanaimo hosted the University Soccer Nationals at Merle Logan fields in 2017.
- Over 252 hectares of additional park space was added to Nanaimo's park and trail system.

Town of Qualicum Beach

Canada 150 Mural Project

The Canada 150 celebration was a great success! A key event included the unveiling of the 19 x 5 meter mural located on the outside wall of the Village Theatre, a landmark heritage building in Qualicum Beach. The art work depicts both past and present day plays as well as local actors who have appeared in the Theatre's productions.

Goal 9 – Key Findings

The natural environment, cultural history and arts communities remains one of the region's greatest assets. This is demonstrated by the actions taken to advance Goal 9: Pride of Place.

8.10 Goal 10 – Efficient Services

Regional Actions

Strategy Planning and Community Development

With a focus on Goal 10: Efficient Services and organizational excellence, the RDN Board adopted amendments to the Regional District of Nanaimo Delegation of Authority Bylaw No. 1759 to expand the delegation authority for Development Permits. The change resulted in decreased timelines for the issuance of Development Permits and an overall positive impact on the ability of property owners and contractors to start and finish projects in a reasonable period of time, particularly when there are construction window constraints due to weather, nesting and fisheries windows.

Solid Waste

RDN Solid Waste continued to achieve the RGS Goal 10 by pursuing an approach to eliminate the need for waste disposal. Consistent with the RGS direction to achieve 'zero waste', the RDN has a region-wide diversion rate of 68%⁵ and continues to have one of the lowest provincial annual per capita disposal rates of 353.8 kg.

⁵ The Extend Producer Responsibility program reports to the Ministry of Environment on July 1st each year. Due to this, the value included in this report is from 2016.

Solid Waste Management Review

2017 marked the third and final stage of the Solid Waste Management Review. Throughout the year residents and businesses were invited to learn and have a say in the future direction of solid waste priorities for the region.

RDN Get Involved!

The Solid Waste Management Review was also the first project to be featured on the RDN's new communications platform, "RDN Get Involved!" This new on-line platform features a robust set of tools to promote and encourage communications between the RDN and its residents. With only a few clicks of the mouse, residents can view the current projects being undertaken by the RDN, participate in surveys, sign up to receive email updates, and access other project specific information.

Water Services

RDN Water Services continued to achieve RGS Goal 10 by providing community water in the RDN water service areas. Actions in 2017 included the continuation of the design and installation of the Englishman River Water Service intake and treatment project along with Parksville. The facility is scheduled to begin operations in the spring of 2019.

Wastewater Services

RDN Wastewater Services continued to achieve the RGS goal to Provide Efficient Services by providing community wastewater to lands located within the GCB. Actions in 2017:

- The replacement of the Greater Nanaimo Pollution Control Centre (GNPCC) outfall was completed.
- Construction of the Greater Nanaimo Pollution Control Centre Secondary Treatment Upgrade Project was on-going in 2017. When completed, secondary treatment will improve the quality of treated effluent in the receiving environment, replace ageing infrastructure, and provide capacity for a growing service area.
- Provided four SepticSmart public information workshops to a total of 171 participants and distributed over \$33,000 in funds for the Septic Maintenance Rebate Program.
- Established a new Land Use Agreement with TimberWest and a Shared Use Agreement with the Nanaimo Mountain Bike Club to continue to efficiently manage biosolids in a beneficial way.
- Approximately 449 megawatt hours of electricity was produced at the Greater Nanaimo Pollution Control Centre in 2017 resulting in \$50,000 in revenue through cogeneration, which is the conversion of waste gas into electricity. This is double the amount of the previous year.

RDN Electoral Areas

Emergency Planning and Disaster Resiliency

RDN actions for emergency planning and preparedness in 2017 have been consistent with RGS direction to integrate and coordinate on a regional basis among the RDN and member municipalities.

In a joint application, the RDN and the Town of Qualicum Beach received \$175,000 in funding from the Federal National Disaster and Mitigation Program to undertake a flood hazard risk assessment. The goal of this project is to identify the risk of all hazards in the region, and ultimately develop a plan to mitigate the hazards.

RDN's Emergency Notification System

The RDN established a mass notification system to deliver both text and voice calls to those signed up to receive notifications. The Alert webpage and registration was launched in May 2017.

City of Nanaimo

Solid Waste

Phase one of the new automated curbside collection for recycling and garbage pick-up was launched in 2017. The new service incorporates the collection of yard waste which was a request of many residents. Once established, the service will be expanded city wide.

Water Services

- The City began construction of the emergency water supply pump station.
- Developed a policy and strategy for water metering across the City.
- The Sanitation Department debuted a new public event in the summer called the "Nanaimo Recycles Trunk Sale". The event is aimed at keeping used items out of the landfill. Due to the success of the event, it will now become an annual event.
- The City has generated 900 megawatts of electricity from the operation of the water supply system.

Town of Qualicum Beach

Following a preliminary, internal review in 2016, a comprehensive organizational review was launched in late 2017. The aim of the review is to maximize service efficiencies.

8.10.1 RGS Indicator #20: Per capita waste disposal

RGS Target is to decrease the per capita amount of waste going to landfill below 350 kilograms/person

347

Kilograms/person
per capita waste

The amount of solid waste produced in the region reflects our stewardship of resources from consumption to disposal. This indicator shows the amount of waste being diverted through recycling and composting, and the impact on landfill capacity.

Consistent with the RGS direction to achieve 'zero waste', the RDN has a region-wide diversion rate of 68% and continues to have one of the lowest provincial annual per capita disposal rates.

The per capita amount of waste going to landfill remains stable from 2016 to 2017 at 347kg/person.

Goal 10 – Key Findings

Year-to-year the RDN and member municipalities have taken actions to retain one of the lowest annual per capita disposal rates and to invest in alternative technologies to reduce greenhouse gas emissions at the landfill. These actions help to reduce costs and to advance RGS Goal 10: Efficient Services.

8.11 Goal 11 – Cooperation Among Jurisdictions

Regional Actions

First Nations

Throughout 2017, RDN staff and elected officials met with staff and elected officials from First Nations within the region, including Qualicum, Snaw- Naw- As and Snuneymuxw. Discussions involved various planning and implementation projects related to regional growth, development applications, parks, transit, emergency planning and utilities. While some meetings were to address specific matters others were focused on strengthening relationships to facilitate stronger collaboration on issues of mutual concern.

Adjacent Regional Districts and Municipalities

The RDN continued to host and participate in meetings to network and liaise with staff at member municipalities and adjacent regional districts. On an ongoing basis, outside of these meetings, RDN staff maintains professional relationships that enable effective communication and collaboration. This allows the RDN to share information on RGS implementation activities in order to support adjacent jurisdictions with actions consistent with the direction of the RGS.

Sea Level Rise Adaptation Program – Coastal Floodplain Mapping

The RDN launched a multi-year project to acquire coastal floodplain maps for the region. When completed, this information will be shared with all RDN departments, member municipalities and First Nations communities to help inform future flood hazard risk assessments, land use planning, infrastructure and adaptation planning.

City of Nanaimo

The City and School District No. 68 formed a partnership to build and operate the new Nanaimo District Secondary School (NDSS) Community Artificial Turf field. The \$3.6 million NDSS Community Field opened with a soft launch in November and replaces the previous field.

Town of Qualicum Beach

The Town of Qualicum Beach, Emergency Services and the RDN's Emergency Services received funding to undertake a joint hazard risk assessment.

Goal 11 – Key Findings

Advancing the RGS goals of growth management in support of a more sustainable region depend on a shared understanding of the RGS goals and collaboration between all levels of governments. The noted actions (above), such as the SLR Adaptation Project demonstrate the importance of fostering relationships between local governments and different departments to advance future planning and service delivery.

9 IMPLEMENTATION – 2018

For 2018 the RDN will continue to make progress on the following implementation items:

1. Continue to monitor, evaluate and periodically report on regional economic, population, social and environmental trends and progress towards achieving RGS goals through RGS Monitoring, as set out in Policy 4.
2. Complete the RGS minor amendment approvals process to implement the Electoral Area 'H' Official Community Plan.
3. Continue to advance the Sea Level Rise Adaptation Program by acquiring coastal floodplain mapping information.
4. Complete bylaw amendments for Gathering for an Event in the Agricultural Land Reserve.
5. Continue to monitor changes to the federal and provincial legislation regarding the legalization of non-medical cannabis and consider the potential implication to land use in the region.
6. Continue to build strong relationships and pursue protocol agreements with First Nations.
7. Strengthen relationships with major institutions such as Island Health, Vancouver Island University, School Districts 68 and 69 and organizations key to furthering RGS goals (e.g., Chambers of Commerce, Economic Development Groups, non-governmental/community organizations).

APPENDIX: SUMMARY OF RGS IMPLEMENTATION ACTIONS

RGS GOAL / SECTION	ACTION	STATUS JANUARY 2018
Section 5.0	Establish Targets & Indicators to monitor progress	The RDN launched a website for monitoring the RGS project at www.rdn.bc.ca/rgsmonitoring . Monitoring of the RGS will be ongoing
Section 5.0	Corporate Implementation Strategy to show how RDN activities are consistent with RGS	To be initiated
1. Climate Change	Complete Community Energy & Emissions Plan.	Completed 2013
	Sea Level Rise Adaptation Plan	Initiated in 2015. Acquired LiDAR in 2017. Proceeding with coastal floodplain mapping
2. Environmental Protection	Advocate for provincial and federal government support to update and maintain SEI databases	Ongoing
	Encourage the Province to regulate groundwater, require reporting on water use and protect water resources on a watershed basis	Under the new <i>Water Sustainability Act</i> , licenses for groundwater are now required for larger water users. The RDN will continue to advocate for regulations that come out of the <i>Act</i> to protect water resources on a watershed basis
3. Coordinate Land Use & Mobility	Initiate discussions with provincial and federal transportation authorities to share data collection and analysis and prepare mobility strategy	Participated in the City of Nanaimo's Transportation Master Plan. Adopted in 2014. Parksville adopted a Transportation Plan in 2017
	Prepare industrial land supply and demand study and strategy (also applies to Goal 7)	Industrial Lands Study completed Spring 2013
4. Concentrate Housing & Jobs	Prepare region-wide study of Rural Village Centres	Rural Village Centres Study completed Spring 2013.
5. Rural Integrity	Policy 5.13: Implementation - Study of options for more sustainable forms of subdivision - to limit sprawl and fragmentation on rural residential land	Completed October 2012

RGS GOAL / SECTION	ACTION	STATUS JANUARY 2018
6. Affordable Housing	Identify next steps to addressing affordable housing issues	Housing Action Plan Completed 2011 Secondary Suites Bylaw Amendments completed in Spring 2014 Participated in the City of Nanaimo's Affordable Housing Strategy
7. Vibrant, Resilient Economy	Support and encourage economic development	Northern Community Economic Development Program Established in 2012 with ongoing implementation. Southern Community Economic Development Service Agreement completed in 2012 with ongoing implementation
	Collaborate in the preparation of a regional industrial land supply strategy and ensure that the region remains competitive in its ability to attract industrial development	Industrial Lands Study completed Spring 2013
	Collaborate in the preparation of a commercial (retail and office) land strategy to ensure that the supply, location, distribution, form and type of commercial development is consistent with sustainability and growth management objectives of the RGS and supports the continued vitality of the sector	To be initiated
8. Food Security	Prepare study of agriculture in the region to identify issues of and present and future needs of the agricultural sector	Emergency Livestock Evacuation Plan approved in 2013
	Prepare Agricultural Area Plan Implementation	Bylaw and Policy Update project completed in 2016 Rural Areas Guide completed in 2016 Agricultural Area Plan completed in 2012; Action Plan completed in November 2013

RGS GOAL / SECTION	ACTION	STATUS JANUARY 2018
		Bylaw 500 and 1285 amendments for Gather for Events in the Agricultural Land Reserve in progress in 2017
9. Pride of Place	Ongoing activities through implementation and development of parks plans and OCPs	<p>Cedar Main Street Plan adopted 2013.</p> <p>Nanaimo Cultural Plan, adopted in 2014 and now being implemented</p> <p>RDN Community Parks and Trails Guidelines approved in 2014</p> <p>RDN Community Parks and Trails Strategy for Electoral Areas 'E', 'F', 'G' and 'H' approved in 2014</p> <p>Qualicum Beach Cultural Plan completed in 2012 with ongoing implementation</p>
10. Efficient Services	Prepare strategy for servicing Rural Village Centres (See Goal 4)	Will be pursued for different Rural Village Centres as funding permits. A Wastewater Service Area established for the Bowser Village Center in 2017. Detail designs for a treatment system are underway for Bowser Village Centre
11. Cooperation Among Jurisdictions	Continue outreach initiatives to First Nations including signing of protocol agreements	<p>New cooperation protocol signed between RDN and Qualicum First Nation in 2016</p> <p>First handyDART servicing agreement signed between Snaw-Naw-As and RDN in 2013</p>

TO: Committee of the Whole **MEETING:** July 10, 2018

FROM: Tom Armet
Manager, Building & Bylaw Services **FILE:**

SUBJECT: Bylaw Dispute Adjudication System

RECOMMENDATIONS

1. That the Board endorse a Bylaw Dispute Adjudication System.
2. That the Board direct the preparation of bylaws, policies and agreements for the implementation of the Bylaw Dispute Adjudication System provided for in the *Local Government Bylaw Notice Enforcement Act*, for the Board's approval.
3. That the Board direct staff to work with Court Services Branch, Ministry of Attorney General to request the Lieutenant Governor in Council of the Province of British Columbia enact a Regulation under Section 29 of the *Local Government Bylaw Notice Enforcement Act*, applying the Act to the Regional District of Nanaimo.

SUMMARY

A Bylaw Dispute Adjudication System is an alternative to the Municipal Ticket (MTI) System for the ticketing of bylaw contraventions, currently used by the Regional District of Nanaimo. Although the two systems can be used together by local government, the Bylaw Dispute Adjudication System was created to provide local governments with the ability to make enforcement of bylaw matters more efficient and less expensive for both the members of the public and the local government. The current MTI system used by the RDN does not support effective and cost efficient compliance or represent best practices in bylaw enforcement. This report provides an outline on the Bylaw Dispute Adjudication System and the benefits of adopting the System.

BACKGROUND

The RDN currently utilizes the Municipal Ticket Information (MTI) system for issuing tickets related to contraventions of regulatory bylaws, with fine amounts ranging from \$50 to \$1,000. Under the MTI system, tickets must be personally served and disputed tickets can only be dealt with in Provincial Court. In the case of the RDN, this means that legal counsel is employed to apply for a hearing date in Provincial Court; liaise with the disputant; direct the collection of evidence from the bylaw enforcement officer and witnesses; serve legal documents and argue the case in Provincial Court before a Judge or Judicial Justice of the Peace.

Local Government bylaw matters are not a priority for the Provincial Court system and are regularly delayed for more serious matters resulting in added costs and inconvenience to witnesses and staff. These delays can be considerable. Bylaw complainants are often reluctant

to give evidence in court for a number of reasons such as lost time from work or fear of retribution. The member of the public who has been ticketed is also inconvenienced. The prosecution of a MTI, whether successful or not, can cost the RDN \$2000 to \$6500 or more in legal fees, depending on the complexity of the file.

Although ticketing for bylaw violations is a tool that is proven to enhance compliance with local government regulations, the current MTI system used by the RDN does not support effective and cost efficient compliance or represent best practices in bylaw enforcement. The requirement for personal service of tickets, the high cost of court prosecutions and the difficulty in collecting fines owing are detriments to the continued use of the MTI System as an enforcement tool.

Bylaw Adjudication System:

In 2003, the Province adopted the *Local Government Bylaw Notice Enforcement Act*, creating a framework for a streamlined non-judicial system for local governments to deal with bylaw ticket disputes. The Act was developed to create a simple, fair and cost-effective system for dealing with minor bylaw infractions through:

- The creation of a Bylaw Notice and an enforcement dispute forum dedicated to resolving local bylaw matters;
- Reduction to the cost and complexity of decision making in that forum;
- Avoidance of unnecessary attendance of witnesses and the involvement of legal counsel;
- Reduction in the length of time required to resolve bylaw ticket disputes;
- Elimination of the requirement for personal service of tickets.

The *Local Government Bylaw Notice Enforcement Act*, and the authority it provides to establish an adjudication system, applies to both municipalities and regional districts by regulation. Local governments and other bodies may make a request to the Ministry of Attorney General to be added, by regulation, to a list of bodies to which the Act applies. Currently, more than 80 jurisdictions in B.C. are using the system. Local governments may join together to administer a Bylaw Dispute Adjudication System jointly to cover a broader geographic area more cost-effectively.

Local governments participating in the Bylaw Dispute Adjudication System must pay its costs. At the same time, the Bylaw Dispute Adjudication System improves local government bylaw contravention enforcement by providing a more accessible venue for determining simple bylaw contraventions. It also reduces the demands on the court system, is less expensive to administer than the court process, and better balances between the amount of the penalty imposed (at a maximum set by regulation, currently at \$500) and the cost of pursuing the bylaw contravention in court. However, the system would not replace the ability of the RDN to pursue more serious matters through injunctive relief or higher fines from the courts where deemed appropriate by the Board.

Notices issued under this system do not require personal service. By way of contrast, the current MTI requires personal service on an individual, which can be difficult to achieve if the person cannot be located. Under the *Local Government Bylaw Notice Enforcement Act*, a Bylaw Notice may be delivered in a variety of fashions including leaving it on a car (parking offences)

or mailing it to the person responsible for the contravention. Unless the Bylaw Notice is delivered in person, it is presumed to have been received, and allowances are made in the event that the person claims not to have received it. This step is a considerable saving of time and effort and reduces delays in the enforcement of bylaw contraventions. Once the Bylaw Notice is received or presumed to be received, it becomes legally effective and the recipient has a fixed period of time in which to take action on it. The person may pay the fine amount or notify the local government that he or she wishes to dispute the allegation. In the event the person does neither, the amount of the Notice will be due and owing.

Screening Officers:

In order to reduce the number of disputed Notices forwarded to adjudication, a local government has the option of establishing one or more screening officers. A screening officer does not need to be a bylaw enforcement officer but should have some familiarity with the bylaws and be available to respond to Bylaw Notice recipients in a timely manner, such as supervisors and managers.

The screening officer has the authority to cancel a Bylaw Notice if he or she believes that the allegation did not occur, or that the required information is missing from the Notice. A screening officer may also be permitted to cancel a Bylaw Notice in other circumstances set out by a local government. A screening officer may conduct the review based on discussion or correspondence with the disputant, and will typically explain the process and potential consequences of dispute adjudication.

For infractions where compliance is the goal, a local government may also authorize a screening officer to enter into a compliance agreement with a person who has received a Bylaw Notice. A compliance agreement will include acknowledgement of the bylaw contravention and may set out remedies or conditions on actions to be taken within a designated period of time, and reduce or waive the fine at the conclusion of that period.

If the screening officer determines that cancellation or a compliance agreement are not possible and the person still wishes to dispute the allegation, the disputant must confirm this and indicate whether he or she plans to appear at the adjudication hearing in person, in writing or by telephone. The disputant is then advised of the date and time of the adjudication.

Adjudication:

Adjudicators under this system are chosen on a rotating basis from a list established by the Ministry of Attorney General. Although the adjudicator is paid by the local government, having them selected by the Province and not the local government, gives credibility to the system that the person making decisions on Bylaw Notices is not appointed or employed by the local government.

At the adjudication hearing, an adjudicator hears from both the disputant and the local government to decide whether he or she is satisfied that the contravention occurred as alleged. When considering the matter, the adjudicator can review documents submitted by either party or hear from the parties or witnesses over the telephone. The function of the adjudicator is strictly to confirm or cancel the Bylaw Notice. The adjudicator has no discretion to reduce or waive the fine amount or jurisdiction to deal with challenges to the bylaw or other legal issues.

The standard of proof for the prosecution of MTIs in Provincial Court follows the criminal scale of beyond a reasonable doubt, whereas the standard of proof under the adjudication system is based on a balance of probabilities (civil scale).

ALTERNATIVES

1. Direct staff to proceed with the preparation of draft bylaws, policies and agreements and to work with the Province to approve the use of the Bylaw Dispute Adjudication System for the Regional District of Nanaimo.
2. Receive the Bylaw Dispute Adjudication System report and take no further action.

FINANCIAL IMPLICATIONS

As outlined above, the cost of prosecuting a disputed MTI in Provincial Court can reach several thousand dollars and is only done in those instances where it serves the public interest to do so and there are limited options available to the RDN to resolve an issue. In the past 3 years the RDN has incurred approximately \$6,500 in legal fees for MTI dispute trials that resulted in fines of less than \$1,000. There is no recourse for recovery of those legal costs in Provincial Court. The high cost of dealing with disputed tickets in court is a disincentive to using MTIs, which reduces the effectiveness of the enforcement of RDN bylaws.

Under the *Local Government Bylaw Notice Enforcement Act*, local governments are responsible for the costs of setting up and administering the Bylaw Dispute Adjudication System within their jurisdictions. The Act also specifies that local governments may join together to administer a Bylaw Dispute Adjudication System jointly to cover a broader geographic area more cost-effectively.

The City of Nanaimo created a Dispute Adjudication Registry System (DARS) and is the “host municipality” for this area, sharing the costs of bylaw adjudication with Duncan, Parksville, Tofino, District of North Cowichan and Port Clements. Staff has confirmed that the RDN can be a party to Nanaimo’s DARS Agreement with an annual fee of up to \$300 per year. By moving to the Bylaw Dispute Adjudication System, the RDN will not have any set up costs associated with the program and would only pay proportionate costs of the fees related to the adjudication. The Act also allows for a \$25 surcharge to be applied to all tickets upheld by the adjudicator to help offset the costs associated to the process.

The Bylaw Dispute Adjudication System creates efficiencies that will save time and money regardless of the number of tickets that are disputed. The primary savings would be realized in not requiring legal council to handle court prosecutions and by eliminating the necessity for staff to expend considerable time attempting to effect personal service of tickets.

STRATEGIC PLAN IMPLICATIONS

The introduction of a Bylaw Dispute Adjudication System supports the Board's focus on the delivery of efficient, effective and economically viable services as well as the opportunity to partner with other local governments in the delivery of services.



Tom Armet
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2018.06.22

Reviewed by:

- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

TO: Committee of the Whole **MEETING:** July 10, 2018

FROM: Sean De Pol **FILE:** 5280-22/5340-01
Director, Water & Wastewater
Services

SUBJECT: Water System Risk Management Plan

RECOMMENDATION

That staff be directed to report back upon the completion of the Water System Risk Management Plan.

SUMMARY

Regional District of Nanaimo (RDN) staff participated in a Ministry of Health sponsored “pilot” Water System Risk Management Plan (WSRMP) Workshop on June 21 and 22, 2018. The RDN was one of 4 local governments selected by the Ministry of Health to assist in developing this initiative.

BACKGROUND

The purpose of a Water System Risk Management Plan (WSRMP) is to assess risks to the entire water system (“One Water”), from “watershed to tap to sink to watershed” including water treatment and distribution, wastewater collection, treatment and discharge. This workshop is an initiative developed under the direction of the Ministry of Health, Ministry of Environment and Engineers and Geoscientists BC. It is currently in the trial phase, and the Regional District of Nanaimo is one of four local government organizations participating in the workshop process, and the first regional district to do so. The RDN was asked to assist in the development of a WSRMP due to the RDN’s recognized abilities in the area. RDN participants included senior staff from Planning, Finance and Regional and Community Utilities, as well as operations supervisors and administrative support from Regional and Community Utilities and Emergency Services.

The WSRMP is a high level document developed using the collective knowledge of RDN staff responsible for the watershed, water and wastewater systems identifying all risks to the water system. The goals of the WSRMPs are to focus financial resources where they are most needed, maintain consistent levels of service, maintain resilient utility services and reduce liability exposure. By including representatives from various departments and positions, a systems perspective is developed and all aspects of water cycles are considered. Key concepts considered through the process included resiliency, infrastructure renewal, climate change, work force change, public confidence, systems thinking and the creation of a high level document.

In order to facilitate the identification of risk, eight risk categories were identified: Organizational, Financial, Regulatory, Operational, Watershed, Communication, Strategic and Hazard. The systems approach assists in identifying the interconnectivity of the different risks, which improves the understanding of all the risks and importance of addressing them. Staff identified sources of risk for each risk category and described processes and tools in place to manage the corresponding risk if available. By identifying concerns within their departments, staff facilitated discussion and improved the understanding of those issues that elevated risk.

Through the process, the complexity of water governance in the RDN was identified, particularly with drinking water. There are many different community water systems, managed by different agencies (RDN, Municipalities, Improvement Districts, and First Nations) that draw on a variety water sources and often share sources. It was recognized that regulation and authority around water and land in the regional district context is much more complex than in individual municipal settings. The workshop facilitators from Kerr Wood Leidal acknowledged they had not uncovered these governance issues unique to regional districts at the two workshops previously conducted with municipalities. This workshop confirmed that there is more to be done to understand the nature of the water governance complexities that exist in the RDN, the risks, blockages or issues that stem from overlapping jurisdiction challenges and what interventions or changes to the current governance model would best serve the region from a water risk management perspective.

Once sources of risk had been identified for all the risk categories, staff participating in the workshop identified the top three. Kerr Wood Leidal will complete a report, identifying all sources of risk and highlighting those risks identified as critical. The report and process will help inform the Water Governance work underway, as well as our broader risk management planning.

STRATEGIC PLAN IMPLICATIONS

The Board 2016-2020 Strategic Plan includes strategic focus on service and organizational excellence, with the priorities of viewing our emergency services as core elements of community safety and funding infrastructure in support of our core services employing an asset management focus. The WSRMP will identify opportunities to improve on these services.

The Strategic Plan also includes strategic focus on relationships, with a priority on improving two-way communication within the regional district and facilitating / advocating for issues outside our jurisdiction. The WSRMP Workshop was effective in improving internal dialogue within the RDN, and the completed report could serve as a tool to improve communication with external partners.

Finally, Strategic Plan includes strategic focus on the environment with priorities on protecting and enhancing our environment, evaluating climate impacts as factors in our infrastructure and services planning and preparing for and mitigating the impact of environmental events. The completed WSRMP will identify risks associated to our Water and Wastewater infrastructure with climate change and identify improvements that need to be made to address these risks.



Sean De Pol
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June 27, 2018

Reviewed by:

- J. Pisani, Drinking Water & Watershed Protection Coordinator, Water Services
- R. Alexander, General Manager, Regional & Community Utilities
- P. Carlyle, Chief Administrative Officer

TO: Committee of the Whole**MEETING:** July 10, 2018**FROM:** Gerald St. Pierre
Project Engineer, Water Services**FILE:** 5500-20-NBP-0001**SUBJECT:** Nanoose Bay Peninsula Pumpstation – Construction Contract Award

RECOMMENDATIONS

1. That the Board award the construction contract for the Nanoose Bay Peninsula Pump Station to Windley Construction Ltd. for \$1,713,119.00 (excluding GST).
2. That the Board approve the addition of \$375,000 to the project budget.

SUMMARY

Detailed Design of the Nanoose Bay Peninsula Pumpstation was completed by McElhanney Engineering Services and the construction scope was put out to public tender on May 22nd, 2018. The tender closed on June 14th, and 9 tenders were received. The lowest price was received from Windley Contracting Ltd. for \$1,713,119.00 (excluding GST). McElhanney has reviewed the tenders for compliance and recommends awarding the construction to Windley Contracting Ltd.

BACKGROUND

In partnership with the City of Parksville (CoP), the Regional District of Nanaimo (RDN) supplies surface water from the Englishman River to the Nanoose Bay Peninsula Water Service Area (NBPWSA). The water supply is conveyed via an existing pumpstation located on Northwest Bay Road in Parksville, BC.

As development within the NBPWSA progresses, the existing pumpstation will not be able to supply the required flows.

A new pumpstation has now been designed to supply drinking water to the NBPWSA to full build-out.

Detailed Design of the Nanoose Bay Peninsula Pumpstation was completed by McElhanney Engineering Services and the construction scope was put out to public tender on May 22nd, 2018. The tender closed on June 14th, and 9 tenders were received. A list of the tender prices is shown below in Table 1.

Table 1 – List of corrected Tender prices

Tenderers	Tender Price (excluding GST)
Windley Contracting Ltd.	\$1,713,119.00
Milestone Equipment Contracting Ltd.	\$1,716,614.38
Knappett Projects Inc.	\$1,761,078.03
Knappett Industries	\$1,782,667.13
Copcan Civil Ltd.	\$1,788,053.00
Ridgeline Mechanical Ltd.	\$1,851,048.16
Bowerman Excavating Ltd.	\$2,050,047.00
Hazelwood Construction Services Inc.	\$2,091,628.00
IWC Excavation Ltd.	\$2,288,923.56

The lowest tender price was submitted by Windley Contracting Ltd. for \$1,713,119.00 (excluding GST).

McElhanney has reviewed the tenders for compliance and recommends awarding the contract to Windley Contracting Ltd.

Local and regional construction costs have been under significant upward pressure since the budget was prepared (due to material cost and active construction market), and the tender results are considered to provide good value to the RDN.

ALTERNATIVES

1. Award the tender for the Nanoose Bay Peninsula Pumpstation construction to Windley Contracting Ltd. for \$1,713,119.00 (excluding GST).
2. Provide alternate direction to Regional District of Nanaimo staff regarding the project.

FINANCIAL IMPLICATIONS

The Pump Station project will be funded by \$800,000 Electoral Area E Community Works Funds with the balance funded 34% from General Reserves, and 66% DCC revenues. This project is a specific RDN component of the overall ERWS Joint Venture projects being completed in conjunction with Parksville and funded through the Nanoose Bulk Water Service. Future DCC revenues will be used to service debt principle for the portion of the project funded by DCCs.

The approved budget for this project is currently \$1.81 Million. Total expected project cost, based on actual tendered construction costs (summarized in Table 2), are estimated at \$2.184 million. This increase reflects the increases in construction and materials costs since 2016. Construction costs have been under higher than normal upward pressure over the last 2 years, and key material costs are volatile. There are funds available through the existing Nanoose Bulk Water borrowing authority and general reserves to accommodate the budget increase of \$375,000 within the approved 2018 to 2022 financial plan. The proposed budget maintains a contingency of \$170,000 (based on 10% of the construction contract cost).

Table 2 – Summary of Project Costs

Project Components	Project Costs (excluding GST)
Engineering and Contract Management	\$230,432
Construction Contract	\$1,713,119
Contingency (10% of construction contract)	\$171,312
Utilities and Equipment Refurbishment	\$70,000
Total (Proposed Revised Budget)	\$2,184,863
Budget	\$1,810,000
Difference	\$374,863

STRATEGIC PLAN IMPLICATIONS

The design and construction of the pumpstation directly supports the strategic priority to Focus on Service and Organization Excellence and "...fund infrastructure in support of our core services...". More specifically, this project allows the RDN to maintain the existing level of service provided to the Nanoose Bay Peninsula Water Service Area well into the future. Also, this project supports the strategic priority to Focus on Economic Health and recognizes the importance of water in supporting economic and environmental health. Without this pumpstation, further development within the NBP Water Service Area would not be feasible.



Gerald St. Pierre, P.Eng., PMP
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June 20, 2018

Reviewed by:

- S. DePol, Director, Water & Wastewater Services
- R. Alexander, General Manager, Regional & Community Utilities
- P. Carlyle, Chief Administrative Officer

TO: Committee of the Whole **MEETING:** July 10, 2018

FROM: Mike Squire, ASCT
Project Engineer **FILE:** 5330-20-FCPCC EXPAN

SUBJECT: Detailed Design Services for French Creek Pollution Control Centre Stage 4
Expansion Project and Odour Control Upgrades

RECOMMENDATION

That the Board award the Engineering Services contract for the detailed design, tendering and construction services for the French Creek Pollution Control Centre Stage 4 Expansion Project and Odour Control Upgrades to AECOM for \$2,506,980 (excluding GST).

SUMMARY

A Request for Qualifications (RFQ) for Engineering Services for the French Creek Pollution Control Centre (FCPCC) Stage 4 Expansion Project and Odour Control Upgrades was publicly advertised on February 8, 2018. The RFQ closed on March 15, 2018 and two (2) submissions were received. After a review with Purchasing and Engineering Services staff, it was determined the submissions received from AECOM and JACOBS CH2M met the qualification standards. A Request for Proposals (RFP) was sent to the two qualified proponents on May 11, 2018. The RFP closed on June 15, 2018 and proposals from AECOM and JACOBS CH2M were received. The Proposals were rated by a staff selection committee and the proposal from AECOM was determined to be the highest ranked and lowest cost proposal.

BACKGROUND

The required upgrades to the FCPCC are two-fold;

- Increase wastewater treatment capacity and
- Provide sufficient odour control for the existing plant and the new works.

The Stage 4 Expansion will be designed to provide adequate treatment capacity for the service population to the year 2035, and it is anticipated that the expansion will be complete and fully commissioned by 2022. The project will also upgrade the existing plant to improve operational efficiency and replace aging infrastructure.

In 2012 AECOM completed a treatment process selection report for FCPCC Stage 4 expansion that included a conceptual design and high level cost estimate for this project.

