



City of PARKSVILLE

PO Box 1390, 100 E. Jensen Avenue, Parksville, BC V9P 2H3
Telephone: (250) 248-6144 Fax: (250) 248-6650
www.parksville.ca

COMMITTEE OF THE WHOLE AGENDA

MONDAY, APRIL 14, 2008 – 6:00 P.M.

1. ADOPTION OF MINUTES

- a) of the March 26, 2008 minutes of the Committee of the Whole meeting – Pages 1 to 4

2. PUBLIC PRESENTATIONS

- a) Neil Malbon / Doug Backhouse – Alberni Pacific Railway / Island Corridor Foundation – Update on Arrowsmith Explorer, including current funding status and economic impact – Page 5
- b) Bud Shelly & Murray LaPlante – Shelly Enterprises Ltd. – Present City Council with a petition that has been circulated through out the City regarding the removal of their lands from the ALR – Pages 6 to 29
- c) Michele Deakin – Mid-Vancouver Island Habitat Enhancement Society – Presentation regarding Shelly Farm to be removed from the ALR – Page 30

3. CORRESPONDENCE

- a) Oceanside Development & Construction Association – Consideration of Implementation of Mandatory Provision of Affordable Housing Units – Page 31

Recommendation: THAT the correspondence from the Oceanside Development & Construction Association, dated February 28, 2008 regarding consideration of implementation of mandatory provision of affordable housing units, be received for information.

4. STAFF PRESENTATIONS

- a) Director of Community Planning – Consideration of Amendments to Secondary Suite Zoning Regulations – Pages 32 to 44

Recommendation: THAT Staff be directed to advertise the current regulations so as to make it known that secondary suites are currently permitted on a wide spread basis and re-evaluate the impact of this in 12 months time.

- b) Director of Community Planning – Status of Affordable Housing Policy Strategy Initiatives – Pages 45 to 50

Recommendation: THAT the report from the Director of Community Planning dated March 6, 2008 regarding the status of affordable housing policy strategy be received for information.

- c) Manager of Current Planning – Implementation of Watercourse Protection Development Permit Areas Consistent with the Riparian Areas Regulation – Pages 51 to 64

Recommendation: THAT Council direct Staff to commence the statutory process to amend the Official Community Plan for the inclusion of a watercourse protection development permit areas consistent with the provincial Riparian Areas Regulation.

- d) Planner – Taking Downtown Revitalization Plan Details From Concept to Specification – Pages 65 to 95

Recommendation: THAT the report from the Planner dated April 8, 2008 regarding design development of downtown revitalization details be received for information.

- e) Director of Community Planning – Consideration of Options to Reduce or Eliminate New Single Family Subdivisions – Pages 96 to 103

**Recommendation: THAT Council maintain the status quo for considering single family subdivisions at this time;
AND THAT the general topic of "sustainability" be considered as part of an Official Community Plan (OCP) review;
AND FURTHER THAT the consideration of the timing of an OCP review be done during the 2008 budget deliberations**

- f) Director of Community Planning – Quarterly Report (verbal report)
- g) Chief Administrative Officer – Consideration of Development Cost Charges (DCC) Waiver for Non Profit Rental and Supportive Living Housing – Pages 104 to 107

Recommendation: THAT Staff be directed to prepare a bylaw, for Council's consideration, which, pursuant to Section 933 (12) of the Local Government Act, implements a reduction or waiver of development cost charges at a rate to be determined by Council for not for profit rental housing including supportive housing projects.

- h) Chief Administrative Officer - Consideration of Development Process Review Proposed By the Oceanside Development and Construction Association (ODCA) – Pages 108 to 110

Recommendation: THAT Council direct staff to inform the ODCA that in view of their abandonment of their request for the development process review, the City will not be pursuing the issue any further.

- i) Director of Administration – Quarterly Report (verbal report)

5. **NEW BUSINESS**

6. **ADJOURNMENT**

CITY OF PARKSVILLE

March 26, 2008

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Wednesday, March 26, 2008 at 6:00 p.m.

PRESENT: Her Worship Acting Mayor T.C. Patterson

Councillors: C. R. Burger
M. Lefebvre
J. B. Johnston
S. Powell

Staff: F. Manson, Chief Administrative Officer
L. Taylor, Director of Administrative Services
G. Jackson, Director of Community Planning
G. O'Rourke, Director of Engineering & Operations
D. Banks, Fire Chief

1. MINUTES

Powell - Johnston

THAT the minutes of the Committee of the Whole meeting held March 10, 2008 be adopted.

CARRIED.

2. PUBLIC PRESENTATIONS

Nil

3. CORRESPONDENCE

Nil

4. STAFF PRESENTATIONS

Acting Mayor Patterson noted that all recommendations adopted by the Committee at this meeting will be forwarded to Council for consideration at their April 7, 2008 meeting.

Recommendations:

- a) **Director of Engineering and Operations – Water Supply Agreement – Nanoose Water Connection**

Powell - Johnston

THAT the report from the Director of Engineering & Operations, dated March 13, 2008, entitled "Water Supply Agreement – Nanoose Water Connection", be received;

AND THAT the Mayor and Director of Administrative Services be authorized to execute, on behalf of the City of Parksville, the Water Supply Agreement for the Nanoose water service area with the Regional District of Nanaimo for the period May 1, 2008 to and including April 30, 2013, as attached to the report from the Director of Engineering and Operations dated March 13, 2008 entitled "Water Supply Agreement – Nanoose Water Connection".

CARRIED.

b) **Planner – Issuance of Development Permit [371 Alberni Highway]**

Powell - Lefebvre

THAT the report from the Planner, dated February 21, 2008, entitled "Issuance of Development Permit (371 Alberni Highway)", be received;

AND THAT a Development Permit be issued to Oceanside Projects Ltd. to permit 26 townhouse units and associated site improvements on Lot 10, District Lot 14, Nanoose District, Plan 2536 except Plans 733 RW and VIP65392 (371 Alberni Highway);

AND FURTHER THAT the Development Permit authorize a variance to reduce the front lot line setback from 4.5 metres to 2.43 metres to facilitate the siting of the building, subject to:

- (a) A landscaping bond in the amount of \$118,501.35 be received prior to the issuance of the permit.

CARRIED.

c) **Grant-In-Aid Select Committee – Spring 2008 Grant-In-Aid Applications**

Powell - Lefebvre

THAT the report from the Grant-In-Aid Select Committee, dated March 20, 2008, entitled "Spring 2008 Grant-In-Aid Applications", be received;

AND THAT the Grant-In-Aid applications received for the period ending February 29, 2008 be approved and/or denied as follows:

Name of Organization	Requested	Approved/ Denied
Ballenas Secondary Dry Grad Committee	500.00	250.00
District 69 Citizens on Patrol (Speed Watch)	670.00	400.00
District 69 Family Resource Association (FRA)	700.00	400.00
The Nature Trust of BC (Brant Festival)	1,000.00	250.00
Oceanside Community Arts Council	1,000.00	300.00
Parksville & District Association for Community Living	500.00	300.00
Parksville & District Historical Society	500.00	300.00
Parksville & District Musical Association	200.00	200.00
Vancouver Island Opera (formerly Oceanside Lyric Ensemble)	1,500.00	100.00
Total		\$2,500.00

AND FURTHER THAT \$2,500.00 be allocated from the 2008 Grants-In-Aid budget.

