



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

NOTE: SPECIAL MEETING OF COUNCIL AT 5:45 P.M.

COMMITTEE OF THE WHOLE **AGENDA**

MONDAY, MAY 11, 2009 - 6:00 P.M.

1. ADOPTION OF MINUTES

- a) of the April 27, 2009 minutes of the Committee of the Whole meeting - Pages 1 to 4

2. PUBLIC PRESENTATIONS

- a) Robert Laframboise – Request to Establish Food Trailer in Industrial Park - Pages 5 to 10
- b) Alex Kobelak – Formation of an Engineering Advisory Committee - Pages 11 to 12

3. CORRESPONDENCE

4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE

5. STAFF PRESENTATIONS

- a) Director of Finance - Quarterly Budget Report - Pages 13 to 18
The first quarter budget variance report (Appendix 1) focuses primarily on expenditures because the bulk of our revenues come in later in the year. A review of the revenues and expenditures compared to budget for the first quarter of 2009 has not revealed any significant budget overages.

Recommendation: THAT the "Quarterly Budget Report" for the period January to March 2009 as submitted by the Director of Finance, be received for information.

- b) Chief Administrative Officer - Quarterly Report (verbal)
For April, May, and June, 2009
- c) Manager of Engineering - Quarterly Report (verbal)
For April, May, and June, 2009

- d) Manager of Operations - Quarterly Report (verbal)
For April, May, and June, 2009
- e) Manager of Current Planning - Affordable Housing (PowerPoint presentation)
- f) Director of Community Planning - Consideration of a City Policy with Respect to Affordable Housing - Pages 19 to 35
This report addresses the specific topics of development cost charges, tax and fee waivers for affordable housing.

Recommendation: THAT staff be directed to prepare a policy which permits the waiving of development permit and building permit application fees associated with applications for developments [or that portion thereof] intended to provide affordable housing, that meets the City's definition of affordable housing;

AND THAT staff prepare a bylaw for the purpose of implementing the development cost charge waivers that are permissible under Section 933.1 of the Local Government Act.

- g) Director of Community Planning - Development Permit Amendment and Variance Permit for 500 Corfield Street - Pages 36 to 43
An application has been received from Corfield Glades Development Limited for the purpose of seeking a Zoning Bylaw relaxation which would permit the removal of an amenity building and replacing it with one residential unit. Development Permit Amendment would also be necessary to facilitate this request. This report is intended to deal with both.

Recommendation: THAT staff commence the statutory notification process required as Council intends to consider granting a Development Variance Permit to Corfield Glades Development Limited, Inc. No. BC0817974 for the purpose of providing a Zoning Bylaw relaxation which would permit removal of the requirement for indoor recreation space on Parcel A (being a consolidation of Lots 30 and 31, see FB186963), Block 1438, Nanoose District, Plan VIP66125 [500 Corfield Street].

- h) Director of Community Planning - Consideration of City Position for Change of Hours to a "Liquor-Primary" Liquor Licence - 491 Island Highway East - Pages 44 to 59
The required steps have been taken to permit Council to adopt a resolution which could be sent to the Liquor Control and Licensing Branch in regards to the application for the Ocean Lounge and Liquor Store to permanently change their hours.

Recommendation: THAT having considered the issues and providing an opportunity for public input, a resolution be forwarded to the Liquor Control and Licensing Branch indicating that Council 'does not support' the permanent change to the hours of liquor sales for the Ocean Lounge on Lot B, District Lot 4, Nanoose District, Plan 23567 [491 Island Highway East];

AND THAT having considered the issues and providing an opportunity for public input that a resolution is forwarded to the Liquor Control and Licensing Branch indicating Council's 'support' for a one year temporary change to the hours of liquor sales for the Ocean Lounge as follows:

ONE YEAR TEMPORARY CHANGE OF HOURS

Sunday, Monday, Tuesday and Wednesday - 11:00 AM to 11:00 PM

Thursday, Friday and Saturday - 11:00 AM to 1:00 AM

AND THAT Council's comments on the prescribed Liquor Control and Licensing Branch considerations are as per Schedule 'A' attached to and forming part of the Planner's report dated April 30, 2009;

AND FURTHER THAT the views of the local residents and businesses were solicited through newspaper advertisements, posted signage and delivered notices and that fourteen comments were received as per the attached Schedule 'B'.

- i) Director of Community Planning - Consideration of Mandatory Water Catchment Systems - Pages 60 to 62

A Council resolution directed Staff to consider the topic of implementing mandatory water catchment systems in new single family dwellings. This report indicates reasons why this important initiative would be better positioned for success further into the water conservation program.

Recommendation: THAT the requirement for all new single family home construction after January 1, 2010 to have water catchment/cistern systems that will allow for the collection of rain water for the watering of lawns, washing of cars and flower gardens be tabled at this time and brought forward for consideration as part of the water conservation program at the appropriate time.

6. NEW BUSINESS

7. ADJOURNMENT

ooOOoo

TO BE ADOPTED

AGENDA
COMMITTEE
MAY 11 2009
DATE

CITY OF PARKSVILLE

April 27, 2009

Minutes of the Special Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, April 27, 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
L. Butterworth, Director of Finance
D. Banks, Fire Chief
B. Russell, Manager of Current Planning
N. Gray, Planner
P. Lovegrove, Manager of Budgets and Special Projects
A. Haywood, Recording Secretary

1. **MINUTES**

Lefebvre - Burger

THAT the minutes of the Committee of the Whole meeting held April 15, 2009 be adopted.
CARRIED.

2. **PUBLIC PRESENTATIONS**

a) Maciej Dembeck and Darryl Horton gave a presentation on the proposed development at 703 and 739 Turner Road.

3. **CORRESPONDENCE** - Nil

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

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 May 4, 2009 meeting.

RECOMMENDATIONS:

a) **Manager of Budgets & Special Projects - 2009-2013 Final Financial Plan**

Mayor asked for comments on the final 2008 budget from the public in attendance.

There was no response.

PAGE
1

Lefebvre - Greir

THAT staff be directed to prepare all relevant budget, property tax and other required bylaws for the 2009-2013 Financial Plan for Council's consideration.

CARRIED.

b) **Director of Community Planning - Historical Plaque Program Phase 2 - Sustaining Parksville's Cultural Capital**

Lefebvre - Patterson

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.

CARRIED.

c) **Director of Community Planning - Introduction of Updated Sustainable Community Builder Checklist and New Accessible Community Builder Checklist**

Lefebvre - Patterson

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 and the Oceanside Development Construction Association.

CARRIED.

d) **Director of Community Planning - Implementation of a Zoning Bylaw Amendment to Permit Urban Food Gardens**

Patterson - Powell-Davidson

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.

CARRIED.

e) **Director of Community Planning - Updating Home Occupation Regulations**

Greir - Powell-Davidson

THAT the report from the Director of Community Planning dated April 2, 2009 regarding implementation of an update to home occupation regulations, be received;

PAGE

2

AND THAT an amendment to "Zoning and Development Bylaw, 1994, No. 200" be brought forward to update the home occupation regulations contained in this bylaw.

NO VOTE.

Greir - Powell-Davidson

THAT the report from the Director of Community Planning dated April 2, 2009 regarding implementation of an update to home occupation regulations, be deferred to the next Committee of the Whole meeting on May 11, 2009.

CARRIED.

- f) **Director of Community Planning - Request for Support to Canada Mortgage and Housing Corporation for an Affordable Housing Project at 1350 Greig Road**

REMOVED FROM AGENDA

- g) **Director of Community Planning - Development Permit to permit a 24 Unit Townhouse Development [703 and 739 Turner Road]**

Greir - Patterson

THAT the report from the Director of Community Planning dated April 16, 2009 for the issuance of a development permit at 703 and 739 Turner Road be received;

AND THAT a development permit be issued to 614871 B.C. Ltd. to permit a 24 unit townhouse development and overall site works on Lot 9, District Lot 3, Nanoose District, Plan 7127; Lot 10, District Lot 3, Nanoose District, Plan 7127 except part in Plan 39802 (703 and 709 Turner Road);

AND THAT where the Qualified Environmental Professional's report dated November 15, 2007 as prepared by EBA Engineering Consultants, describes an area designated as Streamside Protection and Enhancement Area that development activities within the Streamside Protection and Enhancement Area shall be conducted only in accordance with the Qualified Environmental Professional's assessment report and with appropriate Provincial Government approvals;

AND THAT proof of lot consolidation be received prior to the issuance of the permit;

AND FURTHER THAT a landscaping letter of credit in the amount of \$267,364.90 be received prior to the issuance of the permit, for the purpose of assuring the completion of site landscaping.

CARRIED.

- h) **Director of Community Planning - Development Permit to permit a 3-Storey Mixed Use Building with Commercial/Retail Unit and Parking [173 Weld Street]**

Greir - Powell-Davidson

THAT the report from the Director of Community Planning dated April 15, 2009 for the issuance of a development permit at 173 Weld Street be received;

AND THAT a development permit be issued to 449631 B.C. LTD., (INC #449631) to permit a 3-storey mixed use building with a commercial/retail unit and parking on the ground floor; 2nd floor professional office space and 3rd floor that contains 2

residential units on Lot 33, District Lot 13, Nanoose District, Plan 1565 (173 Weld Street);

AND FURTHER THAT a landscaping letter of credit in the amount of \$2,300.00 be received prior to the issuance of the permit, for the purpose of assuring the completion of site landscaping.

CARRIED.

6. NEW BUSINESS - Nil

7. ADJOURNMENT

Lefebvre - Greir
Rise and Report to Council at their May 4, 2009 meeting.

The meeting ended at 8:10 p.m.



Mayor

I:\Users\ADMINISTRATION\Committees Commissions & Other Bodies - 0360\COTW\2009\Minutes\April 27.doc



City of PARKSVILLE

AGENDA
COMMITTEE
MAY 11 2008
DATE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 11 Day - MAY Date, 2008 AT 6 P.M.

NAME OF PERSON MAKING PRESENTATION: ROBERT LAFRAMBOISE
[Please print]

NAME OF APPLICANT IF OTHER THAN ABOVE: HOT DOG BOB
[Please print]

NAME OF ORGANIZATION [if applicable]: BBQ PIT EH!

Mailing address: P.O. Box 1126 PARKSVILLE BC V9P2H2

Phone: 250-951-1043 CEC 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.]

WOULD LIKE TO SETUP HEALTH
APPROVED FOOD TRAILER IN INDUSTRIAL
PARK. PROBABLY @ SHARE-KARE 1200
FRANKLIN GULL RD. OLD BY LAW 6048
PROHIBITS SUCH USE OF TRAILER. PLEASE
GRANT VARIANCE AND OR CHANGE THIS OLD
OUTDATED BYLAW.

THANKS
Robert

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.

OPEN 11 - ~~7~~ - 7 PM

M E N U

THE SMOKED PEROGY

NOW
THE BBQ
PIT EH!



HOUSE SPECIAL:

6 Perogies, works - sour cream,
 real bacon bits, green onion - \$5
 -Add any sausage - \$8
 NO BUN total

Hot Dog \$3.00
 Smokey \$4.00
 Jumbo Sausage \$5.00

(honey garlic/mild Italian)

All served on fresh Italian buns & a smorgasbord of condiments

COLD DRINKS:

Coke, Diet, Ice Tea,
 C-Plus, Ginger Ale,
 Bottle Water \$1.25

Watch for Specials

NOTE: Tax Included

CLOSED MONDAYS (until July)



City of PARKSVILLE

BUSINESS LICENCE APPLICATION

RECEIVED
APR 22 2009
PLANNING
CITY OF PARKSVILLE

CITY OF PARKSVILLE
BUSINESS LICENCE NO: _____
(if approved)

Businesses operating in Parksville are required to have a valid business licence. The information requested in this application is necessary to fully evaluate your request for a business licence. **Completion of this form does not guarantee approval of a business licence. Business should not be commenced prior to a licence being issued.**

- 1) Licence fees apply to a calendar year January 1st to December 31st.
- 2) Licence fees are pro-rated to half price in August in the first year of business for new businesses only.
- 3) If the licence is approved, licence fees are not refundable.

Application Date: APRIL 22/09 Type: New Change of Address Out of Town Change of Owner

<p>BUSINESS NAME: (Operating Name) <u>BBQ PIT EH!</u></p> <hr/> <p>OWNER OF BUSINESS (and): (Legal or registered name) <u>ROBERT LAFRAMBOISE</u> <u>"HOT DOG BOB"</u></p> <hr/> <p>ADDRESS OF BUSINESS: <u>1200 FRANKLIN GULL RD.</u> <u>"SHAR-KARE" STORE</u></p> <p style="text-align: right;">Postal Code: <u>V9P 1R2</u></p> <hr/> <p>MAILING ADDRESS: (if different from business address) <u>P.O. BOX 1126</u> <u>PARKSVILLE</u></p> <p style="text-align: right;">Postal Code: <u>V9P 2H2</u></p>	<p>PHONE NUMBERS:</p> <p>BUSINESS: _____</p> <p>FAX: _____</p> <p>HOME PHONE: <u>CEL 951-1043</u></p> <p>E-MAIL ADDRESS: <u>BARNICLEBOBCA @</u> <u>YAHOO.CA</u></p> <p>PRIMARY CONTACTS: (Name and Phone #) <u>YAHOO.CA</u></p> <hr/> <p>NO. OF PEOPLE WORKING IN THE BUSINESS: (including owners) Full time: <u>1</u> Part time: _____ Seasonal: <u>(circled)</u></p> <p>TRADE QUALIFICATION # (if applicable) _____</p>
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DESCRIPTION OF BUSINESS: Please provide a complete description of your business operations.
MOBILE FOOD VENDOR (HOT DOGS)

BUSINESS PREMISES

Opening Date: MAY 1/09

1. What was the previous use of your business premises?

Are Renovations Planned? Yes No

NOTE: If there is a change in use or structural changes a Building Permit is required.

