



## 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**

**WEDNESDAY, APRIL 15, 2009 - 6:00 P.M.**

**1. ADOPTION OF MINUTES**

- a) of the March 13, 2009 minutes of the Special Committee of the Whole meeting - Pages 1
- b) of the March 18, 2009 minutes of the Special Committee of the Whole meeting – Page 2
- c) of the March 30, 2009 minutes of the Committee of the Whole meeting – Pages 3 to 5
- d) of the April 1, 2009 minutes of the Special Committee of the Whole meeting – Pages 6 to 7

**2. PUBLIC PRESENTATIONS**

- a) Robin Dodson – Habitat for Humanity Mid-Vancouver Island – Introduction to Habitat for Humanity Mid-Vancouver Island – Pages 8 to 14
- b) John Olsen - Oceanside Affordable Housing Society – Request by Oceanside Affordable Housing Society for the donation or long term lease of 183 McVickers Street – Page 15
- c) Doreen Barrett and David Shaver - Oceanside Hospice Society – Introduction of new facility in Parksville – Page 16
- d) Rich Crowley – Mount Arrowsmith Biosphere Foundation – Brief history of biosphere and foundation and provide account of recent Foundation business – 17 to 21

**3. CORRESPONDENCE**

**4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE**

**5. STAFF PRESENTATIONS**

*(quarterly reports for January, February and March 2009)*

- a) Director of Community Planning – Quarterly Report (powerpoint)
- b) Staff Sgt. Brian Hunter – Quarterly Report
- c) Director of Finance – Quarterly Report
- d) Fire Chief – Quarterly Report
- e) Nigel Gray, Planner – Rain Water Harvesting at Home (powerpoint)
- f) Director of Community Planning – Implementation of a Wildfire Interface Management Development Permit Area – Pages 22 to 27  
*The implementation of a new wildfire interface management Development Permit Area in accordance with the recommendations of the Community Wild Fire Protection Plan.*

**Recommendation: THAT the report from the Director of Community Planning dated April 1, 2009 regarding the implementation of a "Wildfire Interface Management Development Permit Area" be received; AND THAT staff bring forward an Official Community Plan amendment bylaw in order to include a Wildfire Interface Management Development Permit Area.**

- g) Director of Community Planning – Historical Plaque Program Phase 2 – Sustaining Parksville's Cultural Capital – Pages 28 to 32  
*Status report regarding Phase 2 of the City's Cultural History Plaque Program and development of a historical walk in and around the City's core area.*

**Recommendation: THAT the report from the Director of Community Planning dated April 1, 2009 providing a status report on Phase 2 of the City's Cultural History Plaque Program and development of a historical walk in and around the City's core area, be received for information.**

- h) Director of Community Planning – Introduction of Updated Sustainable Community Builder Checklist and New Accessible Community Builder Checklist – Pages 33 to 49  
*A reformatted Sustainable Community Builder Checklist is proposed that better recognizes different types of land uses and buildings. A new Accessible Community Builder Checklist is proposed to help raise awareness of prospective developers on the principles of designing buildings for everyone regardless of their physical abilities.*

**Recommendation: THAT the report from the Director of Community Planning dated April 2, 2009 entitled "Introduction of an Updated Sustainable Community Builder Checklist and a New Accessible Community Builder Checklist", be received; AND THAT the revised Sustainable Community Builder Checklist and a new Accessible Community Builder Checklist attached to the report from the Director of Community Planning dated April 2, 2009, be approved; AND FURTHER THAT the Accessible Community Builder Checklist be referred to Parksville's Measuring Up Committee.**

- i) Director of Community Planning – Implementation of a Zoning Bylaw Amendment to Permit Urban Food Gardens – Pages 50 to 54

*Urban food gardens are the use of non-traditional, non-agricultural lands for the production of local fruits and vegetables for profit. An amendment to the Zoning Bylaw is required to permit urban food gardens.*

**Recommendation: THAT the report from the Director of Community Planning dated April 2, 2009 regarding the implementation of a zoning amendment bylaw to permit urban food gardens, be received;  
AND THAT an amendment to "Zoning and Development Bylaw, 1994, No. 2000" be brought forward to permit urban food gardens use and establish appropriate regulations.**

- j) Director of Community Planning – Updating Home Occupation Regulations – Pages 55 to 60

*A "housekeeping amendment" is required to the Zoning bylaw in order to keep regulations for home occupations current and provide greater clarity.*

**Recommendation: THAT the report from the Director of Community Planning dated April 2, 2009 regarding implementation of an update to home occupation regulations, be received;  
AND THAT an amendment to "Zoning and Development Bylaw, 1994, No. 2000" be brought forward to update the home occupation regulations contained in this bylaw.**

- k) Director of Community Planning – Request for Support for Motel Conversion to Affordable Housing Units – Post and Lantern Motel - 272 Island Highway West – Pages 61 to 69

*The City has received a request for support of a proposal to convert the Post and Lantern Motel into workforce housing. The subject property would require rezoning from CS-2 (Tourist Commercial) in order to permit this use.*

**Recommendation: THAT the report from the Director of Community Planning dated April 6, 2009 regarding a request for consideration of support for motel conversion to affordable housing at Lot 1, District Lot 89, Nanoose District, Plan 5722, except Parts in Plans 10153 and VIP52582 [Post and Lantern Motel - 272 Island Highway West], be received;  
AND THAT the applicant be requested to file a zoning amendment application and provide additional and specific information about the proposal and the variances requested;  
AND FURTHER THAT the zoning amendment application fee be waived for the applicant.**

- l) Director of Community Planning – Request for Support to Canada Mortgage and Housing Corporation for an Affordable Housing Project at 1350 Greig Road – Pages 70 to 79

*The City has been asked to provide a letter of support to CMHC for a proposal by Affordable Housing: Vancouver Island Society to construct and operate an affordable housing project at 1350 Greig Road. The site is currently zoned I-1 and is designated Industrial in the Official Community Plan and therefore is not zoned for the intended use.*

**Recommendation: THAT the report from the Director of Community Planning dated November 28, 2008 regarding consideration of a request from the Affordable Housing: Vancouver Island Society for a letter of support to Canada Mortgage and Housing Corporation for a proposal to construct and operate an affordable housing project on Lots 1 and 2, District Lot 123, Nanoose District, Plan 4091 [1350 Greig Road], be received;**

**AND THAT the matter be referred to the Advisory Planning Commission and the Economic Development Office to provide an opportunity for input on the land use aspect of the proposal.**

**6. NEW BUSINESS**

**7. ADJOURNMENT**

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# TO BE ADOPTED

CITY OF PARKSVILLE

March 13, 2009

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Friday, March 13, 2009 at 9:00 a.m.

PRESENT: His Worship Mayor E. F. Mayne

Councillors: A. R. Greir  
M. Lefebvre  
T. C. Patterson  
S. E. Powell  
C. J. Powell-Davidson

Staff: F. Manson, Chief Administrative Officer  
G. Jackson, Director of Community Planning  
A. Metcalf, Manager of Operations  
M. Squire, Manager of Engineering  
P. Lovegrove, Manager of Budgets and Special Projects  
D. Banks, Fire Chief

1. **PROVISIONAL BUDGET - OVERVIEW PRESENTATION**

The Manager of Budgets and Special Projects gave a PowerPoint presentation of an overview of the provisional budget.

Next budget meeting will be held March 18, 2009.

2. **ADJOURNMENT**

The meeting ended at 12:00 p.m.

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Mayor

**PAGE**

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CITY OF PARKSVILLE **TO BE ADOPTED**

March 18, 2009

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Wednesday, March 18, 2009 at 5:00 p.m.

PRESENT: His Worship Mayor E. F. Mayne

- Councillors: C. R. Burger  
A. R. Greir  
M. Lefebvre  
T. C. Patterson  
S. E. Powell  
C. J. Powell-Davidson

- Staff: F. Manson, Chief Administrative Officer  
G. Jackson, Director of Community Planning  
L. Butterworth, Director of Finance  
A. Metcalf, Manager of Operations  
M. Squire, Manager of Engineering  
P. Lovegrove, Manager of Budgets and Special Projects  
D. Banks, Fire Chief

1. **PROVISIONAL BUDGET**

Next budget meeting will be held April 1, 2009.

2. **ADJOURNMENT**

The meeting ended at \_\_\_\_\_p.m.

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Mayor

March 30, 2009

CITY OF PARKSVILLE

**TO BE ADOPTED**

Minutes of the Special Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, March 30, 2009 at 6:00 p.m.