CARRIED.

d) **Director of Administrative Services – 2008 Special Events Applications**

Powell - Johnston

THAT the report from the Director of Administrative Services, dated March 19, 2008, entitled "2008 Special Events Applications", be received;

AND THAT the following organizations be permitted use of City property and roads for a special event at the specified time and on the road outlined in the application attached to the report from the Director of Administrative Services dated March 19, 2008 entitled "2008 Special Events Applications":

- A.L.S. Society of BC – "Mid-Island Walk for A.L.S." on Sunday, June 8, 2008 12:00 – 2:30 p.m. (From PCTC plaza; up Craig Street to Hamilton Avenue; left on Hamilton Avenue to Corfield Street; down Corfield Street to Stanford Avenue; right on Stanford Avenue to Shelly Road; left on Shelly Road to Island Highway; left on Island Highway to Craig Street; left on Craig Street returning to PCTC);
- Oceanside Hospice – "Hike for Hospice" on Sunday, May 4, 2008 2:00 – 3:00 p.m. (Walking on Chattell Road to Greig Road and returning).

AND FURTHER THAT the approval for each event be granted on condition that the organizers adhere to their signed Terms and Conditions forms attached to the report from the Director of Administrative Services dated March 19, 2008 entitled "2008 Special Events Applications".

CARRIED.

e) **Chief Administrative Officer – Assignment of Shelly Park Centre Operating Agreement**

Lefebvre - Burger

THAT the report from the Chief Administrative Officer, dated March 7, 2008, entitled "Assignment of Shelly Park Centre Operating Agreement ", be received;

AND THAT Council consent to the request from the Kinsmen Club of Parksville that the Shelly Park Centre Operating Agreement between the City and the Kinsmen Club of Parksville for the period of January 1, 2007 to December 31, 2011 be assigned to the Bard to Broadway Theatre Society.

CARRIED.

f) **Chief Administrative Officer – Renewal of Lease Agreement for the District 69 Arena**

Powell - Burger

THAT the report from the Chief Administrative Officer, dated March 18, 2008, entitled "Renewal of Lease Agreement for the District 69 Arena ", be received;

AND THAT the Mayor and Director of Administrative Services be authorized to execute the Lease Agreement between the City of Parksville and the Regional District of Nanaimo for a specified area of land within the Community Park to operate the former District 69 Ice Arena for a further five year term commencing on the 1st day of June 2008 and ending on the 31st day of May 2013.

CARRIED.

5. **NEW BUSINESS**

Councillor Lefebvre

Impact of Single Family Subdivisions – Urban Sprawl

Lefebvre - Johnston

Recommendation to Council:

THAT staff be requested to bring forward the report from the Director of Community Planning dated July 25, 2007 entitled "Consideration of Options to Reduce or Eliminate New Single Family Subdivisions" for Council's further consideration.

CARRIED.

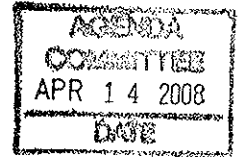
Burger - Powell

Rise and Report to Council at their April 7, 2008 meeting.

The meeting ended at 6:38 p.m.



Acting Mayor



City of PARKSVILLE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 14 April, 2008 AT 6:00 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: Neil Malbon / Doug Backhouse
[Please print]
NAME OF APPLICANT IF OTHER THAN ABOVE: Alberni Pacific Railway / Island Corridor Foundation
[Please print]
NAME OF ORGANIZATION [if applicable]:

Mailing address: Alberni Pacific Railway, 5633 Smith Road, Port Alberni, V9Y 8M1
Phone: 723-1379 - 724-7392 Fax: 723-1003
[Business] [Home]

DETAILS: [Please provide complete information on the nature of your presentation. If applicable, provide one set of submission documents in letter sized format for photocopying purposes. All requests and documentation must be received by the Administration Department by twelve noon on the Tuesday prior to the meeting date for consideration. Delegation requests that do not meet the criteria of Delegations and/or Presentations to Council or Committee Policy 2.22 will not be processed.]

Update on Arrowsmith Explorer, including current funding status and economic impact. Recognition of City of Parkville's participation as a member of the ICF Advisory Board.

Request that representative attend future "sub committee meetings" of the Arrowsmith Explorer initiative with the ICF. Request assistance with fund-raising activities, including letters of support. Request for financial assistance for fiscal years 2008 and 2009. This can be provided "in kind" through the assistance of City engineering or technical staff and City equipment, and/or sourcing local volunteers who could provide the equivalent services listed.

PowerPoint presentation (submission documents) to be forwarded by April 4.

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 26(c) of the Freedom of Information and Protection of Privacy Act.



City of PARKSVILLE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 14 - APRIL, 2008 AT 6. P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: BUD SHELLY
[Please print]
MURRAY LA PLANTE

NAME OF APPLICANT IF OTHER THAN ABOVE: _____
[Please print]

NAME OF ORGANIZATION [if applicable]: SHELLY ENTERPRISES LTD

Mailing address: 450 STANFORD AVE PARKSVILLE
Phone: 954-9555 - 248-2048 Fax: 248-4920
[Business] [Home]

DETAILS: [Please provide complete information on the nature of your presentation. If applicable, provide one set of submission documents in letter sized format for photocopying purposes. All requests and documentation must be received by the Administration Department by twelve noon on the Tuesday prior to the meeting date for consideration. Delegation requests that do not meet the criteria of Delegations and/or Presentations to Council or Committee Policy 2.22 will not be processed.]

The nature of this delegation is to present the Parksville City Council with a petition; copy of which is attached. The petition has been circulated through out the city and a signature copy of the petition will be presented to council at the April 14/08 meeting.

We would ask for time to address council, ask question, and answer question from council

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 26(c) of the *Freedom of Information and Protection of Privacy Act*.

The attachments are for the council members, as I will refer to them during my address to council.

SHELLY ENTERPRISES LTD

"A"

450 STANFORD AVENUE EAST PARKSVILLE, BC V9P 1V8 PHONE (250) 248-2048

PETITION
TO
PARKSVILLE CITY COUNCIL
FEBRUARY 29, 2008

We, the undersigned,

request that the Parksville City Council affect the necessary changes and studies required for the removal of these lands from the Agricultural Land Reserve for the benefit of future growth and it's enrichment to our city as per City Council's Resolution dated 15 November 2004 #04-347.