<u>12?</u> No. of Parking Spaces	_____ Total Floor Area of Business Premises (Sq. Ft.)
<u>NONE</u> No. of Seats (if a restaurant)	_____ No. of rental units (if a property rental business)
No. of Machines (if a Laundromat, arcade, or vending machine business) _____	

APPLICANT'S ACKNOWLEDGEMENT

I, Robert hereby make application for a licence in accordance with the particulars as stated in this application, and declare the information in the application to be true and correct. I undertake to supply to the Planning Department all documents, paper or certificates both requested by this division and required by other Federal, Provincial or Local Government Act and Regulations. I undertake to comply with all Bylaws of the City of Parksville and all other laws now in force or which may hereafter come into force. I also understand, payment of the Business Licence fee in advance does not guarantee approval of the licence and **I cannot commence business until such time as a Business Licence has been approved and issued.**

Signature: Robert Laframboise **PAGE** April 22/09

PLEASE COMPLETE REVERSE SIDE OF APPLICATION AND ENCLOSE PAYMENT

ECONOMIC DEVELOPMENT SECTION

The Economic Development Office collects data about the local economy. The information that you provide is summarized and analyzed by the Economic Development Office to measure trends in the local economy.

OWNERSHIP STRUCTURE: (check one only)

- 1. Proprietorship (single owner, not incorporated)
- 2. Partnership (multiple owners, not incorporated)
- 3. Limited Company (incorporated)
- 4. Other: _____

YEARS IN BUSINESS:

What year was the business established in Parksville?

REGIONAL DIST.

TYPE OF BUSINESS: (check one only)

- 1. Locally owned and operated (independent)
- 2. Franchise
- 3. Branch (head office outside Parksville)
- 4. Other _____
- 5. Business not located in Parksville.

PRINCIPLE MARKETS:

What are the current principle markets for your products/services? (check all that apply)

- Local – Parksville area
- Regional – Vancouver Island
- Provincial
- National
- International

BUSINESS PREMISES:

Do you lease/rent or own your business premises?

- 1. Lease/Rent
- 2. Own

FOR OFFICE USE ONLY

BUSINESS LICENCE # _____

ZONING: _____

CLASS CODE: _____

SIC # _____

ANNUAL FEE: _____

FEE PAID: _____

DATE PAID: _____

CHEQUE CASH DEBIT

RESTRICTIONS:

- APPROVALS:
- Planning
 - Building
 - Fire Dept.

Signature: _____
 Signature: _____
 Signature: _____

MAILING ADDRESS:

CITY OF PARKSVILLE
 100 JENSEN AVENUE EAST
 P.O. BOX 1390
 PARKSVILLE BC V9P 2H3

Visit The City's Web Site At
www.parksville.ca

PERMIT

to OPERATE

A Mobile Food Service Unit

Premises Number: ABOT-7PBNVG
Premises Name: THE BBQ PIT EH!
Address: 1126 Po Box
Parksville, BC
V9P 2H2

Proprietor: Robert Laframboise

16-Feb-2009
Effective Date


Environmental Health Officer

**THIS PERMIT MUST BE DISPLAYED
IN A CONSPICUOUS PLACE AND IS NOT TRANSFERABLE**

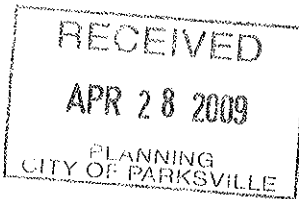
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PAGE

9

603 AGRICULTURAL LAND RESERVE

- .1 Notwithstanding anything contained in this Bylaw, land within the municipality designated as "Agricultural Land Reserve", pursuant to the *Agricultural Land Commission Act*, shall be subject to:
 - (a) the *Agricultural Land Commission Act*; and
 - (b) regulations made pursuant to the *Agricultural Land Commission Act*;
 - (c) relevant orders of the Provincial Land Commission made pursuant to the *Agricultural Land Commission Act*.
- .2 Where land outside an "Agricultural Land Reserve" is located within the A-1 zone, this Bylaw shall be binding without qualification.
- .3 Where land presently within an "Agricultural Land Reserve" is, pursuant to the *Agricultural Land Commission Act*, regulations made thereunder, or orders of the Provincial Land Commission:



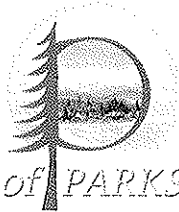
- (a) excluded from an Agricultural Land Reserve; or
- (b) exempted by the *Agricultural Land Commission Act*; or
- (c) exempted by regulations made under the *Agricultural Land Commission Act* or an order of the Provincial Land Commission;

the provisions of this Bylaw shall be binding.

604 PROHIBITED USES OF LAND, BUILDINGS AND STRUCTURES

Without limiting the generality of any other provisions of this or any other Bylaw, the following uses shall be prohibited:

- (a) a residential use including a secondary suite involving a habitable room located in a cellar, except a recreation room or den, which is permitted;
- (b) a use located in part or in total in a tent or trailer;
- (c) an advertising use, except as specifically permitted in this Bylaw;
- (d) an agricultural use involving mushroom growing, or the keeping of swine, or fur bearing animals;
- (e) any use which is exclusively accessible from a lane;
- (f) the storing on any lot within a zone for a total of 72 consecutive hours of:
 - (i) more than one unlicensed vehicle which is not in a garage or carport;
 - (ii) detached parts of a vehicle unless within a building;
 - (iii) the restrictions in 604 (f) (i) and (ii) shall not apply to agricultural improvements;
- (g) the storing of unlicensed vehicles or detached parts thereof on a vacant lot;



City of PARKSVILLE

AGENDA
COMMITTEE
MAY 11 2009
DATE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD Monday - 11 May 2009, 2009 AT 6 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: Alex Kobelak
[Please print]

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

NAME OF ORGANIZATION [if applicable]: A Parksville Citizen

Mailing address: 115 Acacia Street Parksville V9P 1H4

Phone: _____ - 250-954-3795 Fax: _____
[Business] [Home] Email kob2031@shaw.ca

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 desire is to address Council at a
Committee of the Whole meeting re a proposal to
have formed an Engineering Advisory Committee.
I am a retired professional engineer
Details of which are attached in one Page
Proposed Engineering Advisory Committee for
City of Parksville. Dated 23 April 2009

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.

PROPOSED ENGINEERING ADVISORY COMMITTEE for the CITY OF PARRKSVILLE

PREAMBLE

There are an overwhelming number of indicators that City of Parkville's governance lacks public credibility and much is directed at the Operations and Planning of the Engineering Department. It reflects directly on Council as unable to understand the issues or unwilling to do so. However, we also know that there is much misinformation about public projects and the Departments Operations. I submit that no amount of spin doctoring and PR will change that cynicism until a level of credibility and sound judgment is shown to exist, which might take time. But Council has to show leadership in "managing and monitoring" this change to take place.

THE PROPOSAL

A 6-8 person advisory committee made up of concerned individuals including those with some vested interests, plus the Director of Engineering and one Council representative, should be formed and tasked to *"...review and make recommendations to Council on any and all matters pertaining to the mandate of the Engineering Department, AND as a condition of appointment, be tasked to inform and communicate the work of the Committee to the constituents that he/she represents"* The latter is an important requirement to provide the Department and City Officials with some direct ratepayer insight of the public response or lack thereof for such policy studies, works or infrastructure programs. The Department shall act in the role of a secretariat to the Committee in support of the mandate. After establishing the Committee, the Chairperson shall be elected from within the appointed representatives. The Committee members are appointed by Council for a two year term, and there be NO provision to add without Council appointment.

OBJECTIVES OF AN ENGINEERING ADVISORY COMMITTEE

An Advisory Committee of itself will require time to understand their role and the Director's mandate. The assumption being that over time, the Director and his staff will bring more matters to the Committee for vetting and passing judgment on the merits of each case. However, the overriding consideration of Council should be when judging the efficacy and role of the Committee is the extent to which there is reasoned public input, the Departments operations become more transparent, and the level of dissemination of information for public consumption on studies, projects and operations is better understood by the ratepayer public. Therefore the objectives are:

1. Provide a channel of information to the Council on matters as related to the mandate of the Director of Engineering, including recommendations on both technical content (where appropriate) and the non-technical perceptions and opinion of the consequences of proposed Departmental programs and undertakings.
2. Provide the public with informed data on such Departmental works and policies whilst also seeking a direct response to such policies, studies and works from their own immediate community of interest.

LINES OF COMMUNICATION

While there exist many informal lines of communications, the desired mechanism of communication will be multi-fold. The Committee recommendations will flow to Council through the normal internal Departmental reporting mechanisms. The presence of an appointed member of Council will form a secondary mode. The linkages between Committee members and their constituents is informal but to be supported, where desirable and appropriate, by Departmental staff and Council as may be required. It may be found desirable to hold supplementary forums on key policy and program matters where public input is vital to be introduced and visa-versa.

MONITORING

It is recommended that an evaluation framework and monitoring mechanism be formulated by Council to monitor the effectiveness of the Committee and thus at some specified time make a judgment on the rational and reasons to continue or not. That the Committee members are volunteers, not funded in any way, should not withdraw from they being evaluated on their individual performance and judgment for re-appointment. Also, the monitoring may provide a basis for a change to the Committee's role and mandate.

Alex Kobelak, P.Eng (Retired)

23 April 2009.

May 6, 2009



MEMO TO: FRED MANSON, CHIEF ADMINISTRATIVE OFFICER

FROM: LUCKY BUTTERWORTH, DIRECTOR OF FINANCE

SUBJECT: QUARTERLY BUDGET REPORT

Issue

Quarterly budget review for January to March 2009.

Executive Summary

The first quarter budget variance report (Appendix 1) focuses primarily on expenditures because the bulk of our revenues come in later in the year.

A review of the revenues and expenditures compared to budget for the first quarter of 2009 has not revealed any significant budget overages.

References

None

Background

The City's auditor recommended that staff prepare a quarterly report to Council on how the revenues and expenditures are comparing to budget. This purpose is to ensure Council is aware of any possible issues relating to budget variances and satisfy Council's accountability to the public function. The City's audit committee endorsed the auditor's recommendation.

Quarterly reports commenced in March 2008.

The first quarter report mainly focuses on expenditures as the majority of the City's revenues are received in the May to October time frame. Expenditures for that matter, also tend to occur after the first quarter as parks and infrastructure renewal require warmer/dryer weather to really get going. Also, there is a tendency to hold off on spending budgets until after the Final budget is approved by Council.

Options

1. Accept the Budget variance report
2. Request further information on budget variances or expenditures

Analysis

Option 1 – Accepting the Budget variance report will allow staff to proceed on to other work and deadlines.


Option 2 – Depending on the additional information required, this could hold up other required reports.

Financial Implications:

There are no financial implications.

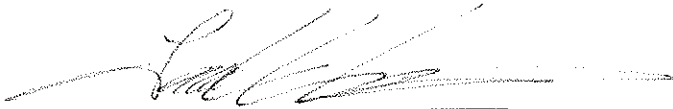
Recommendation:

That Council receive the 2009 Quarterly Budget Variance report as information.



G. Lucky Butterworth, CGA.
Director of Finance

Chief Administrative Officer comments:



Fred Manson, CGA
Chief Administrative Officer

Description	2009				Explanations/Details
	2008 Actual to Date	2009 Actual to Date	Proposed Final Budget	Budget Remaining	

SUMMARY (Detailed analysis follows)

General Revenue Fund

	2009 Total Budget	2009 Actual to Date	Budget Remaining	Budget Remaining	% of Budget
Operating Expenditures					
Council & Administration	\$ 1,003,051	\$ 330,928	\$ 672,123		67%
Finance & Common Services	818,434	297,893	520,541		64%
Long Term Debt	265,523	53,723	211,800		80%
RCMP	1,873,608	142,662	1,730,946		92%
Fire Department	846,606	170,782	675,824		80%
Community Development	1,074,702	172,190	902,512		84%
Parks	1,306,216	240,012	1,066,204		82%
Engineering	888,084	194,857	693,227		78%
Public Works	1,679,149	369,389	1,309,760		78%
Refuse	527,800	123,345	404,455		77%
	\$ 9,755,373	\$ 1,972,436	\$ 7,782,937		80%

One time labour costs were incurred in the first quarter
 Property and Liability Insurance for year paid in 1st quarter

	2009 Total Budget	2009 Actual to Date	Budget Remaining	Budget Remaining	% of Budget
Capital Expenditures					
Administration	\$ 125,000	-	\$ 125,000		100%
Fire Department	162,763	39,928	122,835		75%
Parks	985,053	2,496	982,557		100%
Engineering (I.T.)	430,000	-	430,000		100%
Public Works	4,676,520	22,983	4,653,537		100%
	\$ 6,379,336	\$ 65,407	\$ 6,313,929		99%

City of Parksville
 2009 Budget Variance Report (Based on Proposed Final Budget)
 For the 3 months ended March 31, 2009

Description	2009		Budget Remaining	Explanations/Details	
	2008 Actual to Date	2009 Actual to Date			Proposed Final Budget
<u>GENERAL REVENUE FUND</u>					
<u>Legislative & Administration</u>					
Total Operating Expenditures	249,675	330,928	1,003,051	\$ 672,123	33% of total budget spent in 1st Quarter Some one time expenses were incurred early in the year. No budget issues at this time. This relates to PCTC renovation. Consulting work commenced.
Total Capital Expenditures	-	-	125,000	125,000	
<u>Finance and Common Services</u>					
<u>Operating Expenditures</u>					
- Finance	126,030	133,145	568,534	435,389	23% of total budget spent in 1st Quarter
- Common Services	144,532	164,748	249,900	85,152	66% of total budget spent in 1st Quarter. Property and Liability Insurance for entire year is paid already so most of budget is spent.
- Long Term Debt and Interest	61,596	53,723	265,523	211,800	20% of total budget spent in 1st Quarter
Total Capital Expenditures	-	-	-	-	No Capital Expenditures budgeted for 2009
<u>RCMP</u>					
Total Operating Expenditures	63,872	142,662	1,873,608	1,730,946	8% of total budget spent in 1st Quarter. 1st quarter invoice not received yet for RCMP officers.
Total Capital Expenditures	-	-	-	-	No Capital Expenditures budgeted for 2009
<u>Fire Department</u>					
Total Operating Expenditures	167,591	170,782	846,606	675,824	20% of total budget spent in 1st Quarter.
Total Capital Expenditures	10,000	39,928	162,763	122,835	25% of total budget spent in 1st Quarter.

