

AGENDA FOR THE REGULAR FINANCE / POLICY COMMITTEE OF THE WHOLE MEETING
TO BE HELD IN THE BOARD CHAMBERS, REGIONAL DISTRICT OF NANAIMO,
6300 HAMMOND BAY ROAD, ON MONDAY, 2008-FEB-18, COMMENCING AT 4:30 P.M.

1. **CALL THE REGULAR FINANCE / POLICY COMMITTEE OF THE WHOLE MEETING TO ORDER:**
2. **INTRODUCTION OF LATE ITEMS:**
3. **ADOPTION OF AGENDA:**
4. **ADOPTION OF MINUTES:**
 - (a) Minutes of the Special Open Finance / Policy Committee of the Whole Meeting held in the Board Room, City Hall, on Monday, 2008-JAN-17 at 4:02 p.m. *Pg. 4-5*
 - (b) Minutes of the Regular Finance / Policy Committee of the Whole Meeting held in the Board Chambers, Regional District of Nanaimo, on Monday, 2008-JAN-21 at 4:30 p.m. *Pg. 6-8*
 - (c) Minutes of the Special Open Finance / Policy Committee of the Whole Meeting held in the Board Room, City Hall, on Thursday, 2008-JAN-31 at 4:02 p.m. *Pg. 9-10*
 - (d) Minutes of the Special Open Finance / Policy Committee of the Whole Meeting held in the Board Room, City Hall, on Thursday, 2008-FEB-07 at 4:00 p.m. *Pg. 11-12*
5. **PRESENTATIONS:**

Presentation from Mr. B. E. Clemens, Director of Finance, regarding the Development Cost Charge Review.
6. **DELEGATIONS PERTAINING TO AGENDA ITEMS: (10 MINUTES)**
 - (a) Delegations pertaining to the 2008 – 2012 Financial Plan.
 - (b) Delegations pertaining to the Development Cost Charge Review.
7. **COMMISSION REPORTS:**

8. **COMMITTEE REPORTS:**

9. **STAFF REPORTS:** *(blue)*

DEVELOPMENT SERVICES:

(a) **Urban Containment Boundary**

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Staff's Recommendation: That Council direct Staff to circulate the draft Official Community Plan (OCP) with the Urban Containment Boundary (UCB) as shown of the attached map "Proposed Option #2".

10. **INFORMATION ONLY ITEMS:**

11. **CORRESPONDENCE:**

12. **NOTICE OF MOTION:**

13. **OTHER BUSINESS:**

- (a) At the Regular Finance / Policy Committee of the Whole Meeting held Thursday, 2008-JAN-31, Councillor Holdom put forward the following Notice of Motion:

"That Council amend the 2008 – 2012 Financial Plan to include an additional .5 FTE Parks Bylaw Officer position".

14. **DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA:**
(10 MINUTES)

15. **QUESTION PERIOD:** *(Agenda Items Only)*

16. **PROCEDURAL MOTION:**

It is moved and seconded that the following meeting be closed in order to deal with the following matters under the *Community Charter* Section 90(1):

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

17. **ADJOURNMENT:**

MINUTES OF THE SPECIAL OPEN FINANCE / POLICY COMMITTEE OF THE WHOLE
MEETING HELD IN THE BOARD ROOM, CITY HALL,
ON THURSDAY, 2008-JAN-17 COMMENCING AT 4:02 P.M.

PRESENT: Mayor G. R. Korpan, Chair

Members: Councillor W. L. Bestwick
Councillor M. D. Brennan
Councillor J. D. Cameron
Councillor W. J. Holdom
Councillor L. D. McNabb
Councillor C. S. Manhas (4:18 p.m.)
Councillor L. J. Sherry
Councillor M. W. Unger