PRESENT: His Worship Mayor E. F. Mayne

Councillors: C. R Burger  
A. R. Greir  
M. Lefebvre  
T. C. Patterson  
S. E. Powell  
C. J. Powell-Davidson

Staff: F. Manson, Chief Administrative Officer  
G. Jackson, Director of Community Planning  
N. Gray, Planner  
A. Haywood, Recording Secretary

1. **MINUTES**

Lefebvre - Powell-Davidson

THAT the minutes of the Committee of the Whole meeting held March 9, 2009 be adopted.  
CARRIED.

2. **PUBLIC PRESENTATIONS**

- a) Dallas Collis from the Parksville Garden & Parkland Society gave a presentation asking City Council to endorse the Parksville Food Charter.
- b) Keith Brown from Keith Brown Associates and Michael Hill gave a presentation on the proposed comprehensive designed mixed use housing development and explained the project's integration and contribution the project provides to the community for the 422 Church Road & Renz Road Properties.

3. **CORRESPONDENCE** - Nil

4. **DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE** - Nil

5. **STAFF PRESENTATIONS**

Mayor Mayne noted that all recommendations adopted by the Committee at this meeting will be forwarded to Council for consideration at their April 6, 2009 meeting.

**RECOMMENDATIONS:**

- a) **Director of Community Planning - Development Permit to Permit the Layout for a Master Planned Development [422 Church Road & Renz Road Properties]**

Greir - Patterson

**THAT** the report from the Director of Community Planning dated March 12, 2009 for the issuance of a development permit at 422 Church Road and Renz Road properties be received;

**AND THAT** a development permit be issued to Cedar Ridge Estates Inc., Inc. No. 617,113 to permit the layout for a master planned development with a requested variance to relax the RS-1 front yard setback from 7.5 metres to 4.5 metres on Lot 13, District Lot 21, Nanoose District, Plan 1902, except part in Plan VIP74752; Lot 1, District Lot 21, Nanoose District, Plan 34970, except part in Plan 45297; Lot "A", District Lot 21, Nanoose District, Plan 45297 (422 Church Road and Renz Road Properties);

**AND THAT** tree removal operations shall be limited to those works necessary for RS-1 zoned lots and that they be done on a phase by phase basis;

**AND FURTHER THAT** a landscaping letter of credit in the amount of \$175,000.00 be received prior to the issuance of the permit, for the purpose of assuring the completion of the linear trail and agricultural buffer.

CARRIED.

- b) **Director of Community Planning - Proposed Amendment to the Bridgewater Development Permit to add a Tree Management Regime**

Lefebvre - Powell

**THAT** the report from the Director of Community Planning dated March 23, 2009 for the amendment of the development permit to add a tree management regime on the Bridgewater development be received;

**AND THAT** Council deny an amendment to Development Permit No. 98-01 to the Bridgewater Strata Plan VIS4529 to amend the development permit and direct Staff to maintain the status quo with respect to tree retention on Strata Lots 1 – 30, District Lots 13 and 97, Nanoose District, Strata Plan VIS4529 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (59, 61, 63, 65, 67, 69, 71, 73, 74, 75, 76, 77, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97 Bridgewater Lane).

CARRIED.

- c) **Director of Community Planning - Development Variance Permit [280 Island Highway East and 182, 174 and 160 Corfield Street]**

*Removed from Agenda*

- d) **Director of Community Planning - Waiving or Delaying Payment of the Fee for Removal of Non-Complaint Signage from Public Land Pursuant to the Sign Regulation Bylaw**

*Removed from Agenda*



- e) **Director of Community Planning - Proposal from the Mid Vancouver Island Habitat Enhancement Society Regarding a Rain Garden Near the Parksville Elementary School**

Burger - Greir

**THAT** the report from the Director of Community Planning dated February 20, 2009 proposal from the Mid Vancouver Island Habitat Enhancement Society regarding a rain garden near the Parksville Elementary School be received for information;  
**AND THAT** Council support in principle the rain garden concept.

CARRIED.

- f) **Director of Community Planning - Renewal of the Advisory Design Panel**

Lefebvre - Powell-Davidson

**THAT** the report from the Director of Community Planning dated March 23, 2009 regarding the renewal of the Advisory Design Panel be received;

**AND THAT** the Advisory Design Panel mandate be renewed based on the current terms of reference for the current term of Council;

**AND THAT** Manley Lafoy MAIBC, Ruben Galdames, Lindsay H. Locke MAIBC, and Larrie Taylor MAIBC, be re-appointed to the Advisory Design Panel for the current term of Council;

**AND FURTHER THAT** Staff be directed to re-advertise for one new candidate to fill the current Advisory Design Panel vacancy.

CARRIED.

6. **NEW BUSINESS** - Nil

7. **ADJOURNMENT**

Powell-Davidson - Burger

Rise and Report to Council at their April 6, 2009 meeting.

The meeting ended at 7:49 p.m.

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Mayor

April 1, 2009

CITY OF PARKSVILLE

# TO BE ADOPTED

Minutes of the Special Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Wednesday, April 1, 2009 at 5:00 p.m.

PRESENT: His Worship Mayor E. F. Mayne

Councillors: C. R Burger  
A. R. Greir  
M. Lefebvre  
S. E. Powell  
C. J. Powell-Davidson

Staff: F. Manson, Chief Administrative Officer  
D. Banks, Fire Chief  
G. Jackson, Director of Community Planning  
L. Butterworth, Director of Finance  
A. Metcalf, Manager of Operations  
M. Squire, Manager of Engineering  
P. Lovegrove, Manager of Budgets and Special Projects

## 1. PROVISIONAL BUDGET

### a. **Affordable Housing**

Lefebvre – Grier

THAT all development fees including the Development Permit Application Fee and the Building Permit Fee for the Lions Supportive Living Development at 205 Jensen Avenue, be waived. CARRIED.

Greir – Burger

THAT the request by the Oceanside Affordable Housing Society for the donation or long term lease of 183 McVickers Street, be denied. CARRIED.

### b. **OCP**

### c. **Ring Road**

### d. **Tourism Grant Signage**

### e. **Tourism Information Centre and Class 6 Business and Other Taxation**

f. **2009 - 2013 Financial Plan**

Burger – Powell

THAT, in accordance with Section 166 of the Community Charter, staff schedule a meeting to present the 2009 – 2013 Financial Plan to the public for their comments. CARRIED.

7. **ADJOURNMENT**

Powell-Davidson - Powell

Rise and Report to Council at their April 20, 2009 meeting.

The meeting ended at 8:30 p.m.

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Mayor

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AGENDA  
COMMITTEE  
APR 15 2009  
DATE



City of PARKSVILLE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 15th - April, 2009 AT 6 P.M.  
Day Date

NAME OF PERSON MAKING PRESENTATION: ROBIN DODSON, BOARD OF DIRECTORS  
[Please print] AND MAX STOCKER,  
BOARD PRESIDENT  
NAME OF APPLICANT IF OTHER THAN ABOVE: TERESA PRING, EXECUTIVE DIRECTOR  
[Please print]  
NAME OF ORGANIZATION [if applicable]: HABITAT FOR HUMANITY MID VANCOUVER ISLAND

Mailing address: #1 - 4128 MOSTAR ROAD, NANAIMO, BC V9T6C9  
Phone: 250-758-8078 729-0383 Fax: 250-758-8096.  
[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.]

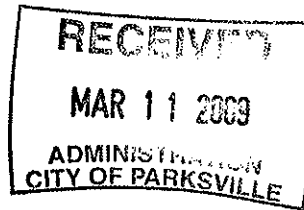
Submission in your office already -  
(7 copies dropped off on Mar 11th)

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*.



1-41 28 MOSTAR ROAD, NANAIMO, BC V9T 6C9  
 TEL: 250-758-8078 FAX: 250-758-8096  
[WWW.HABITATMVI.ORG](http://WWW.HABITATMVI.ORG)

March 9, 2009



City of Parksville  
 PO Box 1390  
 100 E. Jensen Avenue  
 Parksville, BC, V9P 2H3

We would like to take this opportunity to formally introduce you to Habitat for Humanity Mid-Vancouver Island.

Habitat for Humanity assists low income families with affordable home ownership. This is accomplished using donated or subsidized land, donated materials and volunteer labour, and a zero interest mortgage to finance the purchase. Currently, we are just finishing our 8<sup>th</sup> home in the Mid-Vancouver Island area in Ladysmith.

