

REGIONAL
DISTRICT
OF NANAIMO

1998 ANNUAL REPORT

GROWTH MANAGEMENT PLAN for the REGIONAL DISTRICT OF NANAIMO

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INTRODUCTION

In January 1997, the 'Growth Management Plan for the Regional District of Nanaimo' was adopted, establishing goals and policies to guide the development of the Regional District over the next 25 years. The Plan articulates a vision of a desirable future and a strategy for attaining this vision for the Board and residents in the Regional District.

The Regional District with the adoption of the Plan, developed a program to monitor Plan implementation and to prepare an Annual Report on the Plan. To allow for greater public involvement, the Performance Review Committee (PRC) was established in the Spring of 1998 to assist with the monitoring of the progress towards the achievement of the Plan's goals. The goals of the Plan are:

- Strong Urban Containment
- Nodal Structure;
- Protection of Rural Integrity;
- Environmental Protection;
- Improved Mobility;
- Vibrant and Sustainable Economy;
- Efficient Services and Resource Use; and
- Cooperation among Jurisdictions.

The Committee is comprised of a diverse group of thirteen individuals, appointed by the Board, representing advisory planning commissions and the public at large from throughout the Regional District. Committee members met monthly between June 1998 and February 1999, to brainstorm potential indicators for the GMP goals and policies, develop final indicators, complete assessments of each indicator and prepare conclusions. These conclusions follow in summary form, for the eight goals and thirty-two policies of the Plan and together form the 1998 Annual Report.

The Performance Review Committee has been designed to provide for ongoing efforts to assist in bringing forward resident-based assessments of the Regional District's progress in achieving the goals of the Growth Management Plan. This work will continue and contribute to the 1999 and subsequent year's Annual Reports.

PERFORMANCE REVIEW COMMITTEE MEMBERS

Frank Van Eynde
Robert Jepson
Maureen Young
Julian Fell
William Lorenzen
John Nickson
John Gayton
David Heenan
Terrence Knight
George Legg
Lindsay Locke
Chuck Gahr
Lawrence Hill
Director George Holme - Chair

(Further information related to membership is included in the Report Appendix B.)

1998 ANNUAL REPORT SUMMARY OF CONCLUSIONS

Goal 1: Strong Urban Containment

The GMP vision statement calls for containing urban areas to limit sprawl. Policy provisions have been incorporated in official community plans in the region and servicing decisions have been generally consistent with the goal of urban containment. The exceptions pertain to planning work in progress for Electoral Areas F and C and the City of Parksville and specific servicing decisions related to addressing public health or environmental factors. Focusing development in urban areas and village centres rather than at the edge of urban areas will be more fully tested over time as the policies have effect.

Goal 2: Nodal Structure

The vision of pedestrian friendly, mixed-use community centres, in the region, surrounded by open space and low-density development is intended to be achieved through a nodal development land use structure. Policy provisions to advance this goal are lacking in 30% of the plan areas of the region and sufficient time has not passed to assess implementation success in other areas. Challenges include the development of acceptable and workable land use planning tools, affordable housing issues, and enhanced public process measures that will allow for all stakeholders to collaborate in the creation of complete and livable communities.

Goal 3: Protection of Rural Integrity

Maintaining a rural economy and the character of rural communities and ecosystems is an important GMP goal. Policy provisions to advance the goal are lacking in 30% of the plan areas in the region, so complete assessments of the implementation success would be premature. Significant issues remain with respect to competing interests for rural land use, the changing nature of the rural economy, appropriate planning policies and the definition of "rural integrity", given the diversity of the rural communities in the region.

Goal 4: Environmental Protection

The GMP calls for coordinated efforts to protect and restore the environment. Although public recognition of environmental values has increased and more concerted efforts to protect the environment are being advanced, better data is required to successfully track change on a regional basis. Water supply, stream protection and parks and trail opportunities are highlighted as issues of particular concern.

Goal 5: Improved Mobility

A reduced dependence on automobile transportation is included as part of Goal 5. OCP policies are largely in place, although significant concern is expressed that the ability of nodal communities to improve mobility options will be difficult and slow to achieve in the region. Progress is evident through the public's interest in cycling and trail development opportunities. Changes to land use patterns that support mobility alternatives will take time to develop and will need to be monitored.

Goal 6: Vibrant and Sustainable Economy

Growth management highlights the importance of a diversified economy and of positioning the region to take advantage of economic development opportunities. Data should be developed and assessed to assist the region in responding to changes in the economy. The goal and challenges of improving local quality of life are recognized as the basis for regional growth management.

Goal 7: Efficient Services and Resource Use

Achieving the goals of urban containment and nodal community centres requires adequate servicing infrastructure. Decisions on community sewer and water provision have been consistent with the GMP. Continued attention by the Regional District, the provincial government and others is required on water management issues which are of key importance in the region.

Goal 8: Cooperation Among Jurisdictions

Regional growth management relies on communication and cooperation among many jurisdictions and individuals in the region. A range of collaborative initiatives in support of growth management have been advanced. Further work and communication is required with First Nations and an ongoing commitment to public consultation and liaison is needed to allow for regional growth management issues to be addressed.

1998 ANNUAL REPORT CONCLUSIONS

GOAL 1: STRONG URBAN CONTAINMENT

The GMP vision statement calls for containing urban areas to limit sprawl. Policy provisions have been incorporated in official community plans in the region and servicing decisions have been generally consistent with the goal of urban containment. The exceptions pertain to planning work in progress for Electoral Areas F and C and the City of Parksville and specific servicing decisions related to addressing public health or environmental factors. Focusing development in urban areas and village centres rather than at the edge of urban areas will be more fully tested over time as the policies have effect.

INDICATOR 1A:

The inclusion of Urban Boundaries (UBs) in official community plans (OCPs).

CONCLUSION:

- UBs are included in the OCPs for French Creek, Nanoose Bay, Electoral Area 'A', Town of Qualicum Beach, City of Nanaimo.
- Work is underway to include UBs in the OCPs for Electoral Area 'F' and 'C' and the City of Parksville and the plans for Electoral Area 'H' and Lantzville will be updated in the future.
- Urban Boundaries should be incorporated into non-conforming OCPs and inconsistencies that exist should be highlighted.