Staff: G. D. Berry, City Manager
A. C. Kenning, Deputy City Manager
A. W. Laidlaw, General Manager, Community Services
D. W. Holmes, General Manager of Corporate Services
E. C. Swabey, General Manager of Development Services
B. E. Clemens, Director of Finance
T. M. Hickey, Director of Engineering and Public Works
T. P. Seward, Director, Permits and Properties
T. F. Moscrip, Senior Manager of Engineering
R. S. Crane, Senior Manager, Public Works
S. Graham, Manager, Financial Planning and Payroll
B. Sims, Manager, Water Resources
D. Duncan, Finance Manager, Community Services
J. E. Harrison, Manager, Legislative Services

1. CALL THE OPEN MEETING TO ORDER:

The Special Open Finance / Policy Committee of the Whole Meeting was called to order at 4:02 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. PRESENTATIONS:

- (a) Budget Presentation from Engineering and Public Works.

Mr. T. M. Hickey, Director of Engineering and Public Works, provided a PowerPoint Presentation regarding the Engineering and Public Works budget.

4. DELEGATIONS PERTAINING TO AGENDA ITEMS:

It was moved and seconded that the Delegations be permitted to address Council. The motion carried unanimously.

- (a) Delegations pertaining to the 2008 – 2012 Financial Plan.

There were no delegations wishing to speak to the Financial Plan.

5.

ADJOURNMENT:

It was moved and seconded at 5:15 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DIRECTOR,
LEGISLATIVE SERVICES

MINUTES OF THE REGULAR FINANCE / POLICY COMMITTEE OF THE WHOLE MEETING
HELD IN THE BOARD CHAMBERS, REGIONAL DISTRICT OF NANAIMO,
ON MONDAY, 2008-JAN-21 COMMENCING AT 4:30 P.M.

PRESENT: Mayor G. R. Korpan, Chair (4:34 p.m.)

Members: Councillor W. L. Bestwick (4:36 p.m.)
Councillor M. D. Brennan (4:34 p.m.)
Councillor J. D. Cameron
Councillor McNabb
Councillor C. S. Manhas
Councillor L. J. Sherry
Councillor M. W. Unger

Absent: Councillor W. J. Holdom

Staff: G. D. Berry, City Manager
A. C. Kenning, Deputy City Manager
D. W. Holmes, General Manager of Corporate Services
A. W. Laidlaw, General Manager, Community Services
E. C. Swabey, General Manager of Development Services
I. Howat, Director of Legislative Services
B. E. Clemens, Director of Finance
T. P. Seward, Director, Permits and Properties
A. J. Tucker, Director, Planning and Development
R. J. Harding, Director of Parks, Recreation and Culture
T. F. Moscrip, Senior Manager of Engineering
B. Sims, Manager, Water Resources
J. E. Harrison, Manager, Legislative Services
K. King, Recording Secretary

1. CALL THE OPEN MEETING TO ORDER:

Councillor McNabb called the Regular Finance / Policy Committee of the Whole Meeting to order at 4:30 p.m.

Mayor Korpan arrived at the Meeting at 4:34 p.m. and assumed the Chair.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

- (a) Minutes of the Regular Finance / Policy Committee of the Whole Meeting held in the Board Room, City Hall, on Monday, 2007-DEC-10 at 5:02 p.m.
- (b) Minutes of the Special Finance / Policy Committee of the Whole Meeting held in the Franklyn Street Training Room, City Hall Annex, on Monday, 2008-JAN-03 at 4:05 p.m.

It was moved and seconded that the Minutes be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

- (a) Mr. B. E. Clemens, Director of Finance, to provide a PowerPoint Presentation regarding the Development Cost Charge Review.

Mr. B. E. Clemens, Director of Finance, provided a PowerPoint Presentation regarding the Development Cost Charge Review. Following the presentation, Staff responded to questions regarding Development Cost Charges from Council and members of the public.

6. DELEGATIONS PERTAINING TO AGENDA ITEMS:

It was moved and seconded that the Delegations be permitted to address Council. The motion carried unanimously.

- (a) Delegations pertaining to the 2008 – 2012 Financial Plan.

No one in attendance wished to make representation regarding the Financial Plan.

7. PROCEDURAL MOTION:

It was moved and seconded that the following meeting be closed in order to deal with the following matters under the *Community Charter* Section 90(1):

- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

The motion carried unanimously.