In 2017, AECOM was awarded the predesign for the FCPCC Stage 4 upgrades. The completed predesign provided a detailed scope of improvements and updated engineering cost estimates for the Financial Plan.

A RFQ for detailed design of the FCPCC Stage 4 Expansion Project and Odour Control Upgrades was publicly advertised on February 8, 2018. The RFQ closed on March 15, 2018 and two (2) Proposals were received (5 engineering firms with experience in major wastewater project design were contacted and made aware of the opportunity). After a review with Purchasing and Engineering Services staff, it was determined that the two proposals received both met the qualification standard and would be invited to provide detailed proposals for the project in the form of an RFP.

The RFP for the detailed design of the FCPCC Stage 4 Expansion Project and Odour Control Upgrades was issued on May 11, 2018 and closed on June 15, 2018; proposals from AECOM and JACOBS CH2M were received.

The two proposals were evaluated by a selection committee consisting of Regional District of Nanaimo (RDN) Purchasing, Wastewater Operations and Engineering Services Staff. The selection was made on the basis of technical merit and financial fees. Proposals were evaluated using the following weighting:

- Technical Submission – 65 % of total proposal score
- Financial Submission – 35 % of total proposal score

The Evaluation Team determined that the highest ranked Proposal was provided by AECOM. AECOM's proposal was also the lowest cost proposal.

AECOM is a consulting engineering firm specializing in water and wastewater. AECOM demonstrated a thorough understanding of the Project and has the experience and expertise needed to work with RDN staff to complete the Engineering Services for this Project.

The French Creek Pollution Control Centre (FCPCC) Stage 4 Expansion Project and Odour Control Upgrades aligns with the RDN Asset Management Policy, which identifies maintaining and managing assets at defined levels to support public safety, community well-being and community goals, and to fulfil Board Strategic Priorities as essential asset management activities.

The design work is expected to be completed in 2019 followed by tendering, award and construction start in 2020. The project is expected to be completed late 2021/early 2022.

ALTERNATIVES

1. Award the Engineering contract for FCPCC Stage 4 Expansion Project and Odour Control Upgrades to AECOM for \$2,506,980 (excluding GST).
2. Cancel the RFP and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

The 2018 – 2022 Financial Plan provides over \$2.7 million in funding for detailed design, tendering services and construction services for this project through the Northern Communities Waste Water Services Fund. AECOM's financial submission included a total fixed-fee of \$2,506,980 is within the allocation in the approved Five Year Financial Plan. The current budget for construction identified in the Five Year Financial Plan for this project is \$30.8 million.

On May 31, 2018, the Canadian and British Columbian governments committed up to \$243 million towards an initial intake of the Green Infrastructure – Environmental Quality Program to support cost-sharing of infrastructure projects in communities across the province. This project meets all program requirements and at the Regular Board Meeting held June 26, 2018 the following motion was carried:

That the Board endorse the following projects for submission under the Green Infrastructure – Environmental Quality Program, with a commitment to contribute the Regional District of Nanaimo's share of the project costs:


- *French Creek Pollution Control Centre Expansion.*
- *Chase River Forcemain Replacement.*
- *Nanoose Bay Wastewater Upgrades.*
- *Regional District of Nanaimo Transit Exchange.*
- *Water Governance.*
- *French Creek Water Service Upgrades*

If the application is successful, funding through this program will be applied to the construction phases following detailed design.

STRATEGIC PLAN IMPLICATIONS

The design and construction of FCPCC Stage 4 Expansion Project and Odour Control Upgrades directly supports the Board Strategic Priority to Focus on Organizational Excellence. This priority states that the RDN will deliver efficient, effective and economically viable services that meet and the needs of the Region, including funding infrastructure in support of our core services employing asset management focus.

This project also supports the strategic priority to Focus on Economic Health and recognizes the importance of wastewater in supporting economic and environmental health.



Mike Squire, ASCT
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June 29, 2018

Reviewed by:

- M. Mauch, Manager, Engineering
- S. De Pol, Director, Water & Wastewater Services
- R. Alexander, General Manager, Regional and Community Utilities
- P. Carlyle, Chief Administrative Officer

TO: Committee of the Whole **MEETING:** July 10, 2018

FROM: Sean De Pol
Director, Water and Wastewater
Services **FILE:** 5330-20-BOWSER

SUBJECT: Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773,
2018

Please note: The recommendation from the staff report has been split into two motions so the correct voting at the Board level can occur

RECOMMENDATION

1. That “Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018” be read three times.
2. That “Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018” be adopted.

SUMMARY

The proposed Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw is being brought forward in advance of tendering of the sewer servicing project to provide clarity for property owners and formalize the regulatory structure of the service area in anticipation of property development.

BACKGROUND

The Bowser Sewer Service Area was established on December 12, 2017 with the adoption of the Bowser Village Sanitary Sewer Service Establishment Bylaw No. 1760, Loan Authorization Bylaw No. 1761, and Development Cost Charge Bylaw No. 1765. With the service area established, it is now possible to bring forward a bylaw which sets out the regulations governing the service area, the conditions on which a sewer connection can be permitted, and the connection fee and user rates associated with the service. If adopted, the Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773 (Attachment 1) will formalize the rates and regulations for the sewer service area, providing clarity for property owners and developers. The proposed bylaw includes the requirement that parcels with buildings connect to the system within 8 months of collection service being available.

ALTERNATIVES

1. Approve the Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018.
2. Amend the Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018 and approve as amended.
3. Do not approve the proposed bylaw and provide alternate direction.

FINANCIAL IMPLICATIONS

Operation and maintenance (O & M) costs for the service area will be recovered through an annual parcel tax and user fee and are estimated to be \$150,000 per year. The parcel tax will be recovered through the annual Provincial Rural Property Tax Notice; it will be levied on all parcels within the service area and will total \$505 per parcel per year.

The user rates set out in the proposed bylaw vary by category of use. Rates are set based on proportional use of the sewer system and will be payable by all properties capable of connection (i.e. non-vacant properties). The user rate for single family dwellings is \$879 per year. When added to the proposed annual O & M parcel tax of \$505 per parcel, this results in a total annual O & M cost for single family dwellings of \$1,384. The consultant has set out the methodology for determining the fees and charges in a memo to staff, as per the requirements of the *Local Government Act*.

When connection is made to the sewer system, parcels will be required to pay a \$300 connection fee to cover costs for Regional District of Nanaimo (RDN) staff to connect the property. Where a gravity sewer connection is not possible, the RDN will provide existing property owners with an on-site grinder pump unit. It is important to note that property owners will be responsible for all other on-site costs required to move sewage from any building on the property to the service connection at the property line, including permitting fees, installation and maintenance of a pump (if required) and decommissioning of septic tanks.

O&M costs for the service area are estimated to increase with inflation by 3% per year in each subsequent year of operation. The proposed bylaw accounts for the estimated \$150,000 for the first year of operation to serve the existing parcels and dwellings within the service area. When the system is operational, the annual O&M costs and associated user rates will need to be reviewed and revised annually to account for inflation, new development, and changes in O&M.

STRATEGIC PLAN IMPLICATIONS

Establishing sewer servicing for the Bowser Village Centre in order to support the community's evolution into a "compact, complete community" is supported by the Bowser Village Centre Plan (2010) and RDN Rural Village Centre Study (2013).

The project supports the RDN Board's strategic focus areas of: Service and Organizational Excellence through "funding infrastructure in support of our core services"; Economic Health, through "fostering economic development"; and Environment, through development decisions that protect our environment.



Sean De Pol, Director, Water and Wastewater Services
sdepol@rdn.bc.ca
June 20, 2018

Reviewed by:

- R. Alexander, General Manager, Regional and Community Utilities
- P. Carlyle, Chief Administrative Officer

Attachments

1. Bowser Village Sanitary Sewer Service Rates and Regulations Bylaw No. 1773, 2018

REGIONAL DISTRICT OF NANAIMO

BOWSER VILLAGE SANITARY SEWER RATES AND REGULATIONS

BYLAW NO. 1773, 2018

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REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1773

**A BYLAW TO REGULATE AND IMPOSE FEES AND
CHARGES FOR THE PROVISION, OPERATION, AND
ADMINISTRATION OF THE BOWSER VILLAGE SANITARY
SEWER SERVICE**

WHEREAS the Regional Board of the Regional District of Nanaimo adopted the Bowser Village Sanitary Sewer Service Establishment Bylaw No. 1760, establishing the service for the collection, conveyance, treatment, and disposal of sewage within the Bowser Village Sanitary Sewer Service Area;

AND WHEREAS, pursuant to section 363 of the *Local Government Act* ("the Act"), the Regional Board may impose fees and charges in respect of all or part of a service of the Regional District;

AND WHEREAS, pursuant to section 306(a) of the *Act*, the Regional Board may regulate and prohibit the design and installation of drainage and sewerage works provided by persons other than the Regional District;

AND WHEREAS, pursuant to section 306(b) of the *Act*, the Regional Board may require owners of real property to connect their buildings and structures to the appropriate sewer or drain connections in the manner specified by bylaw;

AND WHEREAS, pursuant to section 335(2) of the *Act*, the Regional Board may regulate and prohibit in relation to a Regional District service;

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

PART I: INTERPRETATION

1. CITATION

This Bylaw may be cited for all purposes as "Bowser Village Sanitary Sewer Rates and Regulations Bylaw No. 1773, 2018".

2. APPLICATION

This Bylaw applies to all properties within the Bowser Village Sanitary Sewer Service Area.

3. DEFINITIONS

The following terms, words and phrases when used in this Bylaw shall have the meanings set forth in this section, whether appearing in capital or lower case form. If not defined below, the words and phrases used in this Bylaw shall have their common and ordinary meanings to the degree consistent with the technical subjects in this Bylaw.

- (1) **BUILDING SEWER** means any sewer, including gravity and pump systems, and its appurtenances installed that connects a Service Connection to any building or structure on a Parcel.
- (2) **BYLAW No. 500** means “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, including any of its amendments or any bylaw that may replace it.
- (3) **BYLAW No. 1250** means “Regional District of Nanaimo Building Regulations Bylaw No. 1250, 2010”, including any of its amendments or any bylaw that may replace it.
- (4) **BYLAW No. 1730** means “Regional Sewage Source Control Bylaw No 1730, 2015”, including any of its amendments or any bylaw that may replace it.
- (5) **BYLAW No. 1760** means “Bowser Village Sanitary Sewer Service Establishment Bylaw No 1760, 2017”, including any of its amendments or any bylaw that may replace it.
- (6) **CAPABLE OF CONNECTION** means that a Parcel of land abuts a highway, Regional District right-of-way, or easement upon or in which there is a Community Sewer System with excess capacity and that the Service Connection will have adequate cover at the property line and convey sewage towards the sewer, allowing any building or structure on the Parcel to be connected to the Service Connection by way of building sewer, or a pump and force main.
- (7) **COMMUNITY SEWER SYSTEM** means a sewer system constructed under the authority of Bylaw No. 1760.
- (8) **CONGREGATE CARE FACILITY** means an institutional use building with four or more sleeping units where permanent residential accommodation is provided, and the building has a common living area, common kitchen and dining area where meals are provided, and common area where health care, cultural and social services may be provided.
- (9) **CONNECTION** means the coupling of a Building Sewer and a Service Connection at the property line so as to allow the Building Sewer to discharge into the Community Sewer System.
- (10) **DIRECTOR OF FINANCIAL SERVICES** means the Manager of Financial Services of the Regional District, including any person designated as the Acting Director and any person appointed or designated by the Regional Board to act on her or his behalf or to carry out the function of the Director under this Bylaw.
- (11) **DISCHARGE** means:
 - a) used as a noun, means any substance that is directly or indirectly introduced into a sewer or sewage facility by spilling, disposing of, abandoning, depositing, leaking, seeping, pouring, draining, emptying, or by any other means;

- b) used as a verb, means to directly or indirectly introduce a substance into a sewer or sewage facility by spilling, disposing of, abandoning, depositing, leaking, seeping, pouring, draining, emptying, or by any other means.

(12) **DOMESTIC SEWAGE** means sewage produced on a residential premise, or sanitary waste and wastewater from showers and restrooms washbasins produced on a non-residential premise.

(13) **ENACTMENT** an enactment as defined in the *Interpretation Act* (British Columbia) by a federal, provincial, regional or municipal government or their authorized representative.

(14) **FAILURE** means any break, leak, blockage, stoppage, malfunction, or other form of disrepair.

(15) **GROUND WATER** means water in a saturation zone or stratum beneath the surface of land or below a surface water body.

(16) **HIGHWAY** includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property.

(17) **INFLOW AND INFILTRATION** means water that enters a sewer system:

- (a) As inflow directly from a storm water connection,
- (b) As infiltration indirectly through the land, or
- (c) through both (a) and (b).

(18) **MANAGER** means the Manager of Water Services of the Regional District, including any person designated as the Acting Manager and any person appointed or designated by the Regional Board to act on her or his behalf or to carry out the function of the Manager under this Bylaw.

(19) **MOBILE HOME** means a structure, whether or not ordinarily equipped with wheels, that is:

- (a) designed, constructed or manufactured to be moved from one place to another by being towed or carried, and
- (b) used or intended to be used as living accommodation.

(20) **MOBILE HOME PARK** means the Parcel or Parcels, as applicable, on which one (1) or more mobile home sites and common areas are located.

(21) **MOBILE HOME SITE** means a site in a mobile home park, in which the site is occupied or intended to be occupied by a tenant or licensee for the purpose of being occupied by a mobile home.

(22) **NOTICE** means a "NOTICE TO CONNECT".

- (23) **NOTICE TO CONNECT** means an order issued by the Manager or an Officer to an owner of a Parcel or premise that requires that owner to install and maintain a building sewer and/or service connection from the premise to the community sewer system.
- (24) **OFFICER** means an employee of the Regional District who implements and enforces this Bylaw, including the Engineering Technologist of Water Services, Project Engineer of Water Services, a Building Inspector, or a Bylaw Enforcement Officer, or any person designated by the Regional District to act on her or his behalf to carry out the function of the Officer under this Bylaw.
- (25) **ORDER** means an order issued under this Bylaw.
- (26) **OWNER** means:
- (a) in respect of property, has the same meaning as defined in the *Community Charter*;
 - (b) in respect of a business, means the owner, manager, president, or person who may otherwise act on behalf of a business;
 - (c) in respect of waste, means the person who produces, discharges, carries, possesses, or is otherwise responsible for that waste.
- (27) **PARCEL** means any lot, block, or other area in which land is held or into which it is subdivided, but does not include a highway.
- (28) **PREMISES** means a Parcel of land, including any buildings or structures or both or any part thereof that have a Service Connection.
- (29) **PROPERTY** includes land and improvements.
- (30) **REGIONAL DISTRICT** means the Regional District of Nanaimo
- (31) **SANI-DUMP** means any facility that is used or may be used for the discharge of recreational vehicle waste to a sanitary sewer.
- (32) **SANITARY SEWAGE** means human excreta and waterborne waste from the non-commercial and non-industrial preparation and consumption of food and drink, dishwashing, bathing, showering, and general household cleaning and laundry. Includes domestic sewage.
- (33) **SANITARY SEWER** means a sewer which carries sanitary sewage but which is not intended to carry storm water, ground water, or uncontaminated water.
- (34) **SERVICE AREA** means the area defined by Bowser Village Sanitary Sewer Service Establishment Bylaw No. 1760, 2017 including any of its amendments or any bylaw that may replace it.
- (35) **SERVICE CONNECTION** means any sewer extending from a community sewer system to a property line.

- (36) **SEWAGE** means the composite of water wastes and water-carried wastes from residential commercial, industrial, or institutional premises or any other source.
- (37) **SEWER SYSTEM** means all pipes, conduits, drains, pumps, and other equipment and facilities owned by the Regional District for the purpose of providing sewage collection, conveyance, treatment, and/or disposal.
- (38) **STORM WATER** means water resulting from natural precipitation from the atmosphere, including water from inflow and infiltration;
- (39) **THREAT TO HUMAN OR ENVIRONMENTAL HEALTH OR THE ENVIRONMENT** means any condition, thing, or activity that causes or may cause:
- (a) a health hazard, as defined in the *Public Health Act*;
 - (b) a health impediment, as defined in and prescribed under the *Public Health Act*;
 - (c) pollution, as defined in the *Environmental Management Act*; or,
 - (d) effluent to be introduced into the environment, as defined in the *Environmental Management Act*.
- (40) **WASTE** means any substance that is or is intended to be discharged or discarded to the Community Sewer System, including sewage.
- (41) **WATER** means any water including seawater, surface water, groundwater, storm water and ice.

PART II: WASTE DISCHARGES

4. DISCHARGE RESTRICTIONS

A person must not discharge or allow or cause to be discharged any waste to any sewer or plumbing fixture that ultimately discharges to a Community Sewer System that:

- (1) contravenes Bylaw No. 1730;
- (2) causes or may cause any nuisance;
- (3) interferes or may interfere, in any manner, with the proper functioning, maintenance, or repair of any sewer.

5. BYLAW No. 1730 SHALL PREVAIL

Where there is conflict between this Bylaw and Bylaw No. 1730, Bylaw No. 1730 shall prevail.

PART III: SERVICE CONNECTIONS

6. NUMBER OF CONNECTIONS

Each Parcel that is Capable of Connection shall have one (1) Service Connection, unless the Regional Board approves an additional connection to address issues regarding the configuration of buildings and structures on the Parcel.

7. PARCELS OUTSIDE SERVICE AREA

A person must not connect a Parcel to the Community Sewer System if that Parcel is outside the service area, or if the connection of that Parcel to a Community Sewer System contravenes or is not consistent with any applicable official community plans or other enactments unless:

- (1) the Parcel's existing sewerage system causes or may cause threat to human health or the environment;
- (2) the connection is approved by the Regional Board;
- (3) a covenant to restrict development is placed on the Parcel to be included; and,
- (4) the service area is amended to include that Parcel.

8. MANDATORY CONNECTION TO SANITARY SEWER SERVICE

- (1) Following the completion and commissioning of the wastewater treatment plant, an owner of a Parcel within the Service Area that is Capable of Connection must connect or cause any building on the Parcel to be connected to the Community Sewer System by means of a Service Connection and Building Sewer.
- (2) The Manager or an Officer may issue a Notice to Connect to an Owner of any Parcel that is Capable of Connection to require the Owner to carry out the connection of a building or structure within the time period specified in the Notice to Connect: and,
 - a) a Notice to Connect may be issued in the form and manner set out in Schedule 'A';
 - b) an Owner of the Parcel must, at her or his expense, install and maintain the Building Sewer and any other works as specified in the Notice to Connect;
 - c) an owner of the Parcel must, at her or his expense, do all things necessary to meet the requirements of the Notice to Connect, including site excavation and remediation.
- (3) An Owner must comply with all applicable provisions of this bylaw in carrying out the connection referred to in subsections (1) and (2).
- (4) Where an Owner fails or neglects to connect a Parcel under this section by the time stipulated for connection, the user charge referred to in section 26 applies as if the Parcel had been connected.

9. DELIVERY OF THE NOTICE

- (1) A Notice to Connect will be sent by registered mail or delivered by personal service to an Owner of a Parcel that is Capable of Connection. The Notice will require the Owner to connect or cause to be connected the buildings or structures on the Parcel to the Sewer Connection within the period specified in the Notice to Connect. The period specified will not be less than four months and not more than eight months after the date on the Notice to Connect.
- (2) The Notice will be deemed to have been received upon service or three days after mailing.

10. FAILURE TO COMPLY

- (1) An Owner must not fail to connect a building or structure on the Parcel to the Sewer Connection on or before the expiry of the time stipulated in the Notice to Connect.
- (2) After the expiry of the dates specified in the Notice to Connect for the Parcel, the user charge under section 26 applies to a Parcel that is Capable of Connection, to be determined in accordance with Schedule 'C', whether the connection has been made or not.

11. CONNECTION LOCATION AND DEPTH

- (1) The Manager or an Officer may designate the location of the Service Connection and/or the Building Sewer;
- (2) The Manager or an Officer may determine the depth of the Service Connection and/or the Building Sewer;
- (1) Where a gravity sewer system is available, a person must install the Building Sewer with sufficient depth to provide gravity flow from the lowest floor of any building or structure, except where gravity flow is made impractical by the relative elevation of the sewer and the lowest floor of the building or structure or by any other cause.
- (2) Where a pressurized sewer system is available, the installation of an on-site pressure-building system including pump and service pipe is required.

12. CONNECTION TO SERVICE CONNECTION

- (1) Where a Service Connection to a Parcel has not been installed, an Owner must install a Service Connection prior to installing a Building Sewer;
- (2) Where an Owner installs a Building Sewer prior to installation of the Service Connection, the Regional District is not responsible for meeting the elevation of the Building Sewer or connecting the Community Sewer System to the Building Sewer.

PART IV: CONNECTION RESTRICTIONS

13. CROSS-CONNECTIONS PROHIBITED

A person must not directly or indirectly connect or cause to be connected any roof drain, perimeter drain, rock pit, sump pump, basement drain, or other storm water drain to the Community Sewer System.

14. ILLEGAL CONNECTIONS

A person must not connect or allow to be connected any Parcel to the Community Sewer system:

- (1) without the required permits or written authorization from the Manager or an Officer;
- (2) contrary to the provisions of this Bylaw.

15. DISCONNECTION OF CROSS-CONNECTIONS AND ILLEGAL CONNECTIONS

- (1) The Manager or an Officer may order the immediate disconnection, stopping up, and closing of a Service Connection at the expense of the Owner for:
 - (a) contravention of any provision of this Bylaw,
 - (b) failure to maintain the Building Sewer or any other plumbing on the Parcel to the standard of the B.C. Plumbing Code or any other applicable Enactment;
 - (c) the discharge of any waste contrary to this Bylaw or Bylaw No. 1730.

16. DAMAGE AND ALTERATIONS

A person must not:

- (1) damage, destroy, uncover, deface, alter or otherwise tamper with any part of the sewer system;
- (2) make any alteration or connection to a sewer system without obtaining the required permits or written authorization from the Manager or an Officer.

PART V: APPLICATION, CONSTRUCTION, AND PERMITTING

17. BYLAW No. 500 AND BYLAW No. 1250 SHALL PREVAIL

- (1) Where there is a conflict between this Bylaw and Bylaw No. 500, Bylaw No. 500 shall prevail;
- (2) Where there is a conflict between this Bylaw and Bylaw No. 1250, Bylaw No. 1250 shall prevail.

18. APPLICATION AND PERMIT FOR SEWER INSTALLATION

- (1) An Owner wishing to connect a Parcel to the Community Sewer System shall make an application to the Regional District in the same manner and form as prescribed by Bylaw No. 500 and/or Bylaw No. 1250.

19. CONNECTION FEE

- (1) In addition to any other charges or fees, an Owner must pay the Service Connection fee as prescribed in Schedule 'B' of this Bylaw at the time of application for the purpose of the connection of the Building Sewer to the Service Connection.
- (2) The Service Connection fee is non-refundable.

20. CONSTRUCTION STANDARDS

- (1) Any Building Sewer or Service Connection must be built and maintained in accordance with the B.C. Building Code, B.C. Plumbing Code, Bylaw No. 500, Bylaw No. 1250 and any other federal, provincial, regional, or municipal enactments that govern the installation and maintenance of sewer systems.

21. SANI-DUMP REQUIREMENTS

- (1) A person must not construct, install, or operate a sani-dump on any Parcel, unless permission is obtained from the Manager or an Officer;

- (2) A person who receives permission under 21(1), must comply with Bylaw No. 1730.

PART VI: SEWER MAINTENANCE

22. RESPONSIBILITY OF OWNER

The installation, repair, maintenance, and operation of any Building Sewer are at the sole expense and responsibility of the Owner of the Parcel on which that Building Sewer is located.

23. BLOCKAGES AND REPAIR

Where there is any failure to a service connection or building sewer, the Owner of the Parcel must:

- (1) first determine the location of the failure;
- (2) if a failure is found to exist in the building sewer, the Owner of the Parcel must remedy the failure, at her or his expense;
- (3) if a failure is found to exist in the Service Connection, the Owner of the Parcel must immediately notify the Manager or an Officer, and all costs incurred by the Regional District in restoring the Service Connection must be paid by the Owner of the Parcel served by the Service Connection.

PART VII: ABANDONMENT

24. ABANDONMENT OF SEWER

When any building sewer is abandoned, the Owner of the Parcel must notify the Manager or an Officer and the Owner must effectively block up the Building Sewer at the Service Connection with a water tight seal approved by the Manager or an Officer.

25. ABANDONMENT OF ON-SITE SEWERAGE SYSTEM

Within 30 days of the completion of the Service Connection, the Owner of the Parcel shall pump-out and abandon or decommission any existing septic tank or holding tank on the Parcel in accordance with all applicable enactments and standards. Tank contents shall be disposed of in a lawful manner.

PART IX: USER CHARGES

26. BOWSER VILLAGE USER CHARGES

The Owner of a Parcel that is within the Service Area and that is connected to the Community Sewer System must pay the user charge based on the use or class of user as prescribed in Schedule 'C'. Where the use or class of user cannot be determined, the zoning designation will be used to determine the charges.

PART X: BILLING AND PAYMENT

27. BILLING AND PAYMENT GENERAL

- (1) Invoices for user charges will be issued annually on May 16th. The Regional District may vary billing dates as it deems necessary or desirable.
- (2) Invoices for user charges are due and payable on the date set out in the invoice.
- (3) Despite subsections (1) and (2) in the case of a new connection, the user charge may be invoiced after May 16 of the year in which the new connection is made; and may be prorated to a portion of the year; and shall be due and payable on the date set out in the invoice.
- (4) Billing complaints and requests for adjustments must be received by the Regional District within one year of the applicable invoice's due date. Requests received after that time will not be considered.
- (5) Invoices that remain unpaid after the 31st of December in any year shall be deemed to be taxes in arrears with respect to the Parcel in respect of which the user charge was imposed, in accordance with the *Local Government Act*.
- (6) The Director of Financial Services is authorized to make billing adjustments in accordance with applicable Regional District of Nanaimo policy.
- (7) User charges for new connections shall be calculated from the first (1st) of the month.
- (8) The Owner of a Parcel must notify the Regional District of a change of use of the Parcel.

28. BILLING FOR ABANDONED SEWERS

- (1) Where a building sewer is abandoned in accordance with section 24 of this Bylaw and upon the approval of the Manager or an Officer, user charges imposed by this Bylaw may be suspended for that Parcel unless that connection becomes re-commissioned or is replaced by another connection on that same Parcel.

PART XI: ENFORCEMENT

29. RIGHT OF ENTRY FOR INSPECTION

Pursuant to section 419 of the *Local Government Act*, and subject to section 16 of the *Community Charter*, the Manager, an Officer or agent may enter, at all reasonable times, on any property to inspect and determine whether all regulations, prohibitions and requirements are being met.

30. OFFENCE AND MAXIMUM PENALTY

A person who contravenes a provision of this Bylaw is guilty of an offence and is liable to a penalty not exceeding \$2,000.

31. OTHER REMEDIES

Nothing in this Bylaw shall limit the Regional District from pursuing any other remedies that are otherwise available to the Regional District at law.

PART XII: GENERAL

32. OTHER ENACTMENTS

Nothing in this Bylaw shall be interpreted as relieving a person from complying with other applicable enactments.

33. SCHEDULES

- (1) The schedules appended hereto shall be deemed to be an integral part of this Bylaw;
- (2) An employee of the Regional District may update, re-format, or edit any application, notice, or other form that accompanies a schedule as necessary, including both paper and digital forms, without an amendment to this Bylaw provided that the changes or edits made comply with this Bylaw.

34. SEVERABILITY

If any provision of this Bylaw is found to be invalid or unenforceable by a court of competent jurisdiction, it may be severed from the Bylaw, and such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions.

35. HEADINGS

The headings and the table of contents in this Bylaw are inserted for convenience of reference only and in no way limit, expand, or alter the contents of this Bylaw.

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

Adopted this ____ day of _____, ____.

CHAIRPERSON

CORPORATE OFFICER

Schedule 'A' to accompany
"BYLAW NO. 1773, 2018".

CHAIR

CORPORATE OFFICER

1. SCHEDULE 'A': NOTICE TO CONNECT

A notice to connect shall include the information substantially as prescribed in this schedule:

1. NOTICE TO CONNECT

The Notice to Connect will be prepared in writing and sent by mail, and shall contain not less than the following information:

- (1) The name of an owner of the Parcel to be connected;
- (2) The civic address of the Parcel to be connected;
- (3) A statement of the requirement that the Parcel must be connected to the sewer system;
- (4) A statement of the requirement that the Building Sewer must be constructed, installed, and maintained at the expense of the owner;
- (5) A statement of the requirement that the Building Sewer must be constructed to the then current standards of the B.C. Building Code, B.C. Plumbing Code, and any other applicable enactments;
- (6) Any requirements or conditions of the construction of the Building Sewer, including:
 - (a) the date by which the Parcel must be connected,
 - (b) that any on-site sewerage system, such as septic tanks or holding tanks, must be abandoned or decommissioned at the expense of the owner,
 - (c) any other applicable requirements or conditions;

2. USER FEE

- (7) That if an Owner fails to comply with the Notice to Connect by the required date, the Regional District may charge a user fee against a Parcel that is Capable of Connection; and
- (8) The name, contact information, and signature of the Manager or Officer issuing the notice.

Schedule 'B' to accompany
"BYLAW NO. 1773, 2018".

CHAIR

CORPORATE OFFICER

2. SCHEDULE 'B': CONNECTION FEE

The connection fee is set as follows: \$300.00

NOTES:

These connection fees are for work within the road right-of-way. Further costs to physically connect to the Community Sewer System including costs of the Building Sewer are at the expense of the property owner.

Schedule 'C' to accompany
"BYLAW NO. 1773, 2018".

CHAIR

CORPORATE OFFICER

3. SCHEDULE 'C': BOWSER VILLAGE USER CHARGES

Rates Payable:

Classification of Parcel or Use and Basis for Charge:	Annual Rate
Single-family dwellings, townhouses, and duplexes – per unit	\$879
Multi-family dwellings – per unit	\$879
Cafes and Restaurants – per CRU (Commercial Retail Unit)	\$1,047
Camping – per building	\$879
Camping – per space with a sewer connection	\$561
Churches, Public Halls, Community Centers and similar facilities – per building or use	\$654
Congregate Care Facility – per bed	\$440
Hotels / Motels – per room	\$879
Laundry, Laundromat, or Dry Cleaners – per washer	\$879
Licenses Premises – per building or use	\$879
Mobile Homes – per site within a Mobile Home Park	\$879
Mobile Homes – per unit where the unit is not located within a Mobile Home Park	\$879
Commercial premises – per CRU (Commercial Retail Unit)	\$1,047
Schools – per classroom	\$1,319



RECOMMENDATION

SUMMARY

BACKGROUND

399

ALTERNATIVES

1. That “Bow Horn Bay Fire Protection Service Amendment Bylaw No. 1385.09, 2018” be introduced, read three times and forwarded to the Inspector of Municipalities for Approval.
2. Provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no significant financial or operational implications.

STRATEGIC PLAN IMPLICATIONS

The strategic plan implications would be for the Bow Horn Bay Fire Department to have their members aware of the additional properties they will be responding to, and to familiarize their department with the properties and adapt any training required for emergency response to the subject area. This is in line with the RDN’s strategic priority to focus on service and organizational excellence by viewing our emergency services as core elements of community safety.



Doug Gardiner
dgardiner@rdn.bc.ca
June 19, 2018

Reviewed by:

- E. Beauchamp, A/ Manager, Emergency Services
- D. Pearce, Director, Transportation & Emergency Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Area Map
2. Bow Horn Bay Fire Protection Service Amendment Bylaw No. 1385.09, 2018

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1385.09

**A BYLAW TO AMEND THE BOUNDARIES
OF THE BOW HORN BAY FIRE PROTECTION SERVICE**

WHEREAS the Regional District of Nanaimo established the Bow Horn Bay Fire Protection Service pursuant to Bylaw No. 1385, cited as "Bow Horn Bay Fire Protection Service Establishment Bylaw No. 1385, 2004";

AND WHEREAS the Board of the Regional District of Nanaimo has been petitioned by the property owners to extend the boundaries of the service area to include the lands shown outlined in black on Schedule 'A' of this bylaw;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained;

AND WHEREAS at least 2/3 of the service participants have consented to the adoption of this bylaw in accordance with section 349 of the *Local Government Act*;

THEREFORE BE IT RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled enacts as follows:

1. Citation

This bylaw may be cited for all purposes as "Bow Horn Bay Fire Protection Service Amendment Bylaw No. 1385.09, 2018".

2. Amendment

"Bow Horn Bay Fire Protection Service Establishment Bylaw No. 1385, 2004" is hereby amended as follows:

(1) By deleting section 3 and replacing it with the following:

"3. The Participating Areas for the Service are Electoral Areas 'F' and 'H'."

(2) By amending the boundaries of the Bow Horn Bay Fire Protection Service area to include the properties outlined in black on Schedule 'A' attached to and forming part of this bylaw.

Introduced and read three times this ____ day of _____, 2018.

Received the approval of the Inspector of Municipalities this ____ day of _____, 2018.