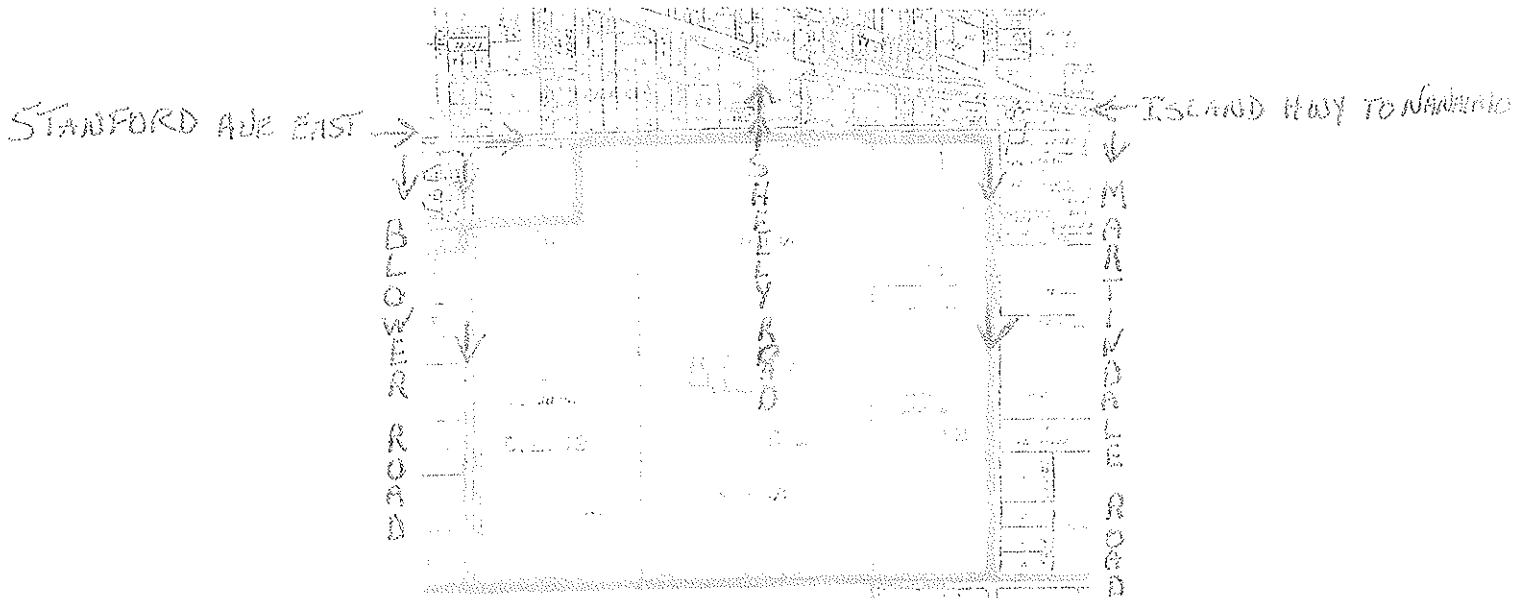
SUBJECT: APPLICATION FOR EXCLUSION FROM THE AGRICULTURAL LAND RESERVE - THE WEST 1/2 OF DISTRICT LOT 42, NANOOSE DISTRICT AND LOT A, DISTRICT LOT 12, NANOOSE DISTRICT, PLAN 50452, EXCEPT PART IN PLAN VIP61105
(270A SHELLY ROAD AND 450 STANFORD AVENUE)

At the regular meeting of Council, held Monday, November 15, 2004 the following resolution was adopted:

#04-347

That the report from the Assistant City Planner dated November 9 2004 entitled "Shelly Enterprises Ltd. Application for Exclusion from the Agricultural Land Reserve [450 Stanford Avenue/270A Shelly Road]" and the correspondence from Shelly Enterprises Ltd. dated September 29, 2004 and from Khevin Development Services Ltd. dated November 7, 2004, be received;

And That the application from Shelly Enterprises Ltd. and 448823 B.C. Ltd. for exclusion from the Agricultural Land Reserve for the West Half of District Lot 42, Nanoose District and Lot A, District Lot 12, Nanoose District, Plan 50452, Except Part in Plan VIP61105 be forwarded to the Provincial Agricultural Land Commission with a recommendation to approve the exclusion request. CARRIED.



"B"

FILE COPY
FILE COPY

November 16, 2004

Provincial Agricultural Land Commission
#133 – 4940 Canada Way
Burnaby, BC V5G 4K6

ATTENTION: G. BEDNARD, REGIONAL RESEARCH OFFICER

Dear Sirs:

SUBJECT: APPLICATION FOR EXCLUSION FROM THE AGRICULTURAL LAND RESERVE - THE WEST ½ OF DISTRICT LOT 42, NANOOSE DISTRICT AND LOT A, DISTRICT LOT 12, NANOOSE DISTRICT, PLAN 50452, EXCEPT PART IN PLAN VIP61105 (270A SHELLY ROAD AND 450 STANFORD AVENUE)

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And That the application from Shelly Enterprises Ltd. and 448823 B.C. Ltd. for exclusion from the Agricultural Land Reserve for the West Half of District Lot 42, Nanoose District and Lot A, District Lot 12, Nanoose District, Plan 50452, Except Part in Plan VIP61105 be forwarded to the Provincial Agricultural Land Commission with a recommendation to approve the exclusion request. CARRIED.

The minutes from the above meeting and the previous Committee meeting of November 8, 2004 are enclosed for your reference. Also attached find the completed "Application by Local Government" duly executed.

Should you require any additional information or clarification of the above please feel free to contact the undersigned at (250) 954-4673.

Yours truly,

CHERYL WIRSZ
Assistant City Planner

CW/sh
Attachment

GJ/3370/2004/04-01/ALC-1.



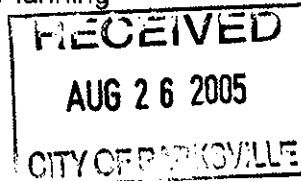
"C"

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

August 24, 2005

Reply to the attention of Roger Cheetham

Gayle Jackson, Director of Community Planning
City of Parksville
PO Box 1390
Parksville, BC V9P 2H3



Dear Madam:

Re: Study of Future Residential Capacity of Parksville Sub-region

Our Ref: S - 36104

The meeting in your offices on 7th June 2005 and subsequent telephone conversations between yourself and several other City officials refer. We would like to take this opportunity of thanking you for the assistance that you have provided in the preparation of the study. It has now been completed and has recently been reviewed by the Commission.

The Commission is now seeking the comments of the City and the Regional District, as recommended in the report, following receipt of which the Commission intends giving further consideration to the Wosk, Shelly and Ermineskin exclusion applications

A copy of the staff report to the Commission is enclosed herewith together with an ortho-photo upon which the areas with residential capacity have been marked with the exception of the French Creek area, not covered by the ortho-photo. Please feel free to get in touch with the staff of the Commission to discuss the report at any time.

The comments of the City are awaited with interest.
Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

RC/lv
36104m1



Staff Summary Report - Planning Issue

Date of Report: 22nd June 2005 **Report prepared by: Roger Cheetham, Planning Officer**
File # 36104

ISSUE: This report provides background information relating to the land use options for the City of Parksville and surrounding areas. This information is provided to help the Commission with its review of applications in the area in general and specifically in respect of the following applications:

- 373019 BC Ltd. (Wosk) – Application Number 34470
- Shelly Enterprises Ltd. – Application Number 35732
- Ermineskin Tribal Enterprises Ltd. Application Number 35876

DECISION REQUIRED: It is suggested that an opportunity be provided for the City and the Regional District to comment on this report. It is then intended that further reports be prepared specifically relating to the above three applications that have regard to the information contained in this report and the responses of the City of Parksville and the Nanaimo Regional District. An opportunity will be provided for the applicants to comment on this report, the responses of the City and RD and further staff reports prepared in the light thereof, as part of the further review process for the three applications.