City of Parksville
 2009 Budget Variance Report (Based on Proposed Final Budget)
 For the 3 months ended March 31, 2009

Description	2009			Budget Remaining	Explanations/Details
	2008 Actual to Date	2009 Actual to Date	Proposed Final Budget		
<u>Community Development</u>					
Planning & Building Permit Rev	38,707	21,546	153,200	131,654	14% of total revenues received in 1st Quarter.
Total Operating Expenditures	269,051	172,190	1,074,702	902,512	16% of total budget spent in 1st Quarter. 100% of Chamber of Commerce was paid in 2008 Quarter 1 but is not paid yet in 2009 as contract was not completed until April.
Total Capital Expenditures	22,042	-	-	-	No Capital Expenditures budgeted for 2009
<u>Parks</u>					
Total Operating Expenditures	292,600	240,012	1,306,216	1,066,204	18% of total budget spent in 1st Quarter. Most of budget is spent in April-October. Significant work done at Springwood Park in the 1st Quarter of 2008 compared to 2009.
Total Capital Expenditures	27,573	2,496	985,053	982,557	0% of total budget spent in 1st Quarter. Most of budget is for completion of Waterfront walkway.
<u>Engineering</u>					
Operating Expenditures - Engineering & IT	218,753	189,122	788,084	598,962	24% of total budget spent in 1st Quarter.
- Special Projects	-	5,735	100,000	94,265	Transportation and Parking Study are underway.
Total Capital Expenditures	9,456	-	430,000	430,000	0% of total budget spent in 1st Quarter. Most of budget is for new IT software system
<u>Public Works</u>					
Total Operating Expenditures	334,018	369,389	1,679,149	1,309,760	22% of total budget spent in 1st Quarter.
Total Capital Expenditures	69,649	22,983	4,676,520	4,653,537	0.5% of total budget spent in 1st Quarter.
<u>Refuse</u>					
Total Operating Expenditures	121,937	123,345	527,800	404,455	This operation is run by the RDN. We collect the fees on their behalf and forward the fees to the RDN. We retain 5% of the collections.
<u>Total General fund</u>					
Total Operating Expenditures	2,049,655	2,095,781	10,283,173	8,187,392	20% of total budget spent in 1st Quarter.
Total Capital Expenditures	138,720	65,407	6,379,336	6,313,929	1% of total budget spent in 1st Quarter.

City of Parksville
 2009 Budget Variance Report (Based on Proposed Final Budget)
 For the 3 months ended March 31, 2009

APPENDIX 1

Description	2009			Budget Remaining	Explanations/Details
	2008 Actual to Date	2009 Actual to Date	Proposed Final Budget		
<u>WATER UTILITY FUND</u>					
<u>Revenues</u>					
Water User Billings	878,219	990,221	2,209,927	1,219,706	45% of total revenues billed in 1st Quarter (winter billing). 13% higher than 2008 winter billing due to rate increase of 10.5% and 2% for new construction.
<u>Operating Expenditures</u>					
Total expenditures (except LTD)	201,438	172,684	1,604,677	1,431,993	11% of total budget spent in 1st Quarter. Allocations from General Revenue fund not done until year end (\$356,000) Major projects for Cross connection control not done yet.
Logn Term Debt	186,007	170,424	338,691	168,267	50% of total budget spent in 1st Quarter. (as budgeted)
Total Capital Expenditures	164,934	36,348	2,300,607	2,264,259	2. % of total budget spent in 1st Quarter.
<u>SEWER UTILITY FUND</u>					
<u>Revenues</u>					
Sewer User Billings	404,381	413,472	798,272	384,800	52% of total revenues billed in 1st Quarter (winter billing). \$13,000 higher than 2008. 2% increase from 2008 due to new construction.
<u>Operating Expenditures</u>					
Total expenditures	54,879	52,231	2,695,948	2,643,717	2% of total budget spent in 1st Quarter. RDN Sewer Levy (\$1,813,000) is paid in July. Allocations from General Revenue fund not done until year end (\$356,000) Condition assessment program not yet started (\$100,000)
Total Capital Expenditures	53,763	-	780,728	780,728	0% of total budget spent in 1st Quarter.

COMMITTEE OF THE WHOLE REPORT



May 4, 2009

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

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

**SUBJECT: CONSIDERATION OF A CITY POLICY WITH RESPECT TO AFFORDABLE HOUSING
FILE NO.: 5040-01**

Issue:

Consideration of a City policy with respect to affordable housing.

Executive Summary:

This report addresses the specific topics of development cost charges, tax and fee waivers for affordable housing.

References:

January 26, 2009 Staff Report
Housing Needs Overview dated January, 2009, prepared for the Regional District of Nanaimo
Zoning and Development Bylaw Excerpt providing the City's definition of affordable housing
A Regional Housing Affordability Strategy for the Capital Region
BC Assessment Supportive Housing Factsheet, July, 2008
Draft Policy
City of Parksville Affordable Housing Initiatives to date

Background:

The topic of City participation in the provision of affordable housing has been raised a number of times lately as a result of specific requests for City support. A prior report [January 26th, 2009] was written on the general topic of City participation in affordable housing. That report was ultimately sidelined as other individual requests needed to be addressed in a timely manner. That report is attached for Council's reference as it provides some overall background on types of City participation that could be contemplated. Since the time of the January 26, 2009 report, the Regional District of Nanaimo's Housing Needs Overview study has also been completed. This document provides a good general understanding of the range of housing needs within the Regional District of Nanaimo. It does not provide exact numbers of housing units required.

Council's most recent resolution dated April 15, 2009 which prompts this report, is as follows:

"09-089 (3) THAT Staff be directed to investigate an Affordable Housing Policy taking into consideration whether Development Cost Charges, taxes, and other fees should or could be waived."

There is a statutory ability to waive or reduce development cost charges for the following types of 'affordable housing' developments: not-for-profit rental housing including supportive living

**CONSIDERATION OF A CITY
POLICY WITH RESPECT TO
AFFORDABLE HOUSING**

housing, for-profit affordable *rental* housing and also for housing where each unit is no larger in area than 29 square metres. To implement these provisions of the Act, the City must pass a bylaw to establish eligibility criteria, rate amounts and/or waiver requirements. The only way other development cost charge forgiveness can be provided to other scenarios would be for the City to replenish the development cost charge fund itself for the amount forgiven.

The ability to waive tax is similar. Section 224 of the Community Charter provides the ability to grant tax relief to not for profit organizations only. Section 226 of the Charter offers some ability to relax taxation for the purpose of revitalization. Although this section was clearly not drafted with affordable housing in mind the possibility of doing that could be explored. It should be noted that Section 25 of the Charter specifically prohibits assisting business. A new tax class (Class 3) has been added for 'supportive housing'. At this time the rate has been set at the same rate as residential. Since the assessment will be low, the resulting tax amount will also be low.

Fees are often waived by municipalities despite the fact that the mechanism to do so is not expressly set out in the Community Charter or Local Government Act.

This current resolution (09-089) has prompted Staff to revisit the approaches that other jurisdictions are taking. A recent study for the Capital Regional District, prepared by a collaboration of the well respected companies: Urban Aspects Consulting Group, Lumina Service Inc., and G.P. Rollo and Associates Ltd. provides an overview of the possible approaches. This overview list is attached. The City of Parksville is currently engaged in many of the suggested approaches, as are other jurisdictions. As an observation, it can be said that jurisdictions with the most rezoning applications tend to have more opportunities to raise funds. Jurisdictions with land assets that either generate revenue or can be offered up as a site tend to expand their program into this area.

Options:

Council may:

1. Direct Staff to prepare a policy which permits the waiving of application fees associated with applications for developments [or that portion thereof] intended to provide affordable housing which meets the City's definition.
2. Direct Staff to prepare a policy which permits the waiving of application fees associated with development permit and building permit applications for developments [or that portion thereof] intended to provide affordable housing which meets the City's definition and also establishes a fund in the amount of \$500,000.00 for the purpose of having the City pay [through reimbursement] development costs for an eligible development where the statutory exemption is not applicable.
3. Continue to explore additional methods of providing financial incentives to encourage the development of affordable housing, including the provision of land or funds.

Analysis:

CONSIDERATION OF A CITY POLICY WITH RESPECT TO AFFORDABLE HOUSING

Analysis:

It is believed that a fee waiver is a fair and equitable incentive especially given that such fee incentives are possible. This would be in addition to any eligible statutory development cost charge or eligible statutory tax waiver. A fee waiver alone will likely not provide sufficient inducement for an individual to commence a project. Providing a waiver at both the development permit and the building permit stages rather than at a rezoning stage would mean that the application has reached a stage where construction is probable. It would also mean that speculative or non OCP compliant applications are not facilitated.

Establishing a City administered fund would permit more latitude to 'waive' development cost charges. However, given that the budget process is close to finalization and there is no obvious funding source for this purpose it may not be a realistic option. A fund of \$500,000 would enable a development cost charge waiver (City and Regional District of Nanaimo) for approximately 30 units.

The City's land holdings are limited and for the most part these lands are more conducive to commercial use than residential. The sale of these lands may provide revenue which could be redirected to affordable housing. There has been no recent initiative to sell these lands.

Overall, the City of Parksville has addressed the topic of affordable housing to the extent it can through policy and other allowable approaches (refer to attached list of City of Parksville Initiatives).

Sustainability:

The provision of suitable housing stock for the community is an important principle of sustainability.

Financial Implications:

The scope of financial implication is dependant upon the option chosen. A fee waiver would have minimal impact whereas development cost charges or tax assistance could impose a significant impact initially to establish a fund, and in the future, when other sources are needed to complete all projects.

Recommendation:

That the report from the Director of Community Planning dated May 4, 2009 be received.

And That Council direct Staff to prepare a policy which permits the waiving of development permit and building permit application fees associated with applications for developments [or that portion thereof] intended to provide affordable housing [which meets the City's definition].

And Further That Council direct Staff to prepare a bylaw for the purpose of implementing the development cost charge waivers that are permissible under Section 933.1 of the **Local Government Act**.


G/A. JACKSON

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**CONSIDERATION OF A CITY
POLICY WITH RESPECT TO
AFFORDABLE HOUSING**

DIRECTOR OF FINANCE'S COMMENTS:



L. BUTTERWORTH, C.G.A.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



F. MANSON, C.G.A.

COMMITTEE OF THE WHOLE REPORT

January 26, 2009

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

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

SUBJECT: ESTABLISH THE CITY'S LEVEL OF PARTICIPATION IN THE PROVISION OF AFFORDABLE HOUSING UNITS

Issue:

Establish City's level of participation in the provision of affordable housing units

Executive Summary:

The City is being asked to support a variety of affordable housing initiatives which require some financial participation or concessions from the City. Staff does not have a means of evaluating the proposals as a level of desired City participation has not yet been established by Council.

References:

List of affordable housing policy initiatives
List of proposals and City involvement requested
Lions Club Resolution #08-093

Background:

During 2008, the City adopted as many 'policy' initiatives that were available under legislation in an attempt to stimulate the provision of affordable housing. A summary of these initiatives is attached. Their success cannot be measured quickly as most of these initiatives rely on private sector applications to come forward. One private sector development approved in 2008 included 4 affordable housing units.

Recently, the City has been approached to participate in 3 separate proposals. The level of participation varies, but, for the most part it is financial participation that is being sought. A list of these is attached. Council previously committed to development cost charge forgiveness for the proposed Lion's Society development¹. To date the level of City financial participation in affordable housing proposals generally has not been established. This means that there is no basis for evaluation of each proposal, nor is there a means to rank one proposal over another. Each proponent is seeking a different level of City participation on different sites. It is believed that the CMHC program which offers seed funding for site investigations is prompting this activity. The application to CMHC is contingent upon the proponent having Municipal support.

While it is possible to evaluate each proposal from the perspective of land use and planning, that does not address the topic of City financial participation. In order that each proposal be evaluated equitably, rather than on a first come, first serve basis, it would be advisable to

¹ It is anticipated that this will be in the \$300,000.00 range.

**SUBJECT: ESTABLISH THE CITY'S LEVEL
OF PARTICIPATION IN THE PROVISION
OF AFFORDABLE HOUSING UNITS**

establish some evaluation criteria which is at least in part based on the City's desired financial commitment.

Options:

Council may:

1. Offer up one or more City owned parcels of land to be developed for affordable housing.
2. Establish a set fund for the purpose of City participation in affordable housing and administer it in the same manner as Grants in Aid.
3. Rely on the private sector to bring forward affordable housing based on existing policy provisions.
4. Evaluate each request for City participation on an ad hoc basis and provide any requested financial concessions on that basis.

Analysis:

General

At this time the exact scope and nature of the City's affordable housing deficiency is not known. The City is participating in an RDN study for the purpose of obtaining this type of detail. This Study is expected to be complete in the next couple of months.

It is expected that City policy will yield some results (construction of affordable housing units) over time, but, this is not something that the City can influence from a timing perspective. The 4 units which were negotiated during the rezoning process for Carel Properties on Hirst did not require any financial contribution by the City but did require some minor parking zoning concessions.

1. Offer up one or more City owned parcels of land to be developed for affordable housing.

The City owns very few parcels of land that are not dedicated to 'park' use or 'dedication', or were purchased with park funds. There are several lots on Jensen and one on McVickers; with the latter being the subject of one proposal. Both have potential for rezoning to a higher order use, such as commercial, which would escalate their value as a City asset. At this time the McVickers parcel has a 2008 land assessment of \$290,000.00². The purchase price of this property was approximately \$493,000.00. To ready this parcel for resale would take; completion of a City initiated subdivision to dedicate and construct a portion as road as well as service the site, and, disruption and possible relocation of the Community Garden. Divesting of the land would trigger a statutory process involving public notification.