Typically, the families that we serve are the working poor. They struggle to provide for their families with the every day essentials which leaves little or no room for such things as down payments on a home. Their incomes are too low to qualify for a conventional or insured mortgage. Many live in over-crowded suites, or have poor or unsafe living conditions. Rents consume a disproportionate amount of their incomes.

Our affiliate searches for affordable or donated land to build on, and looks for suitability factors such as access to schools, shopping and bus routes. A stringent family selection process is used, so that we select the best possible families for Habitat homes..

Our upcoming Nanaimo build is our first complete effort at "**BUILDING GREEN**". We will be utilizing the LOGIX Insulated Concrete Forms system as one of the building green components. Green building includes a combination of building products and fixtures that are considered to be either "low impact", providing a single green benefit, such as low flush toilets, energy efficient appliances, to "high impact" green products with multiple benefits. The LOGIX ICF walls provide optimal energy performance in the home through a high thermal resistance wall system that reduces the peak heating and cooling loads on the building. This thermal envelope produces an airtight structure and substantially reduces air leakage and energy use

*Building Homes. Building Hope.*

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**Habitat wishes to request the assistance of the City of Parksville through a land donation, in order for our affiliate to BUILD GREEN in Parksville.** We are particularly interested in the land located at 745 Humphrey Road, a city owned lot. We believe this lot to be the most suitable for a family, with schools and shopping being in close proximity.

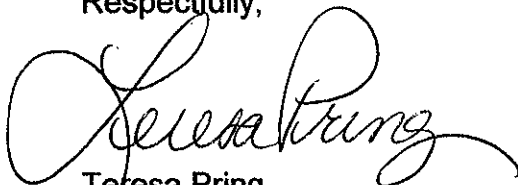
If we are able to secure this lot as a donation, or at a substantially reduced price, we would proceed to recruit volunteers and donors for the build itself, as well as families who might be interested in purchasing the home. We do this by presenting information sessions to the community, ideally arranged with the assistance of a local committee of volunteers. With our most recent build in Ladysmith, we experienced total community support and involvement, making it a true community project from start to finish. The Town of Ladysmith donated the land on which this home is being built.

Family selection in Parksville would be handled by a local committee of volunteers under the guidance of our Family Selection Chair. This would involve information sessions aimed at candidate families, followed by a rigorous application process, and prioritization of families according to established criteria. These comprise housing needs, ability to service a Habitat mortgage and willingness to partner with Habitat on community awareness and publicity surrounding Habitat activities in the community. Families are also required to complete 500 hours of "sweat equity" on the build itself, and in other community voluntary activities before they can move into the home.

Habitat Canada has an established track record of performance in delivering on its mandate to provide affordable, safe housing for Canadian families. Habitat for Humanity Mid-Vancouver Island has a similar successful track record in Nanaimo and Ladysmith. With your help, we would like to bring this experience to a Habitat build in Parksville.

We would be happy to answer any questions you might have. We enclosed a brochure, our recent newsletter and also a photo of the build in Ladysmith and the family taking ownership of that home. Thank you in advance for your time and consideration of our request.

Respectfully,



Teresa Pring  
Executive Director  
Habitat for Humanity Mid-Vancouver Island



*Building Homes. Building Hope.*

Teresa Pring  
Executive Director

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#1-4128 Mostar Road  
Nanaimo, BC V9T 6C9  
Tel: 250-758-8078  
Fax: 250-758-8096  
Cell: 250-713-2249  
Email: tpring@shaw.ca  
Website: www.habitatmvi.org

## Mission Statement

The mission of Habitat for Humanity Mid-Vancouver Island Society is to reduce poverty housing by building simple, decent, affordable, owner-occupied housing in partnership with the community and qualifying low-income families.

The selection of families who will purchase homes from the Habitat for Humanity Mid-Vancouver Island Society will be done by the Family Selection Committee using criteria in a way that does not discriminate on the basis of race, colour, ancestry, place of origin, political belief, religion, marital status, family status, physical or mental disability, sex, sexual orientation or age of that person or because that person has been convicted of a criminal or summary conviction offence that is unrelated to the employment or to the intended employment of that person." - Section 13 of the HUMAN RIGHTS CODE (RSBC 1996)

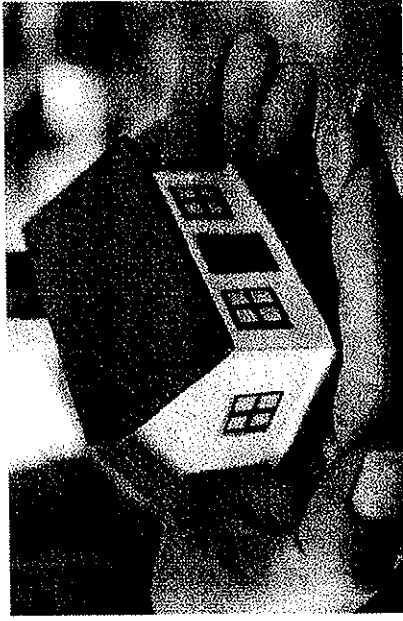
The above information is collected by HFMVIS under the Personal Information and Protection Act (PIPA) Bill 38. The information will be held confidential and kept in the office by the Executive Director (also Privacy Officer).



Looking for  
an affordable  
opportunity  
to buy a simple,  
decent home?



LADYSMITH BUILD  
Completion March 2009



## FAMILY SELECTION CRITERIA

### I. NEED

- You will be considered for a Habitat home if your present housing is inadequate, unsanitary or unsafe and if you are unable to obtain adequate housing through other conventional means.
- Lack of adequate housing may include problems with the present structure: water, electrical or sewage service systems; heating system; or failure to meet city property maintenance standards, or other risks such as a criminal element in your neighbourhood.
- Also taken into consideration are the number of children living in the home, their ages and the sex of children compared with the number of bedrooms in your home.

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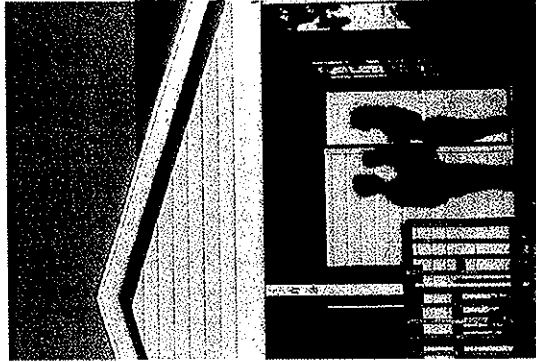
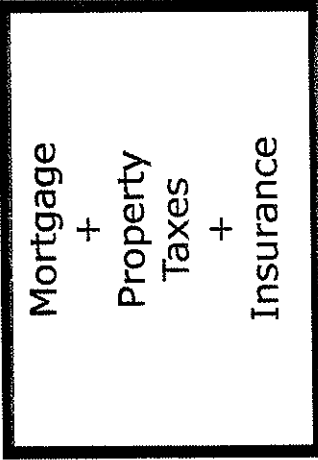
- The percentage of your monthly income that you currently spend on housing is considered to determine need. You will be required to openly and fully discuss your financial situation with a Habitat representative.
- You have been living in the community we are building for at least one year.
- A source of verifiable, stable income for the past three years.
- You and your family will be considered if your total income is below the Low Income Guidelines used for your community.

### 2. ABILITY TO PAY

Since you will actually be buying your home from Habitat, you must demonstrate your ability to pay the monthly mortgage payment. This payment will include not only the mortgage payment, but the payment for property taxes and insurance.

We will help you to determine if this payment will jeopardize your ability to meet all other financial obligations and expenses.

We can also help you develop a budget to determine your eligibility.



### 3. WILLINGNESS TO PARTICIPATE AS A PARTNER

- When selected, you become a "partner family" in the Habitat movement. To become a "partner family" you must complete 500 hours of volunteer work with Habitat, which will count toward your total "sweat equity" contribution to be completed before occupancy. Your assistance in constructing your home and the homes of others is called "sweat equity", and may include clearing the lot, painting, helping with construction, providing food for volunteers or working in the Habitat office or the Habitat ReStore. As a partner family, you must complete 500 hours of sweat equity.
- We may be able to provide you with access to home repair seminars through our corporate partners in the community.
- You will be responsible for maintenance and repairs of your house from the time you move into your home.





**Habitat  
for Humanity®**  
Mid-Vancouver Island

# ReStore

Volume VI, Issue 3

December, 2008

## Season's Greetings from the President!!



Max Stocker

I want to take this opportunity to thank staff, volunteers, donors and supporters of Habitat for Humanity Mid-Vancouver Island for their contributions in making

2008 another successful year for our affiliate. We have strengthened the Board of Directors, formed successful partnerships in Ladysmith, received a substantial donation in Oceanside, established a committee in Port Alberni and developed a strategic plan for the affiliate.