BACKGROUND: The Commission will recall that at its 20th July 2004 meeting with the City of Parksville attention was drawn to the difficulties faced by the Commission in processing applications in the City and adjoining areas in the absence of any clear direction regarding future land use needs. It was indicated to the City representatives that it would be helpful to the Commission if a sub-regional study were to be undertaken to provide such information. Subsequently the issue was raised again when the Commission reviewed the Shelly and Ermineskin applications in April 2005. The Commission decided to table both applications pending staff to staff discussions between the Commission and the City on the feasibility of undertaking such a study. These discussions took place on 7th June 2005 when the matter was also discussed with the staff of the Regional District.

This report flows from the discussions and uses information provided by the City and the Regional District. It has not yet been reviewed by City or Regional District staff. While, of necessity, broad brush it is believed that it provides an adequate picture of the future development options in the city and adjacent areas to enable decisions to be made on the above-mentioned applications. It focuses on the availability of land for residential development in the City and the development options once land within the City is used up. It also provides background with regard to the policies in the Growth Strategy and the City's and the Regional District's OCP's and provides an overall assessment of the implications for the ALR of the growth options.

THE GROWTH STRATEGY: In terms of Section 849 (2) (a) of the Local Government Act a growth strategy should work towards "avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner". Further, strategies are to maintain "the integrity of a secure and productive resource base, including the Agricultural Land Reserve"

In line with these requirements the vision statement of the Nanaimo Growth Strategy, which was first adopted in 1999 and amended in 2003, inter alia, envisages a "strong and sustainable economy based on our resource assets....." and "contained urban development surrounded by contiguous corridors of open space, protected rural integrity and an end to sprawl".

Expression to the vision is provided through the following goals:

Goal 1 - Strong Urban Containment to limit sprawl and focus development within well-defined urban containment boundaries.

This is achieved through policies that establish urban containment boundaries (UCB's) outside of which urban development is not allowed. The amending of the UCB's can only be undertaken every 5 years in conjunction with a review of the growth strategy.

The Urban Containment and Fringe Area Management Implementation Agreement. This agreement is between the Regional District, the City of Parksville and other constituent municipalities. It is in respect of two issues - the extension of UCB's and the expansion of municipal boundaries.

With respect to UCB's, the agreement points out that while sufficient land within UCB's has been identified to accommodate 25 years of growth at estimated growth rates these rates can change as can regional and community needs. Thus circumstances can change that may justify a review of the boundaries of the UCB's. The agreement requires that within existing UCB's development be phased so that development and the use of services are conducted in an efficient manner. Consideration of the extension of the UCB's should only occur in situations where urban growth cannot be accommodated within the existing UCB's and the growth must be serviceable in a cost-effective manner. Moreover, development must not be located within the ALR.

The positioning of the UCB in the Parksville area with respect to the ALR has been the subject of considerable debate both during the drafting of the initial Growth Strategy and in the review. In 2002 the City sought an expansion of the boundary to include the block of ALR within which the Wosk and Shelly properties are located on the basis that the City had little remaining land available for development. The Commission opposed the request principally on the grounds that the land has generally very high improved agricultural capability ratings and the case for accommodating future residential needs appeared weak. The Commission suggested that any change to the UCB be made contingent upon the prior approval of the Commission to the release of the land from the ALR, a position consistent with the process envisaged in the implementation agreement. After review the Regional District supported the Commission and the matter was dropped.

The agreement also deals with boundary extensions. It provides for the consideration of boundary extensions notwithstanding the land use designation or whether the land is within the UCB. In considering an extension request, the considerations that the Minister of Community Services can take into account include:

- The consideration of provincial interests such as the views of the ALC,

- Land use bylaw provisions,

- The views of affected residents, and
- Servicing considerations.

The agreement provides for coordination between municipal and regional governments regarding the processes to be followed.

Goal 3 Rural Integrity

This goal is designed to protect and strengthen the region's rural economy and lifestyle. It is achieved through policies that encourage agriculture, particularly on lands within the ALR and the retention of large rural holdings. The retention of land within the ALR is supported but it is recognized that there may be some land that is not suitable for agriculture. The Growth Strategy thus makes provision for the Regional District to refer applications for exclusion to the Commission notwithstanding whether or not they are in compliance with existing bylaws.

The approach taken in the Growth Strategy is to leave it up to the Commission to determine the suitability of land for agriculture and leave the consideration of community and land use issues to the RDN. In the event that the Commission concludes that land is unsuitable for agriculture and accordingly excludes the land, the RDN will then take steps to adjust the OCP and land use bylaws, as deemed appropriate, subject to the overall direction provided in the Growth Strategy.

CAPACITY OF PARKSVILLE TO ACCOMMODATE FUTURE GROWTH

The present population of Parksville is around 11500. Estimates undertaken in 2001 by Gayle Jackson, the Director of Planning for the City based on the OCP designations suggest that the theoretical capacity of the city is just under 25 000 as indicated in the following table.

CITY OF PARKSVILLE

LAND BUILD OUT UNDER OCP BYLAW, 1994, NO. 1050

OCP Category	Density	Actual Unit No.	Remaining Capacity	Total Units	PPH Multiplier*	Total Population	Comments
SFD	Approx. 13.5/ha (5.5 acre)	2,804	950	3,754	2.227	8,360	• Single-family zoning has provision for secondary suites.
Multifamily - with current SFD use/redevelopment unlikely	-	219	0	219	2.227	488	• This is good SFD housing stock within multi designation - redevelopment unlikely.
Comprehensive Development	Maximum 25 units/ha	236	2,003	2,239	(225) @ 1.0 (2014) @ 2.00	4,253	• Development to full density unlikely due to locations.
Multifamily Medium Density	30 -50/ha	850	1,628	2,478	2.00	4,956	• "Realistic" redevelopment scenario.
Multifamily High Density	75 - 125/ha	626	700	700	1.5	1,050	• "Realistic" redevelopment

Downtown Commercial (Mixed Use)	Approx. 17/ha	234	-	234	2.00	468	scenario. <ul style="list-style-type: none"> NB - Redevelopment necessary to achieve - unlikely that there will be a significant increase until multifamily land and CD's used up.
Resort Area Condos	Varies -- most actual nos. indicated	425	157	582	2.00	1,164	<ul style="list-style-type: none"> NB - Resort condos have a 180-day stay maximum - so they couldn't be the permanent residents of 1 family.
- Comprehensive Development (ICI site, off Greig Road)	Maximum 25 unit/ha		400	400	2.227	891	<ul style="list-style-type: none"> Development of this site may be later than other CD's due to location and site conditions.
Tourist Commercial & Recreation & Resource Management Areas	Varies, approx. 8/ha	100	1,250	1,350	2.27	3,006	
Institutional	Site specific	142		142	1.0	142	
						24,778	