² When subdivided this parcel will have some of the abutting land added to it which, on a percentage basis, is assessed at \$55,050.

**SUBJECT: ESTABLISH THE CITY'S LEVEL
OF PARTICIPATION IN THE PROVISION
OF AFFORDABLE HOUSING UNITS**

2. Establish a set fund for the purpose of City participation in affordable housing and administer it the same manner as Grants in Aid.

Setting a fund could permit more than one proposal to advance. It would also involve flexibility in determining what type of concession could be granted. In the case of development cost charges in a scenario where the development does not meet the Province's exemption category the funding could be used as a transfer from this fund to the development cost charge fund.

Setting out, in advance, the exact level of City financial participation in the development of affordable housing would allow proponents to tailor their proposals accordingly.

3. Rely on the private sector to bring forward affordable housing based on existing policy provisions.

The timing of response cannot be controlled.

4. Evaluate each request for City participation on an ad hoc basis and provide any requested financial concessions on that basis.

This approach provides for a land use evaluation but does not provide a method of determining the merits of one proposal over another.

5. Refer to Strategic Planning and Budgeting process for direction from Council.

Refer to the Strategic Planning and Budgeting process for direction from Council. This option may not satisfy the timelines of the current applicants.

Financial Implications:

The City does not currently have any unallocated funds to donate to these projects. The City still has some important health and safety capital infrastructure needs that do not currently have funding and have been postponed. Any participation in affordable housing initiatives at this time will further delay our infrastructure needs as funds will be diverted from those infrastructure needs that are already in our budget to this new initiative. This also includes any land donations as land can be sold by the City and the proceeds used to fund other infrastructure through the land sale reserve (such as the fire hall addition).

In order for the City to complete both our priority projects and fund a reserve for affordable housing, we would need a new source of revenue (i.e. a special levy to build up a reserve) or an operational service cut in a non essential area.

Sustainability/Environmental Analysis:

The provision of a diverse and affordable housing stock is one of the pillars of sustainability.

Recommendation:

That the report from the Director of Community Planning dated January 26, 2009 to establish the City's level of participation in the provision of affordable housing units be received;

**SUBJECT: ESTABLISH THE CITY'S LEVEL
OF PARTICIPATION IN THE PROVISION
OF AFFORDABLE HOUSING UNITS**

And That this matter be referred to the Strategic Planning and Budgeting process for direction from Council.



GAYLE A. JACKSON

GAJ/sh
Attachments

I/Users/Planning/5040-01/2009/Agenda/Report-1.

DIRECTOR OF FINANCE COMMENTS:



L. BUTTERWORTH

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



F. MANSON, C.G.A.

AFFORDABLE HOUSING "POLICY" INITIATIVES

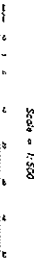
OCP Section 4.7	The inclusion of "affordable" and/or "work force" housing is a consideration for zoning amendment applications. See Section 4.2 (page 32) and Section 4.7.2
Density Bonus available	See RS-2 and RS-3 Zones in Zoning Bylaw
Secondary Suite provisions	See Zoning Bylaw, Section 613
Carriage House provisions	See Zoning Bylaw, Section 202 (RS-1 Zone)
Strata Title Conversions policy	See Policy 4.12
Mobile and Manufactured Home Park Conversion and Redevelopment Policy	See Policy 4.28
Pamphlets	To communicate initiatives

PENDING PROPOSALS

PROPONENT SITE	PROCESSES REQUIRED	CITY CONTRIBUTION REQUESTED
AHVIS, Egon Kuhn, Director Ken Hole 1350 Greig Road	Rezoning OCP Amendment Development Permit Building Permit	<ul style="list-style-type: none"> • Limits to servicing work • Development Cost Charge waiver (City and RDN)
Oceanside Affordable Housing Society John Olsen, President	Lease process City land transfer Subdivision Rezoning OCP amendment Development Permit Building Permit	<ul style="list-style-type: none"> • Land lease • Tax forgiveness – for life of lease (40 yrs.)
Vincent Jandrisih 272 Island Highway West Post & Lantern (24 units)	Rezoning OCP Amendments Development Permit Building Permit	<ul style="list-style-type: none"> • Property tax and development charge adjustments • Parking spaces, unit size limits, landscaping, disabled access and sprinkler requirements, variances or waivers.

- shows the location of the proposed road
- shows the location of the proposed road
- shows the location of the proposed road
- shows the location of the proposed road
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- shows the location of the proposed road
- shows the location of the proposed road

POSTING PLAN OF LOTS 1 TO 36 INCLUSIVE
 DISTRICT LOT 74, NANOOSE DISTRICT PLAN V1968777
 (Pursuant to Section 69 of the Land Title Act)
 B.C.S. 985 039
 S.S.# = 1:500



PLAN V1968777

DATE: 2018/08/27

BY: [Signature]

FOR THE REGISTERED SURVEYOR



1. A Registered Surveyor is responsible for the accuracy of the information contained in this plan. The Registered Surveyor is not responsible for the accuracy of the information contained in any other plan or document.

ORGANIZATION	INDIVIDUAL (include site) + unit no. + type of housing	TYPE OF CONTRIBUTION	UP FRONT COST TO CITY	APPROVAL PROCESSES REQUIRED	OTHER
Habitat for Humanity	Construction of 1 SFD to be sold to an eligible family at 745 Humphrey.	Donation of City owned lot	Lot assessed at \$143,000.	<ul style="list-style-type: none"> Process to divest of City property Building Permit 	<ul style="list-style-type: none"> Taxes would be collected. 2008 with a \$200,000 house annual taxes would be \$1180.67 BP fees & hook up fees not being requested at this time. Public perceives lot to be park
Lions Supportive Living Development	205 Jensen self contained units + programming + amenity space 4 storey For homeless or people in substandard accommodation Operator – Non profit society	All municipal fees & charges	<p>Estimated value of DCC \$319,206.57 as at April 16, 2008.</p> <ul style="list-style-type: none"> Development Permit fees: \$ 4,795.35 DCC fees (CITY) \$ 255,030.00 (RDN) \$ 129,312.00 (TOTAL) \$ 384,342.00 Building Permit fees \$ 35,000.00 +/- 	<ul style="list-style-type: none"> Development Permit process Building Permit 	<ul style="list-style-type: none"> Waiver of 100% DCC - Reso. #08-093 VIHA funded project <p>Note: In 1958 property given by City to Lions Note: City initiated zoning amendment to accommodate use</p>
Oceanside Affordable Housing Society	183 McVickers Rental Units (unit # unknown)	Long term lease by City to Society at nominal rate Donation of City owned lot Tax forgiveness	<p>Full lot purchased at \$493,000. Forgiven taxes estimate: (2008) Residential tax rate based on \$11,173,000.00 total assessed value of 297 Hirst Avenue</p> <ul style="list-style-type: none"> 35 units @ \$2,371.93/unit = TOTAL: \$83,017.00 	<ul style="list-style-type: none"> Subdivision process & associated works accelerated (Ring Road) Process to divest of City property Development Permit Building Permit 	<ul style="list-style-type: none"> Tenant would need to be removed and accommodated Would accelerate need for more Community Garden space Loss of opportunity cost for sale as commercial
1350 Greig Road AHVIS (E. Kuhn, K. Hole)	40 units rental Staff housing for resort area	DCC waiver Major servicing waiver	<p>Servicing Cost - unknown DCC estimated – 40 UNITS @ 30,000 R2 G.F.A = (CITY) \$ 296,546.00 (RDN) \$ 150,364.00 (TOTAL) \$ 446,910.00</p> <p>@ 40,000 R2 G.F.A = (CITY) \$ 395,385.00 (RDN) \$ 209,485.00 (TOTAL) \$ 595,880.00</p> <p>@ 50,000 R2 G.F.A = (CITY) \$ 494,244.00 (RDN) \$ 250,606.00 (TOTAL) \$ 744,850.00</p>	<ul style="list-style-type: none"> Rezoning required. Official Community Plan amendment required Ministry of Highways referral Development Permit Building Permit 	<ul style="list-style-type: none"> Ministry of Highways would have zoning sign off and may set some requirements Issues anticipated regarding development of lot, i.e. soil problem Could set precedent for area
Post & Lantern Conversion	272 Island Hwy, West 24 – 26 suites (450 sq. ft.)	Property Tax concession DCC waiver (may not be applicable) Other waivers requested, i.e. parking space no., unit size limits, landscaping, disabled access, sprinkler variances	<p>Tax estimate 2008 Assessed Value: \$ 706,200.00</p> <p>Existing Annual Commercial Taxes: \$ 14,765.00</p>	<ul style="list-style-type: none"> Rezoning required Official Community Plan amendment Development Permit Building Permit 	<ul style="list-style-type: none"> We may be unable to waive some of the items requested.

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- accessory carriage house** means a dwelling unit which is contained in a building separate from a single family dwelling on the same lot and which is intended as a fixed place of accommodation and home life and excludes any tourist accommodation (AMENDMENT BYLAW NO. 2000.69);
- accessory health clinic** means a facility which offers medical care, treatment or consultation and may include a "virtual" health clinic (AMENDMENT BYLAW NO. 2000.19);
- accessory recreational** means recreational facilities accessory to a campground use, including recreation buildings, playgrounds and trails but excluding hard-surfaced courts (except for one tennis court per campground) and rinks, mini-golf and golf courses;
- accessory services** means support services such as, but not limited to, cafeterias, copying facilities and book exchanges (AMENDMENT BYLAW NO. 2000.19);
- accessory use** means a use combined with but clearly incidental and ancillary to the principal permitted uses of land, buildings or structures located on the same parcel;
- affordable** means annual housing costs (rent or mortgage and taxes) which do not exceed 30% of a household's gross annual income (assuming home ownership costs include a down payment of 10%, mortgage principal and interest amortized over 25 years and taxes);
- affordable housing** means housing which, under the terms of a Housing Agreement with the City, would have a market price that would be affordable to households of low and moderate incomes. Households of low and moderate income are those which have incomes that are 80% or less than the median household income in the City of Parksville as reported by Statistics Canada (AMENDMENT BYLAW NO. 2000.62);
- agricultural use** means the producing, growing, rearing, or harvesting of agricultural products, including the growing of crops, grazing, fruit and berry production, growing trees and shrubs, housing livestock, poultry, fur bearing animals, bees, animals feeding in holding areas, storage of crops, the processing on an individual farm of the primary agricultural products grown, harvested, reared or produced on the farm, but does not include slaughterhouses, piggeries, mink farms, or the growing of mushrooms;
- amusement arcade or games room** means any premises or place open to the public in which the proprietor keeps three or more amusement machines;
- amusement machine** means any electrical, manual, or other slot machine, pinball machine, video game or other device for the purpose of any game, contest or other form of amusement, operated for the purpose of gain or profit;
- animal care** means a building or structure used for a veterinary clinic, animal hospital, or facilities for boarding or breeding household animals or pets;
- apartment** means the residential use of a building which contains three or more dwelling units, with each dwelling unit having its principal access to an interior hallway;
- apartment hotel** means an apartment where residential units on one floor may be devoted to short term tenancy (AMENDMENT BYLAW NO. 2000.19);
- applicant** means a person applying for the approval of a subdivision, Board of Variance appeal, rezoning, a permit or a development, whether as the owner of the land or as the authorized agent of the owner;
- aquaculture** means the cultivation, rearing and harvesting of aquatic organisms on land or in the water, but specifically excludes seafood processing;

Affordable Housing Approaches	
	Raise and lever additional funds for more affordable housing Regional housing fund Community land trust Grants and donations Charitable tax credits
	Reduce the policy and regulatory obstacles and facilitate more affordable housing
✓	Encourage intensification (less expensive alternatives to single detached housing)
	Utilize public lands to support more affordable housing
	Encourage self-help initiatives by community organizations
	Maximize the use of existing senior government housing programs and advocate for increased more affordable housing funding
✓	Improve awareness, change attitudes and build support for more affordable housing

Recommendations to Reduce Obstacles and Facilitate Affordability	
	Housing resource centre
	Regional housing facilitator
	Alternative development standards
✓	Secondary suites
✓	Flexible housing forms
✓	Preserve existing rental
✓	Adopt municipal housing policies and strategies
	Waive DCC's for more affordable housing
	Use DCC's to increase densities
	Waive development and building permit fees
	Streamline approvals
	Harmonize regulations
✓	Use inclusionary zoning

Recommendations to Encourage Intensification	
✓	Increase densities in downtown and regional centres
✓	Encourage small lot in-fill in existing neighbourhoods
✓	Encourage mixed-use development
	Re-develop existing non-profit projects

Recommendations to Utilize Public Lands	
✓	Donate or lease municipal lands
	Access school board, provincial and federal lands

factsheet



Classifying Supportive Housing Property

BC Assessment

A new property class

A new property class has been created: Class 3 – supportive housing. Eligible supportive housing property will be subject to special valuation rules which are set out in the *Supportive Housing Property Valuation Regulation*.

What is “eligible supportive housing property”?

“Eligible supportive housing property” is defined in section 19 of the *Assessment Act* to mean a property that is used by or on behalf of a person who received funding from the provincial government for the provision of supportive housing. The provincial government funding must be received in the calendar year preceding the year for which the assessment roll is prepared (i.e., in 2008 for the 2009 assessment roll).

What is supportive housing property?

For the purposes of the new property class, supportive housing property is property which integrates on-site support services with long-term housing for persons:

- who were previously homeless or are at risk of homelessness;
- with mental or physical disabilities; or
- who have or are recovering from drug or alcohol addiction.

Supportive housing does not include short-stay emergency shelters, transition houses or housing primarily intended for seniors.

What are on-site support services?

On-site support services are services that are made available to the residents of the supportive housing and include:

- health and mental health services;
- health and community support referrals;
- clinical addiction services;
- employment and education services;
- job and life skills training;
- assistance with meal preparation and housekeeping; or,
- counselling and outreach services.

What is long-term housing?

Long-term housing is housing which does not restrict the residents’ stay to less than 90 days.