Our partners in Ladysmith, the Legacy Team from Leadership B.C., has successfully brought together Habitat for Humanity, the Town of Ladysmith and it's great community of volunteers. Our build in Ladysmith is close to lockup, and it is expected that Teresa Battle and her two children will be able to move into their new home sometimes early in the New Year.

Habitat for Humanity Mid-Vancouver Island was thrilled to receive a generous donation of \$150,000 from a local Vancouver Island resident. The donor recognizes the need for affordable housing in Parksville/Qualicum, and has provided the donation to assist us with the purchase of land in the Oceanside area.

During October and November our Board and senior staff met to review the current reality of HFHMVI and outline a strategic direction for the next five years. The goal is that by 2013 we will have transitioned from "Foundation Builder" (1-2 housing units per year) to "Block Builder"

(cont'd on Page 2)

## Season's Greetings from the Executive Director!!

One of the things I have learned while being the Executive Director of HFHMVI is the value of volunteerism, and the importance of appreciation. I would like to take this opportunity to thank our volunteers for their support. Your dedication and kindness towards Habitat for Humanity is valued of our success.

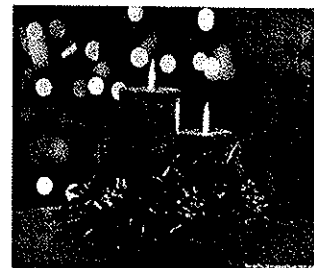
Our dedicated Board of

Directors, lead by President Max Stocker, are another big contributing factor to our success as we continue to Build Homes and Build Hope. I would like to also thank our entire staff team for their continued commitment to our affiliate and our fundraising efforts.

To our families in Habitat homes, may your home be filled with warmth and joy. During this holiday season, it is a time for family and friends to rejoice in one an

other's company and in the magic of Christmas. From our family to yours, Merry Christmas and a Happy New Year.

Teresa Pring  
Executive Director



## Habitat Needs Your Help!!

With the downturn of the financial market and tighter restraints we are urgently seeking land. We have been unable to secure a decent lot in Nanaimo that is suitable for a single family or a duplex, which would support two families. If you know of anyone who might have affordable land to purchase or who may be interested in donating a suitable lot or a home that could possibly be renovated we would be interested in hearing from you.

If you are willing to sell a property substantially below the market price, you can still be eligible for tax advantages, and we may be able to reach a price that allows us to build decent affordable homes. Whether you own property or know of some that might be available to us, please call us. We will investigate all possibilities. The property does not need to belong to an individual. Churches, organizations and businesses may have excess property that they would be willing to donate. Regardless of your situation, please

talk to people about our need and let us know of any possibilities. Thank you for your support.

Call our Executive Director, Teresa Pring at 250-758-8078 to set up a meeting.



One of our families, on the waiting list, with a child with special needs. Land that you are willing to donate or sell at an affordable price could be their new home.



**Habitat  
for Humanity®**  
Mid-Vancouver Island

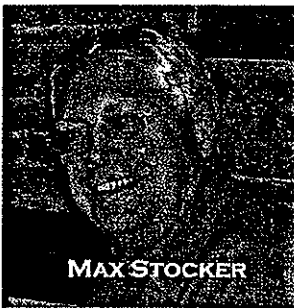
# ReStore



Volume V, Issue 2

October 2008

## MESSAGE FROM THE PRESIDENT



**MAX STOCKER**

I want to begin by thanking Board members, staff and volunteers for their continued hard work to further the mission of Habitat for Humanity in our extensive Mid-Vancouver Island (HFHMVI) region.

I welcome new Board members:

**Beth Roden...**  
Worked for the Bank of Montreal for 24 yrs. In 1989 Beth embarked on a career in real estate at NRS Block Bros. & Homelife Benchmark Realty until moving to Nanaimo in 2006. Beth is currently with Coast Realty Group Nanaimo. Beth served on the Board with Homelife Benchmark Realtor's Community Board, for 13 years, reviewing applications for funding various community projects including computers for Schools, Funding for Istar and Christmas hampers.

*(Cont'd on Page 2)*

## Habitat Urgently Seeking Land!!

One of our greatest challenges is finding property to build homes for the many eligible families that apply to become homeowners. Habitat for Humanity Mid Vancouver Island's goal of eliminating poverty housing depends on the availability of donated or subsidized land, particularly in the hot Mid-Vancouver Island Real Estate market. In the past, we have been generously supported by the City of Nanaimo and more recently by the Town of Ladysmith. However, we need to tap into the wider community of people and organizations that may be in a position to help us acquire land and meet their social and economic objectives at the same time.

*What type of property are we seeking?*

The most affordable property to build on is a lot on a public road with direct access to utilities. However, we are willing to explore many possibilities. This includes a multiple lot piece of property that would provide land to build a number of houses over several years.

*Where are we interested in acquiring land?*

We are looking for land within or adjacent to the

communities of Nanaimo, Ladysmith, Port Alberni, Parksville and Qualicum Beach.

*What if the property already has a building on it?*

If the building is in good structural shape, we may be able to do a rehab. If the building is not suitable for a rehab, we can demolish the home and clear the property to build a new home.

*Why should I donate my land to Habitat for Humanity Mid Vancouver Island?*

The most fundamental reason is the feeling of contribution you get from helping less fortunate families build a stable life as homeowners in the community. Since HFHMVI is a registered Canadian charity, there can also be significant tax benefits from donating the land.

*Who benefits from land donations and do you "give it away?"*

Families in YOUR community benefit. By becoming homeowners, the families now have an asset that gives them financial security, and a legacy to pass on to their children.

The family actually purchases the home and land from Habitat, and pays a mortgage like everyone else – but the big difference is that it is **INTEREST**

**FREE**, and they pay only 25% of their monthly income towards their mortgage. The intent of this is to give the homeowners the sense that they have earned their home – **it is NOT given to them – and it is now a 'hand up – not a hand out.'** The repayment also provides funds to Habitat to enable us to build more homes as the mortgage loans are repaid.

*I want to help, but I need to get some money from the property.*

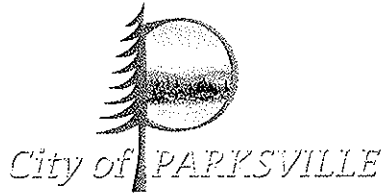
If you are willing to sell the property at a price substantially below the market price, you can still be eligible for tax advantages, and we may be able to reach a price that allows us to build decent affordable homes.

Whether you own property or know of some that might be available to us, please call us. We will investigate all possibilities. The property does not need to belong to an individual. Churches, organizations and businesses may have excess property that they would be willing to donate.

Regardless of your situation, please talk to people about our need and let us know of any possibilities. Thank you for your support.

Call our Executive Director, **Teresa Pring** at 250-758-8078 to set up a meeting

RECEIVED  
APR 08 2009  
ADMINISTRATION  
CITY OF PARKSVILLE



AGENDA  
COMMITTEE  
APR 15 2009  
DATE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 15th - April, 2009 AT 6:00 P.M.  
Day Date

NAME OF PERSON MAKING PRESENTATION: John Olsen  
[Please print]

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

NAME OF ORGANIZATION [if applicable]: OCEANSIDE AFFORDABLE HOUSING SOCIETY

Mailing address: Box 503, PARKSVILLE V9P 2G6

Phone: \_\_\_\_\_ - 250-248-2268 Fax: \_\_\_\_\_  
[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.]

AS ATTACHED

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*.

PAGE

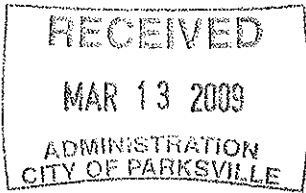
15

DETAILS RE: OAHS DELEGATION REQUEST 8 APRIL 09

The purpose of the delegation is to clarify the intentions of the Oceanside Affordable Housing Society in respect of the request we addressed to this Committee in our submission in December 2008 in respect of the following:

1. the Letter of Intent we requested was not intended to lock the City into any final position in respect of any given parcel of property, including the McVickers property, nor did we intend to lock in any land parcel at this time;
2. while we would like to put shovel to ground next week, a realistic assessment of the burdensome bureaucracy of the senior governments suggests that many months of negotiations will be required before we can anticipate any concrete outcome;
3. Council has not demonstrated an appreciation of the economies of scale implicit in our intention to develop multiple housing on the site;
4. Council appears not to have addressed the proposal, put forward through Councilor LeFebvre, that they should consider strata titling the property so as to maximize its value for ground floor commercial/retail use.
5. realtor advice we have received suggests the value of the McVickers property for up-scale residences, once rezoned, is not as Council appears to assume.
6. Concerns expressed by some Council members about the possibility that management of an affordable housing property might revert to the City at some future date can be dealt with by transferring title to us of either the entire property or just the air rights.
7. At no time have we been invited to discuss with staff or City Counsel the details of our proposal.