*The 1996 PPH figure of 2.227 is too high for some known situations

) For comparison purposes Commission staff have also assessed the capacity of the City for permanent residential development, likewise using the OCP designations. The following assumptions have been made:

- The growth rates will average 3% per annum. This figure is in accordance with that used in the projections of the Regional District and anticipates a continuation of the relatively high growth rates previously experienced in the sub-region.
- ~~X~~ The split between single family, ground oriented multifamily (duplex and townhouses) and apartments will be 50:25:25. This is in line with the Regional District projections, which use a 48:52 split between single family and multifamily residential development (ground oriented and apartments). It is also in line with the existing splits found in the CRD and the less intensively developed areas of the GVRD. However, it anticipates a swing from single to multifamily housing, single family dwellings accounting at present for 77% of the City's housing stock.
- Single family residential development will achieve a density of 10 units/ha, similar to that of recent developments that have occurred in the city. This figure includes the 5% required for the provision of open space areas.
- Ground oriented multifamily development will achieve a density of 20 units /ha.
- ~~X~~ Occupancy rates will be 2.4 for single family dwellings, in accordance with Regional District projections and 1.8 for ground oriented multifamily development, slightly higher than the RD figure of 1.6 for all forms of multifamily development.

- There will be sufficient land within the central areas, either within existing zones or within areas with potential for redevelopment to accommodate all of the apartment demand.

The results suggest that the capacity of the city for permanent residential development is sufficient to accommodate a further 8000 permanent residents. After discounting the approximately 4000 seasonal residents included in the City estimates the two projections of the City and the staff of the Commission are fairly close.

The following Table summarises the results of the staff analysis.

Type of residence	# units in terms of OCP designations	Population	Potential additional units with rezoning	Potential Additional Population	Total # units	Total Population with additional units
Single Family	639	1533	750	1800	1389	3333
Ground Oriented Multifamily	1309	2094	375	600	1684	2694
Apartments	1309 (assumed)	2000 (assumed)			1309	2000
Total	3257		1125	2400	4382	8027

CAPACITY OF POSSIBLE EXPANSION AREAS OUTSIDE THE CITY.

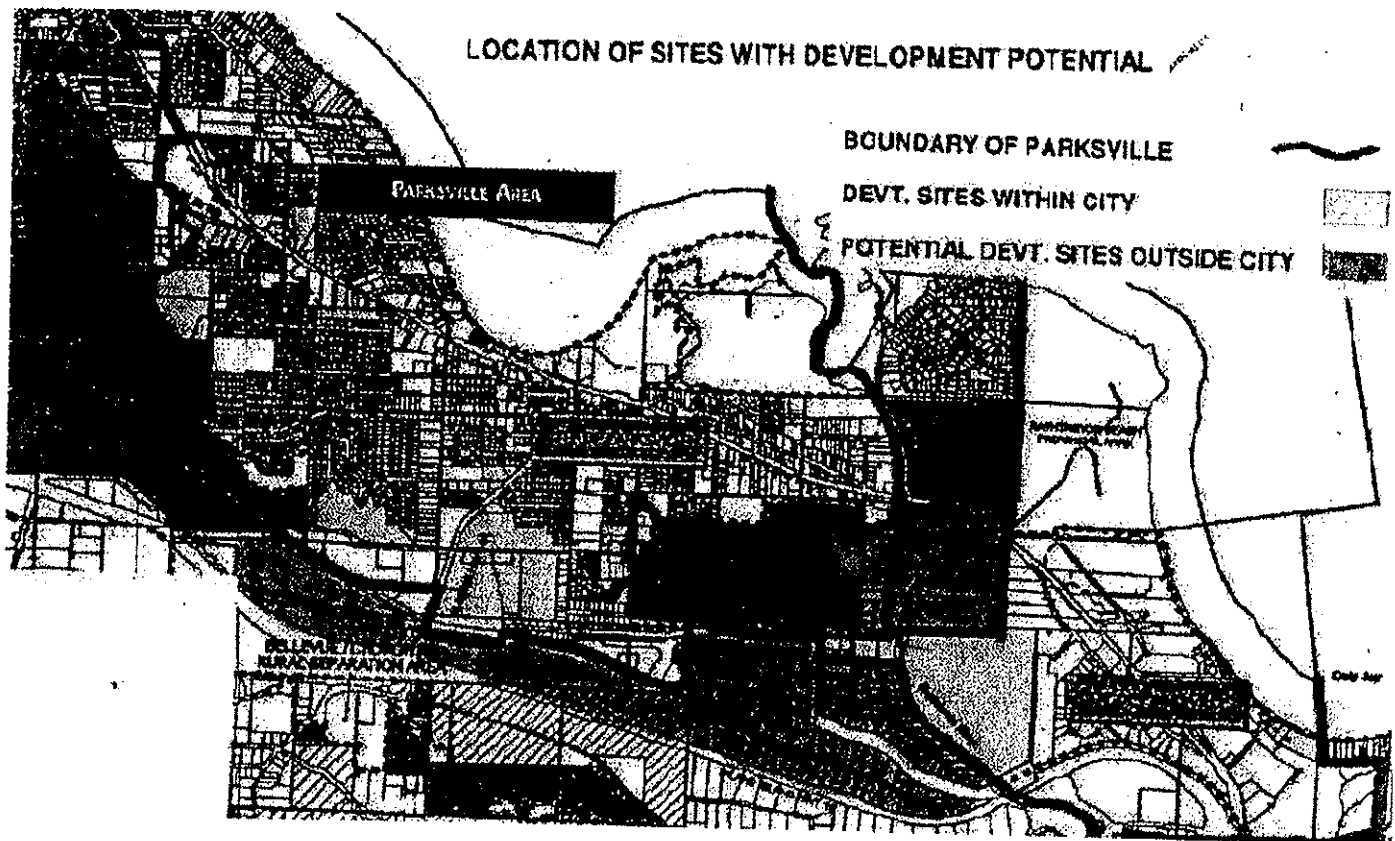
The calculations are based on similar assumptions to those used above and presume that apartment development will take place in areas closer to the City centre. It should be noted, however, that even if some of the development occurs outside the centre and within the expansion areas it is unlikely that it would have a material impact on the estimated capacity as the land requirements for this form of development are limited. Also not taken into account is the amount of land that might be required in these areas to accommodate neighbourhood commercial development and schools.

With respect to schools, discussions with the School Board suggest that significant capacity exists in the existing schools and that, at a maximum, perhaps 15 ha of additional land might be required in the longer term. The School Board has no plans based on present enrolment trends to acquire any further sites within the next 10 years.

With regard to parks, provision has been made in the estimates to accommodate the 5% open space required of developers. It is possible, however, that the City may require a payment in lieu of such provision.

With regard to commercial development it is unlikely that the City would wish to encourage any major development within the possible expansion areas that would materially affect the estimates.