Who will determine whether a property meets the criteria for designation?

The provincial government, through the Ministry of Small Business and Revenue and the Ministry of Housing and Social Development, will identify properties which meet the criteria and will continue to work with BC Assessment to determine which properties are eligible for designation each year.

What is the benefit of being designated?

Properties which qualify for designation will be subject to special valuation rules that reduce the assessed value of the Class 3 portion of the property to a nominal amount.

CITY OF PARKSVILLE

DRAFT

POLICY

SUBJECT: <i>Fee Waivers for Development Permit and Building Permit Applications</i>	POLICY NO: RESO. NO: CROSS REF:
EFFECTIVE DATE:	APPROVED BY:
REVISION DATE: CROSS REF: PAGE 1 OF	RESO. NO:

PURPOSE

This policy is intended to apply to development permit and building permit applications for affordable housing. Its purpose is to encourage the construction of affordable housing and remove any impediments.

POLICY

1. To be eligible for development permit or building permit application fee waivers:
 - the site must be correctly zoned for the intended use.
 - the proposed affordable housing units must meet the City's Zoning Bylaw definition of 'affordable housing'.
 - the applicant must enter into an agreement (applicable to the subject property) ensuring that the use continues for a 10 year period.
2. Where affordable housing constitutes a portion of a larger development the fees will be waived for that portion on a pro rated basis.
3. Proposals which meet the above eligibility requirements will be subject to an expedited process.

ooOOoo

City of Parksville

Affordable Housing Initiatives

- Inclusion of comprehensive OCP policies [see Section 4.7.2]
 - Includes topic of workforce housing
 - Includes [pg. 33] weighted zoning evaluation for affordable housing
- Density bonus in Zoning Bylaw available [RS-2 and RS-3]
- Secondary Suite provision on City-wide basis
- Development cost charges not applicable to secondary suites
- DCC Bylaw change in multifamily calculation from unit number to area to minimize charge
- Carriage house provision on City-wide basis
- Strata Conversion policy to avoid loss of rental stock [Policy 4.12]
- Mobile and Manufactured Home Park Conversion and Redevelopment Policy [4.28]
- Inclusion of 4 affordable units in proposed apartment
- Ready availability of affordable housing agreement document
- Small lots zoning template
- Waiver of development cost charges and fees for proposed Lions Supportive Living development
- Donation of City owned lot for dwelling unit construction by Habitat for Humanity
- Routine messaging to development proponents about housing needs
- Participation in RDN Housing Needs Study
- Participation in Affordable Housing Forum
- Consideration of fee waivers [in progress]
- Pamphlets outlining initiatives [in draft]

COMMITTEE OF THE WHOLE REPORT

AGENDA
COMMITTEE
MAY 11 2009
DATE

May 4, 2009

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

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

SUBJECT: DEVELOPMENT PERMIT AMENDMENT AND VARIANCE PERMIT FOR
PARCEL A (BEING A CONSOLIDATION OF LOTS 30 AND 31, SEE
FB186963), BLOCK 1438, NANOOSE DISTRICT, PLAN VIP66125
(500 CORFIELD STREET)
OWNER: CORFIELD GLADES DEVELOPMENT LIMITED, INC. NO.
BC0817974
APPLICANT: EGON KUHN, VICE PRESIDENT, CORFIELD GLADES
DEVELOPMENT LIMITED
FILE NO.: 3060-09-03

Issue:

Consideration of issuing a Development Permit Amendment and Variance Permit for the purpose of seeking a zoning bylaw relaxation to permit the removal of an amenity building and replace it with one residential unit.



**APPLICATION FOR A DEVELOPMENT
PERMIT AMENDMENT AND VARIANCE
PERMIT**

Executive Summary:

An application has been received from Corfield Glades Development Limited for the purpose of seeking a Zoning Bylaw relaxation which would permit the removal of an amenity building and replacing it with one residential unit. Development Permit Amendment would also be necessary to facilitate this request. This report is intended to deal with both.

References:

Letter from Creekside at Corfield date stamp received April 9, 2009;
Letter from Lois Grant, Re/Max Anchor Realty to Egon Kuhn date stamp received April 9, 2009;
Site Plan & Survey Drawing A1, date stamp received May 28, 2008 as prepared by Chercover Massie & Associates Ltd.

Background:

An application has been received from Corfield Glades Development Limited for the purpose of seeking a Zoning Bylaw relaxation which would permit the removal of an amenity building and replace it with one residential unit. Development Permit Amendment would also be necessary to facilitate this request. This report is intended to deal with both.

A development permit was issued on September 15, 2008 for the purpose of permitting 58 townhouse units and 2 indoor recreational units [contained within one building]. The indoor recreational area was provided in response to the Zoning and Development Bylaw requirement which reads:

"Every multiple family residential development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit."

The current application represents a request to relax this requirement by eliminating it. The applicant's rationale is that presence of such a facility causes on-going higher strata fees for residents. The applicant also raises the point that having this building is an impediment to having the Approving Officer sign a phased strata plan without an additional letter of credit as a prerequisite. This is based on the ***Strata Property Act*** which states:

"Security for common facilities

223 (1) If common facilities are to be constructed in a phase other than the first phase, or constructed on a separate parcel, an approving officer may only approve the Phased Strata Plan Declaration if the owner developer

- (a) posts a bond, an irrevocable letter of credit or other security in an amount that, in the opinion of the approving officer, is sufficient to cover the full cost of constructing the common facility, including the cost of the land, or
- (b) makes other arrangements, satisfactory to the approving officer, to ensure the completion of the common facility."

PAGE

37

**APPLICATION FOR A DEVELOPMENT
PERMIT AMENDMENT AND VARIANCE
PERMIT**

Options:

Council may:

1. Give notice that is willing to consider the Zoning Bylaw variance request for elimination of indoor recreation space and to amend Development Permit No. 08-09 and direct Staff to commence the statutory notification process.
2. Deny the application.

Analysis:

It should be noted that two processes are being dealt with simultaneously. The process of varying this requirement has a statutory requirement for notification. It is not possible to approve this application in one step. The process requires that Council indicate its intent to consider the application. Subsequently, notification occurs and anyone willing to address Council on the topic is afforded an opportunity to do so the next time the matter is presented to Council. If the variance is granted, the second part of the application is to amend the development permit to reflect the change.

This Zoning Bylaw requirement has been in place for some time and concerns with it have not been raised previously. Therefore, to date, there has been no investigation as to whether this is still an appropriate and defensible requirement. It is assumed that the original intent of this requirement was to provide larger multiple family developments with indoor recreation facilities for year round [non weather dependent] use. It is also logical to assume that the presence of additional facilities within strata developments would add to strata fees, a factor which could impact the affordability of housing. This development does contain another outdoor space which counts as 'useable open space' and abuts a park which contains trails.

This situation highlights the fact that there may be a need to examine the recreational requirements within the Zoning Bylaw to see if they are still valid and appropriate. The background necessary for this work can be accommodated through the Official Community Plan process.

Staff reluctantly supports this specific application [based on the argument that the affordability of the units is at stake, this bylaw requirement hasn't been reviewed in some time and the neighbours expressed concern about use of the building], but is very concerned when an applicant enters into an initial process showing compliance only to expedite the application. This makes it difficult for Staff to provide confident assurances to the public that the proposal will be built as presented. Having said this, in this instance neighbours were concerned previously that too much activity at the recreational facility would result in parking and traffic issues.

Sustainability Analysis:

There are no identifiable concerns.

**APPLICATION FOR A DEVELOPMENT
PERMIT AMENDMENT AND VARIANCE
PERMIT**

Financial Implications:

There are no implications other than that associated with processing the application. Statutory advertising will be a cost. A \$500.00 application fee was collected.

Recommendation:

That Staff commences the statutory notification based on the fact that Council intends to consider granting a Development Variance Permit to Corfield Glades Development Limited, Inc. No. BC0817974 for the purpose of granting a Zoning Bylaw relaxation which would permit removal of the requirement for indoor recreation space on Parcel A (being a consolidation of Lots 30 and 31, see FB186963), Block 1438, Nanoose District, Plan VIP66125 (500 Corfield Street).


G. A. JACKSON

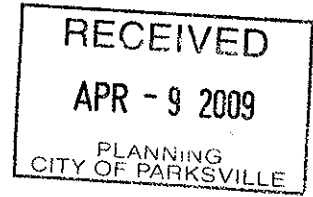
GAJ/dd

Attachments

GJ/Dpermit/2009/09-03/Agenda/Report-1

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:


F. MANSON, C.G.A.



April 7, 2009

City of Parksville
100 Jensen Avenue East
Parksville, B.C.
V9P 2H3

Attention: G.A. Jackson

Re: Corfield Glades Developments Townhouse Development

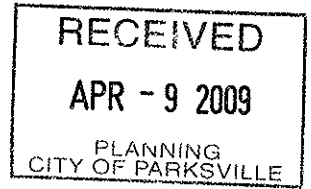
A Development Permit was issued for the above project in August 2008. Construction started in November 2008 and the first 10 units will be ready for occupancy at the end of May, 2009

The City requested the inclusion of an Amenity Building but in order to expedite the approval process we agreed to set aside a unit in Phase 3 as a possible Amenity Building. Our intention was to take the issue to a vote by the newly formed Strata Council and let the purchasers decide weather an Amenity Building was desired or not.

I personally built my first strata units in 1975 and I have built several 100 units since. Never have I included or been asked to include an Amenity Building. We proposed an Amenity Building at Saint Andrews Lane in French Creek. The proposal was taken to the first general meeting of the newly formed Strata Corporation and rejected. It was voted on again at two subsequent general meetings and rejected, the last time by a vote of 117 to 3.

We learned people are generally more interested in pleasant surroundings and attractive landscaping. Many tenants at Saint Andrews Lane enjoy golfing and socialize at the various club houses. A very active bridge group meets regularly at each others homes and walking and biking groups enjoy the surrounding trails and quiet roads.

Creekside at Corfield enjoys many of the same attributes. We donated Shelly Creek Park when the property was developed in 1997 and built trails for people to enjoy. A children's playground was built right across from our present townhouse development to look after grandchildren. Corfield Glades Development set aside \$264,000.00 for landscaping and placed a bond with the City for the amount. We also posted a \$54,000.00 bond for off-site services and paid \$312,000.00 Development Cost Charges.

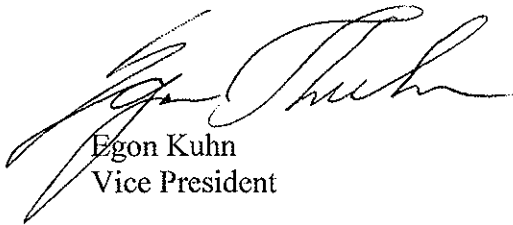


In order to be in a position to sell units, a Form P has to be signed by the City Approving Officer. When I submitted the form last week, I was informed a further bond is required for the Amenity Building before the Form can be signed. At this stage in the development it would be nearly impossible to raise additional money to provide bonding for something that will not add value to the project.

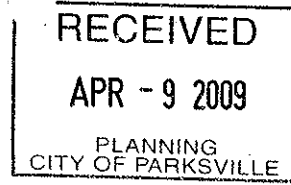
We are submitting this application for a Development Permit Amendment, asking the City to wave the requirement to construct an Amenity Building.

Yours truly

Corfield Glades Development Ltd.



Egon Kuhn
Vice President



April 7, 2009

Franklyn Homes
857 Crocus Corner
Parksville, B.C.
V9P 2K7

Attention: Mr. Egon Kuhn

Re: Creekside at Corfield

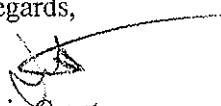
This is a letter to strongly oppose an amenity facility for Creekside at Corfield. From my recent and past experience with several other similar strata developments like Saint Andrews Lane in Morningstar and Oceanwood Gardens in Parksville (located on Blenkin Avenue), the buyers & owners definitely prefer to keep their strata fees at a reasonable fee and 95% of them clearly do not want an amenity building on the development. Saint Andrews Lane provides a beautiful park like setting with beautiful gardens. Oceanwood Gardens provides a walking park with sitting benches surrounded by beautiful gardens.

I have been involved with focus groups within the Oceanside community who agree with this concept as well. Several discussions included designs, features and amenities. The majority clearly indicated that an amenity building is not necessary and will not be fully utilized and only a cost factor. The cost to maintain such a building only increases the cost back to the owners. Since the Oceanside area already provides a wonderful lifestyle of hiking, biking, golfing, boating & many other interests, Creekside at Corfield would not require an amenity building that would be useful.

Creekside at Corfield will be in a park like setting with the creek, walking paths and ponds all in a natural setting with low maintenance gardens for all to enjoy.

If you have any further questions, please do not hesitate to contact me anytime.

Regards,



Lois Grant
Residential & Project Marketing
Re/Max Anchor Realty

RE/MAX Anchor Realty
Independently Owned and Operated

113 West 2nd Avenue - P.O. Box 1890, Qualicum Beach, BC V9K 1T5 tel: (250) 752-2466 • fax: (250) 752-2433
toll free: 1-800-668-3622 • www.remax-anchor.ca • remaxanchor@shaw.ca

This communication is not intended to cause or induce breach of an existing agency agreement.

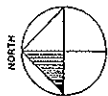
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REVISION	DATE

DATE	REVISION	BY

CONTRACT NO. _____



CHORFIELD CREEKSIDE
 Development
 Residential Tomlinson
 Development

DRAWING TITLE
SITE PLAN & SURVEY DRAWING

DATE: JAN 2008

SCALE: 1:500 METRIC

PROJECT No. 206007

REV: _____

A1

ONE (1) UNIT TO BE INDOOR RECREATION UNIT

LEGEND

- PROPERTY LINE
- SETBACK LINE AT 0M INSIDE OF PROPERTY LINE
- PHASING BOUNDARY, MARKED BY A NUMBER III
- NATURAL BOUNDARY OF CORFIELD CREEK
- ELEVATIONS AT STREET
- ELEVATION AT FRONT OF GARAGE DOORS
- BUILDING NUMBER
- FINISHED FLOOR ELEVATION
- UNIT NUMBER (#1 TO #99)
- UNIT TYPE (S-B, H-BOUR)

AS PART OF THIS DEVELOPMENT, ONE (1) UNIT TO BE INDOOR RECREATION UNIT TO BE PHASING DEVELOPMENT.