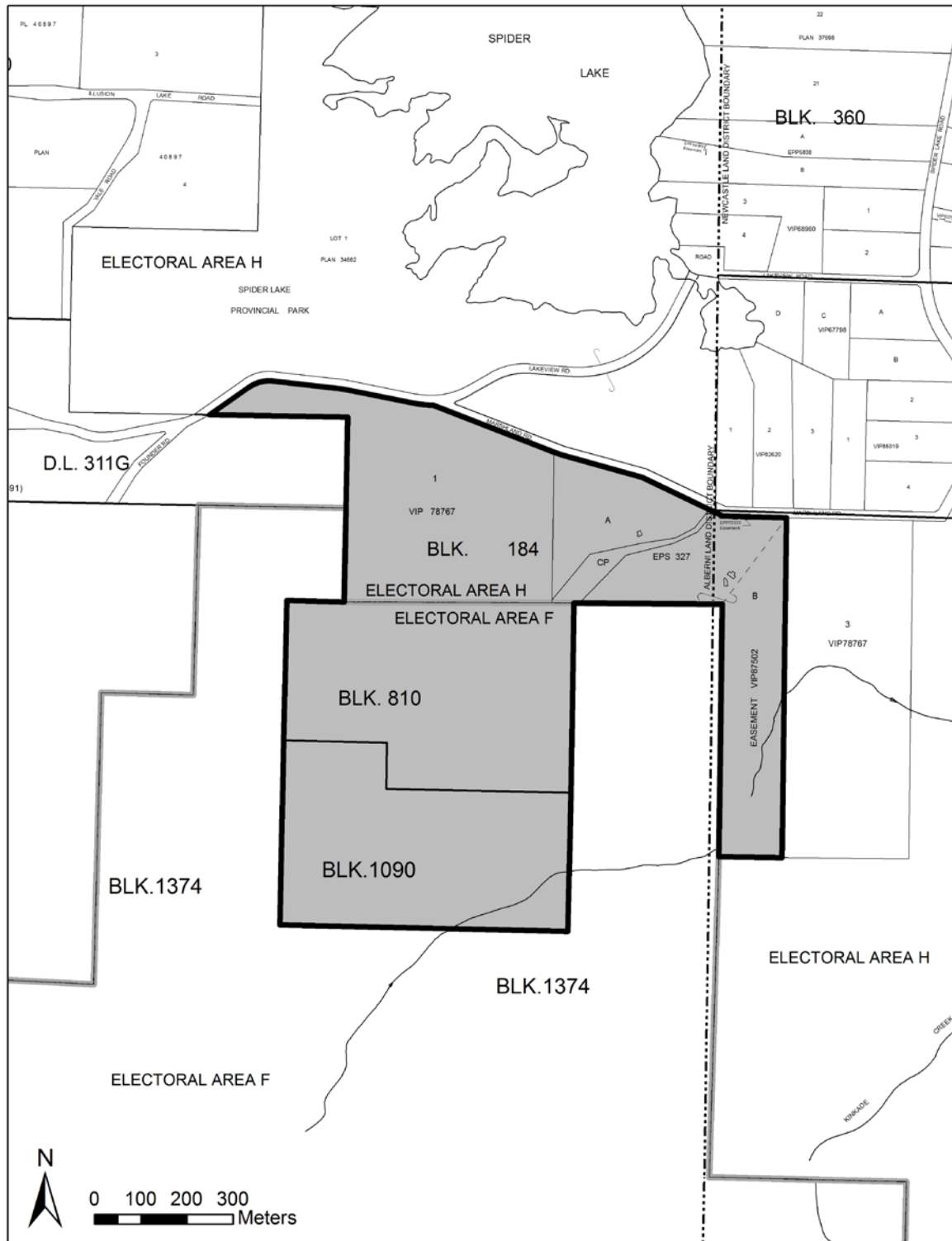
Adopted this ____ day of _____, 2018.

CHAIR

CORPORATE OFFICER

Chair

Corporate Officer



TO: Committee of the Whole **MEETING:** July 10, 2018
FROM: Doug Gardiner **FILE:** 7200 01 DFPS
Fire & Rescue Services Coordinator

SUBJECT: Boundary Expansion – Dashwood Fire Protection Service

RECOMMENDATION

That “Dashwood Fire Protection Service Amendment Bylaw No. 964.06, 2018” be introduced and read three times.

SUMMARY

The Regional District of Nanaimo (RDN) received a request from the developer of Timberlake Road properties in the Corcan/Meadowood area of Electoral Area ‘F’, to have fire protection supplied by the Dashwood Fire Department. The Dashwood Fire Chief and the Dashwood Fire Department Society agreed that if a petition was successful, they would be in favour of servicing the expansion area. The RDN received an adequate number of returned petitions to warrant the expansion of the Dashwood Fire Service Area to include seven additional properties on Timberlake Road. If approved, the subject area will be taxed for the additional service provided by the Dashwood Fire Department.

BACKGROUND

The developer of Timberlake Road properties became aware that there is no fire protection, through communication with Dashwood Fire Department. The Developer of the subject area (Attachment 1) then requested that the properties along Timberlake Road be included in the Dashwood Fire Protection Area. In discussion, with the Dashwood Fire Chief and Society, all were in favour of the expansion. Petitions were sent out to the owners of the 7 subject properties with 4 properties (57%) submitting their petitions for the expansion. The net taxable value of all land and improvements in the proposed service area is \$1,329,000 and the net taxable value of the petitions received (land and improvements) is \$711,000 (53.5%). The required threshold to move forward with the boundary expansion and bylaw amendment is 50 + 1% of net taxable value.

ALTERNATIVES

1. That “Dashwood Fire Protection Service Amendment Bylaw No. 964.06, 2018” be introduced and read three times.
2. Provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no significant financial or operational implications.

STRATEGIC PLAN IMPLICATIONS

The strategic plan implications would be for the Dashwood Fire Department to have their members aware of the additional properties they will be responding to, and to familiarize their department with the properties and adapt any training required for emergency response to the subject area. This is in line with the RDN’s strategic priority to focus on service and organizational excellence by viewing our emergency services as core elements of community safety.



Doug Gardiner
dgardiner@rdn.bc.ca
June 20, 2018

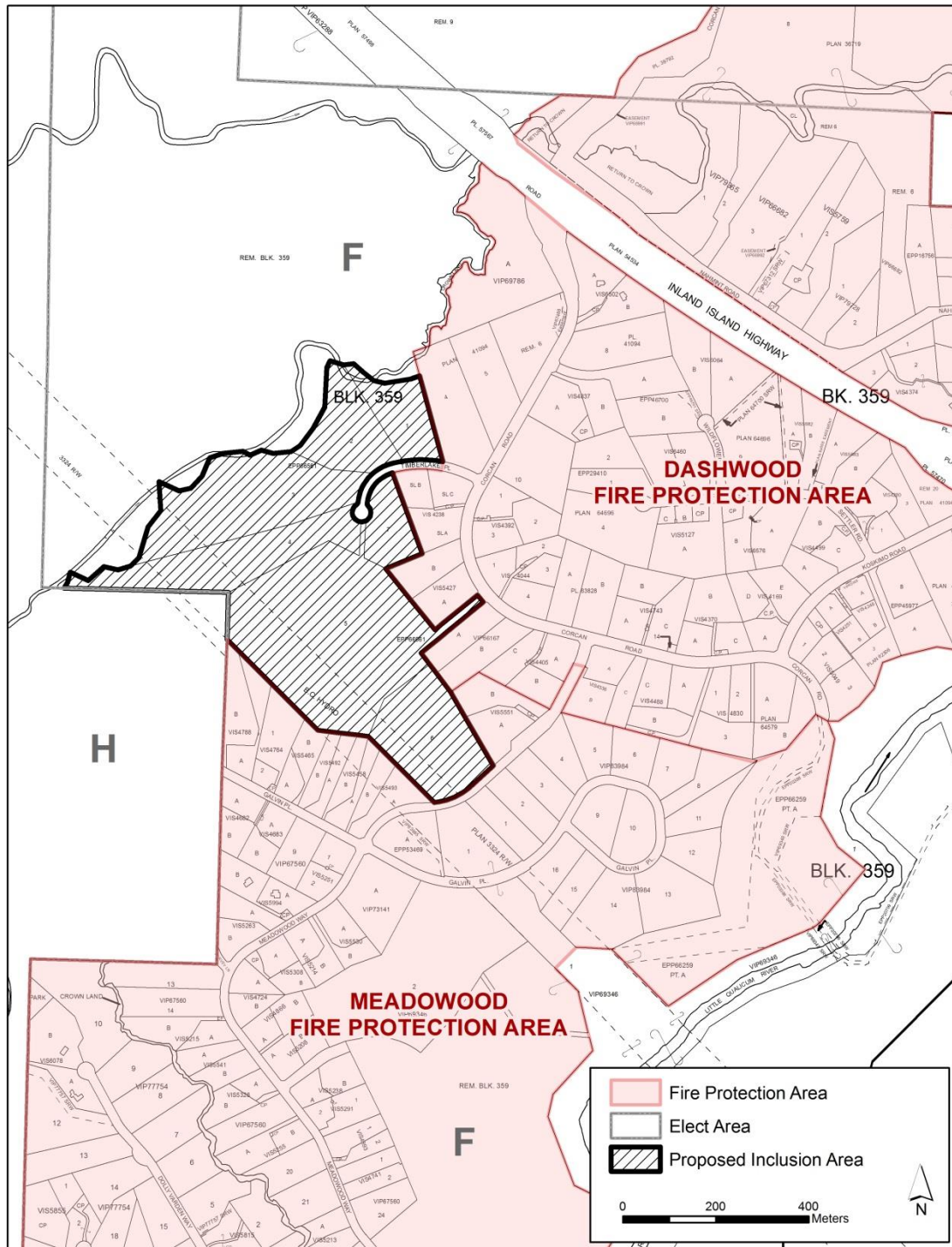
Reviewed by:

- E. Beauchamp, A/ Manager, Emergency Services
- D. Pearce, Director, Transportation & Emergency Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Area Map
2. Dashwood Fire Protection Service Amendment Bylaw No. 964.06, 2018

Attachment 1 - Subject Area Map



REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 964.06

**A BYLAW TO AMEND THE BOUNDARIES
OF THE DASHWOOD FIRE PROTECTION SERVICE**

WHEREAS the Regional District of Nanaimo established the Dashwood Fire Protection Service pursuant to Bylaw No. 964, cited as "Dashwood Fire Protection Service Conversion and Boundary Amendment Bylaw No. 964, 1996";

AND WHEREAS the Board of the Regional District of Nanaimo has been petitioned by the property owners to extend the boundaries of the service area to include the lands shown outlined in black on Schedule 'A' of this bylaw;

AND WHEREAS at least 2/3 of the service participants have consented to the adoption of this bylaw in accordance with section 349 of the *Local Government Act*;

THEREFORE BE IT RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled enacts as follows:

1. Citation

This bylaw may be cited for all purposes as "Dashwood Fire Protection Service Amendment Bylaw No. 964.06, 2018".

2. Amendment

"Dashwood Fire Protection Service Conversion and Boundary Amendment Bylaw No. 964, 1996" is hereby amended as follows:

- (1) By amending the boundaries of the Dashwood Fire Protection Service area to include the properties outlined in black on Schedule 'A' attached to and forming part of this bylaw.

Introduced and read three times this ____ day of _____, 2018.

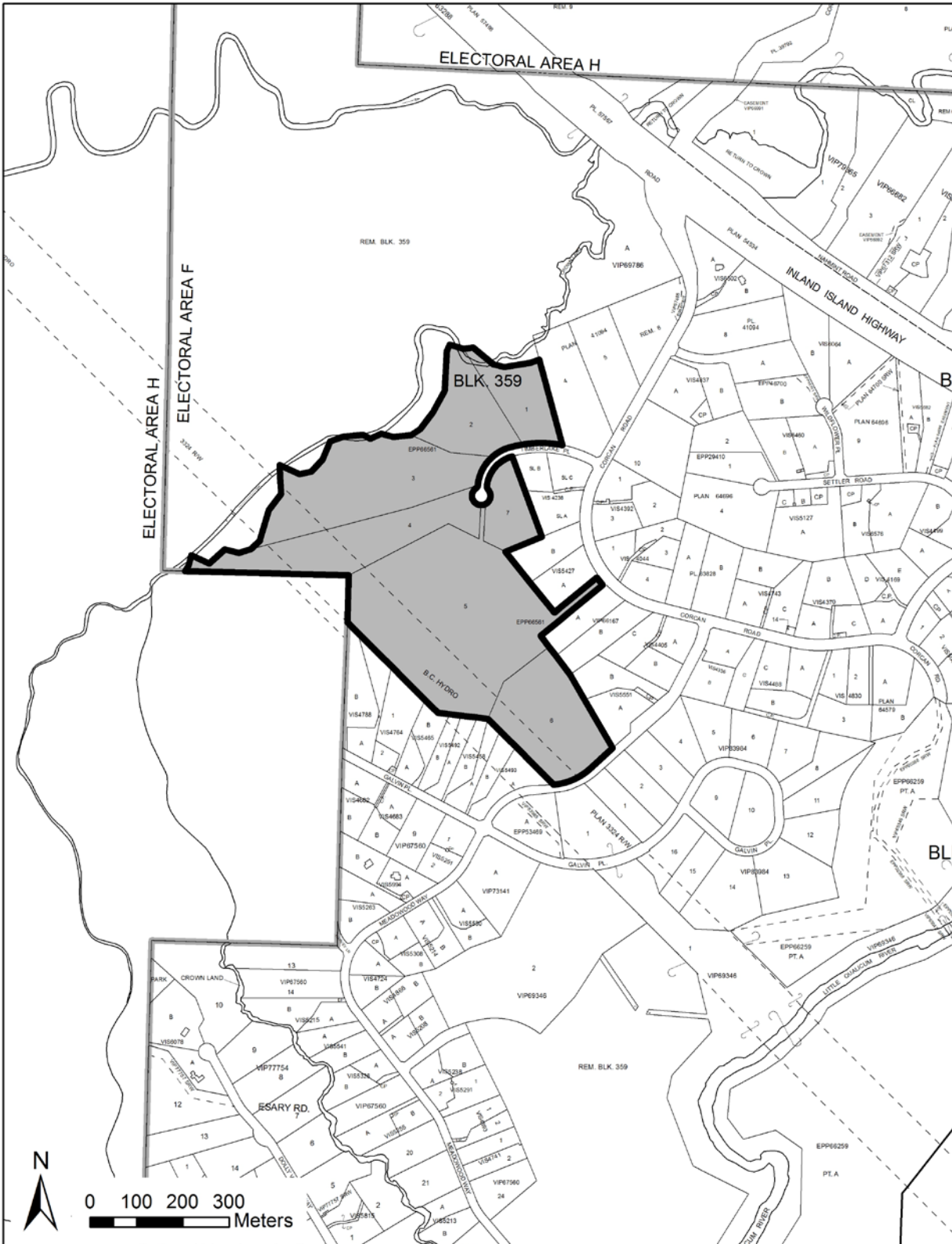
Adopted this ____ day of _____, 2018.

CHAIR

CORPORATE OFFICER

Chair

Corporate Officer



TO: Transit Select Committee

FROM: Darren Marshall
Manager, Transit Operations

SUBJECT: DayPASS Fare Product Update

MEETING: July 12, 2018

FILE: 8500 01 - DPFP

RECOMMENDATION

That the Board receive the DayPASS Fare Product Update for information.

SUMMARY

The introduction of the DayPASS-on-board program in the Regional District of Nanaimo Transit System is reviewed. An overview is provided as to how the program was implemented at the Regional District of Nanaimo Transit System.

BACKGROUND

On June 27, 2017, Regular Board meeting, the following motion was approved:

It was moved and seconded that the Board approve a Conventional and handyDART fare change as shown in Appendix 'A' Option 1, including the expanded 'Kids Ride Free' program, university monthly passes at \$50, and removal of the paper transfer system to be implemented on September 3, 2017.

As part of this motion, the DayPASS-on-board program was introduced in the Regional of Nanaimo Transit System on September 3, 2017. There were two important factors when considering the DayPASS-on-board program:

1. The subjective nature of transfers and the subsequent abuse of them was regarded as the single greatest source of incidences of conflict between transit operators and customers
2. The abuse of transfers meant that there was unrealized revenue in the transit system, which could be collected through improved policies and practices

The DayPASS-on-Board program is similar to previous transfer programs. However, instead of being provided with a paper transfer, customers receive a dated paper DayPASS that allows for travel throughout the current calendar day when they pay twice the base fare (\$5.00) with cash or two (2) tickets.

Upon Board approval, BC Transit and RDN staff began the implementation process that included public consultation and education.

There was a marketing and communications plan initiated to inform the public of the changes to how they pay for and use of the new fare product. Further components of the marketing and communications plan can be seen in the attachment (DayPASS-on-Board Case Study).

There were two key outcomes to the implementation of the DayPASS reduced operator conflict and increased revenue. Fare-related conflicts have been reduced greatly, as opposed to an almost daily occurrence prior to the DayPASS implementation. Further, total revenue increased by four percent (4%) with cash revenue increasing by nine percent (9%) and monthly pass revenue by ten percent (10%); further details on page four in the attachment (DayPASS-on-Board Case Study).

ALTERNATIVES


1. That the Board receive the DayPASS Fare Product Update for for information.
2. That the Board provide alternate direction.

FINANCIAL IMPLICATIONS

With the implementation of the DayPASS program the RDN Transit System total revenue increased by four (4%) percent with cash revenue increasing by nine (9%) percent and monthly pass revenue by ten (10%) percent.

STRATEGIC PLAN IMPLICATIONS

The fare review and current fare structure supports the Focus on Service and Organizational Excellence “*The RDN will deliver efficient, effective and economically viable services that meet the needs of the Regional District of Nanaimo*”.



Darren Marshall
dmarshall@rdn.bc.ca
June 21, 2018

Reviewed by:

- D. Pearce, Director, Transportation and Emergency Services
- P. Carlyle, Chief Administrative Officer

Attachment

1. DayPASS-on-Board Case Study

DayPASS-on-Board Case Study

Purpose

This report will review the successful approval and introduction of the DayPASS-on-board program in the Regional District of Nanaimo Transit System. The purpose is to provide an outline for how this program may be implemented in other BC Transit regional systems. This case study was developed through both quantitative analysis and conversations with administrative and operations staff in the Regional District of Nanaimo and Victoria. To give a comprehensive understanding of the program, this report will outline:

- the logic behind the program's development and how the product is used
- the steps taken to prepare the program for approval by the local government
- the process through which the program was approved
- the steps taken to prepare for the program's implementation
- the program's roll out
- the outcomes of the program's introduction

Policy Rationale and Product Overview

The DayPASS-on-board program was originally introduced in the Victoria Regional Transit System in April 2016 and was adopted in the Regional District of Nanaimo Transit System in September 2017. The pursuit of an alternative to the previously used transfer policy in both systems was the result of two important factors:

1. The subjective nature of transfers and the subsequent abuse of them was regarded as the single greatest source of incidences of conflict between transit operators and customers
2. The abuse of transfers meant that there was unrealized revenue in the transit system, which could be collected through improved policies and practices

As a result of these concerns, the DayPASS-on-board program was developed. In practice, the program is delivered similarly to previous transfer programs. However, instead of being provided with a paper transfer upon the payment of a fare, customers are now given a dated paper DayPASS that allows for travel throughout the calendar day when they pay twice the base fare with cash or tickets.



While each transit system has its own unique characteristics and circumstances that may affect expected outcomes, both of the systems utilizing this program have observed positive results in regards to the two factors outlined above. Further details on this will be provided in the Outcomes section of this report.

Pre-Approval

The introduction of the DayPASS-on-board in the Regional District of Nanaimo Transit System was a result of extensive collaboration between staff of BC Transit and the Regional District of Nanaimo (RDN). As a first step, BC Transit presented its fare strategy and guidelines to the RDN Transit Select Committee to provide context to the rationale used in building the recommendations that they would be voting on in the following months. From there, BC Transit worked with RDN staff to identify the key themes to be addressed as a part of a full fare review. This included the challenges faced with enforcing the transfer policy and issues around age-based validation of fare products.

With concerns over the abuse of transfers and the potential for conflict with operators that resulted from their use, introducing the DayPASS-on-board was deemed to be necessary. As this product would change how customers purchased and used transit, public consultation was included as a part of the fare review process. This was done in both physical mail-in and online survey formats.

For the public consultation, three proposed fare structures that included the DayPASS-on-board were presented. After identifying their current transit use behaviours, survey respondents were asked to identify which of the three fare options they felt was most appropriate. Respondents were also able to provide any further feedback they wished to share, which was then considered and used in the development of the final fare structure recommendations.

Approval

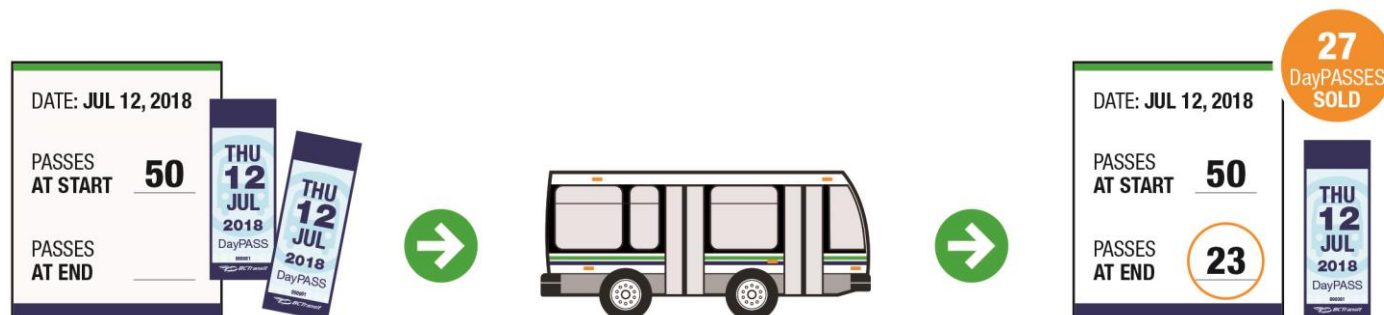
From the discussions between BC Transit and RDN staff and the results of the public consultation, three new fare structure options were put forward for approval. In the first step of the approval process, BC Transit presented the recommended options to the RDN Transit Select Committee. After requested revisions, the fare review was approved with the inclusion of the DayPASS-on-board program and forwarded to the regional district Board for final approval. At the next Board meeting, RDN staff presented the Transit Select Committee's recommendation, which was subsequently approved by the Board. Throughout this process, BC Transit provided support, information and resources to RDN staff and elected officials.

Pre-Implementation

Once the DayPASS-on-board program was approved, BC Transit and RDN staff began preparing for its implementation by undertaking the following activities:

Operations Process Development

To learn about how the DayPASS-on-board program is managed, RDN staff visited BC Transit's Victoria facilities to meet with operations, security and finance staff and observe how the program is handled there. RDN staff learned about the daily processes for distributing and reconciling the DayPASS-on-board product and about the measures taken to ensure a successful roll out of the program. From this meeting, RDN staff adapted the processes for product controlling, distribution and reconciliation to best suit their operational needs and requirements.



Product Ordering

As with all fare products, BC Transit handled the ordering of the DayPASS-on-board product. Order quantities were established through setting a minimum number of required DayPASS pads of per bus in service per day, with a significant buffer to ensure that there were no issues relating to of running out of stock during the program roll out. After the program had been in place for several months and a expected daily demand was established, the quantity of products ordered was decreased to a reasonable daily rate.

An important consideration with ordering the products is that they require secure storage given that each DayPASS has a cash value on the day it is valid. If storage is a concern, products can be ordered in smaller quantities on a regular schedule throughout the year. For reference, in Nanaimo there are no storage constraints and a full year's worth of products are ordered at once, while in Victoria products are delivered on a bi-monthly basis.

Operator Education

To inform operators of the changes to their working environment and to address any concerns, RDN staff held a meeting with operations staff a month prior to the program's implementation date. Operations staff were informed of the new policies and procedures regarding the distribution and collection of DayPASSes along with how and when they were to be provided to customers. To further mitigate the potential for conflict between operators and transit users, RDN staff implemented a strict inform, don't enforce policy for the DayPASS-on-board program, particularly during the program roll out. In this, operators were given the power to diffuse potential conflicts by informing customers with insufficient fares about the changes to the fare policies and then providing them with a DayPASS to use. This policy decision contributed to creating goodwill amongst transit users, sped up the adoption of the DayPASS-on-board, greatly decreasing the potential for conflict and was one of the major components that led to the successful introduction of the program.

Public Education

In addition to the operations staff education, a full-scale marketing and communications plan was put in place to inform the public on the changes to how they were to pay for and use transit in the RDN. This action plan was led by BC Transit, utilizing the resources in its marketing and communication departments, and was done with regular collaboration with RDN staff. Among the components of the marketing and communications plan were the following:

- Media advisories to local news providers
- Print advertising in two local newspapers
- Radio advertising on three local radio channels
- Digital advertising through Facebook and Instagram
- Social media promotion through BC Transit, City of Nanaimo and Regional District on Nanaimo channels
- Informational rack cards distributed to key locations throughout transit system
- On-bus informational materials

The marketing and communications campaigns commenced two weeks prior to the roll out of the DayPASS-on-board program and carried through until two weeks after the program had been introduced. This was done to ensure that the majority of the transit-using public had been informed of the changes prior to boarding a bus for the first time after the program had been introduced.

Implementation

As the new program was rolled out, additional measures were taken to ensure the smooth transition from the previous transfer-based system to the new DayPASS-on-board. This included having RDN staff located at high-volume transit stops and exchanges to answer any questions that customers had. There was also a concerted effort on behalf of both RDN and BC Transit staff to address any concerns that

came in through customer service channels. Both of these efforts in conjunction to the operator policy of informing, not enforcing the use of the new product during the roll out resulted in a largely issue-free introduction of the program in the Regional District of Nanaimo Transit System.

Outcomes

Reduce Operator Conflict

Given the sensitive and unique nature of operator conflicts, it is difficult to provide quantitative analysis on the number occurrences as they pertain to the impacts of the DayPASS-on-board. However, through conversations with operations staff in both Nanaimo and Victoria there is observed to be overwhelming support for the DayPASS-on-board program as a result of the positive impacts it has had in terms of reducing the potential for conflict. In Nanaimo, staff report that fare-related conflicts have decreased to the point of being non-existent, while in Victoria operators shared that their fare-related conflicts went down from double-digits per day under the previous transfer system to none after the new product was introduced. Though the DayPASS-on-board product itself contributes greatly to the reduction of operator conflicts, the associated policies, such as informing and not enforcing, play a considerable role in successfully limiting the opportunities for conflict to occur.

Increase Revenue

In addition to markedly reducing fare-related conflicts with operators, the DayPASS-on-board program has proved successful in capturing the revenue that was previously lost through the abuse of transfers. It is important to note that outcomes in this area are system-specific and vary based on two factors. First, the previous policies and practices around enforcing the use of transfers would dictate the degree of unrealized revenue within the system. Second, the fare structure and pricing of products would determine the trends observed in what product categories increase and by how much.

For this analysis, both the Nanaimo and Victoria Regional Transit Systems were used to provide a better context to the range of outcomes that may be observed in other systems. In the Regional District of Nanaimo Transit System, trends were observed between the first seven months of the program being active and the corresponding period from the prior year. For the Victoria Regional Transit System, analysis was performed on two full years of the program being operational.

In the Regional District of Nanaimo Transit System, total revenue increased four percent with cash revenue increasing by nine percent and monthly pass revenue by ten percent. With the Victoria Regional Transit System, total revenue increased by ten percent over two years, with cash increasing by 38 percent and monthly passes by 14 percent. As is highlighted by these numbers, there was a significantly larger amount of uncaptured revenue in the Victoria Regional Transit System as a result of the relative enforcement of its previous transfer policy. Additionally, while increases in cash revenue were expected, the degree to which monthly pass revenues increased was an unexpected positive benefit of the program. It is evident that through introducing the DayPASS-on-board, transit users are seeing an increased value in purchasing and using a monthly pass, which helps to further increase revenue security and predictability along with increasing ridership.

TO: Transit Select Committee **MEETING:** June 20, 2018

FROM: Brandon Miller
Superintendent, Fleet & Transit
Service Delivery **FILE:** 8770 20 Fleet

SUBJECT: Fleet Update – Future Innovations

RECOMMENDATION

That the Board receive the Fleet Update – Future Innovations report for information.

SUMMARY

The Regional District of Nanaimo (RDN) in partnership with BC Transit is continually searching for innovative and sustainable improvements to the transit system. Right-sizing of the fleet, electric buses and 3-position bike racks are topics that are currently being examined.

BACKGROUND**Right-Sizing of Fleet**

BC Transit has four classifications of buses: high capacity, heavy duty, medium duty and light duty. Attachment 1 provides a detailed breakdown of each classification including seating capacity and lifespan.

The RDN fleet currently consists of 50 New Flyer, 40 foot, Compressed Natural Gas (CNG) heavy-duty buses and 18 ARBOC, 30', diesel light-duty buses. The majority of the conventional transit routes in the RDN are being serviced by heavy-duty buses, with the exception of the #88, #97, and #98 (Parksville-Qualicum Beach), and the #25 (Departure Bay Ferry Shuttle) which are being serviced by light-duty buses. Additionally, all of the custom transit (handyDART) routes are being serviced by light-duty buses.

The real-time technology and automatic passenger counters (APC's) that were installed on the RDN fleet in May 2018, capture and analyze passenger boarding's and alighting's. This data will be used to help make better informed future decisions on fleet size, routing, run-times, and bus stop locations.

Electric Buses

BC Transit has initiated an electric bus trial program. The program consists of five phases; preparation, discovery, testing service, revenue service, and report. The learning objectives from the trial are current state of e-bus technology, range of bus and time required to charge the bus, required infrastructure, and operational implications.

The trial will be taking place in Victoria and will be completed by end of the year 2018. The electric bus that is being trialed is powered by a 324 kilowatt-hour battery and is able to travel approximately 120 – 250 kilometres on a single charge. The two types of charging methods for electric buses are on-route and off-route.

On-route charging details:

- Small amount of battery capacity
- Shorter range (40 - 60 kilometres)
- Energy supplied while in service via overhead pantographs or road embedded chargers
- Fast charge (5 - 10 minutes)

Pros	Cons
Open protocols	Expensive infrastructure
Battery investment	Complex route planning and city infrastructure
Bus weight	Electricity requirements on grid's peak loading times
	Bus range

Off-route charging details:

- Large amount of battery capacity
- Longer range (120 - 250 kilometres)
- Energy supplied while parked at depot
- Slow and fast charge options (2 - 8 hours)

Pros	Cons
Less complex fleet deployment	Closed protocols
Less complex charging infrastructure	Requires depot upgrades
Electricity requirements on grid's off-peak times	

The current notable challenges and considerations for electric bus technology are capital costs, range management, charging strategies, and transit operations. Electric buses have made great progress in the last few years, but are not yet commercially viable on a large scale due to:

- Upfront capital costs are prohibitive without special funding
- Industry preference for bus type and charging strategy has not been solidified
- Lack of North American industry charging standards
- Uncertainty surrounding performance and total cost of ownership
- Lack of parts continuity due to rapid technological advancements

The transition of fleet propulsion technology typically aligns with replacement timelines, which is approximately every 13 years. The RDN is in year three (3) of its current CNG investment cycle; therefore, the consideration of electric buses is approximately 10 years away and puts the RDN in a favorable position to transition to electric buses if the technology meets the standards.

As transit service expands, the size of the fleet will also need to increase. Therefore, other fleet propulsion technologies could be explored as transit service is increased.

3-Position Bike Racks

BC Transit in conjunction with RDN Transit is conducting an evaluation on a 3-position bike rack to be used in the RDN Transit System. Currently the RDN utilizes a 2-position bike rack on the conventional fleet, which allows for two bicycles to be placed on the bus. The 3-position bike rack evaluation began in early 2018 and is scheduled to conclude in July 2018. The 3-position bike rack assessment process includes:

- Ensuring the bike rack does not contravene the BC Motor Act or the Canadian Motor Vehicle Safety Standard (CMVSS)
- Ensuring the bike rack does not impede the brightness of the front headlights
- Ensuring the bike rack does not adversely affect the turning radius of the bus

If the results of the BC Transit evaluation proves to be positive and there are no safety issues; RDN Transit could implement this new technology which will accommodate the increase of active transportation customers and enhance customer service.

ALTERNATIVES

1. That the Board receive the Fleet Update – Future Innovations report for information.
2. That alternate direction be provided.

FINANCIAL IMPLICATIONS

At the time of this report there are no financial implications. If the 3-position bike rack evaluation is successful and the RDN agrees to implement this technology, the expense of the new bike racks would be cost-shared with BC Transit through the Annual Operating Agreement.

STRATEGIC PLAN IMPLICATIONS

The current fleet supports the Focus on Service and Organizational Excellence – “*The RDN will deliver efficient, effective and economically viable services that meet the needs of the Regional District of Nanaimo*”.