The following map shows the location of potential expansion areas:



Source – RDN Mapping System for Analysis Purposes only

Northwest Sector

Location – A number of properties located east of French Creek and west of the present City boundary

Size - Approx. 32 ha

OCP Designation - 23 ha Neighbourhood Residential and 9 ha Rural (French Creek OCP)

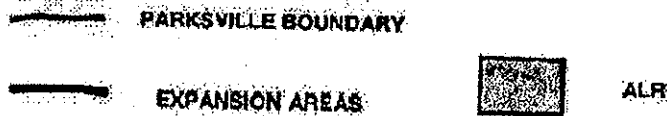
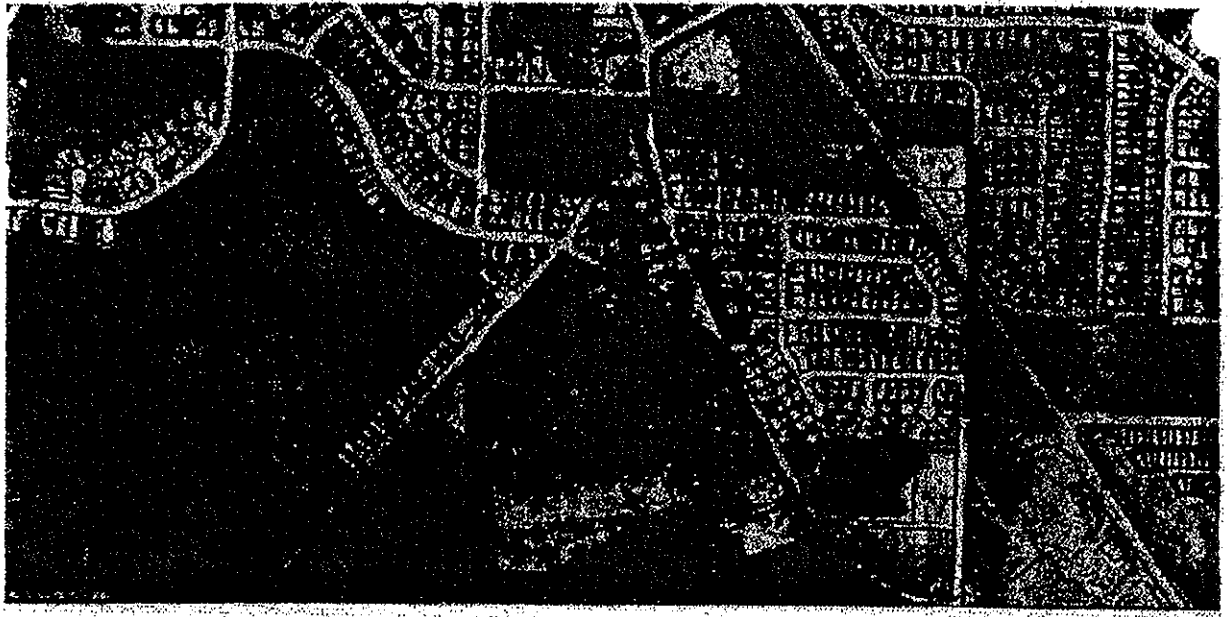
Growth Strategy –23 ha Urban Area and 9 ha Resource Lands and Open Spaces

Urban Containment Boundary – 23 ha within, 9 ha outside

Sewer Service Area – 23 ha within, 9 ha outside

Estimated Capacity - 250 SFD and 140 MFU; estimated population - 850

Comment - The development of this area is predominantly in compliance with land use development policies for the sub-region. In addition the area includes the French Creek Harbour Centre Comprehensive Development Area within which, according to the OCP, up to 988 residential and resort condominium or hotel units are planned. Growth in this area would generally be in accordance with the provisions of the Growth Strategy.



Source – RDN Mapping System for Analysis Purposes only

Southern Sector

Block 1438

Location Two areas, on either side of the Alberni Highway sandwiched between the E&N railway and the Island Highway.

Size - Approximately 67 ha

OCP Designation - The bulk is designated Rural in the French Creek OCP. A small area (approx. 3.6 ha) is designated Industrial reflecting existing development.

Growth Strategy - They are within the Resource Lands and Open Space designation.

Urban Containment Boundary – Adjacent to but outside

Sewer Service Area – Outside

Estimated Capacity - 500 SFD; 250 MFU; estimated population – 1650

Comment – The area appears to be a logical extension area for the city and offers good development possibilities once the development of the block south of Despard Ave. has taken place. Changes to the growth Strategy and OCP would be needed.



Source – RDN Mapping System for Analysis Purposes only

Block 607 (See map below)

Location - To the immediate south of the City boundary, adjacent to the Wosk and Shelly properties.

Size - Approximately 32 ha

OCP Designation - Rural (Englishman River OCP)

Growth Strategy - Resource Lands and Open Space

Urban Containment Boundary – Adjacent to but outside

Sewer Service Area – Outside but adjacent. According to a municipal boundary study undertaken in 1995 this area can easily be linked to the municipal sewage disposal system.

Estimated Capacity - 250 SFD; 140 MFU; estimated population – 850

Comment - The development of this area would need changes to the Growth Strategy and the OCP. Its development would result in the ALR block being completely surrounded by urban development. Buffering measures would be needed. If the city boundary was extended to include this area City water might be made available to the properties within the ALR.

Martindale Road Rural Residential area

Location – Block bounded by Martindale Road, Island Highway, Grieg Road and DL 129

Size – 54 ha

OCP Designation – Mainly Rural with two blocks of Rural Residential adjacent to Martindale Road and a block of centrally placed Resort Commercial (Englishman River OCP)