NAME OF REGISTERED OWNER: Chorfield Creekside Development Ltd.
 ADDRESS OF SUBJECT PROPERTY: 500 Block Corfield Road

CORFIELD CREEKSIDE	UNIT TYPES	UNIT AREA	ESTIMATED GROSS AREA	TOTAL GROSS AREA
4	S-B	152.14	152.14	152.14
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38
10	H-BOUR	126.38	126.38	126.38

NOT RECREATION USE PROVISION
 The Recreation Use Provision is not applicable to this development as the units are not intended for recreation use. The units are intended for residential use only.



RECEIVED
 MAY 28 2008
 PLANNING
 CITY OF PARKSVILLE

Schedule 'A' of Development Permit
 No. 08-09
 M. A. Perry
 Director of Administrative Services

PAGE
 43

April 30, 2009

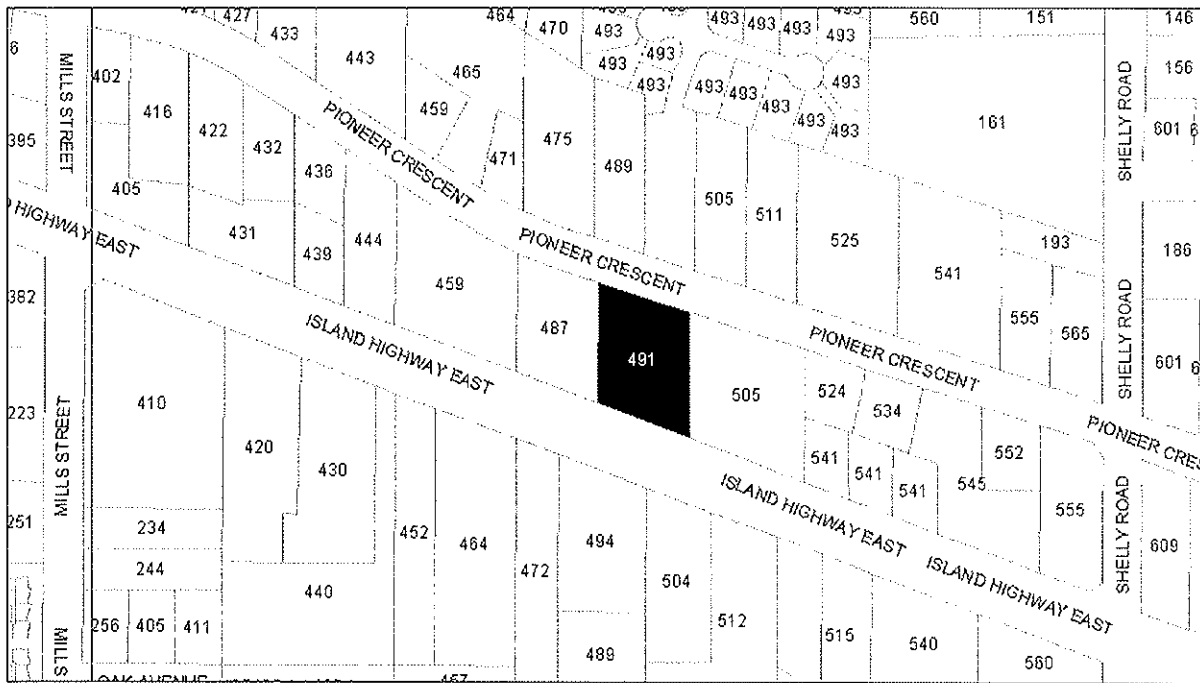
REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

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

SUBJECT: CONSIDERATION OF CITY POSITION FOR A CHANGE OF HOURS TO A 'LIQUOR-PRIMARY' LIQUOR LICENCE FOR AARONCO HOLDINGS INC. (DBA OCEAN LOUNGE) AT LOT B, DISTRICT LOT 4, NANOOSE DISTRICT, PLAN 23567 (491 ISLAND HIGHWAY EAST) FILE NO.: 4320-50-491-ISL

Issue:

Consideration of the City's position with respect to a proposed permanent change of hours to their 'Liquor-Primary' liquor licence for the Ocean Lounge.



Executive Summary:

The required steps have been taken to permit Council to adopt a resolution which could be sent to the Liquor Control and Licensing Branch in regards to the application submitted by Sunny Dhillon of Aaronco Holdings Inc. for the Ocean Lounge and Liquor Store.

Consideration of Permanent Change to the Liquor Licence for the Ocean Lounge

References:

Schedule 'A' – Evaluation
Schedule 'B' – Comments [to be distributed separately]
Letter from the Aaronco Holdings Inc. (doing business as: Ocean Lounge and Liquor Store) dated February 10, 2009
Excerpt of Application for Permanent Change dated February 21 2009
Correspondence from Oceanside RCMP dated February 19, 2009
Newspaper Advertisement – The News, April 14, 2009 edition
Newspaper Advertisement – Oceanside Star, April 16, 2009 edition
Pictures - notice signs
Map – 100 metre notification radius
Map – properties subject to notification

Background:

At the regular meeting of Council held Monday, March 16, 2009 the following resolution was adopted:

- "09-065 3) That the report from the Director of Community Planning dated February 26, 2009 for consideration of the City's position with respect to a proposed permanent change of hours to the 'Liquor-Primary' liquor licence for the Ocean Lounge be received;
And That Council direct Staff to advertise an opportunity of receiving written comment regarding the liquor-primary licence permanent change of hours application for Lot B, District Lot 4, Nanoose District, Plan 23567 [491 Island Highway East];
And Further That the written comment be received prior to deliberation on the application. "

An opportunity for receiving written comment, sufficient to address the licensing requirements for neighbourhood input, has been provided. Notice was given by the applicant with two signs that were posted on the subject property from Monday, March 30, 2009 until Friday, April 24, 2009. In addition, a notice was placed in the Tuesday, April 14, 2009 edition of "The News" and the Thursday, April 16, 2009 edition of the "Oceanside Star" (see attachments). Notice was also delivered to all property owners and tenants within 100 metres of the subject property. There were 104 notices mailed or otherwise delivered to both residential and commercial property owners and tenants; one notice was returned undeliverable. Additional notices were made available to the Pioneer Crescent Residents Neighbourhood Association. As of Friday, April 24, 2009 a total of 14 comments were received; 8 in writing and 6 by telephone. Please refer to Schedule 'B' for neighbourhood comments.

Having afforded nearby neighbours an opportunity to provide comment, Council should consider the proposed amendment to the Liquor-Primary Liquor Licence and pass resolution. If the City wishes to provide comment to the Liquor Control and Licensing Branch regarding the liquor licence application, it must consider the following specific points within its resolution, which are as follows:

- The potential for noise if the application is approved;
- The impact on the community if the application is approved.

Consideration of Permanent Change to the Liquor Licence for the Ocean Lounge

An analysis of these points is provided in the attached Schedule "A" – Evaluation.

The City has the option of choosing not to comment which also must be done through a formal Council resolution. In the absence of City comment and public input the Liquor Control and Licensing Branch may undertake its own public consultation process to satisfy the provincial licensing requirements.

Options:

Council may:

1. Pass a resolution which indicates that the City has no objection to the application.
2. Pass a resolution which indicates that the City does not support the application and put forward a resolution providing an alternative to which the City would not object.
3. Pass a resolution which indicates that the City does not support the application.
4. Decide to opt out of commenting on this particular application.

Analysis:

1. This option provides Council with an opportunity to indicate to the Liquor Control and Licensing Branch that, after having considered neighbourhood input, it has 'no objection' to the proposed amendment to the hours of liquor sales. This option would mean that the hours of liquor sales of the Ocean Lounge's licence will be permanently change to 11:00 AM - 2:00 AM daily. This option does not allow the City to re-address the situation should issues arise in the future. The number of neighbour concerns and the short operational period of the establishment make it premature, in Staff's opinion, to permanently change the hours of liquor sales as requested.
2. This option provides Council with an opportunity to indicate to the Liquor Control and Licensing Branch that after having considered neighbourhood input it 'does not recommend' the proposed permanent change to the hours of liquor sales. This option will provide Council with an opportunity to forward to the Liquor Control and Licensing Branch alternative hours of liquor sales that would be acceptable.

Given the concerns of some neighbours and the short operational life of the establishment it appears premature, in Staff's opinion, to permanently change the hours of liquor sales as requested at this time. Staff suggests that a one year temporary change to the hours of liquor sales with the following hours be considered by Council and forwarded to the Liquor Control and Licensing Branch for consideration:

TEMPORARY CHANGE OF HOURS

Sunday, Monday, Tuesday and Wednesday – 11:00 AM to 11:00 PM

Thursday, Friday and Saturday – 11:00 AM to 1:00 AM

This would be a temporary change and would allow the operator to establish a pattern of conduct as well as address neighbourhood concerns to some degree.

Consideration of Permanent Change to the Liquor Licence for the Ocean Lounge

3. If Council believes that the proposed licence change is contrary to the community interest, Council may consider providing a resolution to the Liquor Control and Licensing Branch that it 'does not recommend' the application. Should Council choose this option, it must pass a resolution that follows the specific format required by the Liquor Control and Licensing Branch. In Staff's opinion, there appears to be enough neighbourhood concern to warrant not supporting the permanent change to hours of liquor sales to the extent requested by the applicant.
4. Opting out of providing comment requires a resolution. In the absence of a formal City position, the Liquor Control and Licensing Branch would make its own deliberation on the available facts. This method of dealing with the application denies the City an opportunity to influence the outcome of the liquor licence amendment and would likely result in the Liquor Control and Licensing Branch undertaking its own public consultation process. Given that the City has recently provided notice requesting public input, choosing this option now would appear untimely.

Sustainability:

There are no sustainability implications associated with the proposal to amend the hours of licensed liquor sales.

Financial Implications:

There are no financial implications to the City other than Staff time, the cost of advertising and undertaking the delivery of notice. A \$700.00 application fee was collected.

Recommendation:

That having considered the issues and providing an opportunity for public input, a resolution be forwarded to the Liquor Control and Licensing Branch indicating that Council 'does not support' the permanent change to the hours of liquor sales for the Ocean Lounge on Lot B, District Lot 4, Nanoose District, Plan 23567 [491 Island Highway East];

And That having considered the issues and providing an opportunity for public input that a resolution is forwarded to the Liquor Control and Licensing Branch indicating Council's 'support' for a one year temporary change to the hours of liquor sales for the Ocean Lounge as follows:

ONE YEAR TEMPORARY CHANGE OF HOURS
Sunday, Monday, Tuesday and Wednesday – 11:00 AM to 11:00 PM
Thursday, Friday and Saturday – 11:00 AM to 1:00 AM

And Further That Council's comments on the prescribed Liquor Control and Licensing Branch considerations are as per Schedule 'A' attached to and forming part of the Planner's report dated April 30, 2009;

**Consideration of Permanent Change to the
Liquor Licence for the Ocean Lounge**

And Further That the views of the local residents and businesses were solicited through newspaper advertisements, posted signage and delivered notices and that fourteen comments were received as per the attached Schedule 'B'.



G. A. JACKSON

BR/dd
Attachments

I:\Users\Planning\4320-50\2009\491 Island Highway East\Agenda\Report-2.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



F. MANSON, C.G.A.

**Consideration of Permanent Change to the
Liquor Licence for the Ocean Lounge**

SCHEDULE 'A'

EVALUATION

The Potential for Noise

The establishment is in closer proximity to a residential neighbourhood than other similar operations; thus making the potential for disturbance more acute should noise occur. No noise complaints have been received with respect to the operations to date; however, a number of residents have expressed concern with the potential for disturbance late at night should the hours of liquor sales be amended as proposed by the applicant.

Given the limited number of patrons (35 persons) and the lounge type operation should keep noise to a minimum provided the establishment is operated responsibly. As the Ocean Lounge has only been in operation since February 19, 2009 (based on the business licence records) sufficient time has not accrued to determine if the establishment will be operated responsibly.

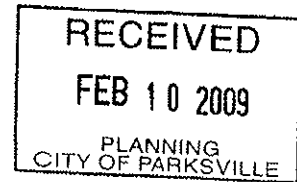
The Impact on the Community

The detractor is that it has the potential to disturb nearby residences should noise not be managed responsibly. In addition, the 2:00 AM daily closing hours, as proposed by the applicant, appear to be beyond what would be acceptable to the surrounding neighbourhood. No issues were raised with respect to changing the opening time from 4:00 PM to 11:00 AM.

From a broader community perspective there may be some desire for a modest increase in the hours of liquor sales in order to provide a venue that may be more appealing to tourists and younger adult residents.

The small size of the establishment at 70.93 m² (763.5 sq. ft.) in floor area and limited number of patrons at 35 should mitigate most community impacts provided the establishment is operated responsibly and that potential noise issues are actively addressed. The Oceanside RCMP, for example, has indicated that it has no objections to the requested changes (see attached e-mail correspondence dated February 19, 2009).

In this case the establishment has not, in Staff's opinion, been in operation long enough to establish a pattern of its conduct or its long term impact on the community. It would therefore be premature to entertain a permanent change to the liquor licence as requested. However, there may be merit in considering more modest revised hours of liquor sales on a temporary one year trial basis.



Aaronco Holdings Inc DBA
Ocean Lounge & Liquor Store
491 East Island Hwy
PO BOX 317
Parksville, BC V9P 2G5
February 5, 2009

City Of Parksville
Local Government
100 East Jensen Avenue
PO BOX 1390
Parksville, BC V9P 2H3

Dear Local Government:

We are writing this letter to request an extension of our existing business hours. We are the owners of Ocean Lounge & Liquor Store. Currently Ocean Lounge is operating from 4pm to 11pm 7 days a week. Due to the nature of our business (Lounge) it would be in the best interest of our customers if we increased our hours of operation. We have had many requests to increase our late night hours and complaints about our late opening hours. Other venues in our area, such as our neighbours Amrikko's and Boston Pizza have Food Primary Licenses that allow them to remain open until 2am at their discretion.