INDICATOR 1B:

The extension of services outside Urban Boundaries, Village Centres, and Present Status Lands.

CONCLUSION:

- Services have not been extended outside the UB except in instances where public health and safety or the environment were threatened.
- Additional work is planned to better define the criteria relating to public health and safety and environmental threats.
- New septic treatment technologies and regulatory frameworks may allow for smaller rural lot sizes which may have implications for rural land use and the Plan's urban containment goal.
- The Town of Qualicum Beach is proposing to extend services outside the Urban Boundary to service a new school site (to be provided for and addressed in the 1999 RGMP Interim Update).

INDICATOR 1C:

The approval of additional urban development outside Urban Boundaries other than in Village Centres and Present Status Lands.

CONCLUSION:

- OCPs and zoning bylaws have not been changed to permit more development outside UBs other than in Village Centres and Present Status Lands.
- What constitutes 'urban development' needs to be defined to improve clarity (as it relates to existing zoning).
- The type of development that may occur on First Nations' lands should be considered and recognized in the Plan.

INDICATOR 1D:

The consideration of amendments to the Urban Boundaries by the Regional Board.

CONCLUSION:

- No amendments to the UB have been approved.
- An Urban Boundary amendment for the Bennett Road school site and its proposed incorporation into the Town of Qualicum Beach has been advanced and referred to the GMP Interim Update.

GOAL 2: NODAL STRUCTURE

The vision of pedestrian friendly, mixed-use community centres, in the region, surrounded by open space and low-density development is intended to be achieved through a nodal development land use structure. Policy provisions to advance this goal are lacking in 30% of the plan areas of the region and sufficient time has not passed to assess implementation success in other areas. Challenges include the development of acceptable and workable land use planning tools, affordable housing issues, and enhanced public process measures that will allow for all stakeholders to collaborate in the creation of complete and livable communities.

INDICATOR 2A:

Implementation of policy in official community plans that encourages the development of nodes and discourages increasing densities of development elsewhere.

CONCLUSION:

- The region is in the process of putting land use policies into place that will direct development into nodes and discourage development elsewhere. Appropriate land use policies are in place in approximately 70% of the Plan Areas. Implementation will take place over time, as developed land is redeveloped and applications to permit a wider variety of uses in designated nodal areas are approved, and development is discouraged elsewhere through changes to zoning.
- The possible approaches to density transfer to achieve this goal should receive attention in community planning.

INDICATOR 2B:

Implementation of policy in official community plans that encourages a mix of uses in nodes.

CONCLUSION:

- The region is in the process of putting land use policies into place that will support a variety of land uses and characters in nodes. Appropriate land use policies are in place in approximately 70% of the Plan Areas. Implementation will take place over time, as developed land is redeveloped and applications to permit a wider variety of uses and characters in designated nodal areas are approved.
- The needed provision of affordable housing in communities involves a range of challenges which should be addressed.

INDICATOR 2C:

Implementation of initiatives to involve local residents and businesses in the development of nodes.

CONCLUSION:

- A variety of public input processes have been implemented by the RDN and the member municipalities to determine various elements of the design, character and level of development in nodes.
- The RDN should continue to work in this area and research new ways to bring the public into planning and review processes.

INDICATOR 2D:

The study of new town feasibility and desirability.

CONCLUSION:

- New town feasibility and desirability has not been studied because there has been no need to. At this point there are many implementation initiatives underway and there is substantial development potential within existing planned areas.
- The potential exists for new town resort proposals in the region with provincial support or approval to be advanced.

GOAL 3: PROTECTION OF RURAL INTEGRITY

Maintaining a rural economy and the character of rural communities and ecosystems is an important GMP goal. Policy provisions to advance the goal are lacking in 30% of the plan areas in the region, so complete assessments of the implementation success would be premature. Significant issues remain with respect to competing interests for rural land use, the changing nature of the rural economy, appropriate planning policies and the definition of "rural integrity", given the diversity of the rural communities in the region.

INDICATOR 3A:

Implementation of policies in official community plans to promote and encourage retention of large rural parcels.

CONCLUSION:

- The region is in the process of putting land use policies into place that promote and encourage the retention of large rural holdings. Appropriate land use policies are in place in approximately 70% of the Plan Areas. Implementation will take place over time as rezoning initiatives are advanced.

INDICATOR 3B:

The inclusion of policies that support "clustering" of development through principles of "open space subdivision" in rural areas in OCPs.

CONCLUSION:

- OCPs have not generally highlighted this approach because clustering is a land use development that has not been favourably viewed or supported by electoral area communities in their local planning processes.
- The French Creek OCP provides support for the clustering concept.
- The "clustering" concept as potentially applied in rural areas should not be abandoned but given further study as a land use option.
- There is a possibility that clustering could incrementally occur over time with a high-density development pattern over the entire rural land base being created.

INDICATOR 3C:

The inclusion of policies that support the Forest Land Reserve in OCPs.

CONCLUSION:

- OCPs include policies that support the FLR. A need has been identified to develop a coordinated approach to the management of FLR lands with the Forest Land Commission.

INDICATOR 3D:

The inclusion of policies that support the Agricultural Land Reserve in OCPs.

CONCLUSION:

- OCPs include policies that support the ALR and the plans that don't are in the process of being reviewed and will need to include such policies. It has been recognized that in addition to OCP policy, more formal agreement with the ALC is required to ensure that their decisions are consistent with GMP goals.

INDICATOR 3E:

The inclusion of policies that buffer rural development from urban development.

CONCLUSION:

- The groundwork has been and is being laid in every community to clearly separate urban and rural uses. Over time as communities evolve, OCP policies intended to eliminate potential land use conflicts between urban and rural use will be implemented.

GOAL 4: ENVIRONMENTAL PROTECTION

The GMP calls for coordinated efforts to protect and restore the environment. Although public recognition of environmental values has increased and more concerted efforts to protect the environment are being advanced, better data is required to successfully track change on a regional basis. Water supply, stream protection and parks and trail opportunities are highlighted as issues of particular concern.

INDICATOR 4A:

The development of a program of open space protection by local, regional and senior government, including the implementation of the Regional Parks System Plan.