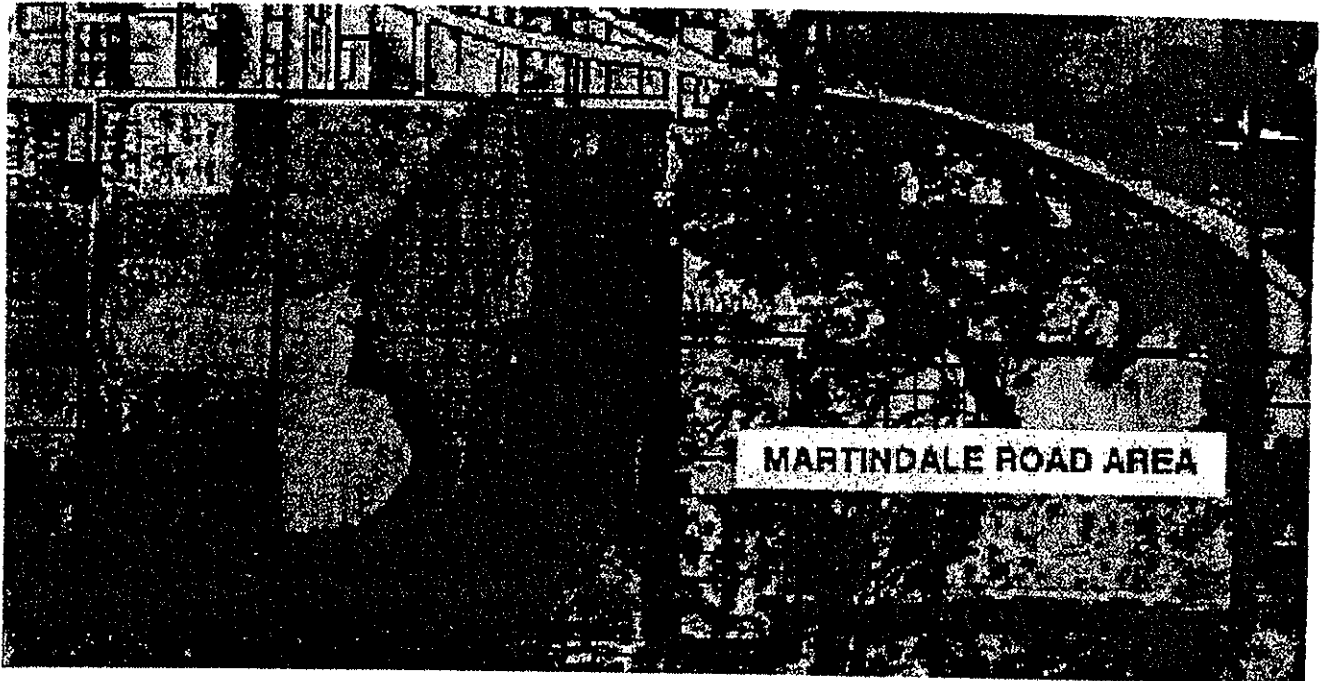
Growth Strategy – Rural Residential

Urban Containment Boundary – Outside. The UCB is adjacent to the area to the east and south.

Sewer Service Area – Outside

Estimated Capacity – 430 SFD; 220 MFU; estimated population – 1430

Comment – Prima facie this area appears to offer good development potential although its location outside the UCB and sewer service areas and its Rural Residential designation in terms of the Growth Strategy suggest that its development may be longer term. The Growth Strategy and the OCP will require amendment.



Source – RDN Mapping System for Analysis Purposes only

DL 128

Location – To the immediate east of Block 607 and north of the E&N railway line.

Size – 30 ha. The area comprises rural residential properties most of which have been developed

OCP Designation – Rural Residential +

Growth Strategy – Rural Residential +

Urban Containment Boundary – Outside

Sewer Service Area – Outside but adjacent

Estimated Capacity – 240 SFD, 120 MFU; estimated population – 450

Comment – This area may not lend itself to further development for some time, given the generally high standard of existing housing. In the longer term, however, it appears to offer good opportunities for redevelopment after other more suitable areas have been fully developed. The Growth Strategy and the OCP will require amendment.

Block 419

Location – Between the Inland Island Highway and the E and N railway line

Size – 50 ha

OCP Designation – Rural

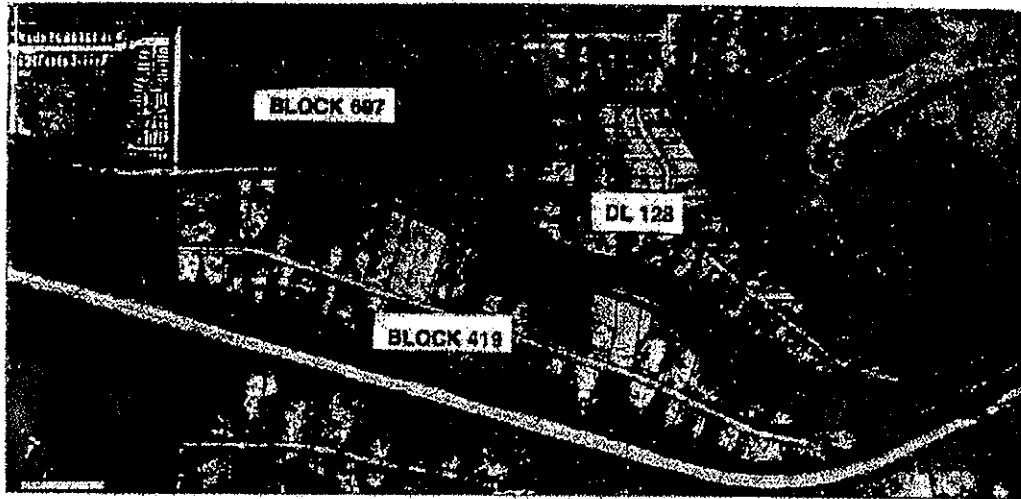
Growth Strategy – Rural Residential

Urban Containment Boundary – Outside and not contiguous

Sewer Service Area – Outside and not contiguous

Estimated Capacity – 400 SFD, 200 MFU; estimated population – 1350

Comment – This area is unlikely to be developed for a long time and after development within the other areas listed above. The Growth Strategy and the OCP will require amendment.



Source – RDN Mapping System for Analysis Purposes only

SUMMARY OF POTENTIAL CAPACITY

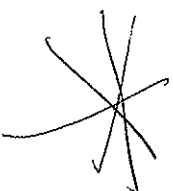
Within Parksville -

Dwellings - 1700SFU, 1300 MFU, 1300 Apartments.

Estimated Population – 8000

Estimated Date when capacity will be reached – 2022 at growth rate of 3% per annum.

Comment – Allowance needs to be made for undeveloped sites that will remain undeveloped. In addition the ratio of single family dwellings to multifamily dwellings has averaged 92: 8 over the last 9 years and in some instances the OCP designations have been changed from Comprehensive Development to Single Family Residential. If this trend is allowed to continue it is likely that the remaining SFD sites will be fully developed in approximately 7 years.



Outside City but generally within the Urban Containment Boundary and Sewer service area (French Creek)

Dwellings 250 SFD and 140 MFU; estimated population - 850

Outside City, UCB and sewer service area

East

Dwellings 430SFD, 220MFU; estimated population 1430

South

Dwellings 1400 SFD, 710; estimated population 4300

Comment – The total additional capacity outside the City is around 6600, which, added to the 1650 that are projected to be accommodated within City centre apartments, gives an overall figure of around 8250 or another 15 years supply, provided development is in accordance with the assumptions. A combination of factors including an aging population and increased development costs will help ensure that a better balance is achieved with future residential development.

LAST APARTMENT BUILT? 9 YRS AGO

Further land for long term residential needs beyond the approximately 30-35 year capacity within the identified areas appears to be available beyond the Inland Island Highway, in the Errington area and possibly in areas east of the Englishman River.

ALR Properties. The approximate area of the ALR block that includes the Shelly and Wosk properties is 97 ha. Using the above development assumptions the area could accommodate around 780 single family dwellings and 380 ground oriented multifamily units for an estimated population of 2560, or enough to satisfy demand for around 4 years. The Ermineskin property is 20.6 ha, enough to accommodate roughly one year's growth.

All three properties are within areas that appear easy to service and have potential for development. In April 2004 the City resolved to support the incorporation of the Wosk property.