We are a Liquor Primary Licencee and we also provide a wide variety food menu. We cater to a sophisticated crowd who like to enjoy a nice meal with a glass of wine or cocktail. Our typical customers include couples, professionals and tourists. We provide a safe and fun environment for our patrons. Unfortunately we are unable to give our patrons the enjoyment they look forward to with a closing time of 11pm. Most of our evening clientele, come into our venue feeling rushed and unable to relax knowing we will be closing in a few short hours. This therefore affects our business. We feel that there is a need and a demand for an establishment such as ours to remain open longer.

If you have questions about our request or would like to speak with us, please call us at (604) 307-1471 (daytime) or (604) 325-3030 (evenings). We look forward to hearing your position on this issue.

Please find enclosed a copy of our application for change of hours of sale and confirmation of receipt of application. Thank you for your time.

Sincerely,

Ocean Lounge
Per: Sunny Dhillon

PART 11. CHANGE TO HOURS OF SALE

(C3 - LIC)

(Liquor-Primary Liquor-Primary Club, Food Primary & Winery endorsements)

Pursuant to Section 12(3) of the Liquor Control and Licensing Act, the general manager may limit the days and hours that an establishment is permitted to be open for the sale of liquor.

Hours of liquor sales for Food-Primary establishments must be in keeping with the dining habits of the clientele expected. Liquor must not be served unless the establishment is open for the service of a varied selection of menu items.

Licensees may apply to revise hours of sale, subject to any restrictions within the *Liquor Control and Licensing Act*, Regulations, branch policies and/or original terms and conditions of licensing. In some instances, the general manager of the Liquor Control and Licensing Branch may require the licensee to post public notices before a decision to alter licence hours is considered.

Check (✓) the appropriate change, and provide the requested information and documents:

(a) Food Primary -- request to change hours of liquor sales before midnight: complete proposed hours of sale table below

Fee: \$110 per licence x licences = \$

(b) Food-Primary -- request to extend hours of liquor sales later than midnight

(Note: patron participation entertainment must end by midnight)

complete proposed hours of liquor sale table below, and

request a local government/First Nation resolution commenting on the application (local government must complete Part 16 of this form; for further information on local government resolutions, read Part 15)

Fee: \$330 per licence x licences = \$

(c) Liquor-Primary, Liquor-Primary Club or Winery Lounge -- any change to hours of sale (earlier opening or later closing)

Fee: \$330 per licence x 1 licences = \$330

complete proposed hours of liquor sale table below, and

request a local government/First Nation resolution commenting on the application (local government must complete Part 16 of this form, for further information on local government/First Nation resolutions, read Part 15)

Please complete the table below, indicating proposed hours of liquor sales and days closed:

Current Hours of Liquor Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	4:00 PM	4:00 PM	4:00 PM	4:00 PM	4:00 PM	4:00 PM	4:00 PM
Close	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

Proposed Hours of Liquor Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Close	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM

Reason for change in hours:

DUE TO CUSTOMER REQUESTS & CUSTOMER DEMAND/ PROFITABILITY

Are you submitting an application to transfer the location of a Food-Primary licence with this application? yes no

Note - Relocating a Food-Primary establishment An endorsement for hours of liquor service after midnight cannot transfer location without local government/First Nations comment and LCLB approval Use Part 11b (above) to reapply for the endorsement but do not pay the application fee(s) OR, use Part 10b (on page 5) to reapply for Patron Participation Also complete Parts 13 and 14

PART 12. REQUEST FOR A CHANGE IN TERMS AND CONDITIONS

(C3 - LIC)

Fee \$110 per licence x licences = \$

This section may be used for special requests to the general manager of LCLB for exceptions to policy related to the terms and conditions of a liquor licence. Please attach

A letter of intent describing, in detail, the proposed change to your licence and the reasons for the request

Also complete Parts 13 and 14

PAGE 50

Blaine Russell

From: Dennis O'GORMAN [Dennis.OGorman@rcmp-grc.gc.ca]
Sent: February 19, 2009 11:41 AM
To: Blaine Russell
Subject: Ocean Lounge - Extension of hours

Good day Blaine

I have reviewed your fax sent 2008-02-17 regarding the extension of liquor sales for the Ocean Lounge. Our department has no objection to this request.

Cheers
Dennis

Sgt. Dennis O'Gorman
Operations NCO
Oceanside Detachment
1-250-248-6111 office
1-250-714-7200 pager
1-250-228-0542 cell

Junior Royals sweep the start

By **JAMES CLARKE**
PQ News Sports

Parksville's Junior Royals are feeling good about their game this week after posting a pair of opening day wins.

The young Royals kicked started their BC Junior Premier Baseball League regular season at home on Good Friday with a 3-2 win over the Nanaimo Pirates and a 2-0 win over the Victoria Mariners.

Qualicum Beach pitcher Mitchell Powelson picked up the win in the opener, going five-and-a-third innings.

Cody Egan came in for the save.

Josh Croft was 2-for-4 at the dish, "and defensively we were sound, we only made one error, and we played well," a pleased head-coach Scott Rodway said Saturday.

Sunday's scheduled double header at Springwood against the Langley Blaze was cancelled due to rain.

In game two against the Victoria Mariners on Friday, Clayton Isherwood pitched four strong innings and Croft closed out the final three.

Croft got on base in the opening frame and was doubled home by Matt Nay.

Devon Heard scored in the second inning and the

defense shut the door for a confidence boosting shutout and opening day sweep.

Two years ago in their first year in the league the Junior Royals only won two games all season.

"It's encouraging," senior Royals' skipper Dave Wallace said of the juniors' opening day results, adding, "they have some real good players on that team. There are some athletic kids coming out to our program, and that bodes well for the future."


While the players may come and go, Wallace's philosophy remains rooted in the fundamentals of the game and teaching more

than winning.

"Of course you need to be competitive, but too much emphasis is put on the results rather than the development aspect."

To that end, Wallace, who has been with the club since the start, pointed out that in the first year of the Island Premier League, "we had 14 guys, and 15 years later, while other teams are talking about a shortage of players, we have 15 on the junior team, 17 on the senior, and two Junior National team members.

"It says something about the kids we have in the program and their commitment to the game."



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#101-191 Jensen Avenue East,
Parksville BC

2014 B.C. Summer Games coming to Nanaimo

By **GREG SAKAKI**
BLACK PRESS

NANAIMO — The Hub City's bid was faster, higher, stronger: Nanaimo was officially awarded the 2014 B.C. Summer Games last week.

Ron Cantelon, Nanaimo-Parksville Liberal M.L.A., said he thinks the city was selected due to its volunteerism, its sports facilities and its history of staging major events like the Summer Games, Disability Games and Seniors Games.

"People will feel welcome and they'll go away raving,"

Cantelon said. "We put on a really good show and it keeps people coming back."

Nanaimo last hosted the B.C. Summer Games in 2002. That event, held over an August long weekend, brought more than 3,600 athletes, coaches and officials to town and many more families and supporters.

Dave Bakes, president of Nanaimo's B.C. Summer Games Society that year, said it's "absolutely fantastic" news the city has been awarded the games gain.

"It's a great community event, an opportunity for

many citizens to get involved in volunteering, a chance to show our city to over 4,000 (people)," said Bakes. "It gives the city a chance to shine, really."

Bakes said diligent budgeting and active fundraising leading up to the 2002 games produced a \$300,000 surplus, of which \$210,000 went back to sports organizations in the city. Bakes believes the event stimulated \$2.4 million in spending in the region that summer.

Cantelon is predicting more economic benefits in 2014.

Organizing the games won't be any small task. Bakes said after he and the committee chairs were chosen, the board set about finding 150-180 "sub-chairs" and some 4,000 volunteers.

Twenty-five different sports were contested in 2002 at 29 different venues — from cycling on Cedar Road to beach volleyball in Parksville. Sports fans can look for Cantelon, who said his favourite part of the B.C. Seniors Games in 2007 was the medal presentations and seeing the participants' pride. — NNB

Allsbrook Greenhouses

Spring Opening
Thursday, April 16th

Growers of perennials & ornamental grasses.

Hrs: Thur. thru Sun.
10am - 5pm

435 Allsbrook Road
Parksville 250-248-3030

City of **Parksville**

PUBLIC NOTICE

NOTICE OF LIQUOR-PRIMARY LIQUOR LICENCE APPLICATION PERMANENT CHANGE TO THE HOURS OF LIQUOR SALES

Notice is given that the City of Parksville intends to provide comment to the Liquor Control and Licensing Branch by resolution at an upcoming regular meeting of Council regarding the following liquor-primary liquor licence application:

Location: 491 Island Highway East
Applicant: Aaronco Holdings Inc. (Ocean Lounge)
Licensed capacity: Patrons and staff: 35
Use: Liquor-primary



PROPOSED HOURS OF LIQUOR SALES:
Monday through Sunday: 11:00 am to 2:00 am

Nearby residents and businesses who consider their interest in property to be affected by this application may comment in writing or by other means by 4:00 pm Friday, April 24, 2009.

Mail: PO Box 1390, Parksville, BC V9P 2H3
Fax: (250) 954-4685
Email: planning@parksville.ca

PAGE 5a

FOR FURTHER INFORMATION OR COMMENT CONTACT THE CITY PLANNING DEPARTMENT (250) 954-4673.

IMPORTANT NOTICE

WATER MAIN FLUSHING

EPCOR will be flushing the water distribution system in the areas noted below, all flushing will take place between 7:30 am and 3:30 pm.

April 14 to 17: Drew Rd, Sunrise Dr, Baldwin Rd, Pacific Cr, Imperial Dr, Barclay North, River Cr, Mason Trail, Barclay South, Woodland, Miller Rd, Lee Rd (from Barclay to Miller), Willow Way, Johnstone Rd, Black Brant Rd, Mallard Rd, Lundine Lane, Meadow Dr, Hawthorne Rise, White Pine Way, Pintail Dr, Oceanside Dr, Mercer Point, Pebbie Beach, Pintail Dr.

April 20 to 24: Sumar Ln, Dalmatian Dr, Sharon Pl, French Conn, Marine Circle, Karl's Way, Columbia Dr, Admiral Tryon Blvd, Viking Way, Juan de Fuca Blvd, Church Rd, Manse Rd, Ackerman Rd, Cannon Rd, Wembley Rd, Riley Rd, Tara Cresc, Oceanside Middle School, Crystal Ct, Rockland Pl, Osprey Way.

April 27 to May 1: Yellowbrick Rd, Lowrys Rd, Doefawn Ln, Arrowsmith Way, Aeryview, Mulholland Dr, Robertson Blvd, Morningstar Dr, Crocus Corner, Prestwick Pl, August Pl, Turnberry Pl, Rosemount Cl, Quails Landing, Pepper Pl, Fisherman's Circle, Ascension Way, Lee Rd, French Creek House and area, Island Hwy, Dickinson Way, Breakwater Rd, Cavin Rd, Ocean Pl, Glenhale Cresc, Wright Rd.

Water main flushing is part of EPCOR's maintenance program to remove sediment, and to maintain good water quality. This process may temporarily result in cloudy water and/or changes in water pressure. Your water remains safe to use, however once flushing is complete, we recommend you run your outside water tap for a minimum of five minutes or until the water runs clear, flush the tank at the back of the toilets and flush your hot water tank as per manufacturer's instructions. Please check your water supply before doing laundry to avoid possible staining. Thank you for your cooperation.

EPCOR continues to monitor and perform ongoing water quality tests to ensure you have Quality On Tap. If you have any questions please call us at 250-951-2460.

EPCOR

www.epcor.ca/frenchcreek

Candidates off and running in new ridings

BRAD BIRD OCEANSIDE STAR

With Tuesday's dropping of the writ, we're officially into British Columbia's 39th provincial election. We'll vote May 12 — or May 6-9 at advance polls — to choose the next government.

The new ridings of Parksville-Qualicum and Alberni-Pacific Rim lie within Oceanside, and seven candidates are running.

In Parksville-Qualicum, Liberal and former realtor Ron Cantelon is the sitting member.

Cantelon was elected May 17, 2005 in Nanaimo-Parksville (which has since been altered, hence the name change) and recently was appointed Minister of Agriculture and Lands.

He first entered political life as a Nanaimo city councillor in 1999. He has also acted as Chair of the Nanaimo Conference Centre Advisory Committee, Chair of the Downtown Nanaimo Partnership, Director of the Nanaimo Regional District Board and President of the Port Theatre from 1994 to 1999.

The Liberals have positioned themselves as the party best able to guide the province through the recession, and they lead in the polls.

Cantelon is up against the NDP's Leanne Salter of Coombs, a drug and alcohol liaison and agriculturalist. Salter told the Star the NDP will revisit the carbon tax and take measures to add value to logs in B.C. to create jobs.

Health care is an important local issue, she said, adding that a new facility with beds should be provided in Oceanside. To date, she noted, the Liberals haven't promised to build a new care facility here, but neither have the NDP.

The Green Party's Wayne Osborne, a turkey farmer and founding president of Feathers Canada, says he's running to change the way our food is provided.

"Unlike the incumbent, I know how to reposition our food supply system for the long-term benefit of all British Columbians," Osborne says. "It doesn't matter whether we are talking about the economy, agriculture, environment or health, if we are to manage them to the benefit of British Columbians, we must adopt a sustainable and socially responsible approach."

"For instance, our province's economy would be more resilient during this global economic crisis if our agriculture was more focussed on feeding British Columbians and our raw industries (ie. logging, mining) were manufacturing products locally for British Columbians."

The Refederation Party's Bruce Ryder is also on the ballot. He was born in Port Alberni and is a former Nanaimo school trustee. He has experience in various retail management positions and is now a small business owner.