Council moved into "In Camera" at 5:37 p.m.

Mayor Korpan called a five-minute recess.

Council moved out of "In Camera" at 5:55 p.m.

8. ADJOURNMENT:

It was moved and seconded at 5:55 p.m. that the Regular Meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DIRECTOR,
LEGISLATIVE SERVICES

MINUTES OF THE SPECIAL OPEN FINANCE / POLICY COMMITTEE OF THE WHOLE
MEETING HELD IN THE BOARD ROOM, CITY HALL,
ON THURSDAY, 2008-JAN-31 COMMENCING AT 4:02 P.M.

PRESENT: Mayor G. R. Korpan, Chair

Members: Councillor W. L. Bestwick (departed 4:08 p.m.)
Councillor M. D. Brennan
Councillor J. D. Cameron (departed 4:38 p.m.)
Councillor W. J. Holdom (departed 4:24 p.m.)
Councillor C. S. Manhas
Councillor L. J. Sherry

Absent: Councillor L. D. McNabb
Councillor M. W. Unger

Staff: G. D. Berry, City Manager
A. C. Kenning, Deputy City Manager
A. W. Laidlaw, General Manager of Community Services
D. W. Holmes, General Manager of Corporate Services
E. C. Swabey, General Manager of Development Services
T. P. Seward, Director of Permits and Properties
A. J. Tucker, Director of Planning and Development
R. J. Harding, Director of Parks, Recreation and Culture
S. Graham, Manager of Financial Planning and Payroll
J. Ritchie, Senior Manager of Parks
S. Samborski, Senior Manager of Recreation and Culture Services
D. Duncan, Finance Manager of Community Services
K. King, Recording Secretary

1. CALL THE OPEN MEETING TO ORDER:

The Special Finance / Policy Committee of the Whole Meeting was called to order at 4:02 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. PRESENTATIONS:

(a) Budget Presentation from Parks, Recreation and Culture.

Mr. R. J. Harding, Director of Parks, Recreation and Culture, provided a PowerPoint Presentation regarding the Parks, Recreation and Culture budget.

4. NOTICE OF MOTION:

- (a) Councillor Holdom advised that he would be bringing forward the following Notice of Motion for consideration at the Regular Finance / Policy Committee of the Whole Meeting to be held 2008-FEB-18:

"That Council amend the 2008 – 2012 Financial Plan to include an additional .5 FTE Parks Bylaw Officer position."

5. DELEGATIONS PERTAINING TO AGENDA ITEMS:

It was moved and seconded that the Delegations be permitted to address Council. The motion carried unanimously.

- (a) Delegations pertaining to the 2008 – 2012 Financial Plan.

No one in attendance wished to make representation regarding the Financial Plan.

6. ADJOURNMENT:

It was moved and seconded at 5:01 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DIRECTOR,
LEGISLATIVE SERVICES

MINUTES OF THE SPECIAL OPEN FINANCE / POLICY COMMITTEE OF THE WHOLE
MEETING HELD IN THE BOARD ROOM, CITY HALL,
ON THURSDAY, 2008-FEB-07 COMMENCING AT 4:00 P.M.

PRESENT: Mayor G. R. Korpan, Chair

Members: Councillor M. D. Brennan
Councillor J. D. Cameron
Councillor W. J. Holdom
Councillor L. D. McNabb
Councillor C. S. Manhas
Councillor L. J. Sherry (Arrived 4:18 p.m.)
Councillor M. W. Unger

Absent: Councillor W. L. Bestwick

Staff: A. C. Kenning, Deputy City Manager
E. C. Swabey, General Manager of Development Services
A. J. Tucker, Director of Planning and Development
I. Howat, Director of Legislative Services
M. Hutchinson, Economic Development Officer
B. Anderson, Manager of Community Planning
R. Grant, Development Approvals Manager
D. Mousseau, Manager of Development Engineering
R. Churchill, Manager of Bylaw Services
J. Kinch, Manager of Building Inspections
C. Nesselbeck, Property Services Manager
T. Neil, Manager of Permit and Support Services
H. Pirozzini, Secretary to the G. M. of Development Services
S. Graham, Manager of Financial Planning and Payroll
J. E. Harrison, Manager of Legislative Services

1. CALL THE OPEN MEETING TO ORDER:

The Special Open Finance / Policy Committee of the Whole Meeting was called to order at 4:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. PRESENTATIONS:

(a) Budget Presentation from Development Services.