We ask that the Committee table the motion to deny our application for a 2 week period so that designated Council members and/or staff can attempt to negotiate with the OAHS to draft a concrete plan of action to achieve the objective of the Society; i.e., to raise seed funding in order to develop a feasibility study and conceptual business plan to carry the project forward. We will also request that, in the event no mutually agreeable use of the McVickers property can be achieved, an on-going process will be undertaken to find suitable alternatives sites.



REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 15 - APRIL, 2009 AT 6:00 P.M.  
Day Date

NAME OF PERSON MAKING PRESENTATION: Doreen Barrett and David Shaver  
[Please print]

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

NAME OF ORGANIZATION [if applicable]: Oceanside Hospice Society

Mailing address: 451 Aurora Street Parksville V9P 1L3

Phone: (250)586-1984 (250)752-6227 Fax: \_\_\_\_\_  
[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.]

As Board Chair, Doreen will speak of the new facility in Parksville from which Oceanside Hospice offers its services. She will give a brief history of the society in our district and introduce David, the Executive Director.

He will indicate what programs we offer to the Oceanside community and how the work is done.

The Mayor explained we would have ten minutes to speak.

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

AGENDA  
COMMITTEE  
APR 15 2009  
DATE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 15 - APRIL, 2009 AT 6:00 P.M.  
Day Date

NAME OF PERSON MAKING PRESENTATION: Rich Crowley  
[Please print]

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

NAME OF ORGANIZATION [if applicable]: Mount Arrowsmith Biosphere Foundation

Mailing address: PO Box 217 Parksville, BC, V9P 2G4

Phone : 250-586-0190                      250-250.468.270  
[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.]

---

My name is Richard Crowley. I am the new coordinator for the Mount Arrowsmith Biosphere Reserve. I would like to request an opportunity to appear as a delegation at the next appropriate council meeting.

The purpose of the presentation is to give a brief history of the biosphere and foundation and then provide an account of recent foundation business. As well, I will extend an invitation to local government to participate in the Mount Arrowsmith Biosphere Foundation strategies, community demonstration projects, our upcoming AGM and the opportunities for participation on the board and associated committees.

If you require further information please contact our office. Thank you.  
**See attached handout material.**

Sincerely,  
Richard Crowley, BTM  
Coordinator  
Mount Arrowsmith Biosphere Foundation  
rich@mabr.ca



---

**Mount Arrowsmith Biosphere Foundation Abstract**

The Mount Arrowsmith Biosphere Foundation (MABF) is a non-profit organization responsible for the support and promotion of the UNESCO designated Mount Arrowsmith Biosphere Reserve.

The Mount Arrowsmith Biosphere Reserve is 793 square km's, extending from Lantzville to Bowser and from the top of Mount Arrowsmith to the Strait of Georgia. A United Nations designated area under their UNESCO body, United Nations Educational, Scientific and Cultural Organization. Designated in Nov of 2000, the foundation supports the balance of biological diversity with social and economic sustainability. The MABF promotes conservation, sustainable development and the building of local capacity.

There are 3 identified land-use areas within a biosphere: the Core, which is the protected areas; the Buffer, which is the area(s) directly adjacent to the core, and the Transition or Area of Cooperation, which are usually the largest area and where most of the human activity takes place.

The Mount Arrowsmith Biosphere Foundation bring together research, training and demonstration activities to assist communities and community groups to build cooperation that provides a forum for the resolution and integration of conflicting interests and pressures. Biosphere reserves provide a framework for which we can try to resolve our most basic challenges: maintaining natural ecosystems while simultaneously meeting our human material needs and wishes. Biosphere reserves are areas in which we can learn how to live and work sustainably – and share our solutions with people across the world and globally.

---

**Contact Information**

**Richard Crowley**

Coordinator

[rich@mabr.ca](mailto:rich@mabr.ca)

250.586.0190

[www.mabr.ca](http://www.mabr.ca)    [info@mabr.ca](mailto:info@mabr.ca)

Office Address: #4- 202 160 S. Corfield Street, Parksville, BC, V9P 2G3

Mailing Address: PO Box 217 Parksville, BC, V9P 2G4

**Lori L. Lynch**

Assistant Coordinator

[lori@mabr.ca](mailto:lori@mabr.ca)

## Mount Arrowsmith Biosphere Reserve

The Mount Arrowsmith Biosphere Reserve (MABR) was designated by UNESCO November 10, 2000.

The MABR extends from the top of Mount Arrowsmith – the highest mountain on southern Vancouver Island – to the bottom of the Strait of Georgia. It includes five watersheds that drain from Mount Arrowsmith and Mount Moriaty into the Strait of Georgia, the Nanoose Peninsula and the Ballenas/Winchelsea Islands Archipelago. The vertical range of 1817 to -300 m, from mountain peak to deepwater seabed, makes the MABR unique among Biosphere Reserves in Canada.

## Mount Arrowsmith Biosphere Foundation

The Mount Arrowsmith Biosphere Foundation was formed in 1996 to demonstrate by example, how local communities can maintain a balance between conserving biodiversity and fostering economic and social development in the Mount Arrowsmith Biosphere Reserve. Through scientific research, education and working with stakeholders, the Foundation is assisting our communities to make the most appropriate choices for our area.

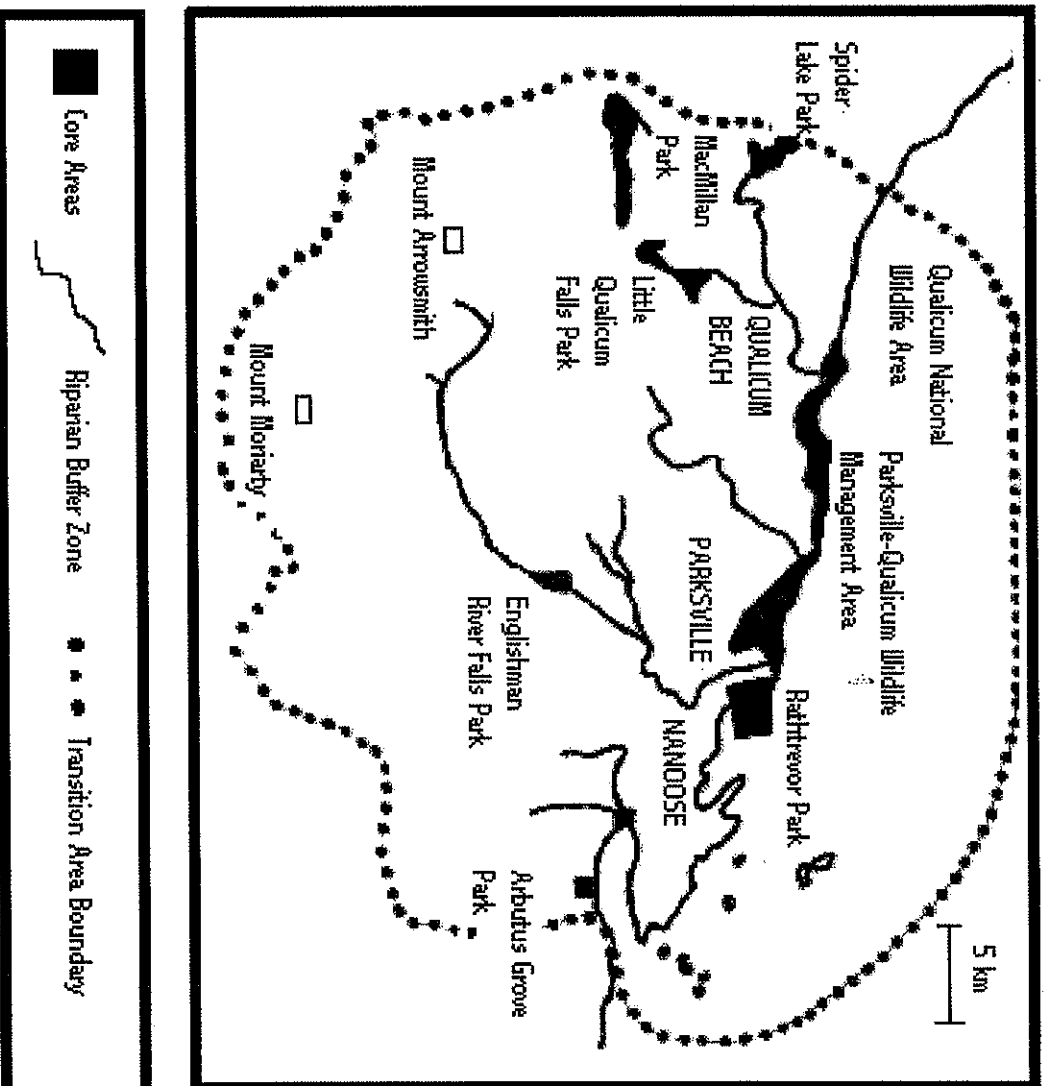
[www.mabr.ca](http://www.mabr.ca)

## How you can Help

If you share our vision of a sustainable future and are interested in supporting the Biosphere Reserve initiative in our area, please consider becoming a member of the Mount Arrowsmith Biosphere Foundation.