Brandon Miller
bmiller@rdn.bc.ca
June 20, 2018





Reviewed by:

- D. Marshall, Manager, Transit Operations
- D. Pearce, Director, Transportation & Emergency Services
- P. Carlyle, Chief Administrative Officer

Attachment:

1. Classification of Buses

Attachment 1 - Classification of Buses

Type	Length	Fuel Type	Seating Capacity	Ramp	Life Span
High Capacity (Double-Decker) 	40' or greater in length	Diesel and hybrid	Maximum 102 passengers (84 seated, 18 standees)	Low floor with ramp (minimum 2 wheelchair positions)	13 to 20-year lifespan
Heavy Duty 	40' in length	Diesel, CNG, and hybrid	Maximum 81 passengers (35 seated, 46 standees)	Low floor with ramp (minimum 2 wheelchair positions)	13 to 15-year lifespan
Medium Duty 	27.5', 30', and 35' in length	Diesel	Maximum 54 passengers (30 seated, 24 standees)	Low floor with ramp (2 wheelchair positions)	10-year lifespan
Light Duty 	30' or less in length	Diesel and gasoline	12-30 passengers (no standees)	3-6 wheelchair positions	7-year lifespan

TO: Solid Waste Management Select Committee **MEETING:** July 5, 2018

FROM: Vivian Schau **FILE:** 5370-01
Zero Waste Coordinator

SUBJECT: Preliminary Evaluation of Solid Waste Curbside Collection Options

RECOMMENDATION

1. That staff be directed to report back on a recommended service option and implementation plan for the following solid waste curbside collection options:
2. That glass collection at curbside be excluded from further consideration.
3. That semi-automated collection service be excluded from further consideration.
4. That staff be directed to conduct a public consultation and evaluation of the service options.

SUMMARY

The current solid waste and recycling curbside contract with Waste Connections of Canada (Waste Connections) is set to expire on March 31, 2020. Given the timeline required for equipment acquisition by any service provider, a *Request for Proposal* for a replacement service should be issued by November 2018. This preliminary report details the service delivery options for the future Regional District of Nanaimo (RDN) curbside collection program.

BACKGROUND

Background and Purpose

The initial 5 year solid waste and recycling curbside contract with Waste Connections was extended for an additional 5 years and will expire on March 31, 2020. The current manual curbside collection has served the region well; however, as the region continues to grow, it is prudent for the region to explore alternate curbside collection options and costs of each delivery model, along with their respective strengths and weaknesses, as well as benefits to the community.

Scope of the Evaluation

The scope of the evaluation is based on the following assumptions:

- Three waste stream collection (garbage, recycling, and food waste) will continue to service approximately 29,000 single family households within the RDN:
 - RDN Electoral Areas A, B, C, E, F, G & H;
 - City of Parksville;
 - District of Lantzville;
 - Town of Qualicum Beach;
 - ❖ Note: The City of Nanaimo operates its own automated curbside collection program;
- The desire to further drive waste diversion to 90% and a per capita disposal rate of 109 kg/year by 2027 consistent with the proposed Solid Waste Management Plan;
- The RDN will to continue to contract with Recycle BC for the collection of recyclables as the most efficient service to the community;
- Consideration should be given to yard waste as part of the curbside collection program; and
- The exclusion of glass as part of the curbside collection program due to the limited diversion impact and contamination concerns to the other recycling streams. The staff report presented to the Regional Solid Waste Advisory Committee projected the cost of a household glass collection program to be \$190,000/year (or an additional \$7/household/year) to achieve an increase of 2.6% overall diversion in the region¹.

Collection Truck Types

The 3 types of curbside collection for consideration are detailed below, along with their respective strengths and weaknesses. A summary of benefits and disadvantages, along with images of all three curbside collection options can be found in Appendix A.

1) Manual – status quo

The RDN currently contracts for a service that uses manual collection trucks, generally operated by a 1 person crew who drives, and manually lifts the containers from the ground to the truck hopper to tip the waste into the truck. Occasionally, an additional person is provided to drivers on a return to work program to assist in the retrieval and emptying of the container contents. There are two loading component configurations, rear loading and side loading, the latter being the more ergonomic as the lift height is lower, which is preferable from an operation and safety perspective.

Residents are responsible for the purchase and maintenance of their blue box, and garbage containers (required to meet the volume and weight specifications) and “Beyond Composting” green containers. Yellow recycling bag for newsprint and other household papers are provided free of charge from municipal offices or directly from Waste Connections.

2) Fully Automated

Automated collection trucks consist of an articulated arm used to retrieve standardized carts, generally operated by a 1 person crew who remains in the cab at all times. Fully automated systems are effective in areas with good access to carts such as laneways,

¹ Jeff Ainge (RDN Staff Report), “Curbside Collection Program – Household Glass Collection”, October 14, 2015

and households with driveways, in order to allow sufficient access for the driver to reach the carts, free of any obstacles (i.e. parked cars, poles).

The main advantage of this method of curbside collection is the reduction of injuries related to the repetitive heavy lifting, walking to retrieve containers, and the frequent ins and outs of the collection truck. Generally, increases in operational efficiency are greater in high density neighborhoods but are reduced in rural areas where the travel distance between households are significantly longer. Automated collection with standardized carts equipped with Radio Frequency Identification (RFID) technology provides better coordination, and real-time tracking to streamline customer inquiries, complaints, and compliance issues.

Costs of an automated collection equipment are higher than manual collection due to: the added expense of the articulating arm and its associated maintenance costs; and initial investment in the standardized carts. It is common practice for local governments to supply the carts which remain with the property rather than the homeowner.

3) Semi-Automated

The semi-automated collection system offers the some benefits of both manual and full automation as it takes advantage of the health and safety components of automation by eliminating the need to manually lift containers. This system requires the driver to exit the truck cab to manually move and align the standardize carts to the automated arm (configured either on the side or the rear of the collection truck), to unload the container contents into the hopper. The use of standardized carts is required to ensure compatibility with the collection truck's automated lift.

Semi automation is deemed to be slowest of the three options presented due to the time to enter and exit the cab to retrieve carts, and the relatively slow cycle time of the mechanical arm. System costs are similar for both semi-automated and full automation. Furthermore, entry and exit from the cab remains a common source of injury amongst garbage collection workers.

Based on the preliminary findings of this report, it is recommended that semi-automated collection not be given further consideration.

Current Collection Systems

The RDN residential curbside garbage, recycling and organics collection program is a compulsory service set up under Local Service Establishment Bylaw No. 793, fully funded by user fees and not augmented by taxation. The current curbside collection service program details are as follows:

- Collection services provided by Waste Connections, under contract to the RDN to approximately 29,000 residential households in all electoral areas, City of Parksville, District of Lantzville, and the Town of Qualicum, 5 days each week (Monday to Friday).
 - Food waste collected weekly
 - Garbage and recycling collected on alternating weeks

- Multifamily dwellings and ICI buildings are not serviced under the RDN contract and are required to make their own refuse removal service arrangements.
- Basic service allows for one standard-size 100 litre garbage can or bag to be collected once every two weeks with a maximum weight of 50 lbs or 23 kgs. Tags for extra containers of garbage may be purchased for \$3 each. A maximum of two additional containers may be put out on scheduled collection days, if a garbage tag is attached to each additional container. Between 2016 and 2017, The RDN sold an average of 14,868 garbage tags per year, equating to 0.5 extra bag tag per household per year.
- The garbage is collected and sent to either the Church Road Transfer Station to be transferred to the Regional Landfill, or directly to the Regional Landfill located approximately 5 km south of downtown Nanaimo.
- Organic food waste is sent to Nanaimo Organic Waste (NOW), the only food waste processing facility in the RDN, where the material is processed in a drum-style in-vessel composting facility and the end product is blended in soil mixes.
- The recycling material collected is collected and sent to the Waste Connections material recovery facility for processing.
- As per Bylaw No. 1591, the user fee for garbage, food waste and recyclable collection is \$144.69 (10% prompt pay discount if paid prior to due date).
- Containers for all waste streams are the responsibility of the residents as per Bylaw No. 1591 with the following requirements:
 - Maximum garbage of 100 litre capacity or 50 pounds gross weight and “tie, or otherwise seal, to prevent spillage or entry of water, any plastic bags placed for collection²”;
 - Unlimited quantities of recycling to a maximum of 100 litre capacity or 50 pounds gross weight per container and “tie, or otherwise seal, to prevent spillage or entry of water, any plastic bags placed for collection³”;
 - Maximum food waste of 42 litre capacity in RDN approved “Beyond Composting” green bin with the animal proof latch secured.

There are a number of issues identified with the current contract that will be addressed through the upcoming procurement process as summarized below:

1. Revise Bylaw 1591 to specify the use of rigid containers with lids to address safety hazards associated with bags and litter concerns as a result of material being tipped/blown over or wildlife intrusions.
2. Consistent enforcement of weight and number of containers (without extra bag tags) set out by residents.
3. Consistent enforcement of tagging contaminated material.

² www.rdn.bc.ca/dms/documents/rdn-bylaws/solid-waste/bylaw_1591_-_collection_of_garbage_food_waste_and_recyclable_materials.pdf

³ www.rdn.bc.ca/dms/documents/rdn-bylaws/solid-waste/bylaw_1591_-_collection_of_garbage_food_waste_and_recyclable_materials.pdf

4. Improve current identification of secondary suites for collection drivers.
5. Improve current customer complaint/validation process.
6. Develop a method to identify residences currently receiving service but are not registered with the RDN for curbside collection (not paying a utility fee).

Safety Analysis

The current manual garbage collection process is very labour intensive; the collection crew lifts on average 12,000 lbs (5.4 tonnes) per worker per garbage and food waste collection day. The primary sources of injury stems from repetitive motion injuries, slips and trips, and exposure to sharp objects and infectious diseases.

As per the General Conditions in Part 4 of the Occupational Health and Safety Regulation under the authority of the Workers Compensation Act, it stipulates that the employer shall “eliminate or, if that is not practicable, minimize the risk of musculoskeletal injury to workers”⁴. In the past decade, the industry has and is continuing to shift from manual to automated collection, influenced by WorkSafe BC injury claim records for the garbage and recycling industry⁵.

A reduction or elimination of manual lifting through the use of full automation will see the greatest benefit from an injury reduction perspective, decreasing compensation costs, disability claims and work accommodations, which are all factored into the collection contract service pricing.

As a minimum for the future solid waste curbside collection contract, the RDN should limit the variability of containers handled by the collection crews and have a greater emphasis on the enforcement of maximum weights for any manual collection to minimize worker injury.

Operational Efficiencies

Communities with optimized fully automated waste collection systems, such as Vancouver, Surrey and Toronto, have realized upwards of 30% productivity efficiency in large part due to the reduced variability in the collection containers and the elimination of manual involvement in the retrieval of collection containers, which translates to more pickups in the same timeframe and therefore, the waste contractor can cover the same geographical area/ route with few drivers. The efficiencies gained are largely attributed to optimized routing.

Based on a recent time and motion study of automated garbage/organic waste collection service with City of Nanaimo staff, the collection times in high density suburban areas averaged at 30 seconds per household. Operational efficiencies realized in higher density neighborhood are attributed to the elimination of the need for the collection staff to get in and out of the cab, and manually retrieve and tip the container contents. In the RDN, the length of time required to service each household with manual collection, averages at 37 seconds for suburban areas and considerably longer for more rural areas with longer travels times between residences. Neighbourhood densities vary quite widely in the RDN between the electoral areas and the member municipalities, the efficiency gains are diminished in rural areas.

⁴ www.bclaws.ca/civix/document/id/lc/statreg/296_97_02

⁵ www.worksafebc.com/-/media/WorksafeBC/Classifications/2018/2018_732018

Operational Monitoring

The use of RFID tags provide tracking based on the position and status of the carts upon pickup and its subsequent path for final disposal. This value-added administrative component provides the waste collection team with real time monitoring and communication, including but not limited to:

- Route optimization;
- Detailed records for each touch point by container for active accounts;
- Activation of accounts not previously registered in the system;
- Container status (requires replacement/ repair);
- Equipment status;
- Contamination records for noncompliant containers;
- Refused pickup records (blocked containers, open lids, access issues); and
- Automated contamination/refused pickup exception feedback for residents to be used as targeted education.

Collection Containers and Diversion Implications

If the Board chooses to proceed with either the semi or fully automated option, RDN residents will be required to use standardized wheeled carts to ensure compatibility with the mechanized lifting arm. Based on discussions with a number of municipalities across the BC region with semi or full automation garbage collection service, it is industry practice for regional district/ municipalities to purchase the carts for residents use and they remain the property of the regional district/municipality. The carts are registered to each property receiving collection services rather than the property owner – if the owner moves, the carts remain with the property as they are assigned to the civic address. Alternatively, the option to have the collection contractor own and maintain the carts should also be considered.

The carts are available in various sizes to best suit the RDN's Solid Waste Management Plan diversion goals, and the use of the carts aligns with the user pay model that the RDN currently employs to fund the curbside collection program. In almost all municipalities where there are standardized carts, residents are offered different size garbage carts ranging from 80L to 360L. The RDN's Bylaw currently sets the maximum garbage container size at 100L which has aided with achieving high levels of residential curbside waste diversion. The RDN does not limit the amount of recycling that can be put out which is commonly set out in multiple containers including cans, blue boxes and yellow bags. Communities with standardized containers for automated collection commonly provide 240L or 360L size recycling carts.

The pricing of containers varies widely depending on the quality, warranty coverage, sizing, volume discounts, and timing, as resin cost is impacted by oil prices which is susceptible to pricing volatility. Based on the expected warranties from container suppliers which ranged between 10 – 12 years, the annualized cost for the RDN/contractor to provide collection containers per household is estimated at approximately \$20 per year over the life of the contract. A summary of the container and cost comparison is detailed below in Table 1.

Table 1. Container and Cart Size Comparison

Container Size (Gallons)	Container Size (Liters)	Current 100 Liter Can Equivalent	Estimated Unit Pricing (based on 20,000 volume discount)
21	79	0.8	\$ 45.00
32	121	1.2	\$ 45.00
64	242	2.4	\$ 55.00
96	363	3.6	\$ 66.00
Options			
RFID labels			\$ 1.00
Locking Latch for Green Bins			\$ 20.00
Hot Stamping – RDN logo			\$ 1.00
Hot Stamping – Directional Arrows			\$ 0.30
Hot Stamping – "Garbage Only"			\$ 0.30
Hot Stamping – "Recycling Only"			\$ 0.30
Hot Stamping – "Organic Waste Only"			\$ 0.30
Hot Stamping – "Organic Waste Only"			\$ 0.30
Hot Stamping – "Organic Waste Only"			\$ 0.30
Colorful in mold design on top of lid to describe what goes where			\$ 1.50
Cart assembly and delivery to specified addresses			\$ 6.00
Estimated Total Cost per Household for 3 Containers (garbage, recycling and food waste)			\$ 187.30

With the exception of the District of Oak Bay and the Town of Lake Cowichan where the residents purchase or pay a rental fee for the carts, all other municipalities listed in Appendix B supplied the carts to the residents for use and the carts remain with the property. It is important to note, the treatment of the cost of carts varies between municipalities and therefore, do not reflect the true cost of the total curbside collection program. For example, the City of Coquitlam supplies their residents with carts purchased through a capital contract with an annualized cost of \$28 per residence, which is not included in the annual curbside collection charge to the residents. Similarly with the City of Port Moody, the cost of the carts was not included in the \$360 annual charge.

The RDN Solid Waste Management Plan promotes Zero Waste and also includes the objective of user-pay. Collection carts size selection can incent residents to recycle their waste to reduce as much residual waste as possible. For example, default container size of 80 litre garbage container, 120 litre green waste container, and 360 litre blue recycling container would encourage diversion. Majority of municipalities permit residents the option to upsize their garbage containers at a higher cost, consistent with user pay. In most municipalities, single family homes with secondary suites are automatically upgraded to the larger containers in effort to reduce the footprint required to service these accounts; however, some municipalities permit single family home with secondary suites the option to downsize to the default size containers for each individual dwelling.

The current program has seen great diversion success since the introduction of the garbage 100 L / 50 lbs limits. With either the semi or full automation options, there are no weight restrictions as manual lifting is no longer required and safety requirements with respect to weight are no longer a consideration.

The current extra bag tag program allows residents to dispose of their extra waste along with their regular manual curbside collection, to a maximum of three total garbage containers per collection. Generally, municipalities with automated collection do not permit the use of extra bags as they are not contained within the standardized carts. It is possible to configure an automated collection truck to allow for manual deposits for extra bags beyond the allowable limits, however, this would defeat the primary safety motivation to restrict the driver in the cab of the truck and impact operational efficiency.

Contamination

Regional districts/municipalities may see an increase in recycling contamination at the onset of a switch from manual to automated collection, which may be attributed to one or more of the following:

- most regional districts/municipalities offer residents a larger capacity cart (usually 240 L or 360 L) to encourage diversion; however, with an increase in participation/recycling quantity is generally accompanied by an increase in contaminants;
- inconsistent recyclers, or residents who did not previously own a recycling bin now have the convenience of a recycling cart and therefore, are learning to recycle on a regular basis;
- when a large capacity recycling cart is coupled with a smaller capacity garbage cart, residents may use their recycling cart to displace their garbage if their garbage container is full to avoid a trip to the landfill to dispose of their waste appropriately; and
- residents may view their covered carts as an opportunity to hide contaminants.

Nevertheless, contamination in single stream automated curbside collection can be effectively managed by:

- determining the optimal size option pairing for garbage, recycling and green waste to best align with the RDN division goals (majority of municipalities studied opt to provide residents with a default size, along with different sizing options to tailor to their waste generation); and
- implementing diligent education and enforcement efforts.

The City of Nanaimo recently switched to automated service and have reported a negligible change in their contamination (as per Recycle BC reporting) in their first 6 months of operation, primarily due to their effective communication strategy. Since the implementation of the first phase of the roll out, the City of Nanaimo has been very diligent in the use of their monitoring software and subsequent follow up to educate residents regarding their non-compliance. The City of Nanaimo report the monitoring component of the curbside collection program has required increased administrative support to handle calls and enquiries from residents. At the onset of a RDN automated program, this administrative work is estimated to amount to 0.4 FTE but may be scaled back to 0.2 FTE once the program has been fully implemented with minimal offenders.

Yard and Garden Waste

The inclusion of residential yard and garden waste was considered as an option in the recent Solid Waste Management Plan review⁶. The report indicated a bi-weekly 9 month service (March to November) would cost an estimated additional \$50/household/year, plus \$16,500 in staffing costs (0.2 FTE to administer the collection of a fourth waste stream) to provide collection of yard waste to achieve a 0.3% diversion increase to the overall region's disposed waste.

For the purposes of this report, yard and garden waste refers to organic waste materials generated at residential properties, which includes grass clippings, hedge trimmings, garden and flowerbed wastes. For the manual collection option, collection of yard waste would require the use of compostable bags. Due to the high moisture content and frequent rain events in the region, weight and volume limits, and deterioration of the bags will be problematic. For these reasons, consideration of yard and garden collection is not recommended for the manual collection option.

Past surveys indicate between 40 – 60% of resident support for introducing curbside yard waste collection. Support was slightly higher for respondents in urban areas with City of Parksville at 58% (backyard burning is not permitted) and Town of Qualicum Beach at 48% (backyard burning only permitted between October – April). However, this support drops significantly down to 14% when respondents are aware of the associated costs with the program which has been estimated at an additional \$50 per year to the utility fee based on past studies.

Currently, most residents self-haul their yard and garden wastes to: 1) the Regional Landfill and the Church Road Transfer Station where the material is sent to Nanaimo Organic Waste for composting; 2) a number of private operated sites in the region where it is either composted or used as an industrial fuel; or 3) collected by a private hauling services. It is estimated 12,000 tonnes of yard and garden material is being diverted from landfill disposal annually through self-haul, plus an additional 2,475 tonnes through backyard composting and an undetermined amount through backyard burning and illegal dumping activities.

It is estimated that roughly 80% of yard and garden waste generated in the RDN is currently diverted from the landfill. Therefore, the choice is largely a matter of convenience for residents rather than achieving the region's diversion goal, and it may have an adverse impact on the private hauling and collection businesses.

Curbside Collection in Comparable Jurisdictions

A review of 12 municipalities/regional districts with curbside collection programs in British Columbia was conducted to get a better understanding of their service delivery approach and the associated costs. As shown in Appendix B, all 12 municipalities/regional districts are automated collection with biweekly recycling (bag/blue box to 360 L cart options) and mostly bi-weekly garbage (80L to 360L cart options) collection. The food and yard waste programs are quite varied between the municipalities. Reasons for not offering this program include a lack of a local processor or residents' unwillingness to pay the additional cost to transport and process the organic material.

⁶ Jeff Ainge (RDN Staff Report), "Curbside Collection Program – Yard Waste Collection", October 13, 2015

The annual curbside cost to residents similar to the current RDN service (for all three streams – garbage, recycling and organics) ranged between \$165 to \$360 per household per year, average at \$218 per household per year. A tabular summary of the cost comparisons of curbside collection service provided by other regional districts/municipalities can be found in Appendix B.

Contract Length

Optimal financial benefit is realized where the length of the service contract is aligned with the useful life of equipment. The useful service life of waste collection vehicles is 10 years and should be a significant consideration in moving forward with the future curbside collection service contract.

Community Engagement

The solicitation of community feedback is recommended on preferred service options, and the inclusion of yard and garden waste in the future curbside collection contract. This is proposed to be done through a focus group session with community representatives planned for August and a region wide survey planned for September.

Other considerations

Communities that have implemented automated collection have reported improvement in general neighbourhood aesthetic through the use of standardized carts to prevent litter/odour issues from wildlife and/or being exposed to the elements. Currently, these instances require administrative time to address, and in some cases, requires funds to conduct the required cleanup.

Timeline

The current curbside collection contract with Waste Connections expires on March 31, 2020. The procurement process lead time for the successful vendor to acquire equipment is expected to take approximately 18 months. A recommendation on the type of curbside collection service options to be used in the tender will be provided to the Board by October 2018.**ALTERNATIVES**

1. Direct staff to report back on a recommended service option and implementation plan for the following solid waste curbside collection options:
 - a. Manual garbage collection without yard waste or glass collection.
 - b. Fully automated garbage collection without yard waste or glass collection.
 - c. Fully automated garbage collection with yard waste and without glass collection.
2. Provide alternate direction.

FINANCIAL IMPLICATIONS

The financial costs and implications will ultimately depend on the model selected.

As shown in Table 2, based on the preliminary findings in preparing this report, high level implications for curbside collection by a private contractor are provided below. Refined estimates will be included in the recommendation report in October 2018

- Option 1: Replace with a manual system with garbage, recycling and food waste only (status quo) is estimated at \$166/household/year (15% increase) to offset the cost of new equipment purchase
- Option 2: Replace with a fully automated system with garbage, recycling and food waste only is estimated at \$208/household/year (30% increase) to offset the cost of new equipment and cart purchase
- Option 3: Replace with a fully automated system with garbage, recycling, food and yard waste is estimated at \$256/household/year (63% increase) to offset the cost of new and cart equipment purchase

Table 2. Preliminary cost comparison for manual full automation curbside collection program

Collection Stream		Option 1	Option 2	Option 3
	Current Contract	Manual Collection	Automated without Yard Waste	Automated With Yard Waste
Garbage	Yes	Yes	Yes	Yes
Recycling	Yes	Yes	Yes	Yes
Food Waste	Yes	Yes	Yes	Yes
Yard Waste	No	No	No	Yes
Estimated Annual Utility Fee	\$ 145	\$ 166	\$ 188	\$ 236
Annualized Cart Cost	\$ -	\$ -	\$ 20	\$ 20
Total Estimated Annual Utility Fee	\$ 145	\$ 166	\$ 208	\$ 256
Cost Differential	\$ -	\$ 22	\$ 63	\$ 112
% Increase in Utility Fee	-	15%	30%	63%

The solid waste curbside collection program reserve was originally setup with the intention to meet future financial obligations as it pertains to the next curbside agreement and/or system, specifically to offset a portion of the capital cost associated with the program. There is currently approximately \$340,000 in the reserve, with an estimated total of \$140,000 to be added as part of the 5 year plan. These funds will be factored into the cost calculations in the October 2018 service option recommendation report.

STRATEGIC PLAN IMPLICATIONS

The RDN's Strategic Priorities formed the basis of the goals of the curbside collection evaluation. Consistent with the "*focus on organizational excellence and services*" as set out in the Strategic Plan. The anticipated increase in diversion of solid waste and recycling are aligned with the diversion goals as defined in the SWMP.

The projected operational and cost efficiencies of an automated collection system speaks to the "*focus on the environment*" initiatives by optimizing the routes to reduce the overall collection vehicles on the road, and thereby minimizing the greenhouse emissions.



Vivian Schau
vschau@rdn.bc.ca
June 21, 2018

Reviewed by:

- L. Gardner, Manager, Solid Waste Services
- R. Alexander, General Manager, Regional and Community Utilities and Solid Waste
- P. Carlyle, Chief Administrative Officer

Appendix A

Method of Collection	Decision Criteria	Benefits	Disadvantages
Manual	Staffing	1) One person crew size (plus a swamper on occasion)	1) High turnover due to the nature of the job 2) Concerns for the long term ability of staff to perform the function of these roles
	Absenteeism		1) Potentially an issue
	Safety		1) Physically demanding - heavy, repetitive, manual lifting (Collection crews currently lift upwards of 10,000 lbs per worker per day) 2) Required to leave the cab to collect and tip waste containers
	Containers	1) Residents responsible for the purchase and maintenance of their own containers	1) Difficult to enforce container size, weight limits 2) Difficult for the collection crew to handle non rigid container, and exposes them to safety hazards (i.e. needles/sharps) 3) Current bylaws does not have requirements surrounding the need for enclosed containers with animal resistant lids
	Container Placement	1) Less restrictive as containers are retrieved by hand	
	Diversion Implications	1) Currently set at a 100 L / 50 lb limit (although not consistently enforced)	
	Contamination Implications	1) Collection crew have the ability to review contents for contaminates and tag as necessary	
	Flexibility	1) No prescriptive restrictions	
	Operational Efficiency		1) Inferior compared to full automation
	Cost	1) Generally the lowest cost option	

Method of Collection	Decision Criteria	Benefits	Disadvantages
	Implementation	1) Already in place	
Full Automation	Staffing	1) Crew size of 1 2) Generally remains in a climate controlled cab for the entirety of the shift 3) Potential increase in diversity in workforce 4) Potential staffing reduction as a result of improved operational efficiencies	1) Potentially additional cost to wages due to more specialized skills required to operate an automated collection truck
	Absenteeism	1) Reduced attendance issues	
	Safety	1) Few injuries and worker compensation claims 2) Decrease insurance costs 3) Elimination of worker exposure to sharps and biological/chemical hazards	
	Containers	1) Residents are required to restrict their waste consumptions to the predetermined sizing options to align with the waste diversion goals 2) Residents are supplied for containers for all three streams which encourages diversion efforts, especially for residents who did not previously own recycling and food waste containers 3) All containers will be animal resistant to limit wildlife interactions/ spread of litter	1) all containers must be uniform and consistent in order to realize the full benefits of automation 2) Generally the local government/ municipalities bear the cost of the initial investment (but remain with the property rather than the owner) 3) If extra bags are permitted, additional cost is required to lower the frame on the automated collection truck to allow manual tipping into the truck hopper
	Container Placement		1) Very prescriptive as the collection truck's automated arm required a 1 meter clearance between and beside the carts, and 3 meter clearance above the carts to safely operate 2) Limited flexibility as residents run the risk of pickup refusal if containers are placed incorrectly

Method of Collection	Decision Criteria	Benefits	Disadvantages
	Diversion Implications		1) Depending on the container size provided to residents (to be compatible with the automated arm), it will likely be increased capacity which may result in increase waste generation
	Contamination Implications	1) Automated contamination exception feedback for residents to be used as targeted education	1) Recycle BC has data to show contaminants in single stream, automated systems are generally higher compared to single stream, manual systems 2) The operator is limited to the camera view from the hopper for any contaminants
	Flexibility		1) No flexibility for changes to program without significant capital outlay (i.e. container changes, ability to collect material not placed in carts)
	Operational Efficiency	1) Improved efficiency, particularly in higher density neighborhoods	
	Cost		1) Higher equipment cost 2) Higher maintenance cost to the complexity of the truck
	Implementation		1) Requires substantial communication roll out to prepare residents of the requirements and rationale to get buy in 2) Long lead time required for equipment purchase (at least a year)
Semi Automated	Staffing	1) One person crew for side loading or two person crew for rear loading	1) Collection staff is still required to frequently enter and exit the cab to manually retrieve and align containers for tipping
	Absenteeism	1) Reduced attendance issues	

Method of Collection	Decision Criteria	Benefits	Disadvantages
	Safety	1) Minimize worker exposure to sharp waste, chemical/biological hazards	1) Minimal manual lifting is still required 2) Workers are still required to step on and off the collection trucks (a primary cause of injury) 3) If collecting other materials manually in addition to carts, the increased height of the loading compartments will be problematic
	Containers	1) Residents are required to restrict their waste consumptions to the predetermined sizing options to align with the waste diversion goals 2) Residents are supplied for containers for all three streams which encourages diversion efforts, especially for residents who did not previously own recycling and food waste containers 3) All containers will be animal resistant to limit wildlife interactions/ spread of litter	1) In order to realize the full benefits of automation, containers must be uniform and consistent 2) Generally the local government/ municipalities bear the cost of the initial investment (but remain with the property rather than the owner)
	Container placement		1) Very prescriptive as the collection truck's automated arm required a 1 meter clearance between and beside the carts, and 3 meter clearance above the carts to safely operate 2) Limited flexibility as residents run the risk of pickup refusal if containers are placed incorrectly
	Diversion Implications		1) Depending on the container size provided to residents (to be compatible with the automated arm), it will likely be increased capacity which may result in increase waste generation

Method of Collection	Decision Criteria	Benefits	Disadvantages
	Contamination Implications	1) Automated contamination exception feedback for residents to be used as targeted education	1) Recycle BC has data to show contaminants in single stream, automated systems are generally higher compared to single stream, manual systems 2) The operator is limited to the camera view from the hopper for any contaminants
	Flexibility		1) No flexibility for changes to program without significant capital outlay (i.e. container changes, ability to collect material not placed in carts)
	Operational Efficiency		1) Slower compared to fully automation 2) Slower compared to manual
	Cost		1) Existing rear loading collection trucks may be retrofitted to minimize cost 2) Existing side loading collection trucks cannot be retrofitted and would require new trucks 3) Minor cost differential compared to fully automated trucks
	Implementation		1) Requires substantial communication roll out to prepare residents of the requirements and rationale to get buy in 2) Long lead time required for equipment purchase (at least a year)



Figure 1. City of Nanaimo fully automated green waste and recycling collection



Figure 2. Town of Qualicum Beach manual food waste collection



Figure 3. City of Punta Gorda, Florida semi-automated garbage collection



Figure 3. Container size reference

Appendix B

City/Municipality*	Service Provider	Population (2016 Census)	Collection	Materials Collected by Automation				Annual Cost
				Garbage	Recycling	Food Waste	Yard Waste	
British Columbia								
City of Nanaimo	City Staff	90,504	Automated	120 L biweekly	240 L biweekly	120L weekly		\$ 165.00
Town of Lake Cowichan	City Staff	3,226	Automated	80L biweekly	bag biweekly	80 L weekly	NA	\$ 175.80
Cowichan Valley Regional District	City Staff	83,739	Automated	140 L biweekly	240 L biweekly	NA	NA	\$ 143.67
City of Fernie	City Staff	4,850	Automated	120 L weekly	240 L biweekly	NA	NA	\$ 154.99
City of Victoria	Contractor	85,792	Automated(G/O)/Manual(R)	120 L biweekly	box/bag biweekly	120 L biweekly	NA	\$ 218.13
District of Oak Bay	City Staff	18,094	Automated(G/O)/Manual(R)	140L biweekly	box/bag biweekly	120 L biweekly	NA	\$ 210.00
Town of View Royal	Contacto	10,408	Automated	40 kg weekly	NA	40 kg weekly	NA	\$ 185.00
City of Port Moody	City Staff	33,551	Automated	120 L biweekly	360 L biweekly	120 L weekly		\$ 360.00
City of Port Coquitlam	City Staff	58,612	Automated	240 L biweekly	240 L biweekly	240 L biweekly		\$ 189.36
City of Surrey	Contractor	517,887	Automated	240 L biweekly	240 L biweekly	240 L weekly		\$ 287.00
City of Richmond	Contractor	198,309	Automated	240 L biweekly	240 L weekly	240 L weekly		\$ 274.55
City of Coquitlam	Contractor	139,284	Automated	120 L biweekly	box/bag biweekly	120 L weekly		\$ 244.00
City of Vancouver	City Staff	631,486	Automated(G/O)/Manual(R)	75 - 360 L biweekly	box/bag biweekly	120 - 360 L weekly		\$203 - \$368
City of Penticton	City Staff	33,761	Automated	120 L weekly	240 L biweekly	NA	240 L biweekly	\$ 232.00

* At this point, it is unknown whether municipalities' costs are supplemented by taxation.