Mr. E. C. Swabey, General Manager of Development Services, introduced Development Services Staff and provided a PowerPoint Presentation regarding the Development Services budget.

Councillor Unger vacated the Board Room at 4:25 p.m. during discussion regarding Malaspina Lodge on a reasonable apprehension of bias, as his brother is a proponent of the Malaspina Lodge project.

Councillor Unger returned to the Board Room at 4:26 p.m.

Councillor Manhas vacated the Board Room at 5:10 p.m.

Councillor Manhas returned to the Board Room at 5:13 p.m.

(b) Budget Presentation from Economic Development.

Ms. M. Hutchinson, Economic Development Officer, provided a PowerPoint Presentation regarding the Economic Development budget.

Councillor Brennan vacated the Board Room at 5:26 p.m.

Councillor Brennan returned to the Board Room at 5:29 p.m.

4. DELEGATIONS PERTAINING TO AGENDA ITEMS:

It was moved and seconded that the Delegations be permitted to address Council. The motion carried unanimously.

(a) Delegations pertaining to the 2008 – 2012 Financial Plan.

There were no delegations wishing to speak to the Financial Plan.

5.

ADJOURNMENT:

It was moved and seconded at 5:57 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DIRECTOR,
LEGISLATIVE SERVICES

STAFF REPORT

REPORT TO: TED SWABEY, GENERAL MANAGER, DEVELOPMENT SERVICES

FROM: ANDREW TUCKER, DIRECTOR, PLANNING AND DEVELOPMENT

RE: URBAN CONTAINMENT BOUNDARY

STAFF'S RECOMMENDATIONS:

That Council direct staff to circulate the draft OCP with the Urban Containment Boundary (UCB) as shown on the map "Proposed Option #2".

EXECUTIVE SUMMARY:

In January 2008, Council considered a presentation on "island sprawl" and a corresponding report that recommended moving the UCB to coincide with the City boundary. That proposal has now been vetted through a workshop attended by staff of the City, the RDN and member municipalities. While the participants were prepared to support the City's proposal, a healthy discussion on the issue and the potential impact on the other local governments led to a consensus that a UCB that included potential future growth areas but excluded resource lands was more logical. The purpose of this report is to summarize the discussion on the UCB and to recommend that Council endorse a revised UCB identified on the map "Proposed Option #2".

BACKGROUND:

On 2008-JAN-14, Council received a presentation from the City Manager regarding growth management, the Urban Containment Boundary (UCB), climate change and tax equity. Council also considered a report which recommended that the UCB in the draft OCP coincide with the City boundary.

On 2008-JAN-25, City staff met with staff of the Regional District of Nanaimo (RDN) and the other member municipalities (Lantzville, Parksville, and Qualicum Beach) of the RDN in an all day workshop to discuss the City's proposal and its implications for the Regional Growth Strategy (RGS).

While the RDN expressed the opinion that the Regional Board would likely support Nanaimo's change to the UCB recognizing the desire of Nanaimo to manage urban growth independent of the RGS, the member municipalities noted that the proposed change would lead to inconsistencies in the application of the UCB across the region. In particular, Lantzville and Qualicum Beach noted that they have large areas of resource lands inside their municipal boundaries but outside the UCB which the municipality has no intention to convert from rural resource to urban use.

It was also noted that lands inside the UCB which are located in the Agricultural Land Reserve (ALR) or have been down-zoned to protect forestry resource values are not likely to change land use as a result of their location inside the UCB. Therefore, it was the opinion of the other member municipalities that there was limited value in bringing these resource lands inside the UCB.