CONCLUSION:

- A variety of programs have been developed by local, regional and senior governments in response to public concerns regarding open space and environmental protection.
- Better measurement data for this indicator is required.

INDICATOR 4B:

The implementation of official community plan policies and development permit area requirements and/or setbacks to protect watercourses and sensitive ecosystems.

CONCLUSION:

- Environmental considerations have been given higher priority by local governments in their decision making about development applications.

INDICATOR 4C:

The implementation of plans to create a regional trail network and park system.

CONCLUSION:

- Various groups are active throughout the region in advancing trail and natural area protection initiatives.
- There is a need for more of a regional focus on trails and parks.

INDICATOR 4D:

Development and implementation of measures to protect the supply and quality of surface and groundwater.

CONCLUSION:

- The ability to develop and implement measures to protect the supply and quality of water is limited due to legislative constraints.
- Water issues continue to be of concern to individuals and communities and various measures need to be undertaken to protect water supplies.

INDICATOR 4E:

The implementation of official community plan policies and development permit area requirements and other initiatives to protect remaining natural segments of the coastal zone.

CONCLUSION:

- Limiting development of the remaining segments of the coast is constrained by existing zoning and development.
- Information is required on the status of OCP policies that are in place and the data which can specify over time the extent of protected natural coastal areas.

INDICATOR 4F:

The implementation of official community plan policies and other initiatives to protect and restore floodplain and other aquatic features.

CONCLUSION:

- Floodplain protection measures are in place in bylaws for building inspection areas, but it is difficult to protect historic development from the threat of floods.
- More specific measurement data for floodplain protection and restoration is required.

GOAL 5: IMPROVED MOBILITY

A reduced dependence on automobile transportation is included as part of Goal 5. OCP policies are largely in place, although significant concern is expressed that the ability of nodal communities to improve mobility options will be difficult and slow to achieve in the region. Progress is evident through the public's interest in cycling and trail development opportunities. Changes to land use patterns that support mobility alternatives will take time to develop and will need to be monitored.

INDICATOR 5A:

The implementation of OCP policies and design guidelines and other initiatives that encourage non-automobile forms of transportation (i.e. walking, cycling, bus, train).

CONCLUSION:

- Nodal development approaches continue to be discussed and incorporated into plans. Changes to the land use form and character that provide for increased opportunities for non automobile forms of transportation may evolve over time.

INDICATOR 5B:

Provisions in OCPs, neighbourhood plans, zoning bylaws and subdivision bylaws that encourage developments that minimize the need for travel outside nodes.

CONCLUSION:

- OCPs provide for a mix of land uses and activities that provide for reduced need for travel outside nodes. Over time, as the OCPs are implemented, need for travel outside nodes may be reduced.
- This policy will require specific scrutiny given the difficulties in achieving a reduction over time in overall automobile travel in the region.

INDICATOR 5C:

Changes that are made within engineering, building and development standards that support mobility alternatives.

CONCLUSION:

- There have been no changes to the standards, referenced in the indicator, that have received public attention.
- There are opportunities to collaborate more with the authorities having jurisdiction over engineering, building and development standards to establish a common vision with respect to how to support non-vehicular transportation modes in addition to vehicular transportation.

INDICATOR 5D:

The density of residential and commercial nodes along transit routes and the E&N corridor.

CONCLUSION:

- Opportunities exist in future developments to achieve densities that increase the viability of train and bus travel options.

GOAL 6: VIBRANT AND SUSTAINABLE ECONOMY

Growth management highlights the importance a diversified economy and of positioning the region to take advantage of economic development opportunities. Data should be developed and assessed to assist the region in responding to changes in the economy. The goal and challenges of improving local quality of life are recognized as the basis for regional growth management.

INDICATOR 6A:

The average ratio of dwelling units to employment opportunities in nodes (ideal is 1 employment opportunity per 1 dwelling unit).

CONCLUSION:

- OCPs have not generally addressed jobs/housing balance considerations.

INDICATOR 6B:

The implementation of policies within OCPs that provide for balanced economic development consistent with the global and regional economy.

CONCLUSION:

- The region may be able to capitalize on available economic opportunities if the economy improves as a result of the knowledge gained by the region through special studies completed and by the experiences gained through the economic challenges encountered.
- Economic sectoral profiles for each area in the region should be prepared and tracked over time.
- Development applications and approval decisions by local government should be tracked and assessed.
- Flexibility should be provided for in regulatory systems and approaches.

GOAL 7: EFFICIENT SERVICES AND RESOURCE USE

Achieving the goals of urban containment and nodal community centres requires adequate servicing infrastructure. Decisions on community sewer and water provision have been consistent with the GMP. Continued attention by the Regional District, the provincial government and others is required on water management issues which are of key importance in the region.

INDICATOR 7A:

The extension of community water and community sewer services to land within Urban Boundaries and Village Centres.

CONCLUSION:

- Regional District servicing decisions have been consistent with the GMP and local plans.

INDICATOR 7B:

Collaborative initiatives by the RDN, the Ministry of Environment, Lands and Parks, the Ministry of Agriculture, the Ministry of Fisheries, and other Ministries, local jurisdictions and water purveyors to develop a coordinated approach to water management.

CONCLUSION:

- Advances in the coordination of efforts to manage water resources have been limited by the existence of overlapping authorities and the lack of a common position.

INDICATOR 7C:

Plans to provide community sewer service to facilitate development on land within Urban Boundaries and Village Centres and to address existing environmental or health problems elsewhere.

CONCLUSION:

- Regional District servicing decisions have been consistent with the GMP and local plans.

INDICATOR 7D:

Conditions of approval for new developments at the rezoning and development permit stage that require water conservation measures.

CONCLUSION:

- Public education initiatives to conserve water resources are ongoing. However, no new legislative/regulatory tools have been advanced.

GOAL 8: COOPERATION AMONG JURISDICTIONS

Regional growth management relies on communication and cooperation among many jurisdictions and individuals in the region. A range of collaborative initiatives in support of growth management have been advanced. Further work and communication is required with First Nations and an ongoing commitment to public consultation and liaison is needed to allow for regional growth management issues to be addressed.

INDICATOR 8A:

The consideration of plans, development applications and servicing decisions by each jurisdiction.