TO: Solid Waste Management Select Committee **MEETING:** July 5, 2018

FROM: Ben Routledge
Superintendent, Scale & Transfer Service **FILE:** 5360-55

SUBJECT: Regional Landfill Security Contract 2018-2020

RECOMMENDATIONS

1. That the Board award a two (2) year contract for Regional Landfill Security services to Neptune Security Service in the amount of \$170,000.00 from September 1, 2018 to August 31, 2020.
2. That the General Manager of Regional and Community Utilities and the Director of Finance be authorized to extend the contract for an additional two (2) years if appropriate.

SUMMARY

The Regional Landfill requires onsite afterhours and statutory holiday security services to prevent theft, unauthorized entry, identify and report incidences of fire and respond to security alarms. The current contract expires on August 31, 2018.

On May 8, 2018, the replacement Regional Landfill Security Tender was posted on the BC Bid and RDN websites. Seven (7) responses were received. Neptune Security Services submitted the lowest compliant bid in the total amount of \$170,000 excluding GST.

Neptune Security Service and all of their Security Officers have valid security licences issued by the province of BC. Further, the security service will provide the Regional District of Nanaimo (RDN) with a "Worker Check", whereby authorized staff working alone and after hours can be monitored to ensure safety and adhere to Worksafe BC regulations.

BACKGROUND

Over its operating life, the Regional Landfill has experienced afterhours break-ins resulting in thefts, vandalism and damage to machinery, buildings and infrastructure. Additionally, contractor equipment and materials have been damaged or stolen. With the addition of

afterhours security services the amount of attempted break-ins and vandalism has been minimal.

Most importantly, due to the significant risk of a landfill fire, security staff provides valuable continuous monitoring for signs of fire. Minor smoke/burning events are not uncommon at the landfill usually caused by incompatible waste or “hot loads” inadvertently received at the site. Quick response to extinguish the fire mitigates the hazard. Any landfill fire that is not immediately extinguished, poses serious health and environmental impact in addition to being operational challenging and costly to manage. Where a fire is detected by afterhours security staff, emergency services and the applicable RDN employees are contacted ensuring a rapid and organized response. There has not been an afterhours fire at the landfill for a few years.

ALTERNATIVES

1. Enter into a two (2) year contract with Neptune Security Service to provide contracted security services at the Regional Landfill with the option to renew for an additional two (2) year period.
2. Cancel the tender and provide alternate direction.

FINANCIAL IMPLICATIONS

Neptune Security Service submitted the lowest compliant bid in the amount of \$170,000 (\$85,000 Year 1 & \$85,000 Year 2). These amounts are provided for in the Solid Waste budget.

The security service minimizes costs associated with theft and vandalism at the landfill. However, the greatest financial benefit is the cost avoidance in responding to a potential significant fire event through early detection by security staff.

STRATEGIC PLAN IMPLICATIONS

Focus on Service and Organizational Excellence & Focus on the Environment – this contract for security services considers both costs and benefits, as well as, community safety and environmental protection by minimizing the consequence of a landfill fire.



Ben Routledge
broutledge@rdn.bc.ca
June 21, 2018

Reviewed by:

- L. Gardner, Manager, Solid Waste

- R. Alexander, General Manager, Regional & Community Utilities
- K. Felker, Purchasing Manager, Finance
- P. Carlyle, Chief Administrative Officer

Michelle MacEwen ©

DRAGON'S DEN

Concept:

To look at the local economy to establish what viable, green, sustainable business could be created using a commodity that has already had a life/use.

Select a commodity that you are interested in creating something with; be it glass, metal, plastic, wood etc.

Establish that there is an abundance of that commodity close by.

Decide what you want to become; a collector, processor/sorter, manufacturer, sales person/marketer, store operator, distributor.

You will need to meet some basic criteria:

It is doing something that you love, that you are passionate about.

At no stage of its manufacture, marketing and transportation and sales is it creating a by product that will end up in the landfill. You are also mind full that you are not creating a massive omissions trail through poor burning methods or excessive transportation requirements to sell your product.

When you consider your business idea question what you are drawn to:

Do you like making things?

Do you like the idea of melting, forging, welding precious metals?

Are you artistic and see ideas in pictures, or do you like to organize people and share ideas verbally?

Are you a natural inventor?

Will you need to employ people to create your product, if so how many people?

Will you make your product overseas or locally?

What issues will you face if you make your product overseas? Like product quality control and paying workers a real living wage.

You have the option to work in groups of two or on your own.

I will give you a list of useful websites for you to research other green, sustainable ideas.

You will have two weeks to come up with your green idea which will then be presented to the Dragon's Den panel of judges; Ms. Gilroy, Mr. Travers and myself.

Your presentation will need to show originality, sustainability and a description of steps taken to make your product.

We will want to hear how you plan to market and sell your product, and why you strongly believe that there is a market for what you are planning to make.

The winning business plan will receive various accolades and a prize.

GOOD LUCK!

On 2018-06-26 8:31 AM, Thomas Bradbrooke wrote:

To whom it may concern,

This is a letter of recommendation for Michelle MacEwen.

Ever since I have been teaching at Gabriola Elementary School (8 years), Michelle has been facilitating a recycling program with my grade 5/6 class. In this program, Michelle educates students about environmental concerns that humans face today. Each year, students learn the important ideas of reducing, reusing and recycling. By reinforcing this message year after year, Michelle has helped to create a school culture of environmental respect. Two of my own children have had the opportunity of being in this program and they carry these messages along with them to this day.

I will always welcome Michelle in my class and I would recommend her environmental program to other teachers in our school district.

Sincerely,

Tom Bradbrooke

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Lesson Plan 1

Short Term Plastic Products, are they sustainable?

Objectives

Students will learn and understand the following:

Short term plastics products, what are they:

Plastic ballpoint pens, toothbrushes, disposable lighters, disposable razors.

All these products have a short life of less than two months when used daily, are not refillable, are not recyclable and are destined for the landfill, or end up in waterways.

All these plastic products used to be made from recyclable, refillable or biodegradable materials.

Choose one short term plastic product: Plastic Ballpoint Pen

Students will learn the history of the pen, focusing on the feather quill; its creation, use, effectiveness as a writing implement, its importance in history.

They will learn the history of ink and how the feather quill established the font of the English alphabet and how letters were sealed and sent.

Students will carve their own quill and write a letter detailing the project, seal it with wax and mail it.

They will create their own wax stamp seal using some dowel, oven bake clay and engraving tools.

They will then draw conclusions based on their experience of writing a letter using a quill.

Materials

Turkey feathers, carving knives, ink pots, paper, envelopes.

Dowel, oven bake clay, toothpicks, paint, glue, elastic bands.

Procedure

Shave off the feathers to leave enough room on the barb for the hand to hold it.

Follow steps to carve a nib into one end.

Practice writing the letters of the alphabet, upper and lower case using pots of ink.

To make your wax stamp seal, design your personal crest on paper then transfer it onto a piece of clay. Bake the clay to harden it, cool and then glue to the piece of dowel.

Paint your piece of dowel to personalize it.

Hold together with three elastic bands until set.

Write out a rough draft of the letter you plan to mail outlining the project. Complete your good copy using your quill.

Let the ink dry on the letter and the address, then melt some sealing wax onto the envelope and seal with your personalized crest.

Notes for each student to make, including questions and conclusions.

Map out the timeline of the pen from the reed pen to the quill to steel fountain pens, ballpoint pens and then the introduction of plastic writing instruments.

Discuss why the quill was the mainstay for writing instruments for almost 2000 years. What were its benefits and pitfalls. Was it biodegradable, sustainable? How long could you use it for? Was it easy to write with? Why was it replaced by a steel nib?

Why was the steel fountain pen replaced by the steel ballpoint pen?

Since the introduction of the plastic ballpoint pen, has this convenient throw away pen made writing easier or better?

How many plastic pens are landfilled each year?

Is it okay to continue the manufacture of short term plastic products?

What could we use today to write with that has no negative impact on the environment?

Conclusions

To complete this lesson plan, encourage a class discussion to determine what students felt they had learnt, and what if any changes they would make to their current choice of writing instrument.

Grade level 6/7

Four lessons, sixty minutes each.

School Program

Lesson Plan 2 – 8, and then ongoing throughout the school year.

Food

Objectives

Students will learn and understand the following:

1. Preparing a waste free lunch will reduce the amount of garbage the classroom produces.
2. Learning how to bake and cook food from scratch teaches important life skills and will inspire children to choose homemade food rather than processed, packaged, mass produced factory food.
3. Will connect children to their environment and the seasons as they learn how local organic food is grown and then prepared into a delicious meal or healthy snack to bring to school.
4. Learn some basic recipes that are simple to make and will teach how to balance the flavors of the tongue, for example a salad dressing.
5. Create a classroom recipe board where they will share favorite recipes with the rest of the school as well as to parents through the school email.

Procedures

1. Discuss with students why there is food ending up in the classroom garbage asking the following;
Do you bring too much food?
Do you for the most part like the lunch that you bring to school?
Do you help make your lunch?
What would your ideal lunch look and taste like?
Why are there so many candy wrappers in the classroom garbage?
Instead of processed snacks, what could we make to bring to school that we would enjoy eating?
This leads us into why we like the taste of some foods more than others and introduces the six tastes of the tongue: sweet, sour, salty, bitter, spicy, and savory (umami).
2. Students will taste various foods using different senses to establish which sense is the most dominant.
3. As a homework piece have students write about their favorite food memory. They will describe in detail where the meal took place, was it inside or outside, who helped make the food, what they could smell, the tastes, textures. What made the meal memorable? What was the occasion?
4. As a class discuss what some of their favorite food is and what makes it so special.
5. Ask students to help prepare a favorite snack at home that they can share with the class. They will tell the class why they like this recipe, how they made it, special ingredients required, where the recipe came from. The class can give feedback. It is also fun to ask students to close their eyes while tasting a new recipe to see what ingredients they can taste.
The aim is to get children excited about food, how to make it, what they would like it to taste like etc. This is key to inspiring children to prepare more food from scratch.
Parents and caregivers need to be involved in this process especially with the younger children.

6. Letters will go out to parents outlining this and offering ideas about how to involve children in the kitchen when preparing food, as well as involving children in deciding what they would like to make to bring to school. My experience with parents on this is that they want to make more food from scratch but don't feel they have the time. They are also in their routine of what packaged food they buy on a weekly basis for school lunches and snacks based on budget and convenience. In essence we also need to inspire parents to rethink how they prepare food. This could be done with some fun cooking classes at the commons where children and parents try new recipes together.
7. Food is a huge subject and is also one of the key elements of how to bring about positive change for the planet. Therefore each class regardless of age will have a strong food component that teaches these principles.

School Lesson Plan 1

Objectives

Students will learn and understand the following:

1. Classroom garbage contains a variety of materials, many of which can be recycled, composted, reused or eliminated completely by applying the concept of rethink.
2. Biodegradable materials are those that easily break down in nature.
3. Garbage goes to a landfill or an incinerator.
4. Wrappers from snacks and single use plastics make up a large quantity of the classroom garbage.
5. The food we bring to school is the largest determining factor relating to classroom garbage.

Materials

Students will weigh and sort several days worth of classroom garbage, separating it into each category of recyclable, compostable and garbage waste, as well as marking down which items are biodegradable.

1. Gloves to wear while sorting
2. Scales to weigh the garbage prior to sorting and then after to conclude the quantity that could be diverted from the landfill.
3. Notes explaining what materials are biodegradable and how long certain materials take to breakdown in nature.

Procedures

1. Discuss with students how much garbage on average each person on the planet produces on a daily basis, and how this is impacting the planet. Ask where does the garbage go, and are landfills a good solution to the worldwide issue of waste. What else could we do with all this garbage? Brainstorm with students why do we produce so much garbage, and is it all garbage? The main purpose of this first discussion is to establish the level of understanding of the subject, and to encourage student participation in debating a subject, which increases their confidence and validates that their opinion is important.
2. Through discussing that it is a global issue the main focus is to show how it could effect them locally, if for example the landfill was full and the classroom garbage was no longer being collected. What could we do with the garbage if it had to stay on the school grounds? This always sparks more inspired thinking and enthusiasm to find a solution.
3. Divide the class into groups of three, two will sort classroom garbage into each category ie. paper, cardboard, glass, plastics, metals, wood, raw and cooked food, candy wrappers. The third person will count the numbers in each category and write down their findings.
4. We will then write are findings down on the board and discuss them to conclude;
What was the largest number in a single category?
What materials could have been diverted from the garbage?
Why is food ending up in the garbage?
5. We will then separate all the materials that can be recycled or composted and then reweigh what is left to show what is actually garbage. The remaining garbage will show it is predominantly food waste through wrappers and cooked food.
6. This will introduce our lesson plans for the coming weeks discussing the subject of food: How it is grown, transported, packaged and prepared. We will research food history, culture and traditions, the tastes of the tongue and how they determine our likes and dislikes.

27 June, 2018

To Whom It May Concern:

Michelle MacEwen came into my Grade 3 and 4 classroom at Gabriola Elementary during the 2014/15 school year. The program she taught was interesting and wide ranging focusing on these topics:

- Where food comes from
- What are renewable and non renewable resources
- Where does the garbage go, what is recyclable
- How can we reduce classroom garbage by making a waste-free lunch
- Encouraging the children to practice baking at home and bringing food to school in reusable containers

Michelle was always organized and well prepared, she was enthusiastic and the students responded with an equal interest and enthusiasm. What she taught made a difference in how the students viewed garbage and recycling.

It would be excellent if Michelle was able to extend this program to other schools in the Nanaimo/Ladysmith District.

Yours truly
Kate Reynolds

Michelle MacEwen General Manager of the Gabriola Island Recycling Organization.

Requesting Funding for the Zero Waste School Program at the Gabriola Elementary School.

Amount \$15,000

I began teaching a Zero Waste Program at the Gabriola Elementary School in 2014. During that year I was also volunteering at GIRO in the Recycling Department to further my understanding of the four R's. The GIRO Board hired me as General Manager in 2015. Part of my job description is to educate and inform in the community, so my work at the school has continued. I report on my activities at the school with the GIRO Board monthly.

Each year the program at the school has evolved with new lesson plans while still maintaining the focus on the four R's. My aim is to make each lesson fun, engaging and to include a hands-on activity. I share the "global" picture and then more importantly what we can do at a local level. This has the effect of empowering students that their actions make a difference. I am diligent to ensure that each lesson plan touches the curriculum for that grade level at every opportunity. In addition, I consult regularly with the teachers and the principal to evaluate the success of each lesson (Teacher references attached).

One of the main elements that has made this program successful is the children/parent/teacher/principal/custodian participation. When there is a clear directive regarding how I would like the classroom recycling set up, and the teachers are clear that this is important and a valuable learning experience for the children, then there is more potential for it to be successful and for it to continue in the long run.

At the beginning of each school year I meet with the principal and teachers to outline what amount of time I can give their classes and then individual meetings with teachers to discuss lesson plan ideas.

As the school year commences I roll into each classroom to give a presentation on “what goes into each bin” and “why”. Placement and labelling of bins is essential to successful diversion of materials. This sets the tone for the year. This information is then shared with the custodian.

Each lesson plan will then expand on the four R’s, with a heavy focus on Rethink. The aim is to have minimal garbage AND minimal recycling. To achieve this the students learn all the ways that we can make changes that can have a positive effect in the classroom, at home, in their community and globally.

My classroom contact time has been approximately three - four hours a week. My prep time is two hours to each classroom hour, so I am spending approximately ten hours a week to create and run the program. My paid hours at GIRO do not cover the time I put in at the school. To date though the Board value and appreciate the work I am doing at the school, they cannot make it financially viable to fully fund the program.

This program has demonstrated through learning objectives and outcomes, as well as positive feedback from teachers, parents and students, that it could be successfully rolled out both District wide and Provincially.

I am requesting \$15,000 to fund the program for a full school year (ten months).

\$10,000 of this would pay for my time at \$25.00 per hour, 40 hours a month.

\$5,000 would be used for materials and to pay a skilled woodworker for projects that require additional hands on carpentry skills. I will expand on this in the meeting.

Yours sincerely,

Michelle MacEwen

General Manager

GIRO

June 27, 2018

RE: reference in support of Zero waste program

Attention RDN:

Michelle MacEwen has been enriching Gabriola Elementary School for the past several years by running a Zero Waste program. Ms. MacEwen has several skills that have made her a valuable community expert. Our school is a place-based school and we use our surroundings and the community to support the learning of the B.C. curriculum. The Zero Waste program and our philosophy on how to approach learning have many commonalities.

Firstly, the program is curricular. In the new BC curriculum, on the subject of Careers, students are to investigate ideas in reference to: environmental stewardship, effective use of resources and sustainability. Ms. MacEwen is very knowledgeable in these areas and creates lessons that are authentic and engage students. All students have prior knowledge and being able to share and rethink ideas is a very exciting way for students to learn.

In the B.C. curriculum Core competencies umbrella all topics. Examples of core competencies are: problem solving, critical and creative thinking. The Zero Waste program is a great vehicle to instill such competencies. Students are challenged to develop questions and then explore how they may have real impact on their surrounding. One project asked the question, "How can we reduce the use of plastic bags on our Island?" Student lead projects were created and then the class narrowed it down to one project and implemented it. The result was creating cloth bags with messages on them on how the Earth is being impacted by use of plastic. The entire island felt the energy and desire to make smart changes that produced zero waste.

Finally, whole school initiatives have been created and spurred on through Ms. MacEwen integration of Zero Waste ideology. All students are globally aware of their impact on our surrounding and now recycle their paper towels and we are one of few schools that have organic bins for food waste in each classroom. The district is now implementing this idea but because of Zero Waste we are already there. "Waste Free Wednesday" were started this year as we tried to reduce the amount of garbage produced by our lunches. Many students are now influencing their parents as we all work together to being more mindful of our environment.

The Zero Waste program has been presented by Michelle MacEwen that reflect curricular objectives and promotes a way of learning that is beneficial to all learners. It is our school's desire to have this program continue and we need your support to make that happen.

Sincerely

Dave Travers, Principal

Gabriola Elementary school

TO: Regional District of Nanaimo Board **DATE:** July 24, 2018

FROM: Kristy Marks
Planner **FILE:** PL2018-013

**SUBJECT: Zoning Amendment Application No. PL2018-013
Pitt Road - Electoral Area H
Amendment Bylaw 500.420 2018 – Third Reading
Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076 Except That Part
Shown Outlined In Red On Plan 1104-R And Except That Part Lying North Of
The Island Highway As Said Highway Is Shown On Said Plan**

RECOMMENDATIONS

1. That the Board receive the report of the Public Hearing held on July 9, 2018 for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018”.
2. That the Board give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018”.

SUMMARY

The proposal, advanced by the RDN itself as agent for the Province, involves the rezoning of approximately half of the subject properties from Residential 2 (RS2), Subdivision District ‘M’ to Public 4 (PU4), Subdivision District ‘D’ to permit construction and operation of a wastewater treatment facility by the RDN. The amendment bylaw was introduced and given first and second reading at the Regular Board meeting on June 26, 2018, and proceeded to public hearing on July 9, 2018. It is recommended that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018” be considered for third reading.

BACKGROUND

An application was made by the Regional District of Nanaimo (RDN) on behalf of the Province of BC to rezone the southern portion of the subject properties from Residential 2 (RS2), Subdivision District ‘M’ to Public 4 (PU4), Subdivision District ‘D’ to permit the development of a wastewater treatment facility as part of a community sewer service.

Amendment Bylaw No. 500.420 was introduced and given first and second readings on June 26, 2018 (see Attachment 2 – Amendment Bylaw No. 500.420, 2018). A Public Hearing was held on July 9, 2018 by Chair Veenhof, as the delegate of the Board. The report of the public hearing which contains a summary of oral presentations and to which the written submissions have been appended is attached for the Board’s consideration (see Attachment 1 – Summary of the Public Hearing). This report will require the certification of Director Veenhof as the Board delegate, and may form the delegate’s report required to be provided to the Board under s.469(2) of the *Local Government Act* prior to adoption of the bylaw.

Following the close of the public hearing no further submissions from the public or interested persons can be considered by members of the Board, as established by legal precedent, unless the public is given a further opportunity to address such submissions by way of a further public hearing. Directors may discuss the matters raised at the public hearing and may fully debate the proposed bylaw. The Board may also direct questions arising from the public hearing to staff for follow up information and advice.

ALTERNATIVES

1. To receive the report of the Public Hearing and give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018”.
2. To receive the report of the Public Hearing and to not give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018”.



Kristy Marks
kmarks@rdn.bc.ca
July 12, 2018

Reviewed by:

- J. Holm, Manager, Current Planning
- J. Holm, Acting General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Summary of the Public Hearing
2. Amendment Bylaw No. 500.420, 2018

Attachment 1

**Summary of the Public Hearing
Held at Lighthouse Community Hall
240 Lions Way, Qualicum Beach
Monday, July 9 2018 at 6:00 pm**

**To Consider Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420,
2018**

Note: This report is not a verbatim recording of the proceedings but is a record of written submissions and a summary of the comments of those in attendance at the Public Hearing.

Present for the Regional District of Nanaimo:

Director Bill Veenhof, Electoral Area H (the Chair)
Phyllis Carlyle, Chief Administrative Officer
Geoff Garbutt, General Manager, Strategic and Community Development
Jeremy Holm, Manager, Current Planning
Kristy Marks, Planner
Bernadette Ritter, Recording Secretary

Present for the Regional District of Nanaimo as Applicant:

Randy Alexander, General Manager, Regional and Community Utilities
Sean De Pol, Director, Water and Wastewater Services

Approximately 200 members of the public attended the hearing.

The Chair called the hearing to order at 6.03 pm. The Chair introduced those present representing the Regional District of Nanaimo, described the notification provided for the hearing, and advised that the purpose of the public hearing is to allow the public to make representations to the Regional Board respecting matters contained in proposed Amendment Bylaw No. 500.420. The Chair advised that all persons who believe that their interest in property is affected by the proposed Bylaw will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaw.

Kristy Marks provided an explanation of the purpose of the proposed amendment bylaw and outlined the bylaw amendment process.

The Chair outlined the procedures of the public hearing including:

- Everyone wishing to be heard must be heard with fairness to all parties concerned.
- That those in attendance respect the viewpoints of others and refrain from personal comments and jeers and cheers.
- Presenters will be encouraged to limit their presentations to three minutes.
- Presentations will be limited to comments on the proposed Amendment Bylaw only.
- The proposed Bylaw is not subject to a vote at this hearing.
- General discussion among those present is not allowed.
- That no one speak twice until everyone has had a chance to speak once.

The Chair advised that all comments and any written submissions must be received prior to the close of the public hearing as the Regional Board cannot consider any comments or submissions received after the close of the public hearing in relation to Amendment Bylaw No. 500.420. The Chair called for formal submissions with respect to Bylaw 500.420, 2018, starting with those that had signed the speakers list.

The following verbal submissions were made at the hearing, and 159 written submissions were also received and attached below:

Ian McJanett – 3889 Charlton Drive – spoke in opposition; concerned that \$10 million Bowser project benefits few residents in Bowser and is opposed by many residents. Feels that the RDN should not be considering increasing ocean sewage disposal.

James Flynn – 5181 Gainsberg Road – spoke in opposition; questioned who is behind the project.

Barry Kurland – 4858 Island Highway W – spoke in opposition to the zoning amendment. Not speaking on behalf of the School District Board of which he is a member. Asked that the bylaw not go to third reading. Feels community sentiment is that Salish Sea commons would be defiled by waste disposal without public opportunity for input. Suggested the RDN strike a committee, to work with the community to see if there were other ways to dispose of sewage on land.

Steve Anderosov – 600 Cowland Road – spoke in opposition; feels that there is land available in the area for land based disposal.

Thomas Gates – 3973 Bovanis Road – spoke in opposition of the zoning; suggests proposal is not consistent with sustainable development policies in the OCP. Suggested selection of SBR and ocean outfall over membrane filtration and land based disposal are poor choices. Expressed concern about odour, impact to fish bearing watercourses and Salish Sea pollution. Felt unheard and misled by process.

Bryan Holyk – 6615 Island Highway W - spoke in opposition to rezoning; is President of Area H Residents' Association. Suggested treatment plant proposes outdated SBR technology. Wants land based treatment, and feels that previous studies were ignored and that lax federal and provincial regulations are being exploited.

Bev Allen – 381 Charlton Drive – spoke in opposition to the wastewater treatment facility. Felt residents were ignored. Concerned about outfall impact on enjoyment of marine environment. Expressed concern for the environmental impact, impact to tourism, smell, location, effect to property value and resale potential. Concerned about location of sewage plant in Bowser Village next to seniors' housing. Not against development, but majority have had no input. Expressed desire for all in community to be involved in process, not just small number who voted.

Pete Swan – Island Highway W – spoke in opposition. Suggested ocean outfall should not be allowed until what goes down the drain can be controlled.

Carrie Powel Davidson – 6351 Island Highway W – spoke in opposition. Expressed concern about outfall and smell. Feels that other options have been ignored. Asked Director Veenhof to vote against the ocean outfall. Asked audience to contact RDN directors to let them know this is not ok.

Colin Thompson – 4737 Maple Guard Drive – spoke in opposition of ocean outfall. Expressed a sense of betrayal at what was included in OCP and the outcome now being presented. Concerned that grant has forced project to be expedited and voices of developers are being heard as they contributed \$1 million to the project. Opposed to increasing density, and proposed smaller parcels.

Ron Ryvers representing Magnolia Enterprises – 6996 Island Highway W – spoke in opposition. Thanked the RDN Board and Planning staff and Area Director for attempts to bring sewer to Bowser. Initially felt that sewer system would be good and had plans to develop 60 units on the neighbouring property but feels that the solution being offered is inflexible and not suitable. Asked RDN to explore scalable community friendly system similar to the land based system used Qualicum Landing.

Barry Bevilacqua – 4740 Faye Road – spoke in opposition to the ocean outfall. Feels that community has been divided and negatively impacted by the project. Suggested that if land cannot handle waste from development, the ocean should not have to. Opposed to process where only a small portion of people got to vote. Feels that votes on Bowser sewer service were solicited.

Kelly Wilson - 6190, 6186, 6224, 6170 Island Highway W – spoke in opposition.

Chris McCallum –3991 Gladys Road - spoke in opposition. Read from submission. Concerned about health risks and impact on the environment. Not a good idea to dump wastewater in the ocean. Feels that electoral approval for borrowing was too narrow and that too few people were able to vote on it, while the majority that are impacted were excluded. Felt that financial incentives offered through front-end agreement and culling of voters list influenced outcome of vote. Felt that process was not ethical. Felt that there are better and safer systems that should be considered.

Randi Myhres - 4745 Anderson Ave – spoke in opposition. Concerned about protection of the aquifer and sufficient water supply to support sewer, and would like more research into this. Concerned about effect on the environment.

Laurence Gough – 6641 Island Highway W – spoke in opposition. Is opposed to sewer treatment and feels that the process was flawed. Feels that the interests of the people are not being represented.

Ian Kennet – Midland Road – In favour of sewer system, but concerned that ocean outfall is not the best solution. Concerned about impact on fish and environment. Would like more community consultation and see the expertise of the greater community used to find the best solution.

Georgina Ingram – 4789 Ocean Trail – spoke in opposition of the rezoning and the outfall.

Nicole Daruda – 70 Jamieson Road – spoke in opposition; asked if the RDN wants its legacy to be ocean dumping; prepared to write a website and attach all the RDN names so that they are personally shamed.

Kathy Bergman – 36 Bucanneer Road – spoke in opposition; feels that those that voted for the sewer plant should have stood up to speak; clean wastewater funding grant is meant to clean-up dirty sewage systems not pollute the ocean and divide communities. Concerned about environmental impact and lack of science.

Chris Gates – 3973 Bovanis Road – spoke in opposition to rezoning; had a person call her who had voted for the sewer and he apologized for voting in favour, and that he had been lied to.

Jamie Morgan – 6131 Island Highway W – spoke in opposition; expressed disappointment in Director Veenhof, and feels that seeing all the development that is happening that he does not reflect the interests of the people.

Ashley Foster – 4523 Calla Road – spoke in opposition and concerned about environmental impact.

Jamie Foster - 4523 Calla Road – spoke in opposition; would like to see better options.

Don Bannerman – 70 Jamieson Road – spoke in opposition.

Leanne Salter – Errington – spoke in opposition; ocean sewage discharge has been shown to contain known toxins and carcinogens. Concerned about environmental impact, poor flushing of Baynes Sound and impact on shellfish. Feels that land based treatment packages should be used. Asked RDN to leave a positive legacy.

Valerie Hadley – 6269 Island Highway W – spoke in opposition; disappointed in the project process. Opposed to open pits. Appealed to directors to look at other alternatives and listen to community.

Lori Alexander – 6345 Island Highway W – spoke in opposition; appealed to RDN Board to look at alternatives to the marine outfall.

Herb Wong – 6345 Island Highway W – spoke in opposition to ocean outfall; concerned about environmental impact. Concerned we do not have enough science to support marine outfall.

Ellen McCallum - 3991 Gladdis Road – spoke in opposition to ocean outfall due to environmental impact.

Clark Plett - 4214 Wildwood Road – spoke in opposition.

Maria Bidwell - 4214 Wildwood Road – spoke in opposition to ocean outfall and wants to leave a better legacy for future generations.

Marcus Bidwell - 4214 Wildwood Road – spoke in opposition.

Alicia Patient – 6350 Island Highway W – opposed to impact on ocean and the negative affect that the project has had on the community.

Resident – 6350 Island Highway W – spoke in opposition.

Vicky Field – 3967 Bovanis Road – spoke in opposition; expressed disappointment in mixed media coverage of RDN’s stand on ocean clean up, that they would be the leaders in ocean clean up.

Nancy Karaim – 435 Rembar Road – spoke in opposition to the rezoning.

Bill McLean – 435 Rembar Road – spoke in opposition to the ocean outfall and to the lack of democracy.

Amber Rose – 3885 Charlton Drive – spoke in opposition to ocean outfall and disappointed at lack of communication regarding the public meetings.

Bev Kornsee – 4755 Moors Drive – spoke in opposition to outfall and open pit; not opposed to progress.

Sheila Steele – 2310 Welch Road – spoke in opposition; alternatives to ocean outfall should be considered.

Peter Holgate – 6620 Island Highway W – spoke in opposition to rezoning and outfall.

Candace Holgate – 6620 Island Highway W – spoke in opposition to rezoning; feels unheard.

Michele Lacey – 5360 Island Highway W – spoke in opposition.

Louise Reed – 162 Fisheries Road – spoke in opposition; concerned about impact on fisheries and change to rural area. Is opposed to development and wants to keep the area rural.

Andy Graaten – 4269 Park Avenue – spoke in opposition to ocean outfall; voted on sewer as a Bowser Village Centre resident and feels that underhanded tactics were used to influence the outcome of the vote.

Rosamond Moore – 3957 Bovanis – spoke in opposition; concerned about impact to environment. Concerned about lack of ability to control inputs into the system. Asked RDN to look at other alternatives.

Rosemary Leface – 3918 Bovanis Road - spoke in opposition; saddened that the pristine area has been taken over by greed.

Alf Leface – 3918 Bovanis Road – spoke in opposition; feels RDN should consider future impact, and be aware that this issue will get negative national news.

Ron Roberts – 3926 Bovanis Road – spoke in opposition to ocean outfall; and concerned about impact to fishing in the area.

Lee Robinson – 4971 Thompson Clarke Drive - spoke in opposition to the way the project was processed and how only a few got to vote. Feels that it is not too late to turn back and look at other options.

Rhonda Bevilacqua – 4740 Faye Road - opposed to the ocean outfall; wants Bowser to keep its small town feel, and that if the land can't handle the effluent then there are too many people. Wants to keep Bowser beautiful.

Chandra Zdanovich – 6901 Island Highway W – spoke in opposition; locally employed by shellfish industry and concerned about the impact of water quality to industry.

John Vanderwel – 5115 Shoreline Drive – spoke in opposition.

Sandy Vanderwel – 5115 Shoreline Drive – spoke in opposition to rezoning.

Norma Boulton – 5057 Longview Drive – spoke in opposition.

Katherine Cotton – 6625 Island Highway W – spoke in opposition.

Spencer Cotton – 6625 Island Highway W – spoke in opposition; challenged the Chair to think about what he would like to be remembered for on the West Coast.

Janine Rose – 6641 Island Highway W – spoke in opposition; feels was denied a part in the process even though her interests are deeply affected.

Clare Flynn – 5181 Gainsberg Road – spoke in opposition to ocean outfall.

Maggie Little – 209 Huston Road – asked who would read her written submission.

Director Veenhof – answered that all of the directors will receive her submission.

Lauren McCowel - 445 Larkdowne Road – spoke in opposition and feels that community is not being listened to.

Hilary Robinson – 4971 Thomson Clark Drive W – spoke in opposition.

Bob Leggett – 4993 Thomson Clark Drive W – spoke in opposition to ocean outfall; feels that RDN is missing an opportunity to form consensus to important issues of density and sewage treatment. Feels that consultation process was unfair.

Monica Kuun – 121 Sundry Road – spoke in opposition.

Anna Cain – 2941 Leon Road – spoke in opposition.