Conversely, it was recognized that Nanaimo is the principal urban node within the RDN and that Council's desire to accommodate and manage the projected growth can be accommodated by

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realigning the City's UCB. The creation of an "urban reserve" designation, in a manner consistent with the policies in Plan Nanaimo (the current OCP) pertaining to the Linley Valley, ensures that comprehensive plans will be prepared prior to development of the "urban reserve" areas.

The workshop also discussed the large number of rural lots already existing in the Electoral Areas of the RDN. These lots (estimated to be \pm 2000 lots) can develop under existing zoning without municipal services (water, sewer). Nevertheless, these rural lots place a significant demand on soft services provided by the municipalities. There was a view expressed by some participants that the UCB may have had the unintended consequence of contributing to sprawl in the Electoral Areas.

DISCUSSION:

Based on the concerns expressed by RDN and municipal staff, we have re-evaluated the proposal to locate the UCB to coincide with the municipal boundary.

If the UCB is located at the City boundary, an additional 5570 acres of land will be brought inside the UCB. This includes:

- 804 acres - Urban Reserve (Jingle Pot, Linley Valley)
- 999 acres - Industrial (913 acres at Duke Point)
- 524 acres - Resort Centre (subject to Council decision on Bylaw 6000.081)
- 3243 acres - Resource Protection divided between
 - 926 acres ALR
 - 757 acres Parks
 - 296 acres Lakes (Brannen, Westwood)
 - 1265 acres other (most located above Westwood Lake)

(see map "Proposed Option #1)

In contrast, if the UCB were revised more selectively, an additional 2277 acres of land would be brought inside the UCB. This includes

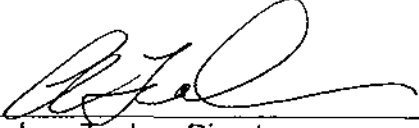
- 804 acres - Urban Reserve
- 999 acres - Industrial
- 524 acres - Resort Centre (subject to Council decision on Bylaw 6000.081)
- 114 acres - Resource Protection
- 168 acres - Parks (Cottle Lake, Joan Point)
- Less 168 ac - Resource Protection (Buttertubs, Colliery Dam)

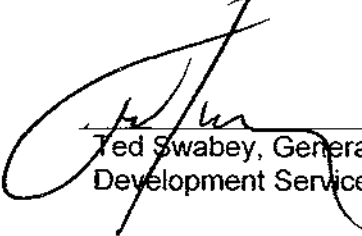
(see map "Proposed Option #2)

Given that over half of the land that is proposed to be brought inside the UCB (3243 acres or 58% of the land) if the UCB coincides with the City boundary, is already committed to non-urban uses by virtue of the ALR, park, lake or environmental (estuary) designation, it is questionable what benefit would be derived by bringing these lands inside the UCB. Based on the concerns expressed by the other member municipalities and the RDN, this approach is not recommended for the draft OCP.

Instead, it is recommended that only those lands that will likely be used for urban uses at some point in the future (upon completion of an Area Plan) be included in the revised UCB. This will include "urban reserve" designation for the Jingle Pot area and the western portion of Linley Valley, the Sandstone Development (South Nanaimo Lands adopted by Council on 2007-OCT-29), the Duke Point Industrial area, and may or may not include the Cable Bay lands pending Council's decision on Bylaw 6000.081. This revised UCB provides a more appropriate separation of urban and rural lands, reflects the spirit of the RGS and addresses the concerns raised by the other RDN member municipalities. It also reduces the amount of land to be brought inside the UCB to those lands that may be reasonably expected to convert to urban uses within the time frame of the plan. Therefore, Council is recommended to endorse Proposed Option #2 as the location of the UCB for the draft OCP.