**Simply complete and mail the membership form on the back of this brochure.**

## MOUNT ARROWSMITH BIOSPHERE RESERVE







United Nations  
Educational, Scientific  
and Cultural Organization



Man and the  
Biosphere

In 1968, the United Nations Educational, Scientific and Cultural Organization (UNESCO) Conference on the Conservation and Rational Use of the Resources of the Biosphere launched the International Man and the Biosphere (MAB) Programme to create a network of biosphere reserves around the world, to demonstrate by example, how to maintain a balance between conserving biodiversity and fostering economic and social development.

**In 2008, there were 531 Biosphere Reserves in 105 countries around the world.**

[www.unesco.org/mab/](http://www.unesco.org/mab/)

The Canadian Biosphere Reserves Association (CBRA) was created in 1998 with representatives from biosphere reserves across the nation to strengthen the effectiveness of Biosphere Reserves and MAB concepts in Canada. The Mount Arrowsmith Biosphere Reserve and its sister reserve in Clayoquot Sound are the BC members of the CBRA.

**In 2008, there were 15 biosphere reserves in Canada.**

[www.biosphere-canada.ca](http://www.biosphere-canada.ca)

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## Mount Arrowsmith Biosphere Foundation

### Membership Form

To receive your Mount Arrowsmith Biosphere Foundation membership card, please fill out this form and send it along with \$5 per person annual fee to:

Mount Arrowsmith Biosphere Foundation  
PO Box 217, Parksville BC Canada V9P 2G4  
250.586.0190

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Email: \_\_\_\_\_

Amount Enclosed: \$ \_\_\_\_\_

- Cash
- Cheque (payable to Mount Arrowsmith Biosphere Foundation).

Membership valid until December 31, 2009.

My area of interest \_\_\_\_\_

- I would like to receive MABR News and announcements.
- I would like to help with MABR activities and initiatives.
- I would like to be on the MABF Board.
- I would like to be on the MABF executive (President, Vice-president, Treasurer or Secretary).

I agree to uphold the constitution and bylaws of the Mount Arrowsmith Biosphere Foundation (available at [www.mabr.ca](http://www.mabr.ca)).



**BIOSPHERE  
RESERVE**

# Vancouver Island

*Sustainable communities meet the needs of the present without compromising the ability of future generations to meet their own needs*

~ the Brundtland Report

[www.mabr.ca](http://www.mabr.ca)

[info@mabr.ca](mailto:info@mabr.ca)    250.586.0190

April 1, 2009

**REPORT TO:** F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER  
**FROM:** G. A. JACKSON, DIRECTOR OF COMMUNITY PLANNING  
**SUBJECT:** IMPLEMENTATION OF A WILDFIRE INTERFACE MANAGEMENT DEVELOPMENT PERMIT AREA

---

**Issue:**

The implementation of a new wildfire interface management Development Permit Area in accordance with the recommendations of the Community Wild Fire Protection Plan.

**Executive Summary:**

This initiative is intended to put in place development permit guidelines in order to reduce the risk of property damage from wildfires on those undeveloped lands that have been identified as potentially being subject to high or extreme risk.

**References:**

- Schedule 'A' – Draft Wildfire Interface Management Development Permit Area
- \* The Home Owners Fire Smart Manual (BC edition) - published by the British Columbia Forest Service

**Background:**

The City of Kelowna was devastated by wildfires in the summer of 2003 when more than 200 homes were destroyed at the edge of the City where urban lands interface with the surrounding woodlands. This incident was the genesis of various studies that were undertaken to identify areas of urban wildfire risk and potential methods of mitigation.

In July, 2006 the City received a grant from the Union of British Columbia Municipalities to prepare a wildfire protection plan for the Parksville Fire Protection Area. Subsequently, a Community Wildfire Protection Plan was prepared for the City by Strathcona Forestry Consulting and was adopted by Council on July 4, 2007 [Resolution No. 07-203(2)].

The Community Wildfire Protection Plan encourages the City to utilize powers available to it under the **Local Government Act** for the purpose of interface fire risk mitigation. The **Local Government Act** provides authority for the City to establish Development Permit Areas for wildfire hazard preventions. Development Permits under this section may include requirements respecting the character of the development, including landscaping and the siting, form, exterior design and finish of buildings and other structures.

**IMPLEMENTATION OF A WILDFIRE  
INTERFACE MANAGEMENT  
DEVELOPMENT PERMIT AREA**

In order to provide guidance on future developments Staff is proposing that a new Development Permit Area be implemented within the Official Community Plan for those undeveloped lands. These lands have been identified as being at high or extreme risk for wildfire as they are likely to remain undeveloped and in a potentially hazardous state for some time.

**Options:**

Council may:

1. Advance this amendment.
2. Deny this amendment.

**Analysis:**

1. In order to implement the recommendations of the Community Wildfire Protection Plan Staff is proposing that the Official Community Plan be amended to include a new Development Permit Area so as to establish guidelines for the purpose of reducing the potential for wildfire incidences and associated property damage and to improve general safety.

The proposed Development Permit Area is based upon the findings of the Community Wildfire Protection Plan, the recommendations of the Fire Chief and information obtained from the province. For details on the proposed wildfire interface management Development Permit Area please refer to the draft that forms Schedule 'A' of this report. Staff believes that the proposed Development Permit Area is consistent with the intent of the Community Wildfire Protection Plan and the recommendation of the Fire Chief; therefore, it is appropriate that it be considered for adoption.

2. Not implementing the proposed Development Permit Area will maintain a status quo of 'no guidance' with respect to how future developments interface with lands that have been identified as having high and extreme wildfire potential. Denial would be inconsistent with the recommendations of the Community Wildfire Protection Plan; recommendations which include designating Development Permit Areas within the Official Community Plan for the purposes of establishing guidelines to mitigate wildfire risk.

Denial would be appropriate if Council believes that the proposed Development Permit Area guidelines do not go far enough or conversely go too far in their efforts. In case of denial, it would be appropriate for Council to provide general direction to Staff on what changes are needed to achieve satisfaction.

**IMPLEMENTATION OF A WILDFIRE  
INTERFACE MANAGEMENT  
DEVELOPMENT PERMIT AREA**

**Sustainability:**

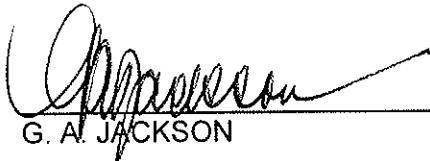
Given the local climate change trend toward a warmer and dry environment it is important that steps be taken to ensure that we can live safely and in harmony with our natural surroundings. While the proposed Development Permit Area contains guidelines to specifically address wildfire mitigation, it also acknowledges other Development Permit Areas that may also be in effect where guidelines have been established with respect to tree retention, fish habitat protection or other environmental considerations.

**Financial Implications:**

There are no financial implications to the City associated with the proposed Official Community Plan amendment other than Staff time and the cost of notice and advertising that is required by the statutory process.

**Recommendation:**

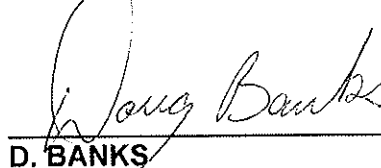
That the report from the Director of Community Planning dated April 1, 2009 regarding the implementation of a Wildfire Interface Management Development Permit Area be received;  
And That Staff prepare a bylaw to amend the Official Community Plan in order for a Wildfire Interface Management Development Permit Area to be included.