Jeff Cain – 2941 Leon Road – spoke in opposition to ocean outfall; feels that should be cleaning planet, not otherwise. Feels that cost should be secondary to better ways of processing effluent.

Roy Allen – 3881 Charlton Drive – spoke in opposition.

Ron Kornsee – 4755 Moors Drive – spoke in opposition.

Carolyn Graeme – 6695, 6705 Island Highway W – spoke in opposition; feels that in order to get a project through in the future the RDN needs to get approval from each member of the community.

Marci Ditor – 226 Sabina Road - spoke in opposition to rezoning and ocean outfall.

Skyeanne Jenkins – 4656 Maple Guard Drive - spoke in opposition.

Raya Wilde – 3870 Charlton Drive - spoke in opposition; wants the community to be listened to.

Valerie Anderson – 5145 Gainsberg Road - spoke in opposition.

Mike Davidson – 3651 Island Highway W - spoke in opposition.

Rita Levitz – 4545 Maple Guard Drive - spoke in opposition.

Resident – undisclosed address – spoke in opposition to the location of the outfall being where fisheries harvest. Concerned that will need to be fixed in future at great expense like French Creek.

Bob Brad – 6245 Island Highway W - spoke in opposition.

Barbara Lemoine – 123 Jamieson Road - spoke in opposition; feels that the community is not being heard.

Colin Thompson – 4737 Maple Guard Drive - spoke in opposition; concerned about coercion in the voting process.

Laurel Webster – 44 Bowser Road – voted in favour of sewer, but not opposed to process that has divided community.

Deborah Stayne – 4299 Garrod Road – spoke in opposition to ocean outfall.

Cheryl Perrino – 35 Bowser Road - spoke in opposition.

John Perrino – 35 Bowser Road - spoke in opposition to ocean outfall.

Carol Brown – 234 Sabina Drive – spoke in opposition to ocean outfall, and the location of treatment plant next to seniors' housing.

Doug Harrison – 4871 Ocean Trail – spoke in opposition; disappointed by lack of technology involved, and would like a referendum to ensure that those opposed are counted. Asked Director Veenhof to disclose how he would vote on the rezoning.

Director Veenhof – replied that this is a hearing and that he is here to hear.

Anne Young – 3889 Charlton Drive – spoke in opposition.

Ian MacDonald – 4375 Kelsey Road - spoke in opposition.

Judy Neville – 4375 Kelsey Road - spoke in opposition.

Brenda Wilson – 6266 Island Highway W - spoke in opposition; asked RDN to listen to the community.

Laurie Basok – 4005 Gladys Road - spoke in opposition to the marine outfall; concerned about impact to fishing.

Barry Bevilacqua – 4740 Faye Road – spoke in opposition; asked if the newspaper could take a photo to prove people are opposed.

Director Veenhof – referred the matter to staff.

Geoff Garbutt – advised that it would be people's personal choice and that the RDN would not say no.

Barry Bevilacqua – 4740 Faye Road – clarified that the newspaper photo would be a picture of the list of people who are opposed.

Geoff Garbutt – advised that the RDN keeps records of the submissions and they will be made available on the public agenda.

Barry Bevilacqua – 4740 Faye Road – spoke in opposition; feels that he is not being heard.

Dave Wiwihar – 5090 Longview Drive – spoke in opposition to ocean outfall.

John Shopman – 140 Northdam Road – spoke in opposition, and asked to look at alternatives.

Ellen McCallum – 3991 Gladys Road – spoke in opposition to the process.

Mary Stets – 4310 Garrod Road – in support of sewer but opposed to the way the project is being conducted.

Frank Stets – 4310 Garrod Road – voted in favour of sewer, and is in support of sewer, but now feels opposed.

Doris Preuss – 3826 Charlton Drive – spoke in opposition.

Ian McJanet – 3889 Charlton Drive – spoke in opposition to ocean outfall. Only 67 people voted in favour of sewer and that the majority are opposed and not being heard.

Ralph Emrich – 3948 Bovanis Road – spoke in opposition.

Marva Bondar – 4993 Thompson Drive W – spoke in opposition.

Peter Cornford – 2386 Fowler Road – spoke in opposition to ocean outfall.

Linda Brown – 6350 Island Highway W – spoke in opposition; asked Director Veenhof to request consideration of a different plan.

Carol Koenders – 160 Cochrane Road – spoke in opposition; concerned about effect on fish.

Michael Flood – 159 Bald Eagle Cres – spoke in opposition.

Bill Freisen – 5160 Gainsberg Road – spoke in opposition; feels unheard.

Christiane Tessier – 5183 Gainsberg Road – spoke in opposition.

Dick Stubbs – 6920 Island Highway W – is ambivalent about the sewer project. Participated in Bowser Village planning process and supports density in village nodes, but feels like there needs more information on options for sewer.

Carrie Powel-Davidson – 6351 Island Highway W – spoke in opposition; encouraged community to continue to fight for other options available to make the most of grant money.

Carl Gutsche – 125 Melvin Crescent – spoke in opposition; suggested a vote of those present to see how are opposed.

Director Veenhof – clarified that there is no voting in a public hearing.

Lisa Strain – 4580 Callow Road – spoke in opposition; felt unheard when expressed concern about the plant being near their home and disappointed they were unable to have any input into the decision. Would like concerns addressed.

Colin Thompson – 4737 Maple Guard Drive – would like to bring experts together to have a debate.

Barry Bevilacqua – 4740 Faye Road – wanted to know how Director Veenhof would vote.

Director Veenhof – thanked him for the question.

Leanne Salter – Errington – provided clarity that Director Veenhof is not legally allowed to answer as to how he will vote.

Barry Bevilacqua – 4740 Faye Road – suggested that the RDN create a procedure where the public can have their questions answered.

The Chair called for further comments or submissions for the second time.

The Chair called for further comments or submissions a third and final time.

There being no further comments or submissions, the Chair adjourned the Public Hearing at 8.03 pm.

Certified true and accurate this 16th day of July, 2018.



Bernadette Ritter
Recording Secretary



AREA H RATE PAYERS AND RESIDENTS ASSOCIATION

BY EMAIL:

Regional District of Nanaimo
Board of Directors
6300 Hammond Bay Road
Nanaimo British Columbia V9T 6N2

June 25, 2018

**Regular Board Meeting – June 26, 2018 - 5.1.8 Zoning Amendment Application No. PL2018-013
Pitt Road, Electoral Area 'H' - Amendment Bylaw 500.420, 2018
Requested Action with Reasons**

Dear Directors:

Please include this letter on the agenda for your consideration of Agenda 5.1.8 Zoning Amendment Application No. PL2018-013 Pitt Road, Electoral Area 'H' - Amendment Bylaw 500.420, 2018 regarding the proposed Bowser Sewage Treatment Plant.

Requested Action:

The Board of the Regional District of Nanaimo not proceed with the Amendment Bylaw readings and public hearing.

Reasons:

- **Area H Residents have overwhelmingly said NO** to a zoning amendment for a sewage treatment plant that disposes of toxic effluent residuals into the Strait of Georgia marine environment and will likely cause odour problems (see page 235 - Attachment 4 - Proposed Building Elevations - Detail (Page 2 of 2) SBR open pit design)
- **The Staff Report is incomplete and biased:**

The Staff Report evades informing the Board of the public consultation implications from the Public Information Meeting (PIM) held May 16, 2018 regarding rezoning which had approximately 175 members of the public attend with 93 written submissions received in relation to the PIM. Only two out of 175 attendees supported the amendment (Dick Stubbs 6920 W Island Hwy - Bowser Water District & Wayne Pritchard 2505 Gainsburg Road Bowser). Of the 93 written submissions no one supported the amendment! That about 99% opposed to the zoning amendment. We hope you are listening!

The Staff Report is biased since it recommends That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018", be introduced and read two times despite overwhelming public opposition. The Staff Report states that "The proposed wastewater treatment facility will help support the 2016 – 2020 Board Strategic Plans focus to provide service and organizational excellence and economic health by funding infrastructure in support of RDN core services and fostering economic development". This rationale ignores the PIM

outcome and abandons environmental and human health protection for economic imperatives.

The Staff Report may be incomplete since financial implications related to the Board 2018-2022 Financial Plan of extending the proposed marine disposal pipeline and outfall (part of the proposed Bowser Village Sewer Service) out a further 400 meters has not been discussed nor provided for RDN Board consideration.

- **During the PIM Kari – Bowser** – asked the Chair how he thought the people felt about the outfall. The Chair answered the people in attendance at this meeting were opposed. We remain puzzled why our Director seems to not be communicating Area H residents opposition to the Board.
- **Better treatment with on land disposal is feasible:** During the PIM “An unidentified speaker – asked if there was suitable land or if it had to do with expense? Expressed that didn’t want outfall and that septic are sufficient. Sean De Pol answered that there is suitable land, but it is not big enough for the long term plans of the Village Centre”. This is apparently not the full story.

We note that in the Chatwin Engineering Bowser Sewage feasibility Study (Appendix 1 Bowser Village – Ground Discharge Reconnaissance Memo Trax Development Ltd February 01, 2011, page 18 of 27) a phase 3 ground infiltration system (4000 cubic meters / day) would require 4 Ha of land (8 Ha with a reserve basin). Accordingly we urge the board to have a third party complete the feasibility work on areas 3 to 5 identified in the Trax Report and to look for other areas that would accommodate long term sustainable development. The cost estimates provided in that report suggest that it is likely a ground disposal option could be deployed within budget and perhaps without long term Bowser user loans.

Given the high levels of microplastics pollution in the Comox area in Baynes Sound and Lambert channel between Hornby and Denman Island (May 2018, Ecotoxicology Research Group, SFU <http://journals.plos.org/plosone/article?id=10.1371/journal.pone.0196005>); the inability of SBR treatment plants to filter all toxic chemicals and micro-particles and destroy, at proposed UV disinfection levels toxigenic pathogens; we urge the RDN Board to consider up-to-date land-based disposal. Further pollution of the Strait of Georgia is not an ethical option and flies in the face of the RDN's oceans plastic initiative...why not make a change - because you can?

Someday soon this project in its current form will be looked back on with bewilderment and the question will be asked “what were they thinking?”.

“What were they thinking” since we had a chance to do something different that could help to protect the environment and our ocean ecology but our local government did not value those things enough. Bowser could be on the map as a truly green and sustainable community where we could all be proud of living in an environmentally responsible way. Instead it will be just another RDN sewage hub.

Sincerely yours,

Bryan Holyk *Executive Director, AHRPRA*
<http://sosbowser.ca>

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Bryan Helyar

Signature: [Handwritten Signature]

Address: 6615 Island Hwy Port Alberni

Phone or contact email: [Redacted]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Bob Leggett

Signature: [Signature]

Address: 4993 W. Thompson Creek Dr. Bowser

Phone or contact email: [Redacted]

Comments: ① The main problem with this is that the "process" was completely inadequate and rigged. We should have had a part in deciding what type of treatment plant we should have, not by your in-house team chosen by them. After the "community" has reached a consensus on this issue ONLY then we would have a VOTE on funding for those involved in the project! The RDP has acted like a

military dictatorship in this manner

20. *Walter Bond*

21. *Let's see what
stupid men bleed
out.*

Marks, Kristy

From: LISA STRAIN [REDACTED]
Sent: Friday, July 06, 2018 10:51 AM
To: Marks, Kristy
Subject: Re: FILE#PL2018-013 BYLAW 500.420

Hi Kristy: Here is another format...let me know if this works for you....thanks so much
Lisa

From: Lisa & Gord Strain
4580 Callow Road
Bowser, BC
[REDACTED]

July 6, 2018

In Reference To: File #PL2018-013 ... BYLAW 500-420
The Zoning Amendment Application at Pitt Road and Shaughnessy Drive

We would like to ensure that this document is included as part of the Public Record in File PL2018-013.

Our home is located on Callow Road in Bowser, less than one kilometre away from the proposed Sewage Treatment Plant site. Our concerns regarding this Sewage Treatment Plant are listed below.

1. How this plant is going to impact the environment surrounding the site, including any long term adverse affects it may have on our water supply.
2. What type of odor controls will be in place and in continuous working order that can guarantee our quality of life will not be impacted in any negative way now or in the future.
3. What guarantee is offered to ensure that our property value will not go down due to the close proximity of the treatment plant and the negative impact its presence may have being in our neighbourhood.
4. How do we know that this plant will have the most updated technology available and if any of the processes fail in the future, that those issues will be addressed and we will not be left with outdated technology, along with no funds or interest left to resolve any problems. (like the French Creek area, that has been trying unsuccessfully for years to find a solution to outdated technology and the funds to resolve their problems including odor issues)
5. The impact on our quality of life during the construction period of this plant; noise, dust, dirt and a great concern regarding the proposed construction on Crosley road which is the only entrance and exit to our home.
6. What guarantee do we have that our taxes will not increase to pay for this system that we were not only not informed about and had no say regarding it's implementation and impact, but we will not be utilizing it.
7. We are also concerned in regards to how this referendum was passed ...we attended some of the closed Information Meetings that were held at the Bowser Legion to gather information on how this would impact our quality of life considering our close proximity to the Plant, but were made aware at each Meeting that this decision was not up to us, but to the 99 homes who would not only NOT be impacted by the proximity to the treatment plant itself, but whose costs for this project seemed to magically decrease at each meeting until it was down by thousands of dollars from the first proposal in order to ensure a vote that would enable this project to go forward in time for the proposed Grant money be utilized.
8. No information package was given to those of us who will be living in close proximity to this plant...no meetings were held where we could voice our concerns or ask questions as to how we are going to be impacted by this project. We have had no voice in this decision until after the fact; this decision was made by 99 homes; a small percentage of our community, none of whom reside in the neighbourhood that the Plant itself will be operating in.

On 2018-07-06, at 10:35 AM, Marks, Kristy wrote:

Hi Lisa,

I did receive your e-mail but had hard time finding and opening the letter. It opened as a thumbnail in Photo Viewer but the quality is not very good so it appears very blurry when I zoom in or print it. Is it possible for you to resend in another format?

Thanks,

Kristy Marks
Planner, Strategic & Community Development

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
T: (250) 390-6510 | Email: kmarks@rdn.bc.ca

This email is confidential and may be privileged; it is for the use of the named recipient(s) only. If you are not an intended recipient of this email, please notify the sender immediately and do not copy or disclose its contents to any person or body. Any use of this email by an unintended recipient is prohibited. The accuracy or completeness of the information attached to, or disclosed in this email is not guaranteed by the sender.

-----Original Message-----

From: LISA STRAIN [REDACTED]
Sent: Friday, July 06, 2018 9:14 AM
To: Planning Email
Cc: Marks, Kristy
Subject: FILE#PL2018-013 BYLAW 500.420

PLEASE FIND ATTACHED DOCUMENTED TO BE INCLUDED IN PUBLIC RECORD. THANK YOU

A CONFIRMATION VIA EMAIL THAT THIS DOCUMENT HAS BEEN RECEIVED WOULD BE APPRECIATED.
THANK YOU.

LISA & GORD STRAIN

FOR PUBLIC RECORD

July 6, 2018

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

Attention: Trisha Mayea, Kristy Marks, Corporate Services Department, Planning
Department

Reference: Amendment Bylaw No. 500.420, 2018

Hello,

This correspondence is to confirm our firm opposition to the above noted bylaw and any associated wastewater treatment system attached to it. I cite the following reasons;

- the proposed system does not appear to comply with the Area H Official Community Plan
- the outflowing of effluent into the ocean, partially treated or not, will have a significant negative impact on the community.
- the outflowing of ongoing toxins into the ocean will have a detrimental and negative effect on the overall value of property in the area.
- the outflowing of virus' and heavy metals into the ocean will have a negative effect on recreational activities as are presently enjoyed on and in the the ocean by tourists and local residents.
- the outflowing of ongoing pathogens into the ocean will have a detrimental and negative effect on how I live my life on, in and around the ocean.

- the outflowing of pharmaceuticals into the ocean will have a meaningful negative impact on the significant and vibrant marine and bird wildlife in and around the subject ocean area.
- the economy procured from this ocean area will very likely be negatively effected potentially causing unemployment and loss of prosperity to the community.
- the petition of which you feel you have established does not appear to be legal.
- your process to date does not appear to comply with "due process".
- working outside BC Laws potentially puts Area H taxpayers at libellous risk.
- emitting effluent into the epicentre of a high volume marine wildlife hub and locating the primary batch reactor and system core close to the very centre of the Bowser Village does not meet fundamental common sense. It would equate to putting a toilet in the middle of your living room.
- as a point of note there are many many retired professionals of whom reside in Bowser; Doctors, Lawyers, Engineers of many types, Scientists, Business Executives, trades people ect ect , collectively representing literally many decades of business and education acumen. Educated people of whom do not agree with your claims and can and will refute your statements with fact.
- to date the vast majority of residents, my peers and myself all of whom are completely opposed to your proposed system have been completely and repetitively ignored and not recognized byway of your prior approval of preceding bylaws, subsequently my "Democratic Human Rights" have not been respected and in fact appear to have been violated, further exposing taxpayers to a potential liability position.

I suspect that you're not following the law and I suspect that you know you're not following the law, please don't gamble with taxpayers money, you have a fiduciary responsibility for your actions. From this point and forward the optimum situation is to avoid conflict with our mutual best efforts, that choice sits directly within your hands, should you begin to respect the taxpayers and our investments then we can begin a meaningful dialogue. Should mutual terms not become real then I anticipate a "legal claim" and more likely "legal claims" will be filed at the opportune and optimum time.

I would like to encourage that you start acting like a democratic Canadian government body with integrity and less like what is perceived to be a predatory capitalist dictatorship with priorities focused more on developers and development and not to the interests and welfare of existing property owners and taxpayers. I would further suggest that you remind yourself of whom your "Employer" is here and who is paying your paycheque. Putting the situation into perspective and to make it crystal clear, it is "Me and the rest of Area H" of whom is your Employer, that understood I would recommend that you start by acting and "serving us the people/employer" and less like a "construction development company" with the intent of slamming through an infrastructure at the complete disregard to us your employer and as well to our ultra rich marine environment.

You have a once in a lifetime "Golden Opportunity" to make a very positive decision and create paramount and everlasting value to this small community. Conversely you are also in a position to make a very big mistake, the conclusion is acutely obvious to the "MAJORITY of PEOPLE" here in Area H. As far as monies of which have been invested to date then walk away from them and accept the write-off as part of the learning process, a minor cost to all of us over the long term. With respect to "grant money", then we re-apply if need be, ask for an extension or worst case scenario then walk away temporarily. There is no question that grant money for a positive "green technology infrastructure" providing weighted benefit to the community will be available. Trying to state that the existing grant money will expire and to use this as an excuse to try and force through the project is unfounded and acutely weak.

I RECOMMEND WE BEGIN WORKING TOGETHER AND OPTIMISTICALLY WE WILL ACHIEVE A POSITIVE OUTCOME, IN WORKING APART THERE WILL BE UNNECESSARY AGGRAVATION AND THERE WILL BE NO WINNERS

In closing I will ask one question and would politely request a legitimate and truthful answer, as follows;

How many of the seventeen counsellors of whom will be voting on the above noted bylaw live full time and pay property taxes in Electoral Area H ?

Signed, 16 Year Respectful Property Tax Paying Residents of Bowser,

Brian & Vicky Field

cc. Mr. E..... , JD
Mr. T..... , LLB
Mr. Holyk , CIM ,FCSI , Director AHRPRA
K. Recalma-Clutesi , Qualicum First Nations
Mr. Gates, B.Sc. ,M.Sc. , Director SOS BOWSER

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Thomas Gates

Signature: [Handwritten Signature]

Address: 3973 Bovaris Road Bowser VORIGO

Phone or contact email: [Redacted]

Comments: I am against zoning bylaw 500420-2018 for the following reasons ① How can the OCP policy of sustainable development be met with polluting the marine environment? The bylaw is not consistent with the OCP or RDN Sustainable Development or Env. Protection Strategy". ② There is a failed Profession Reliance model in this case. Stantec ignored the Chutwin recommendation to study areas of suitable land for ground disposal (#'s 3&5) then selected an archaic SBR incapable of satisfactory removal of micro constituents and added low intensity UV for ineffective viral, bacterial and protozoan parasite kill. An MBR (membrane bioreactor) would remove up to 99.9% of micro particles and coupled with ozone would produce a much higher quality effluent. Both the dismissal of the Chutwin recommendation and the SBR selection are over the top.

of land based disposal and the selection of 'SBR' ^{page 2 of 2} are poor choices. Marine pollution could be avoided by on land disposal (which we now know is feasible) and better treatment would drastically reduce marine cumulative environmental & human health impacts.

③ The proposed SBR will stink because it is open to the atmosphere. This is another poor planning choice.

④ routing the Sewage Plant's effluent across sensitive coto streams is another poor planning choice and breaches Ministry of Transportation and Infrastructure Utility Policy for sewage pipelines.

⑤ There is mounting evidence that the Salish Sea is becoming polluted and this zoning will enable adding to that impact. We are now seeing scientific evidence of high levels of microplastics in Baynes Sound and increasing levels of disease from local shellfish.

⑥ Bowser Residents and the impact community were misled by RDN officials and the Professionals let us down. Our pleas for a clean environment have fallen on deaf ears. Our elected representative votes against us. This is wrong!

(a) Solutions to microplastic pollution - Removal of microplastics from wastewater effluent with advanced wastewater treatment technologies
Talvitie J, Mikola A, Koistinen A, and Setälä O. (2017) Water Research
Vol. 123, PP 401-407.

(b) How membrane bioreactor technology can help... Rogener et al. <http://watersecurityinfo.org/wp-content/uploads/2017/08/presentation-MBR-Rogener-Publications.pdf>

July 9, 2019

Regional District of Nanaimo
RDN Directors,


Re: Application No. PL2018-013: Amendment Bylaw to allow construction and operation of a wastewater treatment plant.

I oppose this RDN zoning change for the following reasons.

- "While the sewage plant complies with current archaic government standards created some 50 years ago, it does not meet the necessary requirements of the areas huge population increases in recent years causing major pollution and health issues in Georgia Strait. Nutrification is occurring in shallow bays and estuaries along Vancouver Islands east coast due to output from public sewage systems apparently complying these archaic standards. It's not enough.
- Placing a sewage processing plant in the centre of Bowser's defined area of growth is ludicrous and will render that village as an undesirable place to live due to odors (example: French Creek);
- The required regular transfer of sewage sludge waste to French Creek from this proposed sewage plant will increase odor issues, traffic, and noise in the immediate neighbourhood area;
- The rezoning of this land would allow further pollution of beach areas already affected by Cholera and Noro Virus and increase health risks to those visiting the areas beaches. How many will become sick before word is out that this is not a safe beach area?
- The RDN, knowingly increasing pollution and health risks to local and visiting tourists, would legally be responsible for allowing this project to proceed without due diligence and appropriate review of available science studies already proving the risks.
- Opposition from residents has been very clear for the past 10 years that only a land based disposal system would be acceptable. There is suitable land in the area for this option, much of it deforested crown lands well away from aquifers.

Short sightedness and the expediency of this process will result in what will become know as the "RDN Bowser Folly". This was a desirable area to live. The RDN Board should be listening to residents rather than giving us short shrift. Whose interest is the RDN elected board really representing? We are asking the RDN Board members to reconsider this zoning change as it is not in the best interest of residents and the community. Please oppose this change pending further review."

The above is a direct copy (quote) of Mrs. Dianne Eddy's letter, but it expresses exactly that which I would have done, only she said it better than I could. Please ensure that my vote opposing the proposed zoning-change is registered and recorded.

Sincerely,
James G. Flynn
5181 Gainsberg Rd
Bowser, BC, V0R 1G0


Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: James G. Flynn

Signature: [Signature]

Address: 5181 Sainsberg Rd Bowser Bc V0K1S0

Phone or contact email: [REDACTED]

Comments: I oppose it!

July 9, 2018

Regional District of Nanaimo
RDN Directors,
Nanaimo, BC, Canada

RE: Application No. PL2018-013: Amendment Bylaw to allow construction and operation of a wastewater treatment plant.

“I oppose this RDN zoning change for the following reasons.

- While the sewage plant complies with current archaic government standards created some 50 years ago, it does not meet the necessary requirements of the areas huge population increases in recent years causing major pollution and health issues in Georgia Strait. Nutrification is occurring in shallow bays and estuaries along Vancouver Islands east coast due to output from public sewage systems apparently complying these archaic standards. It's not enough.
- Placing a sewage processing plant in the centre of Bowser's defined area of growth is ludicrous and will render that village as an undesirable place to live due to odors (example: French Creek);
- The required regular transfer of sewage sludge waste to French Creek from this proposed sewage plant will increase odor issues, traffic, and noise in the immediate neighbourhood area;
- The rezoning of this land would allow further pollution of beach areas already affected by Cholera and Noro Virus and increase health risks to those visiting the areas beaches. How many will become sick before word is out that this is not a safe beach area?
- The RDN, knowingly increasing pollution and health risks to local and visiting tourists, would legally be responsible for allowing this project to proceed without due diligence and appropriate review of available science studies already proving the risks.
- Opposition from residents has been very clear for the past 10 years that only a land based disposal system would be acceptable. There is suitable land in the area for this option, much of it deforested crown lands well away from aquifers.

Short sightedness and the expediency of this process will result in what will become know as the “RDN Bowser Folly”. This was a desirable area to live. The RDN Board should be listening to residents rather than giving us short shrift. Whose interest is the RDN elected board really representing? We are asking the RDN Board members to reconsider this zoning change as it is not in the best interest of residents and the community. Please oppose this change pending further review.”

The above is a direct quote from Mrs. Dianne Eddy, which I have done simply because she expresses herself better than I can.

Please ensure that my vote is added to the official public record. Thank you.

Mrs. Clare Diane Flynn
5181 Gainsberg Rd.,
Bowser, BC, V0R 1G0



Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Clare Flynn

Signature: Clare Flynn

Address: 5181 Gainsberg Rd. Bowser, B.C. V0R 1G0

Phone or contact email: [REDACTED]

Comments: I strongly OPPOSED!

July 8th 2018

To: The RDN Planning Department

Re: Proposed installation of Sewage Treatment Marine Outfall Pipe - Bowser, B.C.

I am appalled that with all the valid and well-documented reasons NOT to proceed with this Sewage Treatment system, Mr Veenhoff and the Directors of the RDN, have demonstrated to their constituents, how outdated and out of touch they are with the advancement of Science. We have evolved. The Science is in

Area H hosts a world-renowned Aquaculture and Fishing industry. Thousands of workers and additionally workers in the tourism, fishing, whale-watching and recreational industries etc. are employed.

And all dependent on a healthy marine environment. And then there are the fish and sea creatures.

- "Even treated sewage contains large amounts of suspended particles of matter, that can prevent sunlight from reaching underwater plants, that are the food source of so many species"
- "Even small amounts of hazardous chemicals can cause irreparable harm to fish, particularly juveniles. This proposed negative contribution will affect these thousands of juveniles that spend months in the shallows of our VI coastlines, annually, as they acclimate to the salt water ocean environment."

So why would we support such an undesirable concept?
and risk losing so much?

PTO →

Do your homework people. We rely on you
getting it right.

Yours truly
Maggie Little.

209 Huson Rd, Quebiam Bay, V9K 2A2.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: CONNIE BARTRAM

Signature: Connie Bartram

Address: 3987 GLADYS RD. BOWSER

Phone or contact email: [REDACTED]

Comments: ON NEXT PAGES
ATTACHED

IMPACT STATEMENT

I am impacted: By not having a democratic process. A petition with a 67 parcel majority vote, dictates what will happen outside our towns core sewage service boundary. This does not sit right with me and my idea of democracy. The rest of the surrounding areas that will be impacted by this decision process were not a part of the petition. A referendum would have been the only just way to include all of us that are going to be impacted.

- If this effluent outflow is from a few within the core development boundary and according to your information "almost drinkable", then why is this wastewater outflow leaving the user boundary area? Should it not be flowing out of the user area that voted for it?

I am impacted: We all are impacted by a struggling Salish Sea that needs to be better protected. Our fishing and shell fish industries are already at risk. Beach Health concerns me for our children, grandchildren and future generations as wastewater continues to spew into the ocean. I would not be out there harvesting oysters and clams What about swimming and exploring the beaches. This is a beautiful tourist area that needs tourism to be encouraged not deterred by sewage outflow signs and closures.

I am impacted: By putting a sewage treatment plant so close to our village centre. The inevitable odors/fumes will not be pleasant for shopping or just passing time with a coffee. Will people be rolling their windows up as we all do now when passing through French Creek. The businesses might want to keep their doors closed.

I am impacted: As an aging senior.

Due to the seniors development almost backing on this sewer treatment plant, I will eventually not be looking to live there.

THIS PROJECT NEEDS TO BE REALLY LOOKED AT AGAIN.
TO PROCEED WOULD BE ABSOLUTELY IRRESPONSIBLE.

- Bowser Village Centre will be impacted
- Our Salish Sea will be impacted
- Our Beaches will be impacted
- Our Tourism and ocean industries will be impacted

Lets not make the problems we already have any worse when there is a LAND BASE Solution that does not jeopardize our water aquifers.

MICHAEL C. PROCTER
6435 Island Highway West
Bowser, B.C., V0R1G0



July 9, 2018

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC, V9T6N2

Sent by e-mail to: corpsrv@rdn.bc.ca
: planning@rdn.bc.ca :
bowserwastewater@rdn.bc.ca

**Written Submission to the July 9th, 2018 Regional District of
Nanaimo meeting pertaining to the Bowser Sewer Disposal project.
To be held at the Lighthouse Centre in Qualicum Bay.**

I live in a waterfront home in the Nile Creek area of Bowser.

I am writing to indicate my absolute support for the sewage disposal plant and outfall line to be built for the Bowser Village area. I was the mayor of a town of 6,500 in northern Canada for 12 years. During that time our town was requested by the provincial Department of the Environment to upgrade our municipal sewage disposal from a very basic lagoon system to a primary and secondary disposal plant. We researched the proposal thoroughly and came to the conclusion that the proposed system was extremely safe and the effluent that was going to be discharged into the Peace River was very, very clean.

Safely treated effluent from sewage treatment facilities all over the world and British Columbia, including Vancouver, is discharged into rivers, lakes and oceans.

One very concerning aspect of the material that has been circulated by the anti-sewage plant association is the very misleading statements made to the press and to citizens in general. These statements are designed to be sensationalistic and to instill erroneous information and fear in the minds of Bowser residents. Some examples are:

a) Victoria: One resident, representing the Stop Bowser Marine Sewage Outfall group, made the statement, "We don't want another Victoria here". **This statement was intentionally made to insinuate that the sewage effluent being proposed for Bowser was the same as the sewage effluent in Victoria...RAW SEWAGE !!** Many people read this statement and believed this was what was planned for Bowser which was absolutely erroneous.

b) Cholera outbreak Much has been made of the recent norovirus and cholera outbreak in Baynes Sound and opponents of the Bowser sewage treatment project have tried to use this to cast a negative light on the outfall. The following information was published by Dr. Paul Hasselback:

Our offices have reviewed the technical specifications of the proposed plant and recognize the significant value of the proposed ultraviolet treatment component of the effluent such that risk for human illness from the marine effluent discharge is minimized from human disease causing organisms such as Norovirus. "

*Paul Hasselback, MD, MSc,
FRCPC Medical Health Officer"*

Again, a completely inaccurate ploy by the anti-Bowser sewage project intended to mislead the residents and sway opinions.

c) At the June 26th R.D.N. meeting at the Lighthouse Center in Qualicum Bay Thomas **Gates commented that an SFU Ecotoxicology Group found in May high levels of microplastics**

pollution in the Comox area in Baynes Sound and Lambert Channel between Hornby and Denman islands. It is highly improbable that any microplastics whatsoever would be found in the effluent from the Bowser treatment system. Gates went on to say, "It flies in the face of the RDN's ocean plastics initiative". It appears that this diatribe was simply another "red herring" intended to confuse the public.

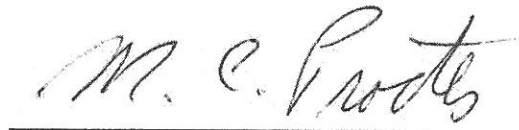
- d) Thomas Gates, who appeared as a delegation at the board's regular meeting on Tuesday night (June 26) on behalf of the Area H Rate Payers and Residents Association, informed the board that the majority of the people that attended the public information meeting on May 16 overwhelmingly opposed the zoning amendment on Pitt Road property. "The numbers show that about 99 per cent (who attended the meeting) are opposed," said Gates. "What more will it take for directors to listen? The staff report is biased since it recommends the amendment be introduced and read two times despite the overwhelming opposition."
- e) A number of discussions have taken place with many Bowser residents who are not opposed to the proposed sewage system since that meeting. When asked why they did not attend the June 26th meeting to put forward their opinions they overwhelmingly stated that they had better things to do than listen to a group of people who felt, in a very vitriolic way, that their opinions were the only ones that should be heard. These feelings were based on attendance at other meetings in the past where the conduct of the attendees was, to say the least, very antagonistic and disappointing.
- f) Again the excerpt from the July 3rd PQB News stated "The numbers show that about 99 percent (who attended the meeting) are opposed", said Gates. "What more will it take for the directors to listen? The staff report is biased since it

recommends the amendment be introduced and read two times despite the overwhelming opposition". The key in this excerpt is "(who attended the meeting)". I do not believe that 175 people in attendance represents a majority of the residents
Bowser

As stated in my opening sentence I fully support the Bowser sewage treatment. I know, from discussions that I have had, that there are many additional Bowser residents who feel exactly the same way and possibly many more who might change their anti-sewage project point of view if they were made aware of all the real facts instead of the biased information they have been given. I sincerely hope that third reading is given to the proposed rezoning of the Pitt Road project and that construction proceeds quickly after that so that the approved substantial grant dollars can be accessed.