CONCLUSION:

- The existence of the GMP has highlighted the issues of regional importance and the need for jurisdictions to be aware of the broader impact of their activities.
- Further work and communication is required on issues that involve or impact First Nations.

INDICATOR 8B:

The implementation of collaborative initiatives amongst the RDN, municipalities and senior governments in support of the Growth Management Plan.

CONCLUSION:

- Collaborative initiatives are being implemented amongst the RDN, municipalities and senior governments in support of the GMP.

INDICATOR 8C:

The existence of official community plans or rural land use bylaws and all the necessary land use and other regulations needed to fully implement the Growth Management Plan.

CONCLUSION:

- Most area of the RDN have the necessary OCPs, zoning bylaws and regulations in place to implement the GMP and those that do not, will in the near future as a result of planning projects currently underway. These tools could be improved to more fully implement the GMP.
- The Performance Review Committee and the preparation of Annual Reports are important tools that contribute towards the implementation of the GMP.

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INDICATOR ASSESSMENT NOTES

GOAL 1: STRONG URBAN CONTAINMENT

Policy 1A: Official community plans will designate Urban Boundaries consistent with those shown on Growth Management Plan maps.

Indicator: The inclusion of Urban Boundaries (UBs) in official community plans (OCPs).

Assessment Notes:

- OCPs that include UBs the same as the GMP:
 - French Creek OCP (recently adopted);
 - Nanoose Bay OCP (recently adopted);
 - Electoral Area 'A' OCP (recently adopted).
- OCPs that include UBs around Village Centres designated in GMP:
 - Nanoose Bay OCP- Red Gap Village (recently adopted);
 - Electoral Area 'A' OCP – Cedar, Cassidy (recently adopted).
- OCPs that include Village Centres but do not include UBs because they were adopted prior to the adoption of the GMP (UB would essentially be the limits of the designated village centre areas)
 - Shaw Hill – Deep Bay OCP – Bowser, Qualicum Bay, Dunsmuir;
 - Lantzville OCP – Lantzville.
- OCPs that include UBs at a slight variance to the GMP:
 - Plan Nanaimo (differences acknowledged by Urban Containment & Fringe Area Management Implementation Agreement);
 - Town of Qualicum Beach (very minor difference as a result of road alignment decision, to be examined in 1999 Interim Update of GMP).
- Outstanding OCPs:
 - Cranberry Bright – Arrowsmith Benson (currently being drafted, anticipated to include UB around Village Centre);
 - Electoral Area 'F' (currently being drafted, anticipated to include UB around Village Centres);
 - City of Parksville (no UBs designated in present OCP, it is anticipated that this will be addressed in new OCP currently being created, pursuant to Regional Context Statement).

Conclusion:

- UBs included in the OCPs for French Creek, Nanoose Bay, Electoral Area A, Town of Qualicum Beach, City of Nanaimo.
- Work is underway to include UBs in the OCPs for Electoral Areas 'F' and 'C' and the City of Parksville and the plans for Electoral Area 'H' and Lantzville will be updated in the future.
- Urban Boundaries should be incorporated into non-conforming OCPs and inconsistencies that exist should be highlighted.

GOAL1: STRONG URBAN CONTAINMENT

Policy 1B: Services will not be extended outside Urban Boundaries, Village Centres, and Present Status Lands except where existing developments threaten public health or the environment.

Indicator: The extension of services outside Urban Boundaries, Village Centres, and Present Status Lands.

Assessment Notes:

- Services have not been extended, and are not planned to be extended, outside Urban Boundaries, Village Centres or Present Status Lands to facilitate additional development.
- There are plans to service land outside Urban Boundaries, Village Centres and Present Status Lands where existing developments threaten public health or the environment.
 - The Nanoose Bay OCP recognizes that several areas of historical smaller lot residential development on rocky land adjacent to the ocean present a threat to the environment and health of the area and as such plans to provide community sewer service to prevent/remedy these potential problems.
- Services were provided to the Surfside area west of the Town of Qualicum Beach because the developer would have been able to establish a package treatment plant under the existing regulations at that time and it was deemed better for environmental & health conditions for services to be provided.
- Services were provided to the Pacific Shores development in response to previous commitments to provide service, prior to the GMP.
- Area F is required to meet the requirements and minimum parcel sizes as set out by the Ministry of Health for septic systems.

Conclusion:

- Services have not been extended outside the UB except in instances where public health or the environment were threatened.
- Additional work is planned to better define the criteria relating to public health & environmental threats.
- New septic treatment technologies and regulatory frameworks may allow for smaller rural lot sizes which may have implications for rural land use and the Plan's urban containment goal.
- The Town of Qualicum Beach is proposing to extend services outside the Urban Boundary to service a new school site (to be provided for and addressed in the 1999 RGMP interim update).

GOAL1: STRONG URBAN CONTAINMENT

Policy 1C: Additional urban development will not be approved outside Urban Boundaries, other than in Village Centres and Present Status lands.

Indicator: The approval of additional urban development outside Urban Boundaries, other than in Village Centres and Present Status Lands.

Assessment Notes:

- OCPs and zoning bylaws have not been changed to permit more development outside UBs other than in Village Centres & Present Status Lands.
- Approval of recreational vehicles as dwelling units on properties by Westwood Lake?

Conclusion:

- OCPs and zoning bylaws have not been changed to permit more development outside UBs other than in Village Centres & Present Status Lands.
- What constitutes 'urban development' needs to be defined to improve clarity (as it relates to existing zoning).
- The type of development that may occur on First Nations' lands should be considered and recognized in the Plan.

GOAL1: STRONG URBAN CONTAINMENT

Policy 1D: The Regional Board may consider amendments to the Urban Boundaries at 5 year intervals.

Indicator: The consideration of amendments to the Urban Boundaries by the Regional Board.

Assessment Notes:

- No amendments to the UB have been considered in 1998.
- It is anticipated that a few minor amendments to UB will be considered in GMP 1999 Interim Update. Amendments that will be under consideration include: a minor boundary adjustment near the Town of Qualicum Beach to reflect a recent road networking decision, an amendment to include the airport near the Town of Qualicum Beach within the Town.
- The City of Nanaimo, through Plan Nanaimo and the 1997 Master Implementation Agreement, has received approval for an exception to the Urban Boundary in one area.
- Approval of recreational vehicles as dwelling units on properties by Westwood Lake?