  
\_\_\_\_\_  
G. A. JACKSON

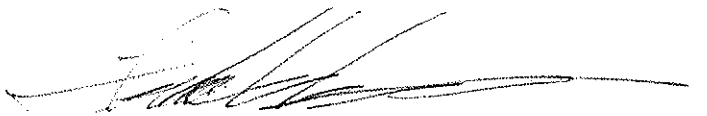
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Attachments

Planning/6480-01/2009/Agenda/Report-1.

**FIRE CHIEF'S COMMENTS:**

  
\_\_\_\_\_  
D. BANKS

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

  
\_\_\_\_\_  
F. MANSON, C.G.A.

**IMPLEMENTATION OF A WILDFIRE  
INTERFACE MANAGEMENT  
DEVELOPMENT PERMIT AREA**

**Schedule "A"**

This proposed Development Permit Area would be excluded from the list of general exemptions as specified in section 5.1.1 of the Official Community Plan. Eligible exemptions for this proposed Development Permit Area are instead specified and contained within.

**5.2.27. Development Permit Area No. 27 – Wildfire Interface Management Area**

(a) Category: Protection of development from hazardous conditions

(b) Justification:

The threat of wildfire from the presence of surrounding woodlands has prompted the establishment of a Wildfire Interface Management Area to reduce wildfire incidences, associated property damage and to improve general safety.

This Development Permit Area affects those lands identified as being within the **Wildfire Interface Management Area** as shown on the map forming Schedule "G" of the Official Community Plan.

(c) Guidelines:

Prior to undertaking any development within the Wildfire Interface Management Area the owner of property shall apply to the City for a Development Permit in compliance with the following guidelines:

- (i.) Development shall be in accordance with the guidelines of The Home Owners Fire Smart Manual (BC edition) published by the British Columbia Forest Service.
- (ii.) The City may require as a term of permit the registration of a restrictive covenant pursuant to **Section 219 of the Land Title Act** to ensure that wildfire interface prevention measures are maintained, that property owners are aware of the wildfire interface hazards and to save the City harmless in the event of damage to individual properties as a result of the spread of wildfire.
- (iii.) In order to meet the guidelines, provisions under **Divisions 7 and 11 of Part 26 of the Local Government Act** may be varied or supplemented, excluding watercourse setback requirements, by a Development Permit issued under this section.
- (iv.) Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in fire protection engineering has undertaken an assessment of a proposed development and determined the fire hazard to be low or moderate, provided specific conditions are met, the requirements of these guidelines may be relaxed provided the development is carried out in accordance with such conditions;

**PAGE**

25

**IMPLEMENTATION OF A WILDFIRE  
INTERFACE MANAGEMENT  
DEVELOPMENT PERMIT AREA**

- (v.) In order to meet the guidelines of overlapping Development Permit Area requirements alternative building locations and landscaping may be required to best achieve the objective of all relevant guidelines from all applicable development permit areas;
  - (vi.) On land also designated subject to Development Permit Area No. 26 – Watercourse Protection all works, such as land alteration, vegetation management, building construction and/or subdivision shall be in accordance with the guidelines of Development Permit Area No. 26 – Watercourse Protection.
- (d) Exemptions:

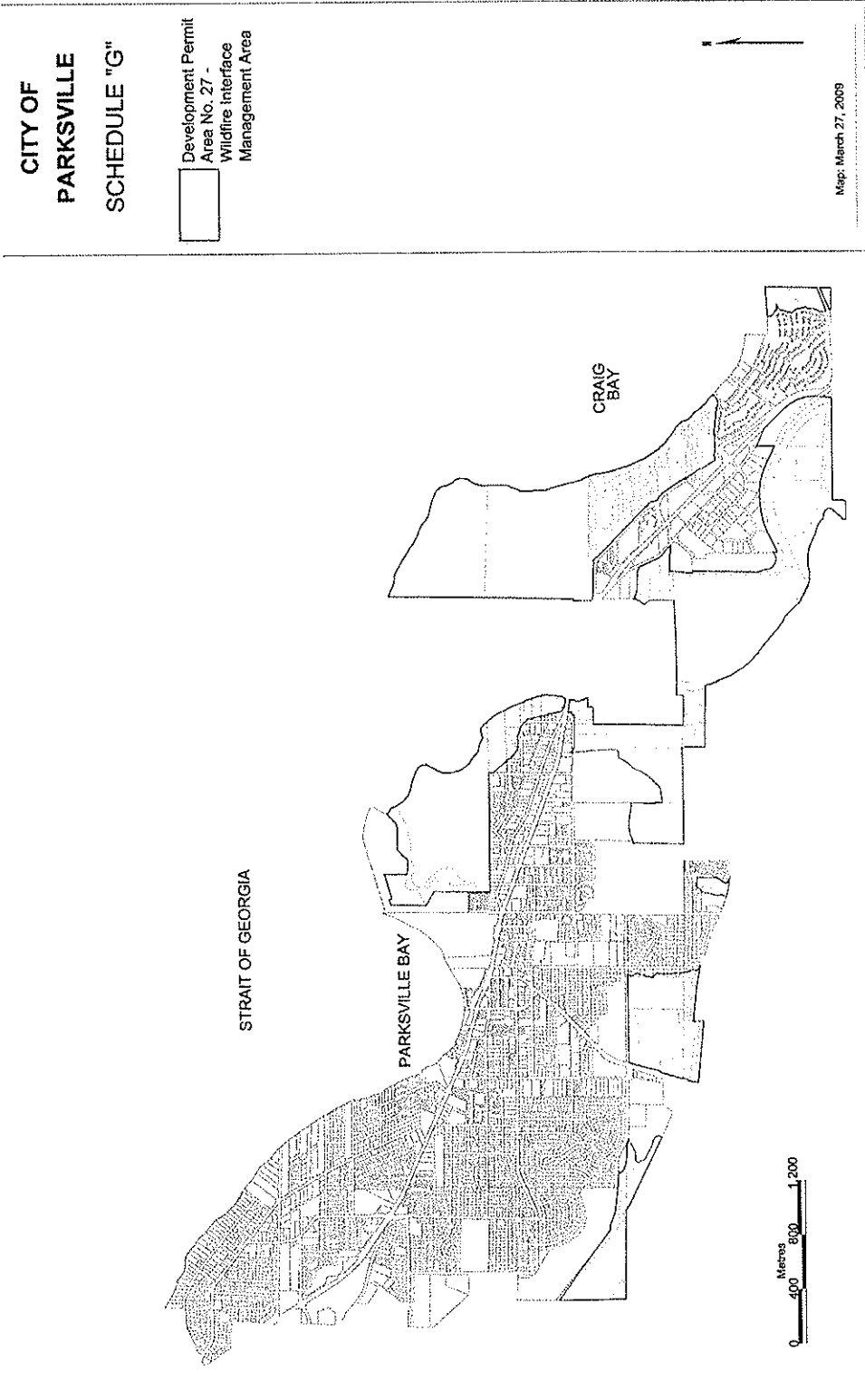
A Development Permit issued under Development Permit Area No. 27 – Wildfire Interface Management Area will not be required in the following circumstances:

- (i.) On existing parcels with a parcel area of 1000 m<sup>2</sup> or less;
- (ii.) On existing parcels with a parcel area greater than 1000m<sup>2</sup> for the construction of accessory buildings and structures, excluding accessory carriage houses, or building additions that are 50 m<sup>2</sup> or less;
- (iii.) Installation or repair of fences;
- (iv.) Repair and maintenance of existing buildings, structures, driveways or roads;
- (v.) Temporary buildings and structures;
- (vi.) Yard maintenance and gardening;
- (vii.) Tree removal or land clearing;
- (viii.) On parcels where at the time of subdivision a Development Permit was issued under Development Permit Area No. 27 – Wildfire Interface Management Area;
- (ix.) Subdivisions involving only the moving of an interior lot line that no additional lots are created;
- (x.) Subdivisions where parcels will have an area of 1000 m<sup>2</sup> or less, provided such parcels will be directly adjacent to other parcels whose individual area does not exceed 1000 m<sup>2</sup>; or road right-of-ways with a width of 18 m or greater;
- (xi.) Construction of a trails;
- (xii.) Stream enhancement and fish and wildlife habitat restoration works;
- (xiii.) On lands designated as park;
- (xiv.) Agricultural, Forestry or Mining activity;
- (xv.) Installation of public utilities;
- (xvi.) Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property, including emergency fire and flood protection works;
- (xvii.) Where in the opinion of the Fire Chief the development will mitigate the wildfire hazard;
- (xviii.) Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in fire protection engineering has undertaken an assessment of land and determined that the existing conditions are such that the fire hazard potential is low or moderate.