I regret that I am unable to attend the meeting in person. I have a conflict with a meeting to do with my ongoing volunteer work in my community.

Respectfully submitted,

A handwritten signature in cursive script, reading "M. C. Procter", written in dark ink. The signature is fluid and stylized, with the first letters of each name being capitalized and prominent.

Michael Procter

Marks, Kristy

From: Planning Email
Sent: Monday, July 09, 2018 12:35 PM
To: Marks, Kristy
Subject: FW: I oppose the RDN zoning change

Bernadette Ritter
Administrative Associate
Strategic & Community Development

From: Dianne [REDACTED]
Sent: Monday, July 09, 2018 11:31 AM
To: Planning Email; O'Halloran, Matt
Subject: I oppose the RDN zoning change

RE: Application No. PL2018-013: Amendment Bylaw to allow construction and operation of a wastewater treatment plant.

I would like the following in the public record. As well, please provide copies to all RDN Board directors that will be voting on this issue.

I oppose this RDN zoning change for the following reasons.

- While the sewage plant complies with current archaic government standards created some 50 years ago, it does not meet the necessary requirements of the areas huge population increases in recent years causing major pollution and health issues in Georgia Strait. Nutrification is occurring in shallow bays and estuaries along Vancouver Islands east coast due to output from public sewage systems apparently complying these archaic standards. It's not enough.
- Placing a sewage processing plant in the centre of Bowser's defined area of growth is ludicrous and will render that village as an undesirable place to live due to odors (example: French Creek);
- The required regular transfer of sewage sludge waste to French Creek from this proposed sewage plant will increase odor issues, traffic, and noise in the immediate neighbourhood area;
- The rezoning of this land would allow further pollution of beach areas already affected by Cholera and Noro Virus and increase health risks to those visiting the areas beaches. How many will become sick before word is out that this is not a safe beach area?
- The RDN, knowingly increasing pollution and health risks to local and visiting tourists, would legally be responsible for allowing this project to proceed without due diligence and appropriate review of available science studies already proving the risks.
- Opposition from residents has been very clear for the past 10 years that only a land based disposal system would be acceptable. There is suitable land in the area for this option, much of it deforested crown lands well away from aquifers.

Short sightedness and the expediency of this process will result in what will become know as the "RDN Bowser Folly". This was a desirable area to live. The RDN Board should be listening to residents rather than giving us short shrift. Whose interest is the RDN elected board really representing? We are asking the RDN Board members to reconsider this zoning change as it is not in the best interest of residents and the community. Please oppose this change pending further review.

Marks, Kristy

From: Planning Email
Sent: Monday, July 09, 2018 1:41 PM
To: Marks, Kristy
Subject: FW: Tonight's Sewage Meeting

Bernadette Ritter
Administrative Associate
Strategic & Community Development

-----Original Message-----

From: Nelson Eddy [REDACTED]
Sent: Monday, July 09, 2018 12:25 PM
To: Planning Email; O'Halloran, Matt
Subject: Tonight's Sewage Meeting

Having spoken to Director Veenhof, I understand the problem of beginning construction by a federally-imposed deadline, in spite of the wide-spread condemnation of the ocean outfall. The OCP working group clearly did not favour ocean outfall, and now it seems most of Area H is also opposed. I wonder if the federal government could keep the funds available while community concerns are addressed? After all, they do not seem eager to press ahead on most issues while the deficit mounts.

I urge that this permit be held in abeyance in the interim.

Nelson W. Eddy, PhD

[REDACTED]
5058 Longview Drive
Bowser, BC V0R 1G0

RDN

Zoning Public Hearing

Bylaw # 500.402

Objections

My name is Chris McCallum and my wife Ellen & I live on Gladys Rd. We have a 14 month old grandson who loves us to take him down to the beach where he likes to play on the rocks & sand. He's fascinated by everything he sees. Sometimes he'll distract us by pointing out something interesting then plunge into the clear, clean salty water. It's OK because it's shallow and he's slow enough that we can catch him pretty quick. He has a brother or sister due to arrive in December and in just a few summers from now if this plan goes through I have doubts that it will be safe for them to enjoy the same experience. As retired physicians & grandparents we have multiple concerns regarding the health risks it will have on individuals & the environment. These risks have been well documented elsewhere and I won't waste time in reiterating them here. Suffice it to say that at some level I think we all know that it's not a good idea to dump our sewage with all its contaminants into the ocean. The RDN and director Veenhoff like to point out that the plan meets or exceeds federal & provincial standards. This wouldn't be the first time government standards were lacking. Take for instance the standards meant to protect the Atlantic cod fishery. We won't know they're inadequate until catastrophic damage has been done but our instincts tell us we should be looking at a better, safer way. What I would like to address is what I believe is a perversion of process that occurred to get us to this point. First of all in order to qualify for the federal/provincial grant of over 7.5 million dollars there had to be an "elector approval for borrowing" This was achieved by taking a very narrow interpretation of who the area H electors should be; in this case limiting them to the 99 owners who stand to benefit most from the plan while eliminating the rest from having any meaningful say in a project for which they will pay a financial and lifestyle cost. Please don't insult us by suggesting that these public meetings are giving us a say because the only meaningful say in a democracy is the vote. I'm not a lawyer but a case might be made that acquiring these grants was done in a fraudulent manner. Add to that the fact that prior to the vote or petition you offered these select voters an incentive(some might say bribe) to vote "yes" in the way of \$30,000 for each of them to defray the cost of hookup. They were told this money would come from developers through a DCC. I have no objection to the DCC (Development Cost Charges) front ender agreement entered into between the municipality and developers. It seems fair and makes sense to allow developers to front end project capital costs related to this type of new development where water & sewage need to be in place before development can occur. Perfectly legal and reasonable. What I object to is the way it was used by the RDN along with the culling of the voters list to influence the result. Again I'm not a lawyer but it sounds like vote buying or at the very least ethically sketchy. There is clearly a lot of disappointment & anger at the process that was used here, but I think most people realize that development will occur and other people should have the opportunity to see, enjoy, and live in this beautiful area but we ask that it not occur without addressing environmental concerns. There are better, safer systems in the 21st century, they may or may not be more expensive but at a time when serious people with significant billions of dollars are exploring ways to colonize Mars surely we should spend a few dollars to protect the only planet in the universe that we know can support us. The protection needs to start locally. Please don't just hold your noses & rubber stamp this plan. Do something heroic for your grandchildren and demand that it be made better.

Yours truly

Dr Chris A McCallum

Marks, Kristy

From: Planning Email
Sent: Monday, July 09, 2018 11:29 AM
To: Marks, Kristy
Subject: FW: Opposition to Ocean Sewage in Bowser

Importance: High

Bernadette Ritter
Administrative Associate
Strategic & Community Development

From: Michele Lacey [REDACTED]
Sent: Monday, July 09, 2018 11:24 AM
To: Planning Email; Bill Veenhof
Cc: Michele Lacey
Subject: Opposition to Ocean Sewage in Bowser
Importance: High

To director Bill Veenhof or alternate, and RDN Planning Department.

For the record, as an Area H taxpayer and full-time resident of Area H, I am appalled and opposed to the dumping of treated sewage in the ocean.

I was not given a vote on this issue. Again, I am appalled.

Your hypocritical actions negate the reason I purchased property in Area H.

How can you justify this in 2018? Certainly not for the purposes of providing seniors housing. What is the point of providing seniors housing when no health care facilities exist in Area H, nor affordable, reliable transportation to medical care.

Thank you.

Michele Lacey

From: Sheila steelehunt@shaw.ca
Subject: input to rdn hearing
Date: July 9, 2018 at 4:45 PM
To: sheila steele [REDACTED]

SUBMISSION TO PUBLIC HEARING-APP.NP. PL2018-013..PITT RD. AREA H

I HAVE BEEN A RESIDENT OF AREA H SINCE 1972, AND HAVE LIVED CONTINUOUSLY
SINCE THEN AT MY PROPERTY AT 3310 WELCH RD.

I AM STATING MY OPPOSITION TO THE REZONING APPLICATION.

I HAVE BEEN INVOLVE WITH MOST OF THE PUBLIC INPUTE PROGRAMS OF THE RDN,
INCLUDING COMMUNITY PLANS AND THE BOWSER VILLAGE PROJECT.

AT NO TIME WAS THE DISCUSSION OF AN OCEAN SEWAGE OUTFALL ADDRESSED.

WHEN THE POSSIBILITY OF A VILLAGE SEWAGE WAS BROUGHT UP, NOBODY SPOKE IN FAVOUR
OF THE OUTFALL, BUT OTHERS SPOKE AGAINST IT AND WERE NOT QUESTIONED.

THE OUTFALL WAS NEVER MENTIONED BY THE PLANNER OR RDN ELECTD REP. AS A POSSIBILITY.

I OBJECT ON THE GROUNDS THAT A SEWAGE PLANT IS A HEAVY INDUSTRY DEALING WITH TOXIC
MATERIAL AND WASTE, WITH THE POSSIBILITY OF FOUL ODDORS. IN ALL T HE COMMUNITY MEETINGS
THAT I ATTENDED, PROTECTION OF THE ENVIRONMENT WAS THE FIRST CONCERN OF THE MAJORITY
OF ATTENDEES. FOR THIS REASON, ONLY LIGHT, SECONDARY INDUSTRY WOULD BE ALLOWED, CERTAINLY
NO PROCESSING OF TOXIC MATERIAL. THE STATEMENT THAT IT IS A PUBLIC PROJECT THAT MAY BENEFIT
SOME PERCENTAGE OF THE POPULATION IS IRRELEVANT.

I OBJECT ON THE GROUNDS THAT THE SEWAGE PLANTS AFFECTS THE PUBLIC OUTSIDE THE AREA CONTAINING
THE VOTING BODY. I WAS TOLD BY THE ELECTED REP. THAT THE PROJECT WOULD ONLY AFFECT THOSE WITHIN
THE VOTING AREA. THE PIPELINE, BEACH CONSTRUCTION AND, MOST IMPORTANTLY, THE POSSIBLE POLLUTION OF THE
STRAIT ALL AFFECT THE PUBLIC WHO HAD NO SAY IN THIS PROJECT.

ROBERT S. HUNT

steelehunt@shaw.ca
[REDACTED]

Mailing Address:3310 Welch Rd. Qualicum Beach, B.C. V9K 1Z4



Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018" Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Hall, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Brian & Susan Cousins

Signature: BT Cousins

Address: 6339 Island Hwy West

Phone or contact email: [REDACTED]

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: RON KORNSEE

Signature: Ron Kornsee

Address: 4755 MOORS DRIVE, BOWSER

Phone or contact email: [REDACTED]

Comments: I AM CONCERNED about the Micro plastics,
PHARMACUTICALS going into the SALISH SEA.

Also if IT IS AN open PIT Sewage PLANT
CONCERNED of The effect on Property VALUES as
One will have to move.

Bowser Village Centre Wastewater Project - Sewage Plant

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Regarding "Application No. P12018-013, Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4

(PU4) Name: Steve Young

Address: 36 Buccaneer Beach Road, Bowser, BC V0R 1G0

Phone or contact email: [REDACTED]

Signature: Steven Young

Comments: Having driven by the treatment plants at Hammond Bay, and Nanoose, I find the stench to be displeasing and potentially harmful to my health. I live less than a kilometer from this proposed plant and am an employee across the street. I feel that this will negatively affect my lifestyle, probably have to quit my job, and potentially move.

If I have to move, I consider my property will have decreased in value.

I am also concerned about the unsafe crossing of double lines, left turns in particular, with the increase in traffic to and from the proposed sewage treatment plant.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Kathy Bergman

Address: 36 Buccaneer Beach Road, Bowser, BC V0R 1G0

Phone or contact email: [REDACTED]

Signature: Kathy Bergman

Comments: I am opposed to the rezoning due to the following reasons:

1. I am concerned about the decrease in air quality in the Bowser area. This is an area that I enjoy spending time in, shopping, and exercising. I have driven past the other four RDN treatment sites, and find the air quality to be far less than favourable. I am concerned for the impact on my health and that of my son's.
2. I am opposed to the proposed marine effluent, and the impact on the water quality where we beachcomb, swim, and boat. The negative impact on the local aquaculture is a great concern to me.
3. I would like to be enlightened about the potential of a "bypass valve". I am concerned that there may be times, (emergency, addition of services, etc) that there will be a planned dumping of raw sewage into the marine environment on top of the ongoing effluent on a regular basis

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Michele Lacey

Signature: 

Address: 5360 W. Isl. Hwy Qualicum Beach V9K 2E8

Phone or contact email: 

Comments: I am opposed to any ocean receiving
sewage, treated or not, and especially HERE where
we have so much to lose. This is SO WRONG!
How can you sleep at night? This is NOT democracy!
The RDN is destroying the ocean and I was not
given a vote, nor were the majority of Area H
residents, or others in this region. Check out New Zealand's
effective land-based sewage treatment systems. The RDN is turning this
jewel of an area into a S--T-hole!

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

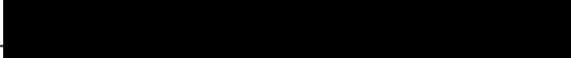
Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Vicky + Brian

Signature: Field

Address: 3967 Bovaris Rd

Phone or contact email: 

Comments: I We are opposed. Why is the
RDN not listening to the people of
Area

NO MEANS NO

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Chris McCallum

Signature: [Signature]

Address: 3971 Gladys Rd

Phone or contact email: [Redacted]

Comments: 500.420
See e-mail to Bylaw committee

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Catherine M. George

Signature: [Handwritten Signature]

Address: 600 BALD EAGLE CRES. BOWSER

Phone or contact email: [Redacted]

Comments: After reading the study done by
V.I. University about Microplastics from
clothing found in clams and other filter
feeders I believe there must be an
other alternative to ocean sewage.
Please consider our Environment and
at least look at land based options
Thank-you. [Signature]

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: JOHN BURRIDGE

Signature: John R.A. Burrige

Address: 5183 GAINSBURG RD BOWSER

Phone or contact email: [REDACTED]

Comments: IT IS 2018; CANADA IS NOT A THIRD
WORLD COUNTRY. LETS ACT LIKE THE
FIRST WORLD COUNTRY WE ARE, A NOT
DUMP SEWAGE INTO THE OCEAN

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Christiane Tessier

Signature: 

Address: 5183 Gainsberg Rd Bowser BC V0R 1G0

Phone or contact email: 

Comments: Truly appalling for a country like Canada to consider dumping sewage into our ocean.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Elizabeth Pritchard

Signature: Elizabeth Pritchard

Address: 5205 Gainsburg Rd Bowser BC

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Wayne Pritchard

Signature: [Signature]

Address: 5205 Gainsberg Rd. Bowser B.C. V0R1G0

Phone or contact email: [Redacted]

Comments: -I would support the rezoning
if the effluent was tertiary
treated. [Signature]

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Chriss Gates

Signature: Chriss Gates

Address: 3973 Bovaris Rd, Bowser B.C

Phone or contact email: [REDACTED]

Comments: I do not support the rezoning.
What a shameful act of environmental
hypocrisy.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Bob Goodwin

Signature: [Signature]

Address: 3987 GLADYS RD

Phone or contact email: [Redacted]

Comments: I have lived in area H for 45 years
This plant will ruin the quality of live
in downtown Bowser with its sewer smell,
no more open air market or having cabbages
at the Bear Counter, harvesting clams off the
beach. So I'm opposed to the rezoning and
the Ocean Outfall. [Signature]

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: IAN M^CJANNE

Signature: J. M. Janne

Address: 3889 CHARLTON DRIVE

Phone or contact email: [REDACTED]

Comments: PLEASE THINK AGAIN ABOUT DUMPING IN
OUR BAY - HUNDREDS ARE AGAINST THIS BUT
YOU SEEM TO BE ONLY INTERESTED IN THE 67
LOTS WHO VOTED IN FAVOUR.
LISTEN TO THE MAJORITY !!!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: ANNI G. YOUNG

Signature: [Handwritten Signature]

Address: 3869 CHARLETON DR.

Phone or contact email: [Redacted]

Comments: NOT IN OUR BACK YARD
WE CARE !!
YOU DONT

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Maria Bidarelli

Signature: 

Address: 4214 Wildwood Rd - Bowser BC

Phone or contact email: [REDACTED]

Comments: As previous mentioned in another previous Info Session
we moved to the area to be in a environment that
had cleaner air, water etc // There must be a better
solution ^{rather for than} ~~than~~ this treatment plant; why risk polluting
our waters any further - ~~We~~ Be part of
cleaning up the ocean, ^{"NO"} ~~not~~ risking polluting it more //

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: IRV MUELLER

Signature: *Irvin Mueller*

Address: 755 RUPERT RD, Q.B.

Phone or contact email: [REDACTED]

Comments: NOT WELL THOUGHT OUT.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: DAVE VATON

Signature: 

Address: 254 Sabine Rd

Phone or contact email: 

Comments: No sewage plant

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Jason Marlow

Signature: J. Marlow

Address: 5430 Hwy 101 West Qualicum

Phone or contact email: [REDACTED]

Comments: Land based treatment and Land based
disposal are the only option to prevent
the future decline of the Salish Sea in this
pristine Area, we are worth the money ???

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: X JEFFREY

Signature: Walter Jeffrey

Address: 4790 OCEAN TRAIL

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: J. JEFFREY

Signature: [Handwritten Signature]

Address: 4790 Ocean Tr. Bowser

Phone or contact email: _____

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant


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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Hilary Robinson

Signature: 

Address: Deep Bay T.C. Dr.

Phone or contact email: 

Comments: No. Sewage in the Ocean !!!

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

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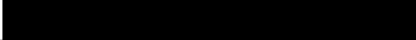
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: *Deirdre Ferrino*

Signature: *FERRINO*

Address: *BOWSER 35*

Phone or contact email: 

Comments: *OPPOSED,*

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: CHERYL PERRINO

Signature: Cheryl Perrino

Address: 35 Bowser Rd. Duncan

Phone or contact email: 

Comments: TOTALLY OPPOSED.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Joy ZERSO

Signature: J. Zerso

Address: 5015-SEAVIEW Dr. Bowser B.C.

Phone or contact email: [REDACTED]

Comments:

Not inclusive consultation to the whole community. This initiative is point and affects the health of our community.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: DONALD ZERKE

Signature: M. Zerk.

Address: 5015 - SEAVIEW DR. BOWSER-

Phone or contact email: [REDACTED]

Comments: I am VERY opposed!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Georgina Ingram

Signature: *Georgina Ingram*

Address: 4789 Ocean Trail

Phone or contact email: _____

Comments: _____

Opposed to rezoning
& opposed to outfall in ocean

Bowser Village Centre Wastewater Project - Sewage Plant

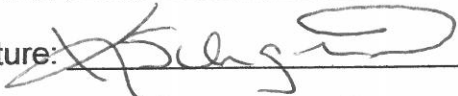
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: KEN INGRAM

Signature: 

Address: 4789 Ocean Trail

Phone or contact email: 

Comments: Opposed Strongly

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Cindy Macdonald

Signature: [Signature]

Address: 445 Larkdale Rd Qualicum Beach

Phone or contact email: [Redacted]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: LORNE MACALLAN

Signature: 

Address: 445 WARDLOWNE RD.

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: DEBORAH GENE STEEN

Signature: DG Steen

Address: 4299 GARROD Rd Box 16

Phone or contact email: [REDACTED]

Comments:

TOTALLY
OPPOSED !!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Nicole Degrude

Signature: Nicole Degrude

Address: 70 BOWSER JONNESON RD.

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

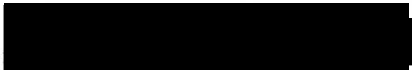
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Name: John + Sandy Vanderwel

Signature: S. Vanderwel

Address: 5115 Shoreline Drive, Bowser Phone: 



We are property owners in Area H-Lighthouse for the past 30 years. We will be downstream of the discharge as the tide ebbs and flows into Baynes Sound. I find it hard to believe the RDN can be so short-sighted as to put a sewage plant in the middle of Bowser and then flush the waste into our ocean at Nile Beach. We cannot continue to dump our human waste, antibiotics, cleaners, soaps, oils and microplastics in the Georgia Strait. We have already seen the tipping point is coming with oysters and herring roe. Many people in this community are dependent on their livelihood by the shellfish, eco-tourism and recreational fishing industries. Lighthouse District has a reputation for clean beaches, waters and forests. Fly fishermen are flocking to our local beaches for the popular pink salmon beach fishing, especially on Nile Beach. They can enjoy their fresh caught pink basted in Bowser sewage? There are options available to the RDN. This area is surrounded by large amounts of vacant land for land based sewage treatment. How about listening to the people in this community instead of the developers who are so eager to bring progress here and line their pockets.

Bowser Village Centre Wastewater Project - Sewage Plant

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strongly
I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Rosamond Moore

Signature: Rosamond WHE Moore

Address: 3957 Beranis

Phone or contact email: [REDACTED]

Comments: This should be part of a much more
comprehensive overall plan involving land
disposal of treated sewage, not ocean
disposal.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: MARCI KATZ

Signature: *Marci Katz*

Address: 226 Sabina Rd

Phone or contact email: [REDACTED]

Comments: _____

We need a land-based system of
sewage disposal!!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Mrs & Mrs B.C. Brockway

Signature: B.C. Brockway

Address: 110 STEAD RD

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: LAFACE

Signature: Rosemary Lafce

Address: 3918 BOJAWIS RD.

Phone or contact email: [REDACTED]

Comments: we do not like any part
of this dumping into the ocean.
do not DUMP INTO the ocean
so wrong

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: LAFACE

Signature: *Alface*

Address: 3918 BOVANIS RI

Phone or contact email: [REDACTED]

Comments: LAND DISPOSAL

WOULD ONLY MAKE

SENCE

Bowser Village Centre Wastewater Project - Sewage Plant

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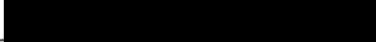
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: PETER HOLTHE

Signature: 

Address: 4530 MAPLEGUARD DRIVE

Phone or contact email: 

Comments: I AM OPPOSED TO REZONING THIS LAND TO PERMIT A
SEWAGE TREATMENT PLANT THAT WILL DISCHARGE ANY SEWAGE
EFFLUENT INTO OUR OCEAN WATERS. PUBLIC HEALTH AND SAFETY,
AND THE MARINE ENVIRONMENT WILL, UNNECESSARILY BE PUT AT
GREATER RISK. PROPOSED SYSTEM IS OLD AND OUTDATED TECHNOLOGY
WITH OPEN AIR TANKS, IT WILL STINK JUST LIKE FRENCH CREEK.
NOT APPosed TO DEVELOPMENT, HOWEVER IT MUST EMPLOY BEST
PRACTICES (NOT CHEAPEST) AND BE DONE IN A MUCH MORE RESPONSIBLE
MANNER. A PROPER, INDEPENDENT, UNBIASED THIRD PARTY SHOULD FULLY
INVESTIGATE THE FEASIBILITY OF LAND BASED DISPOSAL OF TREATED
SEWAGE. THANK YOU PETER

Bowser Village Centre Wastewater Project - Sewage Plant

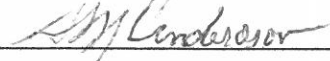
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: STEVE ANDERSON

Signature: 

Address: 600 COWLAND RD - BOWSER

Phone or contact email: 

Comments: WE SHOULD NOT ADD TO THE POLLUTION OF THE
SALISH SEA. LAND DISPOSAL IS AN OPTION, NOT
PROPERLY RESEARCHED YET.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: B ANDERSON

Signature: 

Address: 5145 Gainsberg

Phone or contact email: _____

Comments: Stop putting sewage into the Ocean.
This area supports seafood growth and many
jobs

a land based system away from local
development is the route to take.

RDN needs to pay attention to the Elector's.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Valerie Anderson

Signature: V. Anderson

Address: 5145 Gainsberg Rd, Bowser, B.C.

Phone or contact email: [REDACTED]

Comments: I only want a land based disposal
system, away from Bowser and our
aquifers. We cannot pollute Georgia Strait
any more with more human sewage!

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: Debbie Bowey

Signature: Debbie Bowey

Address: 5140 Gainsberg Rd

Phone or contact email: [REDACTED]

Comments: Please hold your self to the
Same standards that you impose on
the water front houses in your District

Thank you

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: JOHN LARGE

Signature: John Large

Address: 5140 GAINSBURG RD BOWSER

Phone or contact email: [REDACTED]

Comments: I AM NOT OPPOSED TO A SEWER SYSTEM THAT IS
DONE RIGHT. WHAT YOU PROPOSE IS NOT RIGHT

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: RO WEMIRICH

Signature: R Wemirich

Address: 3948 BOVAMIS RD BOWSER

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Raja Wilde

Signature: R. Wilde

Address: 3870 Charlton, dr

Phone or contact email: _____

Comments: We dont want to build a system
Septic is fine with us. No Sewage Plant.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: C. Henry

Signature: C. Henry

Address: 3918 CREEKSIDE DRIVE BOWSER

Phone or contact email: [REDACTED]

Comments: FIRST THE STARFISH

WHATS NEXT?

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: CLARK Plett

Signature: CLARK

Address: 424 Wildwood Rd Bowser V0R1G0

Phone or contact email: [REDACTED]

Comments: opposed to sewer discharge in the
salish sea. in favour of land based treatment
because of the inability to completely remove
harmfull material from the discharge.
I feel that anyone affected by a project
should be able to vote on it, not just
those who get the sewer service.

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: Alana Bowey

Signature: Bowey

Address: 3918 Creekside Dr. Bowser

Phone or contact email: 

Comments:

Absolutely No Ocean Dumping!

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: Norma Boulton

Signature: NA Boulton

Address: 5057 Lonaview Dr. Bowser.

Phone or contact email: [REDACTED]

Comments: The Ocean is Polluted enough STOP & Think.

Bowser Village Centre Wastewater Project - Sewage Plant

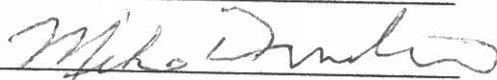
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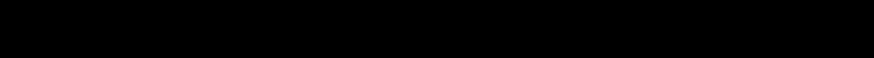
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: MIKE DAVISON

Signature: 

Address: 6351 ISL. HWY W.

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: JANINE ROSE

Signature: [Signature]

Address: 6641 WISL Hwy Bowser

Phone or contact email: [Redacted]

Comments: FUNDAMENTAL UNFAIR THAT WE
SHOULD HAVE BEEN DENIED A UOTE
IN A MATTER DIRECTLY AFFECTING
OUR PROPERTY & PROPERTY VALUE!
WE HAVE HAD WATERFRONT PROPERTY
28 YEARS

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: LAURENCE GOWH

Signature: *Laurence Gowh*

Address: 6641 W 15c Hwy

Phone or contact email: [REDACTED]

Comments: What the hell! This is 2018,
not 1898! What a goddamn
travesty! Who do your people
represent, except 2 goddamn
Developers! I've lived here 28 years
and this tops everything. To hell
with the bunch of you. This bad
joke will not pass!
Laurence Gowh

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: GORD LIPKE

Signature: *G. Lipke*

Address: 3870 CREEKSIDE DR - BOWSER

Phone or contact email: [REDACTED]

Comments: Totally opposed !!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: JEFF GAIN

Signature: [Signature]

Address: 2941 Leon Road

Phone or contact email: [Redacted]

Comments: No dumping of sewage
of any kind in our
oceans....

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Anna Cain

Signature: Anna Cain

Address: 2941 Leon Road

Phone or contact email: [REDACTED]

Comments: I am upset as I live in Qualicum Bay and I feel I should have had vote

There is much more to say I hope
you listen to the people

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Ken Brown

Signature: [Signature]

Address: 2345 SABINA RD

Phone or contact email: [Redacted]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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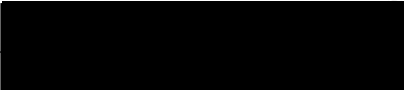
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: CAROLE BROWN

Signature: Carole Brown

Address: 234 Sabina Rd Bowser, BC

Phone or contact email: 

Comments: A Sewage facility adjacent to
a seniors development - LOVELY!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: MORAG FORSTER

Signature: Morag Forster

Address: 3963 Gladys Rd

Phone or contact email: [REDACTED]

Comments: I am strongly against having a
treatment plant in Bowser. piping effluent
into the Salish sea. To have this project
done on behalf of such a small section of
the population of Area H is unbelievable.
All Constituents of Area H should have
been given a vote.
It is also ridiculous that the pipe will be
affecting the area properties that won't
even be ~~recipients~~ recipients of the
sewer system. Beyond belief.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: BILL FRIESEN

Signature: [Signature]

Address: 5160 GAINSBURG RD

Phone or contact email: [Redacted]

Comments: FLUSHING OUR SEWERS INTO THE
OCEAN IS IRRESPONSIBLE AND IN MY VIEW
CRIMINAL. EVERY ONE KNOWS THIS YET YOU
CONTINUE TO RESIST THE WILL OF THE CITIZENS.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: LINDA BROWN

Signature: L. Brown

Address: #13 - 6350 Island Hwy

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Kosha Lipke

Signature: K. Lipke

Address: 3870 CREEKSIDE DR BOWSER

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: HERB WONG

Signature: 

Address: 6345 ISLAND HWY W

Phone or contact email: 

Comments: I HAVE NOT BEEN CONVINCED
BY THE RDN EVIDENCE THAT THIS TREATMENT
PLANT + THE MARINE OUTFALL IS IN
THE BEST INTEREST OF THE COMMUNITY
AND THE WATERS IN + AROUND QUALICUM
BAY.

I HAVE BEEN TOLD BY THE RDN
BUT HAVE NOT SEEN ACTUAL REPORTS
TO INDICATE THAT A LAND BASED SYSTEM
IS NOT FEASIBLE.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Lori Alexander

Signature: 

Address: 6345 Island Hwy West, Qualicum Beach, BC

Phone or contact email: 

Comments: I am opposed to marine outfall. Just because it has and is being done now does not make it proper or right. Many European countries have stopped this practice. We have an opportunity to lead the way on VCR Island with land based effluent disposal. The cumulative effects in the area have already been seen - we do want ~~to add~~ to the problem but rather a land based solution that is SAFER, ENVIRONMENTALLY more RESPONSIBLE. The legacy I want to leave is that we had an opportunity to choose between an ethical, responsible approach for future generations and that we did the right thing.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: RHONDA FEGGO

Signature: [Signature]

Address: 5021 SEAVIEW DR.

Phone or contact email: [REDACTED]

Comments: ENVIRONMENT FIRST ALWAYS

Bowser Village Centre Wastewater Project - Sewage Plant

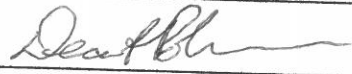
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: DEAN ROBINSON

Signature: 

Address: 4971 THOMPSON CHURCH DR. WEST BOWSER

Phone or contact email: 

Comments: LOCATION IS NOT PROPER FOR SENIORS COMPLEX
TO BE BUILT. ODOUR & UGLY DOES NOT
SUIT THE VILLAGE OR SURROUNDINGS.
SURELY THE RDN HAS ENOUGH INTELLIGENT
PEOPLE TO THINK ABOUT WHAT THEY
ARE DOING.
IT IS INSANE TO DUMP SEWAGE
INTO THE OCEAN
THINK ABOUT THE FUTURE!!
PLEASE

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: ROBERT BALDWIN

Signature: [Signature]

Address: 4501 THOMPSON CARK ROE

Phone or contact email: [Redacted]

Comments: _____

NO OCEAN FALLOUT

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: FRANK SILVEY

Signature: Frank Silvey

Address: BOWSER BL

Phone or contact email: [REDACTED]

Comments: NO

NO

NO

NO

NO

NO

NO

NO

NO

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: TIM HALEY

Signature: 

Address: 139 BALD EAGLE CREW

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4) !!

Name: NANCY KARAIM

Signature: 

Address: 435 REMBAR RD AB V9K 2A4

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: BILL MCCLEAN

Signature: *Bill McClean*

Address: 435 REMBAR RD.

Phone or contact email: [REDACTED]

Comments: PLEASE LET DEMOCRACY
WORK

Bowser Village Centre Wastewater Project - Sewage Plant

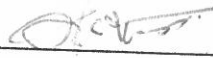
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: DORIS PREUSS

Signature: 

Address: 3826 CHARLTON DR QUALICUM BEACH

Phone or contact email: 

Comments: ABSOLUTELY NO SEWAGE PLANT.