EVALUATION

It is a fundamental requirement of the growth strategies legislation and the Nanaimo Growth Strategy that urban expansion be contained, that development take place in an efficient manner and the resource lands including the ALR be protected. In endorsing the Growth Strategy the City of Parksville has in effect committed to putting in place strong and effective policies to ensure that these goals are achieved. Moreover, in signing the implementation agreement, it has agreed to the processes and criteria laid down in the agreement that relate to the expansion of the municipal boundaries or the UCB. In approving low density single family residential development to the virtual exclusion of other forms of residential development the City appears to have fallen short with regard to its obligations in terms of the Growth Strategy, with significant consequences for the ALR blocks within and peripheral to the city.

In the view of staff a prerequisite to the consideration of the release any further land within the ALR, except where it can be established that the land has no agricultural potential, is the putting into place by the City of appropriate and effective measures that ensure that future development achieves densities which measure up to or exceed those used in the assumptions. This will require zoning change to the existing zoning bylaw to fall into line with those of the OCP.

If such measures are taken and the Growth Strategy and OCP provisions are amended as needed to enable development in the areas that have been identified in this report, the supply of residential land would appear to be adequate to meet future needs of the sub-region for a significant number of years, with or without the development of land within the ALR. Thus it does not appear that it is necessary to review the policies of the Growth Strategy relating to residential growth before the completion of the 5-year term of the plan in 2008.

OST. This report has not explored the relative costs of servicing the expansion areas and the comments of the City and the Regional District will be helpful in this regard. However there do not appear to be insurmountable problems that would prevent the development of the areas that have been identified. Prima facie, once the land within the City has been developed to capacity it would appear that expansion should first occur to the northwest of the City in the French Creek area where the Growth Strategy makes provision for residential growth. Thereafter Block 1438, DL 607 and the Martindale Road area appear to offer the best opportunities having regard to proximity to services. Existing good quality rural residential development in DL 128 and Block 419 suggest that their further development for more intensive residential uses will be longer term.

RECOMMENDATION:

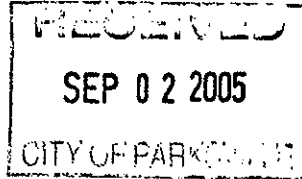
That the report be referred to the City of Parksville and the Regional District of Nanaimo inviting comment, in particular with respect to the following:

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- The overall conclusions regarding capacity – the assumptions made and the areas identified.
- An indication of phasing preferences for future development having regard to servicing costs.
- The future intentions of the City with regard to achieving higher residential densities to ensure compliance with the provisions of the Growth Strategy.

That following receipt of the responses of the City and Regional District further consideration be given to the three exclusion applications under references – 34470, 35732 and 35876.

36104d1a



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

August 25, 2005

Reply to the attention of Roger Cheetham

Gayle Jackson, Director of Community Planning
City of Parksville
PO Box 1390
Parksville, BC V9P 2H3

Dear Madam:

Re: Study of Future Residential Capacity of Parksville Sub-region

Our Ref: S - 36104

Further to our letter dated 24th August 2005, enclosed herewith is an ortho-photo upon which the areas with potential residential capacity have been marked, except for the French Creek area, an area not covered by the plan.

Your comments are awaited with interest.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



Erik Karlsen, Chair

RC/eg
I/36104m4

September 21, 2005

Provincial Agricultural Land Commission
#133 - 4940 Canada Way
Burnaby, B.C.
V5G 4K6

ATTENTION: ROGER CHEETHAM

Dear Sirs:

**SUBJECT: ALC RESPONSE TO ALR EXCLUSION APPLICATIONS WITHIN CITY
 OF PARKSVILLE BOUNDARIES**

At the regular meeting of Council, held Monday, September 19, 2005 the following resolution was adopted:

"05-265 That the report from the Director of Community Planning dated September 13, 2005 entitled "ALC Response to ALR Exclusion Applications within City of Parksville Boundaries" and the correspondence from the Agricultural Land Commission dated August 24 and 25, 2005, be received;
And That Council's prior resolutions with respect to the active Agricultural Land Reserve exclusion applications for 373019 BC Ltd. (Wosk), Shelly Enterprises Ltd. and Ermineskin Tribal Enterprises Ltd. be confirmed and the Agricultural Land Commission be requested to expedite its decisions on the applications.
CARRIED."

Please let me know if you require any further information about the prior resolutions.

Yours truly,

GAYLE A. JACKSON
Director of Community Planning

GAJ/sh

GJ/0410-20/ALC/Cheetham-3.

"E"

FILE COPY

October 18, 2005

Provincial Agricultural Land Commission
#133 - 4940 Canada Way
Burnaby, B.C.
V5G 4K6

ATTENTION: ROGER CHEETHAM AND RON WALLACE

Dear Sirs:

**SUBJECT: CITY OF PARKSVILLE COMMENTS REGARDING ALC
 PLANNING STUDY**

As you know a copy of Council's resolution on the above topic was sent to you on September 21, 2005 (see attached). Some concern has been expressed to me that you may be misinterpreting the City's comments. Therefore, I am under political direction to provide you with additional clarification.

Council members did not choose to participate in commenting on your report, I believe, because some took umbrage with its content and tone, and, in general, it was thought that a lot of unnecessary work could be done by the City in preparing a comment, whereas it was known that the Council position on the individual applications would not change. With this rationale, it was thought to be most expedient to reiterate the formally established position on each individual application in the hope that you would expedite deliberation on these three applications.

I am advised that Council members would like an opportunity to meet with the Commission to discuss this topic further. Would you please contact me on this point?

Yours truly,

GAYLE A. JACKSON
Director of Community Planning

GAJ/sh
Attachments

GJ/0410-20/ALC/Cheetham-4.

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" F "

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

March 23, 2006

Reply to the attention of Roger Cheetham

Shelly Enterprises Limited
450 Stanford Avenue
Parksville, BC V9P 1V8

Dear Sir/Madam:

RE: Application #S-35732

016-054-075

Lot A, District Lot 12, Nanoose District, Plan 50452, EXCEPT Part in Plan VIP61105;
009-360-166

The West 1/2 of, District Lot 42, Nanoose District;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude 55 ha from the Agricultural Land Reserve to develop for urban residential uses. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on 7th March 2006. It has given further consideration to your application in the light of the information provided at the meeting and has concluded that the site has good agricultural potential, notwithstanding the points that were raised by you at the meeting.

With regard to the arguments founded on the need to use the land for residential purposes to meet a community need, the Commission considers that the primary responsibility for proving such need rests with local government. In this case, as discussed at the meeting, neither the City of Parksville nor the Nanaimo Regional District have provided any information to support such need.

With regard to the points raised in the letter from Khevin Development Services Ltd. dated 23rd February 2006 the Commission is satisfied that while the letter may have pinpointed some inaccuracies in the staff report it did not provide any information to suggest that the report's overall conclusions are wrong. The Commission has thus concluded that the need to use the property for residential purposes to meet a community need has not been proven.

For these reasons, the Commission has refused your application.

The property will remain in the ALR and be subject to the provisions of the *Agricultural Land Commission Act* and regulations except as provided by this approval.