IMPLEMENTATION OF A WILDFIRE  
INTERFACE MANAGEMENT  
DEVELOPMENT PERMIT AREA

Schedule "A"

Map "1"



April 1, 2009

REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

FROM: G. A. JACKSON, DIRECTOR OF COMMUNITY PLANNING

SUBJECT: HISTORICAL PLAQUE PROGRAM PHASE 2 - SUSTAINING PARKSVILLE'S CULTURAL CAPITAL

---

**Issue:**

The provision of a status report for Council regarding Phase 2 of the City of Parksville's cultural history plaque program, and development of a historical walk in and around the core area.

**Executive Summary**

The goal of this report is to provide Council with information and details respecting the cultural history plaques program status and plans for establishing a second phase of plaques in and around the core area. Completion of this second phase will also result in the establishment of a historical walk.

**References:**

'Draft' Historical Walk Brochure, as prepared by the City of Parksville's Department of Community Planning, March, 2009;  
Downtown Revitalization Strategies for the City of Parksville, November, 2006;  
Interpretive Panel Standard Detail, as prepared by City of Parksville Staff.

**Background:**

Phase 1 plaque design development work was undertaken by Staff in the Community Planning and Operations Departments. Consultation occurred with both the Downtown Business Association and local historian, Marge Leffler, in order to establish concepts for a specific cultural history theme that could be utilized as part of an interpretive signage program. This theme is intended to provide interpretive information on Parksville's historical settlement patterns, pioneer life and ties to the beach.

Four new historical plaque fixtures have been installed along the recently improved Alberni Highway streetscape as a pilot phase. Further grant funding has been obtained for the research and installation of the balance of cultural history plaques within close proximity to the downtown core area and waterfront. It is possible to implement these works in the spring/summer 2009 time frame, with the hope of having additional plaques installed prior to the peak visitor season.



With full specifications and details available for cultural history plaques, it will be a simple process to implement future plaques on a one-off basis as additional funds become available. It is also possible that the Downtown Business Association and others specific interest groups may wish to add to the current list of historical sites and contribute financially to the program.

**Options:**

Council may:

1. Accept the report for information.
2. Request additional information from Staff or identify changes.

**Analysis:**

Staff will continue to install cultural history plaques and formalize a historical walk, unless otherwise directed by Council. Installation timing will be determined by the Manager of Operations.

Additional instruction from Council will extend the time for implementation of this interpretive program and resulting historical walk. This is not a time sensitive issue, although it would be ideal to have the works completed in time for the 2009 tourist season.

**Financial Implications:**

Research and development as well as graphic information for the cultural history plaques program was undertaken and supplied by the Parksville and District Historical Society on behalf of the City. This component of the project was undertaken at no cost to the City. The volunteer efforts of the society are invaluable and greatly appreciated by Staff.

This project is funded by a Provincial Tourism Grant. The remaining grant funding is to be applied to the fabrication of plaques and the purchase of mounting hardware. The cost to fabricate the first four (4) plaques was \$1,035.74. This will leave \$13,964.26 in grant funding to complete the balance of the plaques and pursue additional interpretive site amenities.

**Sustainability Implications:**

The term sustainability has become closely linked to environmental concerns and human development. A more holistic concept of sustainability goes beyond that limited focus to include cultural and socio-economic sustainability. Big picture sustainability is multi-faceted giving equal consideration to environmental, cultural and economic sustainability. This is effectively a triple bottom line approach.

Cultural capital has value both as a 'social binder' that unites people through a common history and background, and as an economic driver. By instilling a sense-of-place and cultural experience in a community, there is typically an increased feeling of ownership and civic pride that follows. The celebration of Parksville's history was also raised at the recent Blue Ribbon Panel workshop.

People are generally willing to pay more for experiences and products that they consider to have an authentic or high cultural value. For example, you are more likely to pay more to be seated in a restaurant in an historic building, than one located in a strip mall.

**Recommendations:**

**THAT** the report from the Director of Community Planning dated April 1, 2009 regarding Phase 2 of the City's cultural history plaque program, and development of a historical walk in and around the core area be received for information.



---

G. A. JACKSON

NG/sh  
Attachment

I:\Users\Planning\6280-01\2009\Agenda\Report-2.

**MANAGER OF OPERATIONS' COMMENTS:**



---

A. METCALF

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**



---

F. MANSON, C.G.A.

## A BRIEF HISTORY

The first settler to this area was John Hirst in 1870. The River, as it was known, remained an outpost until the turn of the century when a road was built from Nanaimo.

A post office soon followed, with mail distributed from the cabin of Nelson Parks, Parksville's namesake.

At that time, logging was a major industry and the extension of the Esquimalt and Nanaimo (E & N) Railway in 1901, spurred Parksville's growth and the beginning of a tourism boom, mainly Vancouver Islanders who travelled to Parksville to enjoy the incredible beaches.

Motels, stores, resorts and campgrounds soon followed and the community continues to prosper today.

*This brochure was printed using 100% post consumer content paper*

## Department of Community Planning

All Enquiries \_\_\_\_\_ 954-4656

Bylaw Compliance \_\_\_\_\_ 954-4672

Business Licenses \_\_\_\_\_ 954-4697

Sign Permits \_\_\_\_\_ 954-4697

Economic

Development \_\_\_\_\_ 954-4650

City of  
**Parksville**

Department of Community Planning

P.O. Box 1390, 100 Jensen Avenue East,

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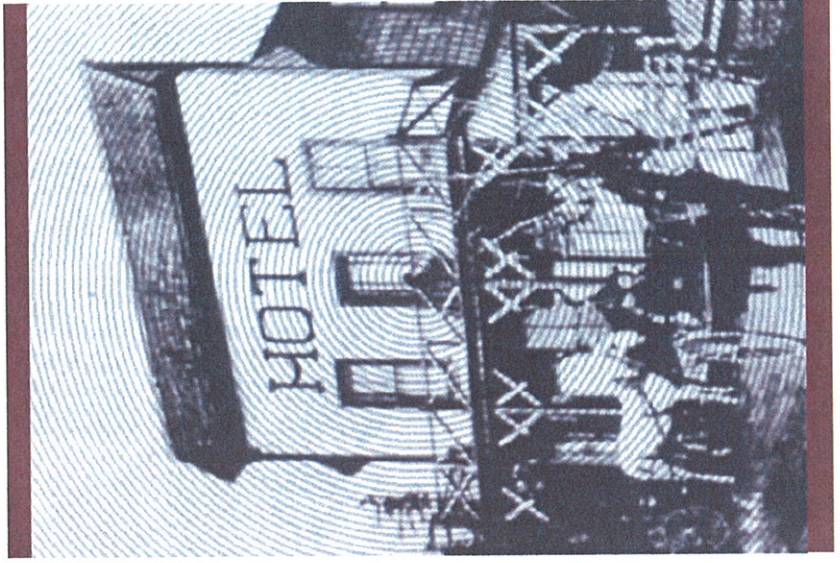
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DEPARTMENT OF  
COMMUNITY PLANNING  
CULTURAL HISTORY SERIES

# Historical Walk

Downtown Core Area Map  
Locations of Interest





- A The Rod & Gun
- B Thwaites Insurance
- C Memorial Avenue
- D The First School
- E Park Sands
- F Community Park
- G Golden Age Housing
- H The Cenotaph
- I McMillan School
- J Abernathy House
- K Pettigrew House
- L The Island Hall
- M Shopping Strip



**MEMORIAL AVENUE**

AFTER THE FIRST WORLD WAR, THE PARKSVILLE WOMEN'S INSTITUTE DECIDED TO SET UP A STREET AS A REMINDER OF THE MEN WHO SERVED IN THE ARMY AND NAVY WHO DIED SERVING OVERSEAS. IN THE EARLY 1920S, THE STREET LED TO THE CENOTAPH AND AN ELM TREE WAS PLANTED IN MEMORY OF EACH OF THE FALLEN SOLDIERS. THE CENOTAPH WAS BUILT BY THE LOCAL BRANCH OF THE ROYAL CANADIAN LEGION AND OVERVIEWED IN 1923. THE CENOTAPH HAS SINCE BEEN MOVED TO THE CIVIC AND TECHNOLOGY CENTER, BUT THE TREE STANDS AS A REMINDER OF THE FALLEN SOLDIERS.

Locations of significance to Parksville's cultural history are marked with Interpretive plaques like the one shown above. These are 'our stories'