Respectfully submitted,

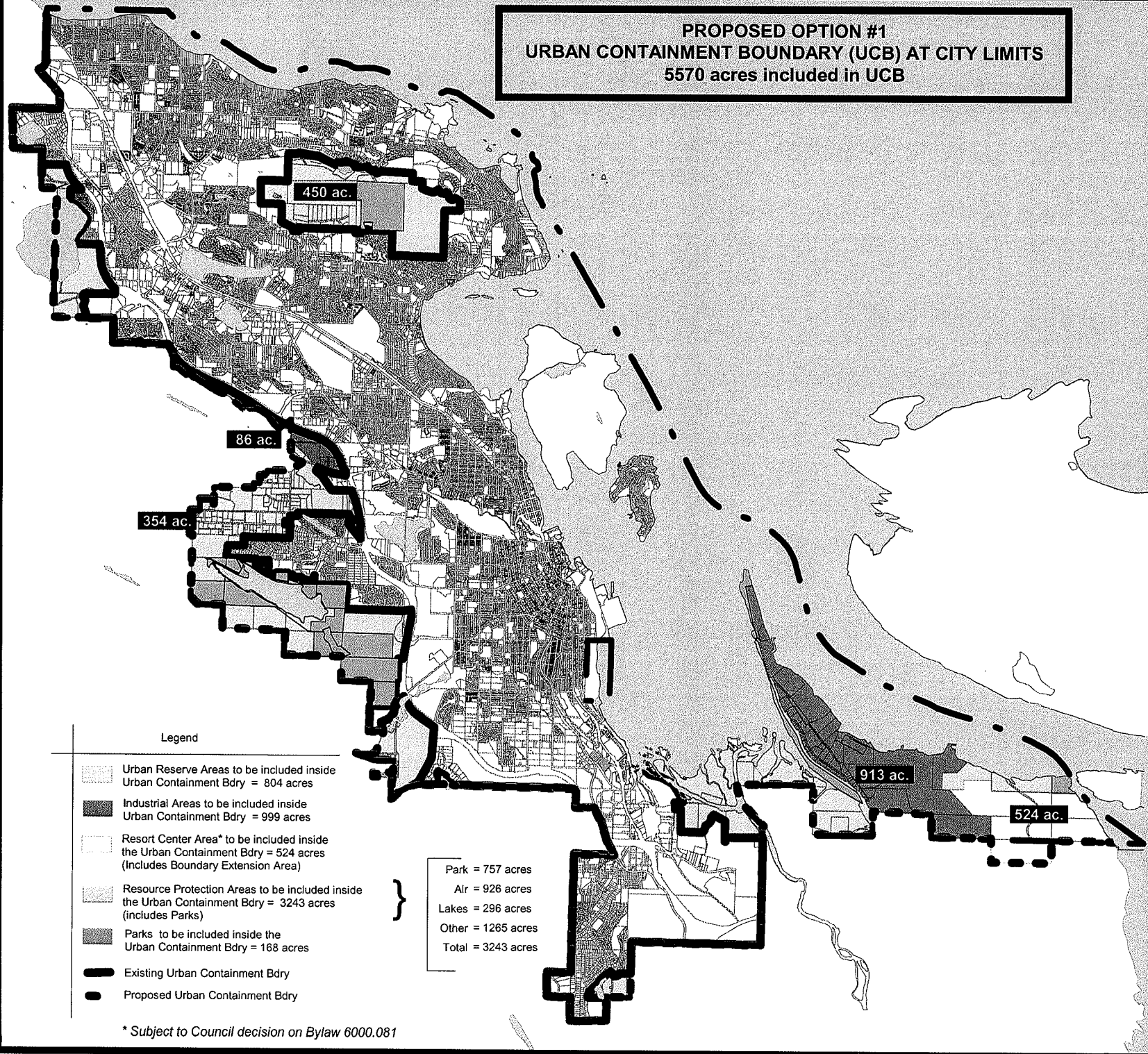


Andrew Tucker, Director
Planning and Development
Development Services Department

Ted Swabey, General Manager
Development Services

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Council Date: 2008-Feb-18

**PROPOSED OPTION #1
URBAN CONTAINMENT BOUNDARY (UCB) AT CITY LIMITS
5570 acres included in UCB**



**PROPOSED OPTION #2
REVISED URBAN CONTAINMENT BOUNDARY (UCB)
2277 acres Included in UCB**