Conclusion:

- No amendments to the UB have been approved.
- An Urban Boundary amendment for the Bennett Road school site and its proposed incorporation into the Town of Qualicum Beach has been advanced and referred to the GMP Interim Update.

GOAL 2: NODAL STRUCTURE

Policy 2A: Official Community Plans will direct development into nodes, and discourage development elsewhere.

Indicator: Implementation of policy in official community plans that encourages the development of nodes and discourages increasing densities of development elsewhere.

Assessment Notes:

- OCPs that include policy that encourage the development of nodes and discourage development elsewhere:
 - Shaw Hill – Deep Bay OCP policy establishes 3 village centres through comprehensive development area designation (Bowser, Qualicum Bay, Dunsmuir);
 - Town of Qualicum Beach OCP (new one) policy supports nodal concept through intensification of downtown core area;
 - French Creek OCP policy establishes nodal centres through land use designation (Wembley Neighbourhood Centre, French Creek Harbour Centre);
 - Nanoose Bay OCP policy establishes nodal centres (Red Gap Village Centre, Schooner Cove Neighbourhood Centre, Fairwinds Neighbourhood Centre);
 - Lantzville OCP policy establishes 1 village centre through comprehensive development area designation (Lantzville Village);
 - Nanaimo OCP establishes neighbourhood centres dispersed throughout the City;
 - Electoral Area A OCP policy establishes Cedar Village Centre and Cassidy Village Centre.
- OCPs discourage development elsewhere by providing more development opportunities in the above noted nodal areas and not permitting development of less than 1.0 hectare properties outside nodal areas and Urban Boundaries.
- It is anticipated that the OCPs for the City of Parksville, Electoral Area F, and Electoral Area C will incorporate nodal development concepts.
- The indicator raises concerns with "down zoning" as a desired aspect.

Conclusion:

- The region is in the process of putting land use policies into place that will direct development into nodes and discourage development elsewhere. Appropriate land use policies are in place except for approximately 30% of the Plan Areas. Implementation will take place over time, as developed land is redeveloped and applications to permit a wider variety of uses in designated nodal areas are approved, and development is discouraged elsewhere through changes to zoning.
- The possible approaches to density transfer to achieve this goal should receive attention in community planning.

GOAL 2: NODAL STRUCTURE

Policy 2B: A variety of land uses at differing scales and character will be developed in nodes.

Indicator: Implementation of policy in official community plans that encourages a mix of uses in nodes.

Assessment Notes:

- Completed and active 'development permit' applications for multiple use developments to help create Cedar Village.
- Three unsuccessful applications to rezone land for multiple use developments to enhance Lantzville Village.
- OCPs that include policies that support a variety of land uses and characters in nodes:
 - Shaw Hill Deep Bay;
 - Town of Qualicum Beach;
 - French Creek;
 - Nanoose Bay;
 - Lantzville;
 - Nanaimo;
 - Electoral Area A.
- It is anticipated that the OCPs for the City of Parksville, Electoral Area C and Electoral Area F will include policies that support a variety of land uses and characters in nodes, once they are complete.
- There is no mention of affordable housing (except guideline 2.7).
- It is important to ensure that zoning regulations for nodes provide for and achieve a mix of land uses.

Conclusion:

- The region is in the process of putting land use policies into place that will support a variety of land uses and characters in nodes. Appropriate land use policies are in place except for approximately 30% of the Plan Areas. Implementation will take place over time, as developed land is redeveloped and applications to permit a wider variety of uses and characters in designated nodal areas are approved.
- The needed provision of affordable housing in communities involves a range of challenges which should be addressed.

GOAL 2: NODAL STRUCTURE

Policy 2C: The design, character, land use, and ultimate level of development for each node will be developed collaboratively at the local level by governments, residents, and business interests.

Indicator: Implementation of initiatives to involve local residents and businesses in the development of nodes.

Assessment Notes:

- APCs have been referred all applications to change the zoning of land to facilitate mixed use developments in planned village centres or to obtain a development permit to create a mixed use development:
 - Qualicum Bay Village Centre;
 - Bowser Village Centre;
 - Cedar Village Centre.
- Communities have been involved in the development of land use policy and development permit guidelines, through the creation and review of OCPs, via OCP advisory committees;
 - Nanoose Bay OCP Advisory Committee (approx. 10 meetings);
 - French Creek OCP Advisory Committee (approx. 8 meetings);
 - Area C OCP Advisory Committee (approx. 8 meetings);
 - Area F Community Steering Committee (approx. 50 meetings).
- Communities have been involved in the development of land use policy to guide the development of nodes through the preparation of OCPs.
 - In Area F: 8 Working Group Meetings involving a total of 320 people provided an opportunity to discuss development of nodes; a 2 day Open House and Site Office in April provided an opportunity to discuss the general direction of development in the community, including the issue of village centres; the vision for the 2 existing village centres was discussed at 2 visioning meetings in June.
 - In Area C: Workshop on Extension Village Centre on June 29.
- There are policies in the newer OCPs that specifically support the referral of applications to develop land in village centres to APCs and other specially created design bodies.

Conclusion:

- A variety of public input processes have been implemented by the RDN and the member municipalities to determine various elements of the design, character and level of development in nodes.
- The RDN should continue to work in this area and research new ways to bring the public into planning and review processes.

GOAL 2: NODAL STRUCTURE

Policy 2D: Once implementation of the Growth Management Plan is underway, the feasibility and desirability of creating “new towns” will be studied.

Indicator: The study of new town feasibility and desirability.

Assessment Notes:

- New town feasibility and desirability has not been studied because there has been no need to. At this point there are many implementation initiatives underway and there is substantial development potential within existing planned areas.
- Initiatives to develop “new towns” have not been supported by the Regional Board in recognition of this (i.e. Mount Arrowsmith proposal).

Conclusion:

- New town feasibility and desirability has not been studied because there has been no need to. At this point there are many implementation initiatives underway and there is substantial development potential within existing planned areas.
- The potential exists for new town resort proposals in the region with provincial support or approval to be advanced.

GOAL 3: PROTECTION OF RURAL INTEGRITY

Policy 3A: Official Community Plans will promote and encourage retention of large rural holdings.