Bowser Village Centre Wastewater Project - Sewage Plant


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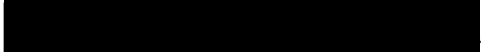
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)


Name: PETER HOLGATE

Signature: 

Address: 6620 ISLAND WEST HWY

Phone or contact email: 

Comments: ONCE AGAIN A COMPLETE DISREGARD FOR

THE LOCALS SEE WHO VOTES FOR YOU NEXT TIME. 

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Candice Holgate

Signature: C Holgate

Address: 6630 ISLAND W Highway BOWSER

Phone or contact email: [REDACTED]

Comments: _____

AGAINST Re-ZONING LAND USE BY LAW
500.420.2018.

TO MANY REASONS TO PUT DOWN
BUT THIS VILLAGE DOES NOT WANT
Re-ZONING OR SEWER PLANT,

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: COLIN THOMPSON

Signature: Colin Thompson

Address: 4737 MAPLE GUARD DR

Phone or contact email: [REDACTED]

Comments: STOP POLLUTING OUR OCEAN

THERE IS LAND BASED SITES TO ACCOMMODATE AN EFFLUENT
DISPOSAL PLANT.

JUST BECAUSE THE OCEAN IS A FREE & EASY DUMPING
SITE - WAKE UP AND DO THE RIGHT THING -
FIND A LAND BASED SITE.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Valerie Hadley

Signature: [Handwritten Signature]

Address: 6269 W. Is. Hwy

Phone or contact email: [Redacted]

Comments: _____

I don't care about the sewer project but
I sure am opposed to ocean outflow !!!
Also don't want it to smell like French Creek
otherwise known as "Poop Corner"

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Nadine Kyle

Signature: [Handwritten Signature]

Address: 3795 Salmond rd Q B.

Phone or contact email: [Redacted]

Comments: My children were born here
32 yrs ago. We wish no change
to our waters!

Bowser Village Centre Wastewater Project - Sewage Plant

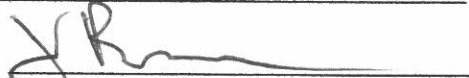
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: James Richardson

Signature: 

Address: 3795 Salmond rd Q Bay

Phone or contact email: 

Comments: Are you kidding in these
days of technology?!!!

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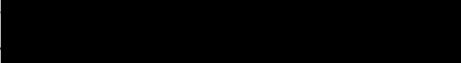
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Peter Swann

Signature: Pete Swann

Address: _____

Phone or contact email: 

Comments: No,

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Roy NEX

Signature: 

Address: 6694 W. 1st. Hwy Bowser B.C V0Z1G0

Phone or contact email: 

Comments: WE CAN DO BETTER.

NO PLASTIC OR CHEMICALS TO

ENTER THE OCEAN!

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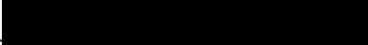
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Spencer COTTON

Signature: 

Address: 6625 W. Hwy Bowser

Phone or contact email: 

Comments: Tertiary - Dry Land.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Katherine Cotton

Signature: Katherine Anne Cotton

Address: 6625 West Island Highway

Phone or contact email: [REDACTED]

Comments: We disagree with the proposal to put
sewage (however treated) into the ocean.

Do it on land — be modern
be a lighthouse community

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: Lynne Murray

Signature: P. Lynne Murray

Address: 6333 Island Hwy. W. V. Beach, V9K 2E5

Phone or contact email: 

Comments: I am not opposed to sewers going in
but the proposed effluent disposal into
the water in Qualicum Bay is backward,
unacceptable and in fact quite disgraceful.
There is land based opportunities -
for instance land along the railway
line.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: CARRIE POWELL-DAVIDSON

Signature: [Signature]

Address: 6351 Island Hwy. West

Phone or contact email: [Redacted]

Comments: Please listen - you do not have public
license. We, the residents of Lighthouse
Country and ~~past~~ concerned citizens of
B.C. do not want more crap dumped
into the ocean. Not opposed to plant
or development but dumping sewage into
the ocean is wrong, dangerous &
irresponsible.

No! Do not go ahead with this
project until 3rd component, effluent
disposal becomes land based.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Allan Stern

Signature: Alu Stern

Address: 3885 Charlton Dr

Phone or contact email: [REDACTED]

Comments: _____

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Amber Rose

Signature: ARose

Address: 3885 Charlton Dr

Phone or contact email: [REDACTED]

Comments: _____

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Skyeanne Jenkins

Signature: Jenkins

Address: 4656 Maple Guard Dr. Bowser

Phone or contact email: [REDACTED]

Comments: Dumping is not ok -- in land in
the natural forest * Why do you
think dumping in the Ocean is any
different
affects - oceans balance
- village / quality of life
in Bowser (* Smell)
- changes the perception of
the area

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Ross Murray

Signature: [Handwritten Signature]

Address: 6333 Island Highway West

Phone or contact email: [Redacted]

Comments:

This proposal impacts a much wider community than that allowed to vote on it. From the input to date the WRD clearly knows that the Area H electorate is strongly opposed to this project. This is an abrogation of democratic process and should not proceed until a full assessment of public input is completed.

6

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: BARB Lemoine

Signature: B. Lemoine

Address: 123 Jamieson Rd Bowser

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: ANDY GRAATEN

Signature: _____

Address: PARK AVE. BOWSER

Phone or contact email: [REDACTED]

Comments: no other options ???
in this day & time.
come on ... of course there are !!
NOT IN THE OCEAN

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Jamie Morgan

Signature: [Signature]

Address: 6131 Island Hwy Q Beach

Phone or contact email: [Redacted]

Comments:

NO! NO!

Shame Shame

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I am ~~opposed~~ to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: 1 DENNIS / MEDISSA / MYA / TYLER / ANNA / HANA
Signature: [Signature] ERICKSON

Address: 6123 Island Hwy W

Phone or contact email: [Redacted]

Comments:

HARD TO BELIEVE IN THIS DAY AND AGE
THAT GOVERNMENTS ARE EVEN CONSIDERING
THIS RIDICULOUS PERFORMANCE OF STUPIDITY

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Alicia Patient

Signature: Alicia Patient

Address: #5-6350 W Isl hwy Q Bay.

Phone or contact email: [REDACTED]

Comments: I hope you are proud of yourselves
for destroying Qualicum Bay.

Please Explain why if so good. it has to
be trucked down 7 1/2 km to be ~~be~~ dumped in
Qualicum Bay and ~~not~~ not in deep bay
Please Explain.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Rita Levitz

Signature: Rita L

Address: 4545 Mapleguard Drive

Phone or contact email: [REDACTED]

Comments: opposed.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Nelly Ulbrich

Signature: [Handwritten Signature]

Address: 120 Island Drive

Phone or contact email: [Redacted]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

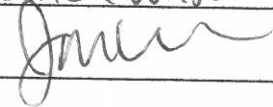
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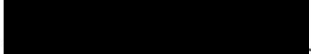
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Jessica Wilson

Signature: 

Address: 1201 Steward Dr.

Phone or contact email: 

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Jacqueline Flood

Signature: J.M. Flood

Address: 154 Bald Eagle Crs

Phone or contact email: [REDACTED]

Comments: I am opposed to this zoning ammendment
because I believe that the proposed open pit
sewage holding tank will devalue my
property and reduce the enjoyment
of my property.

I am also concerned about the introduction
of microplastics from household laundry into
the Salish Sea which may damage sea life

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Ann Umpleby

Signature: Ann B. Umpleby

Address: 180 Cochrane Rd

Phone or contact email: _____

Comments: Contamination of our ocean is not
necessary in 2018 and when area H is
part of such a plan all local tax
payers should be consulted.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Sheila Steele

Signature: Sheila Steele

Address: 3310 Welch Rd.

Phone or contact email: 

Comments: a vote of 60 residents is most unfair
when the rest of us will be very much affected
by this plan - We understand there is a valid scientific
report that advocates a land disposition option -
It is also supposed to be a cheaper option -
Why have you not considered this -

Sincerely,

Sheila Steele

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Sarah Hudson

Signature: [Signature]

Address: 445, Larkdowne Rd, Qualicum

Phone or contact email: [Redacted]

Comments: The ocean is already under threat from oil spills, plastic,
microfibres, overfishing and other forms of pollution. Waste is already
being pumped in to the ocean by Victoria - This is not only unpleasant
considering the popular tourist beaches on the island, it also threatens
the abundant and wonderful marine life that ALSO brings in a lot
of tourist revenue to the island. Waste needs to be treated
properly in a septic system, or better yet by subsidizing / encouraging
people to install compost toilets and using waste as a useful resource.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Vicki Hardy

Signature: [Signature]

Address: 445 Larchdown Road

Phone or contact email: [Redacted]

Comments: compost toilet, have you thought
about it?

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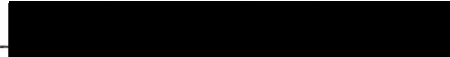
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Joanne Belanger

Signature: 

Address: 6350 Island Hwy W.

Phone or contact email: 

Comments: I and hundreds of others
do not want to be known as
POOP SEA 11
Our oceans have to be protected from
this for the sake of our childrens future
and because the oceans are very fragile
as is,

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: DAVID R S Smith

Signature: [Handwritten Signature]

Address: 5579 Island Hwy

Phone or contact email: [Redacted]

Comments: DON'T NEED IT OR WANT IT

Bowser Village Centre Wastewater Project - Sewage Plant


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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Monica Kunn

Signature: 

Address: 112 Sundry Rd, Bowser, BC, V0R 1G0

Phone or contact email: 

Comments: I oppose this RDN zoning change for the following reasons:

- As a landowner very near to the proposed sewage plant, I am very concerned about the increased odor issues, traffic, and noise in the immediate neighbourhood area. These issues would decrease my land value and negatively impact my enjoyment of being able to spend time outside on my property and walk around the Bowser businesses.
- The negative issues associated with this sewage plant would almost certainly negatively impact Bowser's desirability and any development close to the plant.
- The marine outfall associated with the plant will cause unknown pollution and health issues that will be detrimental to the area.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: SUSAN GRACE

Signature: *SG*

Address: 5280 GAINSBURG RD BOWSER BC. V0R1G0

Phone or contact email: [REDACTED]

Comments: I am definitely opposed to rezoning this site!

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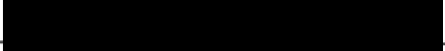
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Willem Kuhn

Signature: 

Address: 5280 Gainsberg Road Bowser BC V0R 1G0

Phone or contact email: 

Comments: I oppose this RDN zoning change. The smell of
the sewage plant in French Creek is disgusting and I
don't want that to happen to Bowser. The rezoning of
this land would allow our beaches to be compromised
because of the marine outfall.

Bowser Village Centre Wastewater Project - Sewage Plant

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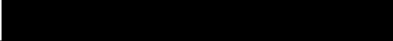
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: CHRISTO KUON

Signature: 

Address: 5280 GAINSBURG ROAD, BOWSER, VOR 1G0

Phone or contact email: 

Comments: FURTHER REVIEW AND MORE ENVIRONMENTAL
STUDIES NEED TO BE DONE!
AGAIN RDN IS NOT LISTENING TO AREA RESIDENTS.
LAND BASED DISCHARGE AND NOT OCEAN DISCHARGE
SHOULD BE REVIEWED IN DEPTH. MANY TESTED
SYSTEMS FOR EXAMPLES TO LOOK AT!
ODOURS FROM FRENCH CREEK HAS ALWAYS BEEN
AN ISSUE - NOW IN BOWSER!!!

Bowser Village Centre Wastewater Project - Sewage Plant

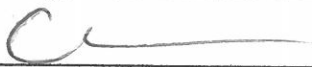
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Chandra Zdanovich

Signature: 

Address: 6901 Island Hwy. West Bowser BC

Phone or contact email: 

Comments: I work in the shellfish industry of the area
and do not want my livelihood affected.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Rhonda Berilacqua

Signature: RBerilacqua

Address: 4740 Faye Rd Bowser

Phone or contact email: 

Comments: _____

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Barry Bevilacqua

Signature: 

Address: 4740 Faye Rd

Phone or contact email: _____



Comments: If the land cannot handle the
effluent. How do you think the ocean can,

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Ruth Amaral

Signature: Ruth Amaral

Address: 980 Horn LK Rd. Q.B.

Phone or contact email: _____

Comments: Against this totally.

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Laurie Basok

Signature: L Basok

Address: 4005 Gladys Rd. Bowser

Phone or contact email: 

Comments: Unless you remove the
marine outfall portion of
the sewer plan, and replace
it with land-based disposal,
I cannot support the rezoning
application P12018-13.

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: Jo Currie

Signature: [Signature]

Address: 4005 Boyanish

Phone or contact email: [Redacted]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

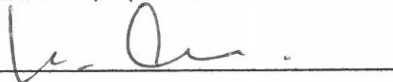
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Kagari ANDO

Signature: 

Address: 3800 Chenilton Dr. Qualicum Beach

Phone or contact email: 

Comments: _____

Our ocean is already polluted.

This is such a backward and absurd idea!

NO TO WATER WASTE water pollution!

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: David Howell

Signature: D Howell

Address: 3800 Charlton Dr.

Phone or contact email: [REDACTED]

Comments: We have the tech to NOT deposit
our hideous waste into our poor deteriorating
straight.

Donot screw up our future

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Osama Hamam

Signature: 

Address: 3800 Charlton Dr. Qualicum Beach

Phone or contact email: _____

Comments: _____

Deep Nature is important.

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Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Holly Lockridge

Signature: H Lockridge

Address: 4611 Berbers

Phone or contact email: [REDACTED]

Comments: Wreck the drinking water then
all houses mean nothing, kill fish,
pollute areas. Why can't we come
up with a better agreement.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

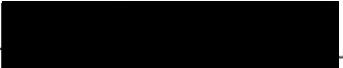
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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: JENS JOHANSEN

Signature: 

Address: 4640 MAPLE GUARD DR

Phone or contact email: 

Comments: OPPOSED TO OCEAN OUTFALL !!!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: LARRY KIMURA

Signature: [Signature]

Address: 4612 BERBERS DR.

Phone or contact email: [Redacted]

Comments: I oppose marine disposal and any open pits. If that means I oppose the rezoning then I oppose the rezoning.
I favor sewage treatment but do it right.

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: IAN MACDONALD

Signature: [Signature]

Address: #5 4375 Kellogg Road

Phone or contact email: [Redacted]

Comments: Keep the sewage out of the ocean.

- Why would anyone want to live next to a sewage treatment plant.
- Sewage treatment plants stink!
- Will cause a decrease in property values
- Water source for the development has not been addressed.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Tony NEVILLE

Signature: [Signature]

Address: Box 79, Bowser, BC

Phone or contact email: [Redacted]

Comments:

The decision to consider an alternative is obvious. If you don't act on this I can only assume there is something very corrupt going on. I'm in support of growth, I'm not in support of ocean sewage. I oppose the above rezoning change.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Samantha Abbott

Signature: [Signature]

Address: 6901 Island hwy W.

Phone or contact email: 

Comments: _____

I am employed in the shell fish
industry and will be working on the water
very near the outflow. I am worried about the
health of myself, coworkers and our product.
~~Why~~ why pollute our bodies and
food when we have better solutions.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Carol Koenders

Signature: C. Koenders

Address: 160 Cochrane Road

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Kathy Norman, Henry Brett

Signature: K Norman, H Brett

Address: 3980 Bovaris Rd

Phone or contact email: 

Comments:

Opposed to Bylaw due to outflow
in Ocean - Change to Land disposal.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Ken Harris

Signature: [Signature]

Address: 6835 1st Hwy West Bowser BC V0R1G0

Phone or contact email: 

Comments: opposed to outfall into ocean. Kill

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Kelly Vanrookhuizen

Signature: [Signature]

Address: 185 Grosley Wood Place, Bowser

Phone or contact email: [Redacted]

Comments: I am OPPOSED to the outfall, no to development,
no to outfall, the ocean helps make life! Makes
oxygen!

Roses really smell like poo.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: RON ADIE

Signature: R E Adie

Address: 6271 W ISLAND HWY

Phone or contact email: [REDACTED]

Comments: _____

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Frank Roberts

Signature: Frank Roberts

Address: 3926 Bovanick Rd Bowser BC

Phone or contact email: [REDACTED]

Comments: I oppose Wastewater Treatment Project
We should not be using sewage outfall into the ocean
when we have an option - a proven - viable option
- land disposal

- This project was never fairly approved
The people have never been given
of Lighthouse country

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Roy Auer

Signature: [Signature]

Address: 3881 CHARLTON DR

Phone or contact email: [REDACTED]

Comments: NO NO NO

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Brenda Wilson

Signature: B. Wilson

Address: 6266 Island Hwy W - Qualicum Bay, B.C.

Phone or contact email: [REDACTED]

Comments: I don't believe in protests, but if the
RDN does not listen to the community - (Area H)
re this sewage proposal, I will join a blockage
against the construction of this plant as it's
proposed.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Joanne Clarke

Signature: [Signature]

Address: #12, 1247 Parksville, BC

Phone or contact email: [Redacted]

Comments: Change is needed for the
environment here and continued
sustainability as we'll be affected
in all areas that are purchased
for a healthy future for life that
is touched by its approval.
Further understanding & working
with the community is needed
at the RDP's end.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: GORDON WEBB

Signature: [Signature]

Address: 5315 Deep Bay Dr. Bowser BC V0R 1G0

Phone or contact email: [Redacted]

Comments: I think that the proposed site for the
pollution control centre is too close to
the Bowser commercial centre. I'm
concerned about the smell 'factor' i.e. Frank
Creek. The plant should be located further
back on crown land.
Also, I'm opposed to an outfall into the
Gulf of Georgia. I think that this project
should be a land based disposal system.

Thank You.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Carl Gutsche

Signature: Carl Gutsche

Address: 125 Melvin Cr

Phone or contact email: [REDACTED]

Comments: _____

Completely against the rezoning due to improper
planning i.e. site choice (location, sewer pipe location)

Also opposed due what system was chosen to
accomplish the treatment of sewage.

It is my belief (and others) that due process
was not implemented and that due to available
funds that this development will occur regardless.

Bowser Village Centre Wastewater Project - Sewage Plant

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Name: FRANK STETS

Signature: Frank Stets

Address: 4310 CAMRO ROAD, BOWSER

Phone or contact email: [REDACTED]

Comments: WHEN WE VOTED IN FAVOUR OF SEWERS IT WAS
ON THE ASSUMPTION THAT DEVELOPERS WOULD FUND A LARGE
PERCENTAGE OF THE COSTS,
IT HAS COME TO MY ATTENTION THAT SOME DEVELOPERS HAVE PULLED
FUNDING. WE ALSO WERE ^{FOOD} THAT THERE WOULD BE A FINAL VOTE ON SEWERS,
BASED ON RON'S MISINFORMATION AND PIGHARDEDNESS IN NOT INVOLVING
PUBLIC INPUT IN THE PROCESS WE ARE NOW OPPOSED TO THIS ^{SEWER} PROJECT,
INVOLVING OCEAN DISCHARGE!

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Carol Bird

Signature: CB Bird

Address: 3985 Gladys Rd

Phone or contact email: 

Comments: We need a 'state of art' sewage system.
One to set an example for the rest of the island...
not taking this inadequately treated sewage from
a minor amount of persons and dumping it
into our pristine ocean. This is absurd
and it doesn't have to be like this if you
didn't make the decisions based on \$ that
will be made from development. Surely
just as much if not more money will be made
if we make the right decisions - on land sewage.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: ELLEN WEAVER McALPIN

Signature: *E. Weaver McAlpin*

Address: 3991 Gladys Rd

Phone or contact email: [REDACTED]

Comments: I am against the rezoning because
I am opposed to the dumping of sewage
into our ocean. Study after study have
shown that sewage contains toxin which
over time will affect our ocean, in greatest
likely to likelihood likelihood will become a
problem for our children and or grandchildren
I implore our elected representative to
be forward thinking and find another
solution.

Bowser Village Centre Wastewater Project - Sewage Plant

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I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: PETER GORNFORD

Signature: 

Address: 2386 Fowler Rd. Q.B. V9K 2A5

Phone or contact email: 

Comments: I oppose the outflow of sewage.
When it is discharged into the sea, you
have lost control of it!

Bowser Village Centre Wastewater Project - Sewage Plant

To the Regional District of Nanaimo:

Regarding "Application No. P12018-013. Pitt Rd. **"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018"** Electoral Area 'H' Concerning the Zoning Amendment application affecting the properties located at Pitt Rd. and Shaughnessy Drive in Electoral Area 'H', legally described as Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076, Except That Part Shown Outlined in Red on Plan 1104-R and Except That Part Lying North of the Island Highway as Said Highway is Shown on Said Plan: The applicant proposes to rezone the southern portion of the subject properties from Residential 2 (RS2) Zone, Subdivision District "M" to Public 4 (PU4) zone, Subdivision District "D" under the "Regional District of Nanaimo Land Use and Subdivision Bylaw. 500, 1987", to allow a wastewater treatment plant."

Please place this written correspondence on the record as part of the Public Hearing of July 9, 2018 at the Lighthouse Community Centre, Qualicum Bay, B.C.

I am opposed to rezoning this site from Residential 2 (RS2) to Public 4 (PU4)

Name: Jim Cornford

Signature: [Signature]

Address: 2386 Fowler Rd. Q.B. V9K 2A5

Phone or contact email: _____

Comments: No to Ocean Sewerage
You know it is wrong for the environment
no matter how it is treated the ^{ultimate} outcome
is never known

Marks, Kristy

From: Planning Email
Sent: Monday, July 09, 2018 12:35 PM
To: Marks, Kristy
Subject: FW: Public Hearing PL 2018-013

Bernadette Ritter
Administrative Associate
Strategic & Community Development

From: M Jessen [REDACTED]
Sent: Monday, July 09, 2018 11:43 AM
To: Planning Email
Subject: Public Hearing PL 2018-013

Dear RDN Directors:

Our group wishes to register its opposition to the rezoning of a portion of a parcel in Bowser for the establishment of a sewage treatment plant.

It is our understanding that the plot of land to receive the proposed treatment plant is a portion of a parcel that is to receive an affordable multi-unit housing facility - that will probably not be subject to a public hearing for rezoning. Therefore, this public hearing must fully consider all aspects of land-use, potentially even to giving consideration to what may be medium density residential housing on immediately next door. It must also be anticipated that both facilities are likely to be expanded in the future.

Further, we do not feel the subject property intended to receive the treatment should be located in or near what are or which are likely to be residential areas. The situation around the French Creek Pollution Control centre has proven that such operations in close proximity to residential communities are destined to create problems.

This rezoning exercise for one parcel should be expanded to a zoning of all land within "X" meters of the proposed plant as agricultural, recreational or industrial use.

Michael Jessen, P.Eng.
On behalf of Arrowsmith Parks and Land-Use Council

Attachment 2

REGIONAL DISTRICT OF NANAIMO BYLAW NO. 500.420

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. 500.420, 2018”.
- B. The “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:

- 1. By rezoning a portion of the lands shown on the attached Schedule ‘1’ and legally described as part of

Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076 Except That Part Shown Outlined In Red On Plan 1104-R And Except That Part Lying North Of The Island Highway As Said Highway Is Shown On Said Plan

from Residential 2 (RS2), Subdivision District ‘M’ to Public 4 (PU4), Subdivision District ‘D’

Introduced and read two times this 26th day of June, 2018.

Public Hearing held this 9th day of July 2018.

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

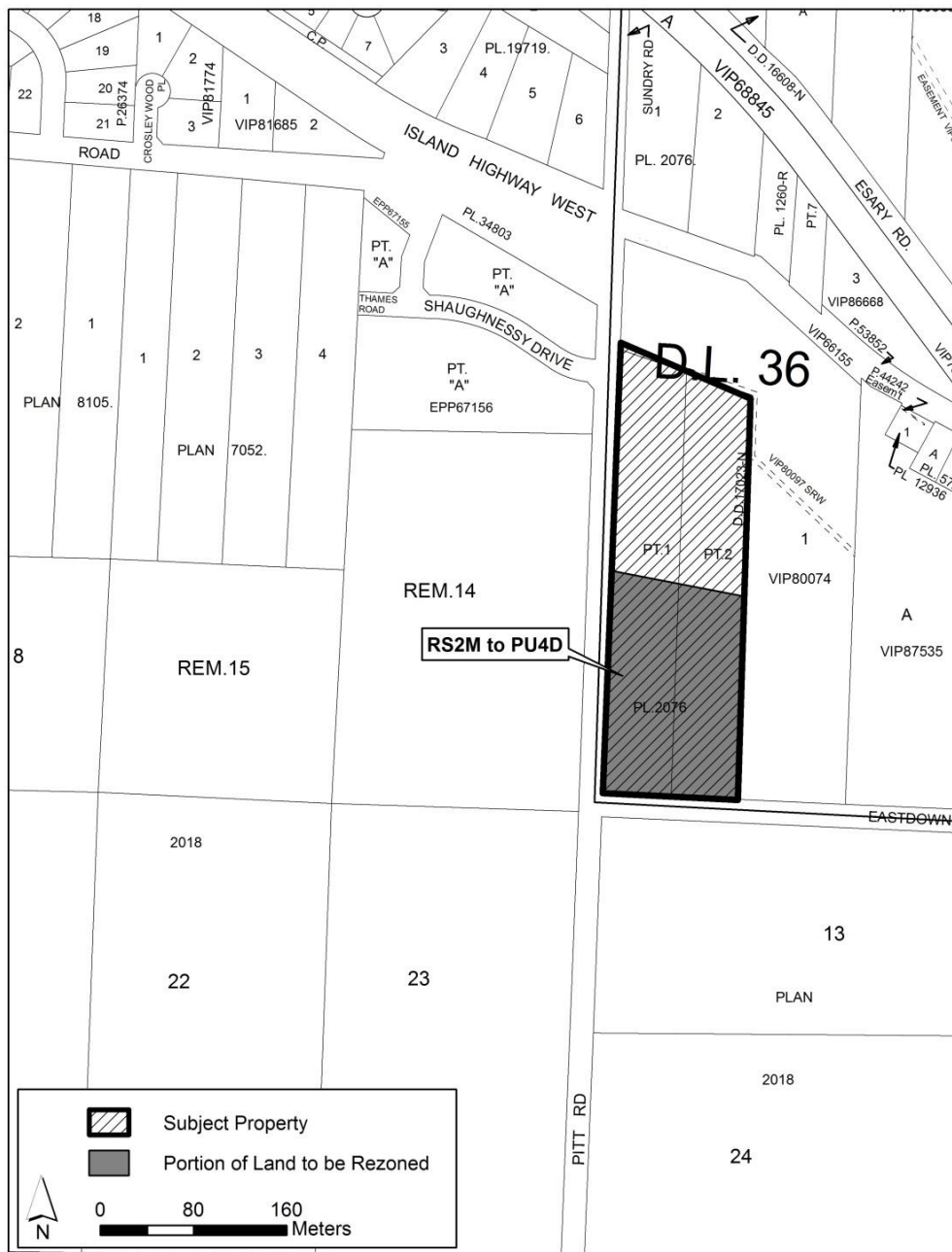
CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018".

Chair

Corporate Officer

Schedule '1'



TO: Regional District of Nanaimo Board **DATE:** July 24, 2018

FROM: Kristy Marks
Planner **FILE:** PL2017-202

SUBJECT: **Zoning Amendment Application No. PL2017-202**
Pitt Road - Electoral Area H
Amendment Bylaw 500.418, 2018 – Third Reading
Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076 Except That Part
Shown Outlined In Red On Plan 1104-R And Except That Part Lying North Of
The Island Highway As Said Highway Is Shown On Said Plan

RECOMMENDATION

That the Board give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018”.

SUMMARY

The applicant proposes to rezone the northern half of the subject properties from Residential 2 Zone (RS2), Subdivision District ‘M’ to a new Lighthouse Seniors Comprehensive Development Zone 52 (CD52), Subdivision District ‘D’, to permit the development of a supportive seniors housing facility. The Board at its June 26, 2018 regular meeting gave first and second reading to the amendment bylaw and waived the requirement to hold a public hearing in accordance with Section 464(2) of the *Local Government Act*. As the notification requirements of the *Local Government Act* have been satisfied, it is recommended that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018” be considered for third reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from the Bowser Seniors Housing Society on behalf of the Province of BC to rezone the northern half of the subject properties to permit the development of a 40 unit seniors housing facility.

A public information meeting was held on April 9, 2018. Seventeen members of the public attended and no written submissions were received. Amendment Bylaw No. 500.418 was introduced and given first and second reading at the regular Board meeting on June 26, 2018 (see Attachment 2 – Proposed Amendment Bylaw 500.418, 2018). The Board waived the requirement for a public hearing in accordance with Section 464(2) of the *Local Government Act* as the proposal is consistent with the Electoral Area H Official Community Plan.


Procedural Considerations

If a local government waives the holding of a public hearing under the *Local Government Act*, it must give notice of the waiver in accordance with Section 467 of the *Act*. In order to meet the statutory notification requirements, notification of the Board's waiver of the public hearing and intent to consider third reading of the bylaw at the Regular Board meeting held on July 24, 2018, was published in the July 17 and July 19 editions of the Parksville Qualicum Beach News. Notices were also mailed to owners and tenants in accordance with "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1432, 2005". As the notification requirements of the *Local Government Act* have been satisfied, it is recommended that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018" (Bylaw 500.418) be considered for third reading.

As the public hearing was waived, in accordance with the *Local Government Act*, any delegations wishing to speak to Bylaw 500.418 should be required to limit comments to matters related to the consistency of Bylaw 500.418 with the Official Community Plan and the waiver of the public hearing. Delegations wishing to speak to other aspects of Bylaw 500.418 should not be permitted.

ALTERNATIVES

1. To give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018".
2. To not give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018".



Kristy Marks
kmarks@rdn.bc.ca
July 12, 2018

Reviewed by:

- J. Holm, Manager, Current Planning
- J. Holm, Acting General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Amendment Bylaw No. 500.418, 2018

Attachment 1

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.418**

**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. 500.418, 2018”.
- B. “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:

1. Under **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** by adding the following zoning classification and corresponding short title after CD51 Zone:

Lighthouse Villa Comprehensive Development Zone 52

2. By adding Section 3.4.152 (CD52)

as shown on Schedule ‘1’ which is attached to and forms part of this Bylaw.

3. By rezoning a portion of the lands shown on the attached Schedule ‘2’ and legally described as part of

Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076 Except That Part
Shown Outlined In Red On Plan 1104-R And Except That Part Lying North Of
The Island Highway As Said Highway Is Shown On Said Plan;

from Residential 2 (RS2), Subdivision District ‘M’ to Lighthouse Villa Comprehensive
Development Zone 52 (CD52), Subdivision District ‘D’

Introduced and read two times this 26th day of June, 2018.

Public Hearing waived in in accordance with Section 467 of the *Local Government Act*.

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. 500.418, 2018".

Chair

Corporate Officer

Schedule '1'

Section 3.4.152

LIGHTHOUSE VILLA COMPREHENSIVE DEVELOPMENT ZONE 52

CD52

3.4.152.1 Permitted Uses & Minimum Site Area

Permitted Principal Uses

- a) Seniors Housing
- b) Residential use

Permitted Accessory Uses

- a) Accessory Buildings and Structures

Permitted Accessory Uses to Seniors Housing

- a) Medical Office
- b) Personal Service Use
- c) Public Assembly

3.4.152.2 Maximum Number and Size of Buildings and Structures

Seniors housing units	40
Dwelling units/parcel	2
Height	10.0 m
Parcel coverage	25%

3.4.152.3 Minimum Setback Requirements

For all buildings and structures unless otherwise set out in Part 3 Land Use Regulations:

Front lot line	8.0
Interior side lot line	5.0
Rear lot line	5.0
Exterior side lot line	5.0

Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

3.4.152.4 Off Street Parking Requirements

Seniors Housing 1 space per 2 employees and 1 space per 2 seniors housing units

Medical Office 1 space per 15 m² of floor area

For all other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces

3.4.152.4 Other Regulations

For the purpose of this zone:

- a) Accessory personal service and medical office uses, where provided, shall be contained within the seniors housing facility and shall be accessible from an internal hallway or corridor. The combined total floor area of all accessory personal service and medical office uses shall not exceed 150 m² per seniors housing facility.
- b) Personal service use shall be limited to barber shop or beauty salon.
- c) Public Assembly shall be limited to a church contained within the seniors housing facility and special events or meetings held within the common dining area or social room of the seniors housing facility.

3.4.152.5 Definitions

For the purpose of this zone:

- a) Seniors housing means a residential or institutional facility which provides for seniors housing units with common living facilities, and may provide support services such as one or more meals per day, a linen laundry service and may include a common dining area with a capacity sufficient to accommodate all residents of the facility.
- b) Seniors housing unit means a bedroom and associated living area within a seniors housing facility which is used or intended to be used for sleeping and living purposes and may or may not contain provisions for cooking.
- c) Medical Office means the office, clinic or laboratory of a licensed professional and may include a doctor, dentist, optometrist, physiotherapist, chiropractor and medical technician.

3.4.152.6 Condition of Use

- a) A Housing Agreement shall be required for Seniors Housing.
- b) Seniors Housing must be serviced by community water and community sewer.

Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018"

Chair

Corporate Officer

Schedule '2'