The Refederation Party would legislate a Direct Democracy Act and use referenda and recall. Its website says it will install "a BC constitution placing the people as the ultimate authority rather than the Premier-chosen Lieutenant Governor."



The NDP's Leanne Salter is challenging incumbent Liberal Ron Cantelon in the new riding of Parksville-Qualicum.

Oceanside's other constituency, Alberni-Pacific Rim, is held by the NDP's Scott Fraser, a former mayor of Tofino. Fraser is Opposition critic for Aboriginal Relations.

The Liberals are represented by Dianne St. Jacques, a former mayor of Ucluelet. "We've come a long way... in the past eight years and have built a strong economic foundation," she said in a release. "Now is not the time to let the NDP repeat the mistakes of the 1990s and ruin all the gains made by this province."

She said she's excited about the possibilities for clean energy growth and new green technologies being established in Alberni-Pacific Rim. "Wave and tidal power projects provide potential opportunities."

Dallas Hills of the Refederation Party is also seeking the seat. "I am concerned about the way the elected officials are selling B.C. out to international corporations," Hills says.

"B.C. residents have had little say in what happens to our public institutions and resources, and most of us are not adequately informed of what is really happening to our province."

"Those people who wish to privatize all, have established themselves in positions of power, and the good people

of B.C. are left out, with no chance to influence the political process after the election."

Alberni-Pacific Rim includes Tofino, Ucluelet, Port Alberni, and Strathcona Park, as well as part of Parksville (south of the Island Highway), Bowser and the Coombs-Errington area.

MGS

Open House

Saturday April 25 10 am to 1 pm

Pre-School to Class 8 - Now accepting registration for 2009/10

★ Balances Academics with Art, Music, Nature & Outdoor Activities

Evening of Music classical & contemporary guitar
Friday April 24, 7 pm Art Council Building Parksville

Tickets \$12 adults, \$8 students from head over Wheel or Cranky Dog Music

How to Grow a Child's Brain seminar with Gary Anaka
Tuesday, April 28, 7 pm Errington Hall Tickets \$8

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City of PARKSVILLE

PUBLIC NOTICE

NOTICE OF LIQUOR - PRIMARY LIQUOR LICENCE APPLICATION
PERMANENT CHANGE TO THE HOURS OF LIQUOR SALES

Notice is given that the City of Parksville intends to provide comment to the Liquor Control and Licensing Branch by resolution at an upcoming regular meeting of Council regarding the following liquor-primary liquor licence application:

Location: 491 Island Highway East
Applicant: Aaronco Holdings Inc. (Ocean Lounge)
Licensed capacity: Patrons and staff: 35
Use: Liquor-primary

PROPOSED HOURS OF LIQUOR SALES:

Monday through Sunday: 11:00 am to 2:00 am

Nearby residents and businesses who consider their interest in property to be affected by this application may comment in writing or by other means by 4:00 pm Friday, April 24, 2009.

Mail: PO Box 1390, Parksville, BC V9P 2H3
Fax: (250) 954-4685
Email: planning@parksville.ca

FOR FURTHER INFORMATION OR COMMENT
CONTACT THE CITY PLANNING DEPARTMENT (250) 954-4673.

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NOTICE OF LIQUOR-PRIMARY LIQUOR LICENSE APPLICATION

PERMANENT CHANGE TO THE HOURS OF LIQUOR SALES

LOCATION 451 ISLAND HIGHWAY EAST
APPLICANT MARONCO HOLDINGS INC. (OCEAN LOUNGE)
LICENSED CAPACITY PATRONS AND STAFF 35
USE LIQUOR-PRIMARY

PROPOSED HOURS OF LIQUOR SALES:

MONDAY THROUGH SUNDAY 11:00 AM TO 2:00 AM

COMMENT ON THIS APPLICATION MAY BE MADE TO THE CITY OF PARKSVILLE IN WRITING OR BY OTHER MEANS BY 4:00 PM FRIDAY, APRIL 24, 2009.

MAIL PO BOX 1380, PARKSVILLE, SC 29572
FAX (252) 954-4655
EMAIL PLANNING@PARKSVILLE.CA

FOR FURTHER INFORMATION OR COMMENT
CONTACT THE CITY PLANNING DEPARTMENT (252) 954-4673

2009/03/30

NOTICE OF LIQUOR-PRIMARY LIQUOR LICENSE APPLICATION

PERMANENT CHANGE TO THE HOURS OF LIQUOR SALES

LOCATION: 401 ISLAND HIGHWAY EAST
RAPONCO HOLDINGS INC. OCEAN LOUNGE
LICENSED CAPACITY: PATRONS AND STAFF: 30
USE: LIQUOR-PRIMARY

PROPOSED HOURS OF LIQUOR SALES:

WEDNESDAY THROUGH SUNDAY: 10:00 AM TO 2:00 AM
COMMENT ON THIS APPLICATION MUST BE MADE TO THE CITY OF PENNSVILLE
BY THE CITY CLERK BY 4:30 PM MONDAY, APRIL 24, 2009.

NAME: RAPONCO HOLDINGS INC.
PO BOX 2885
P.O. BOX 2885
PENNSVILLE, NC 28574

FOR FURTHER INFORMATION OR COMMENT
CONTACT THE CITY PLANNING DEPARTMENT (252) 564-6579

2009/03/30

NOTICE OF LIQUOR-PRIMARY LIQUOR LICENSE APPLICATION

PERMANENT CHANGE TO THE HOURS OF LIQUOR SALES

LOCATION: 491 ISLAND HIGHWAY EAST
APPLICANT: AARONCO HOLDINGS INC. (OCEAN LOUNGE)
LICENSED CAPACITY: PATRONS AND STAFF: 35
USE: LIQUOR-PRIMARY

PAG

PROPOSED HOURS OF LIQUOR SALES:

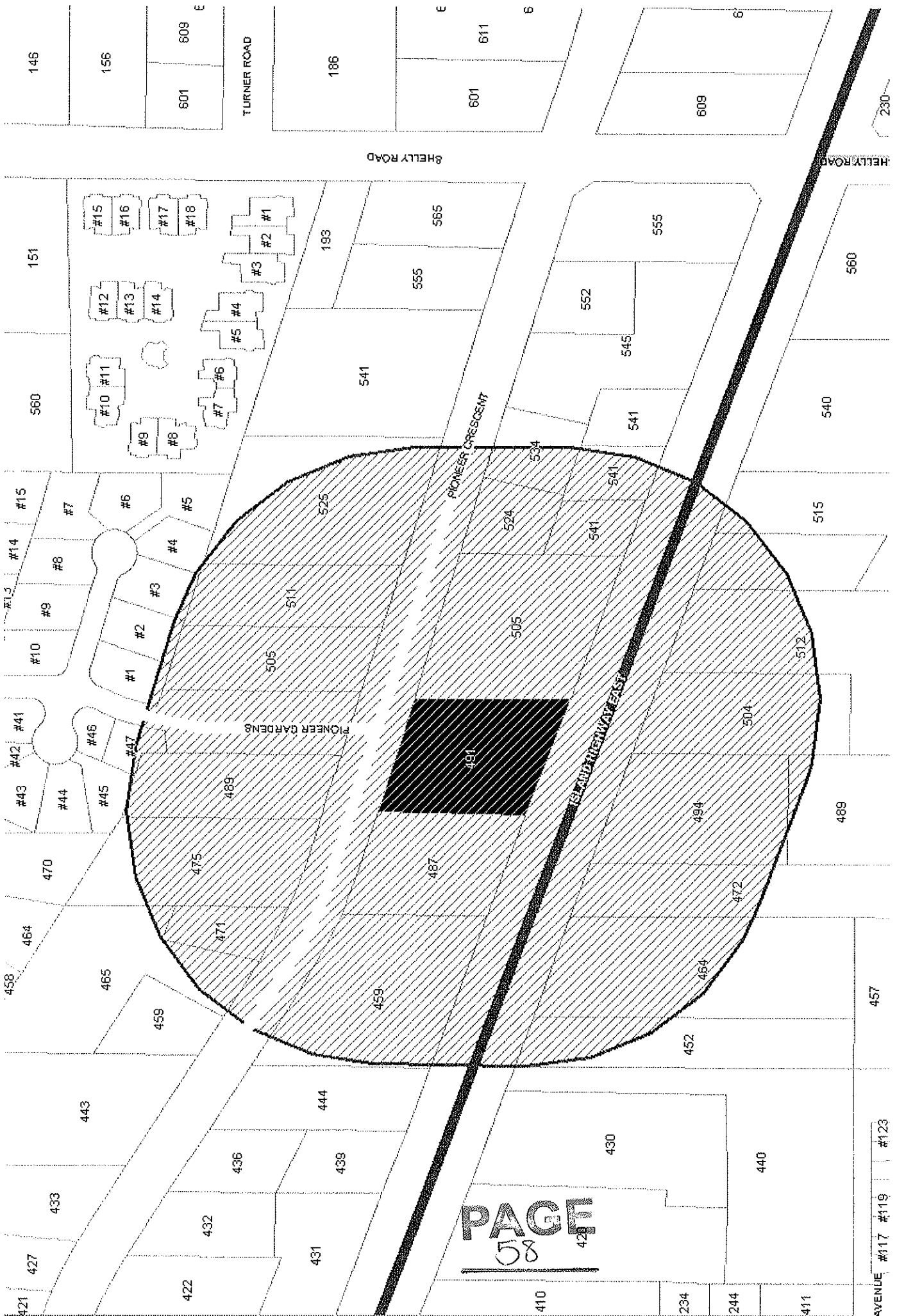
MONDAY THROUGH SUNDAY: 11:00 AM TO 2:00 AM

COMMENT ON THIS APPLICATION MAY BE MADE TO THE CITY OF PARKSVILLE IN WRITING OR BY OTHER MEANS BY 4:00 PM FRIDAY, APRIL 24, 2009.

MAIL: PO BOX 1390, PARKSVILLE, BC V9P 2H3
FAX: (250) 954-4685
EMAIL: PLANNING@PARKSVILLE.CA

FOR FURTHER INFORMATION OR COMMENT
CONTACT THE CITY PLANNING DEPARTMENT (250) 954-4673.

2009/03/30



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COMMITTEE OF THE WHOLE REPORT



May 6, 2009

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

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

SUBJECT: CONSIDERATION OF MANDATORY WATER CATCHMENT SYSTEMS

Issue:

Consideration of mandatory water catchment systems

Executive Summary:

A Council resolution directed Staff to consider the topic of implementing mandatory water catchment systems in new single family dwellings. This report indicates reasons why this important initiative would be better positioned for success further into the water conservation program.

References:

Community Charter [Section 53(2)(6)]

Background:

At the April 20th, 2009 Council meeting, the following resolution was passed:

- "09-098 a) THAT the requirement for all new single family home construction after January 1, 2010 to have water catchment/cistern systems that will allow for the collection of rain water for the watering of lawns, washing of cars and flower gardens be referred to staff for review and recommendation."

The intent of this requirement would be to conserve water by utilizing rainwater for non essential residential uses. At this time Staff is preparing a water conservation plan which will be provided for Council's consideration in the near future. This stand alone initiative predates an overall program.

Options:

Council may:

1. Direct Staff to prepare a bylaw which would set a requirement for new single family dwellings to be constructed with an on-site water catchment system for rainwater collection.

CONSIDERATION OF MANDATORY WATER CATCHMENT SYSTEMS

2. Table this topic for future consideration.
3. Maintain the status quo.

Analysis:

The Community Charter [Section 53(2)(b)] permits Council to enact this type of regulation.

In general terms, this type of initiative is sound and appropriate in the context of water conservation. It is already in place elsewhere.

Despite the above, Staff has learned, based on successful water conservation programs elsewhere, that a successful outcome is more likely if the program is approached in a sequential way with the important first steps being education and incentives, rather than regulation.

In this case there are some practical considerations that need to be addressed, overcome and viewed as acceptable before this specific initiative would be positioned to receive widespread acceptance:

- To accomplish the task of accumulating a sufficient supply of water for watering for lawns and gardens and car washing a typical rain barrel would not hold suffice volumes of water; a much larger system would be required.
- The system would need to be subject to a standard which addresses a few topics, including an overflow system.
- The cost of such a system could be up to \$10,000.00 depending upon expectations for use; which may result in resistance at this time due to the perceived impact of housing costs.
- It should be noted, for information, that the next evolution from this type of system would be a double piped system; also, in use elsewhere.
- The associated education and enforcement aspects of this type of initiative would need to be established. It would need to be well understood that the water is not potable and is only suitable for some uses. An approach to enforcement would need to be established. Typical approaches to enforcement would likely not be well received by those with these systems who would perceive inequitable treatment given that they are 'ahead' of those without the systems.

Success of this initiative could be enhanced if the water reduction use from these systems would result in a cost reduction for water conservation and generally a lower water bill.

Overall, Staff believes that this is a very good idea, but that its implementation is premature. Once there is a wider understanding of water conservation rationale and methods this topic should be revisited.

Sustainability:

Water is a precious resource which should be used carefully and thoughtfully. Using rain water for discretionary needs is a method of conserving the City's drinking water sources.

CONSIDERATION OF MANDATORY WATER CATCHMENT SYSTEMS

Financial Implications:

The primary financial impact to note at this time is the addition to the cost of single family housing construction.

Recommendation:

That the report from the Director of Community Planning dated May 6, 2009 be received.

And That the requirement for all new single family home construction after January 1, 2010 to have water catchment/cistern systems that will allow for the collection of rain water for the watering of lawns, washing of cars and flower gardens be tabled at this time and brought forward for consideration as part of the water conservation program at the appropriate time.

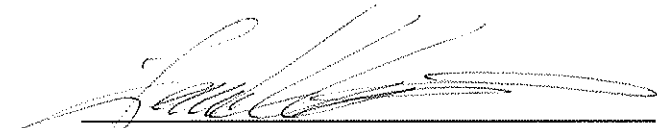


G. A. JACKSON

GAJ/dd
Attachments

I:\Users\Planning\6440-01-SUS\2009\Agenda\Report-2.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



F. MANSON, C.G.A.