Indicator: Implementation of policies in official community plans to promote and encourage retention of large rural parcels.

Assessment Notes:

- OCP policies support large minimum parcel size for rural parcels
 - Nanoose Bay OCP supports 8 ha minimum parcel size for Resource Lands and 8 ha. for Rural Lands (also 4 ha. And 2 ha. Parcels where certain conditions can be met and issues addressed);
 - Shaw Hill Deep Bay OCP supports 8 ha. Minimum parcel size for Resource Lands and 8 ha. For Rural Lands (also 4 ha. And 2 ha. Parcels where certain conditions can be met and issues addressed);
 - French Creek OCP supports 8 ha minimum parcel size for Rural lands;
 - Electoral Area A OCP supports 8 ha minimum parcel size for Rural Resource lands and 2 ha for Rural lands;
 - East Wellington Pleasant Valley OCP supports 8 ha minimum parcel size for Resource lands and 2 ha for Rural lands.
- Although OCP policies in place they have not been completely implemented through changes to the minimum parcel sizes as permitted by zoning.
 - i.e., some of the Resource Lands in the Nanoose Bay OCP currently do not specify a minimum permitted parcel size (federal lands); some of the Rural lands in the French Creek OCP are zoned for less than 8 ha minimum parcel sizes.
 - Area F is considering a minimum parcel size of 8 ha for lands in the FLR or 8 ha or 4 ha for lands in the ALR.
- This indicator implies the potential for "down zoning".

Conclusion:

- The region is in the process of putting land use policies into place that promote and encourage the retention of large rural holdings. Appropriate land use policies are in place in approximately 70% of the Plan Areas. Implementation will take place over time as rezoning initiatives are advanced.

GOAL 3: PROTECTION OF RURAL INTEGRITY

Policy 3B: Opportunities for “clustering” development through principles of “open space subdivision” will be emphasized in rural areas.

Indicator: The inclusion of policies that support "clustering" of development through principles of "open space subdivision" in rural areas in OCPs.

Assessment Notes:

- OCPs have not generally advocated this approach because clustering is not a popular concept with various communities. It has been stated that people live in rural areas to be away from other people, clustering puts them together. Servicing may also be an issue with respect to facilitating clustered development.
- Servicing costs and economic forces in the future may encourage the clustering of development.

Conclusion:

- OCPs have generally not highlighted this approach because clustering is a land use development that has not been favourably viewed or supported by electoral area communities in their local planning processes.
- The French Creek OCP provides support for the clustering concept.
- The "clustering" concept as potentially applied in rural areas should not be abandoned but given further study as a land use option.
- There is a possibility that clustering could incrementally occur over time with a high density development pattern over the entire rural land base being created.

GOAL 3: PROTECTION OF RURAL INTEGRITY

Policy 3C: Official Community Plans will contain policies that support the Forest Land Reserve (FLR).

Indicator: The inclusion of policies that support the Forest Land Reserve in OCPs.

Assessment Notes:

- All OCPs updated since the inception of the FLR include policies that support the FLR
 - eg. Nanoose Bay OCP: designates all lands within the FLR as Resource Lands and specifies a minimum parcel size of 8.0 hectares for them; supports "FLC's mission of preserving the integrity of the productive forest land base to provide economic, social and environmental benefits to the community"; supports the retention of large holdings with forestry potential in order to maintain options for future silvaculture activities

Conclusion:

- OCPs include policies that support the FLR. A need has been identified to develop a coordinated approach to the management of FLR lands with the Forest Land Commission.

GOAL 3: PROTECTION OF RURAL INTEGRITY

Policy 3D: Official Community Plans will include policies supporting the retention of land in the Agricultural Land Reserve (ALR).

Indicator: The inclusion of policies that support the Agricultural Land Reserve in OCPs.

Assessment Notes:

- Most OCPs include policies that support the ALR
 - e.g. Nanoose Bay OCP: designates all lands within the ALR as Resource Lands and specifies a minimum parcel size of 8.0 hectares for them; supports the ALC's mandate to preserve & encourage agricultural production; encourages the retention of large land holdings within the ALR to maintain the option & feasibility of farm use; does not propose to locate new roads in the ALR; includes a Farmland Protection DPA to ensure that development adjacent to farmland is undertaken in such a manner as to minimize future conflicts between residential and agricultural uses (i.e. buffering); states that roads, utility & communication right of ways should be sited to avoid ALR wherever possible, and states that if they must be in the ALR they should be sited such that they cause only minimal impact on agricultural operations.
- Newer OCPs are generally more protective of ALR because of inclusion of Farmland Protection DPA (new legislative tool).
- City of Parksville OCP (existing) designates land within the ALR as within Future Development Areas; however, their Regional Context Statement indicates that they will change this in their OCP review.
- The concept is generally supported in Area F. Some parcels may need to be excluded to facilitate future village centre development.

Conclusion:

- OCPs include policies that support the ALR and the plans that don't are in the process of being reviewed and will need to include such policies. It has been recognized that in addition to OCP policy, more formal agreement with the ALC is required to ensure that their decisions are consistent with GMP goals.

GOAL 3: PROTECTION OF RURAL INTEGRITY

Policy 3E: Urban areas will be designed to protect rural integrity.

Indicator: The inclusion of policies that buffer rural development from urban development.

Assessment Notes:

- OCPs include policies to ensure that there is a buffer between urban and rural uses.
 - The designation of Urban Boundaries clearly defines those areas that are urban and those areas that are rural.
- A new Farm Land Protection DPA has been included in some of the new OCPs (i.e. Nanoose Bay, French Creek). This DPA requires urban development to provide buffer between the urban and rural areas.
- Area F is proposing to use setback provisions to protect the ALR.
- The buffer between rural and urban development should be provided for in new urban developments.

Conclusion:

- The groundwork has been and is being laid in every community to clearly separate urban and rural uses. Over time as communities evolve, OCP policies intended to eliminate potential land use conflicts between urban and rural use will be implemented.

GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4A: A program of open space protection will be developed by local, regional, and senior governments, including the implementation of the Regional Parks System Plan.

Indicator: The development of a program of open space protection by local, regional and senior government, including the implementation of the Regional Parks System Plan.

Assessment Notes:

- Approved a program to finance the acquisition of significant sites pursuant to the Parks System Plan.
- Support for greenways protection/creation in OCPs.
- Development Permit Areas for hazard lands, watercourse protection, sensitive ecosystem protection.
- The greater setbacks now required for watercourses (through DPAs) is a form of open space protection and is a step forward.
- The amount of park land obtained through park land dedication and other measures in the region should be collected.
- The municipalities have data that could be provided to support this indicator.

Conclusion:

- A variety of programs have been developed by local, regional and senior governments in response to public concerns regarding open space and environmental protection.
- Better measurement data for this indicator is required.

GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4B: The RDN and local jurisdictions will base development and open space protection decisions on the ecological character of the land.

Indicator: The implementation of official community plan policies and development permit area requirements and/or setbacks to protect watercourses and sensitive ecosystems.

Assessment Notes:

- All applications to develop land are assessed taking into account all applicable OCP policies, many which are intended to identify how and where development is to occur in a manner that contributes towards open space protection and ecological character.
- Where environmental aspects require special consideration they are attended to.
- City of Nanaimo recently created steep slope guidelines.
- Completion of the Environmentally Sensitive Ecosystems Atlas to provide an information database to be consulted in the preparation of OCPs and review of applications.
- Watercourse Protection and Sensitive Ecosystem Protection DPAs included or in the process of being included in OCPs (i.e. Nanoose Bay, Qualicum Beach, City of Nanaimo, French Creek).
- The % of environmental protection development permit areas complete in OCPs should be referenced.

Conclusion:

- Environmental considerations have been given higher priority by local governments in their decision making about development applications.

GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4C: A system of interconnected trails, greenways, and natural corridors capable of sustaining or enhancing native plant and animal species will be established regionally.

Indicator: The implementation of plans to create a regional trail network and park system.

Assessment Notes:

- There is a need to continue to focus on implementing trail and park plans at the community level to link the plans of adjacent communities.
- Approximately 40% of the planning has been done for the regional trail system. Specific projects that have been advanced include a trail from Rathtrevor Park to Top Bridge Park, Parksville to French Creek to Qualicum Beach, and the Area H gazetted road right of way have been completed. A portion of the Morden Colliery trail system has been completed.
- Local land trusts have been active in Nanaimo acquiring natural protection areas.
- In the Town of Qualicum Beach local groups have organized to work to protect the natural features within the Brown property.
- The Town of Qualicum Beach's OCP park and trail provisions are coordinated with those in adjacent OCPs.
- Area F – Substantial trails are in existence and plans to create trail networks are being considered.

Conclusion:

- Various groups are active throughout the region in advancing trail and natural area protection initiatives.
- There is a need for more of a regional focus on trails and parks.

GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4D: Measures to protect the supply and quality of surface and groundwater will be developed and implemented in each jurisdiction.

Indicator: Development and implementation of measures to protect the supply and quality of surface and groundwater.

Assessment Notes:

- Groundwater is still the jurisdiction of the provincial government.
- The provincial government has not enacted groundwater protection legislation.
- The RDN supported a UBCM resolution requesting the Province to enact such legislation.
- There is a concern about the impact of industrial development along the Alberni Highway on the water supply.
- Arrowsmith Joint Venture project to ensure a long term supply of water for area residents.
- Area F groundwater is a key issue, decision based on groundwater implications.
- The RDN is involved in the preparation of an Aggregates Study that will consider surface and groundwater issues.
- Concerns about landfills and the protection of groundwater supplies have been noted.

Conclusion:

- The ability to develop and implement measures to protect the supply and quality of water is limited due to legislative constraints.
- Water issues continue to be of concern to individuals and communities and various measures need to be undertaken to protect water supplies.

GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4E: Development of remaining natural segments of the coastal zone will be discouraged.

Indicator: The implementation of official community plan policies and development permit area requirements and other initiatives to protect remaining natural segments of the coastal zone.

Assessment Notes:

- New OCPs establish Watercourse Protection Development Permit Areas along the coast line (i.e. Nanoose Bay, French Creek, Nanaimo).
- No development permit applications for coastlines in watercourse protection development permit areas submitted to date.
- This could be a good sign: a sign that people are building outside the area adjacent to the coastline requiring protection.
- There is an increasing recognition by the tourism sector of the importance of the coastal zone in attracting tourists to the region.

Conclusion:

- Limiting development of the remaining segments of the coast is constrained by existing zoning and development.
- Information is required on the status of OCP policies that are in place and the data which can specify over time the extent of protected natural coastal areas.

GOAL 4: ENVIRONMENTAL PROTECTION

Policy 4F: Floodplain and other aquatic features will be protected or restored to a natural condition.

Indicator: The implementation of official community plan policies and other initiatives to protect and restore floodplain and other aquatic features.

Assessment Notes:

- New areas were included in the floodplain bylaw to ensure construction will not be damaged by potential floods in floodprone areas.
- The floodplain bylaw has no effect in non-buildings inspection areas.
- Area F will have provisions for floodplain protection.
- There is a conflict between the protection of the floodplain and the protection of development from flooding.
- Consideration should be given to substituting the word "should" for "will" in the policy.

Conclusion:

- Floodplain protection measures are in place in bylaws for building inspection areas, but it is difficult to protect historic development from the threat of floods.
- More specific measurement data for floodplain protection and restoration is required.

GOAL 5: IMPROVED MOBILITY

Policy 5A: Development in nodes will be designed to minimize dependence on the automobile, and emphasize cycling, and transit.

Indicator: The implementation of OCP policies and design guidelines and other initiatives that encourage non-automobile forms of transportation (i.e. walking, cycling, bus, train).

Assessment Notes:

- OCPs include Development Permit Areas for form and character that provide design guidelines intended to encourage non-vehicular forms of transportation (i.e. specify that bus stops, bus shelters, benches, bike racks, safe pedestrian paths, etc.) are provided in developments requiring them.
- Many developments completed in 1998 are more pedestrian oriented than previous developments (i.e., new developments at the corner of Turner and Uplands Drive).
- The development at Woodgrove Centre is not conducive to non-automobile forms of transportation.

Conclusion:

- Nodal development approaches continue to be discussed and incorporated into plans. Changes to the land use form and character that provide for increased opportunities for non automobile forms of transportation may evolve over time.

GOAL 5: IMPROVED MOBILITY

Policy 5B: OCPs, neighbourhood plans, zoning bylaws and subdivision bylaws will provide for developments that minimize the need for travel outside of nodes.

Indicator: Provisions in OCPs, neighbourhood plans, zoning bylaws and subdivision bylaws that encourage developments that minimize the need for travel outside nodes.

Assessment Notes:

- OCPs provide for a mix of land uses and activities that provide for reduced need for travel outside nodes.
- Opportunities are the greatest in the 3 urban centres that have concentrations of population necessary to accommodate a diversity of land uses within a reasonably compact area (i.e., Nanaimo, Parksville, Qualicum).
- The impact of the new Island highway on development should be considered. It makes it easier to commute between nodes as opposed to within nodes, thus potentially increasing travel outside nodes.
- There is an interest in the Parksville, French Creek, Qualicum Beach area to develop a commuter and other types of recreational trails.
- New development at Woodgrove area detracts from the ability to develop mixed use neighbourhood and town centres elsewhere in the City (e.g., Hammond Bay).

Conclusion:

- OCPs provide for a mix of land uses and activities that provide for reduced need for travel outside nodes. Over time, as the OCPs are implemented need for travel outside nodes may be reduced.
- This policy will require specific scrutiny given the difficulties is achieving a reduction over time in overall automobile travel in the region.

GOAL 5: IMPROVED MOBILITY

Policy 5C: Engineering, building and development standards will be reviewed and revised to support mobility alternatives.

Indicator: Changes that are made within engineering, building and development standards that support mobility alternatives.

Assessment Notes:

- Reductions in road development cost charges in the City of Nanaimo were undertaken based on the revised approach to future land use and development outlined in the 1996 OCP.
- The Ministry of Transportation and Highways has been reluctant to consider variances to their road standards to accommodate nodal forms of development envisioned by the GMP (i.e., Lantzville village proposal).
- The impact of regulations and the potential development on First Nations' lands may be a factor in the measurement of this indicator in the region.
- Road standard issues such as to include room for non-vehicle traffic in rights-of-way have been a consideration in the Area 'F' planning process.

Conclusion :

- There have been no changes to the standards, referenced in the indicator, that have received public attention.
- There are opportunities to collaborate more with the authorities having jurisdiction over engineering, building and development standards to establish a common vision with respect to how to support non-vehicular transportation modes in addition to vehicular transportation.

GOAL 5: IMPROVED MOBILITY

Policy 5D: Residential and commercial densities in nodes and along transit routes and the E&N corridor will be designed to support economical, convenient transit.

Indicator: The density of residential and commercial nodes along transit routes and the E&N corridor.

Assessment Notes:

- RDN transit ridership decreased approximately 4% from 1997.
- OCPs for areas that facilitate appropriate densities of development in nodes to make transit economical and convenient: Plan Nanaimo, Qualicum Beach.
- However, it should be noted that the existing development pattern, which has not yet been substantially altered by these plans (especially Nanaimo) does not provide the most effective environment for transit service provision.

Conclusion:

- Opportunities exist in future developments to achieve densities that increase the viability of train and bus travel options.

GOAL 6: VIBRANT & SUSTAINABLE ECONOMY

Policy 6A: Official community plans will seek to attain a jobs/housing balance in all nodes.

Indicator: The average ratio of dwelling units to employment opportunities in nodes (ideal is 1 employment opportunity per 1 dwelling unit).

Assessment Notes:

- Economic downturns have reduced employment in resource sectors and job opportunities and new employment creation have occurred in specialized sectors that are not evenly distributed in nodal centres throughout the region.
- There are opportunities to increase the number of employment opportunities by making nodal areas attractive for new investment and development within the region's designated nodal areas.

Conclusion:

- OCPs have not generally addressed jobs/housing balance considerations.

GOAL 6: VIBRANT & SUSTAINABLE ECONOMY

Policy 6B: Official community plans will provide for balanced economic development that is consistent with the global and regional economy.

Indicator: The implementation of policies within OCPs that provide for balanced economic development consistent with the global and regional economy.

Assessment Notes:

- OCPs facilitate different types of land uses: residential, commercial, industrial, public.
- Several special studies have been completed: Industrial, Economic, Large Land Holdings.
- These studies provide information that will assist in ensuring appropriate economic activities are planned for in communities.
- An aggregates study was initiated. This study will identify aggregate resources that are important to the economy and thus need protection, as well as identify all other issues that need to be considered in deciding which aggregate resources to protect and how to use them.
- The importance of tourism has been highlighted given the poor performance of other sectors of the region's economy.
- The importance of home based businesses in Area F is recognized.
- The GMP is a selling point to accommodate new development opportunities.
- An economic development effort should be advanced on a regional basis.

Conclusion:

- The region may be able to capitalize on available economic opportunities if the economy improves as a result of the knowledge gained by the region through special studies completed and by the experiences gained through the economic challenges encountered.
- Economic sectoral profiles for each area in the region should be prepared and tracked over time.
- Development applications and approval decisions by local government should be tracked and assessed.
- Flexibility should be provided for in regulatory systems and approaches.

GOAL 7: EFFICIENT SERVICES & RESOURCE USE

Policy 7A: Servicing decisions will be linked to the land use elements of the Growth Management Plan and local official community plans.

Indicator: The extension of community water and community sewer services to land within Urban Boundaries and Village Centres.

Assessment Notes:

- Liquid Waste Management Plan (LWMP) was adopted in 1998.
- LWMP plans for the provision of community sewer to land within UBs and village centres.
- Sewer is only to be provided outside these areas to fix environmental or health problems.
- Sewer planned for several neighbourhoods in Nanoose Bay to fix environmental & health problems documented by the Ministry of Health.
- The proposed extension of services to lands outside of Qualicum Beach have been brought forward and are to be covered in the RGMP interim update.
- The potential impact of First Nations' development and servicing initiatives may also be a factor in the future.

Conclusion:

- Regional District servicing decisions have been consistent with the GMP and local plans.

GOAL 7: EFFICIENT SERVICES & RESOURCE USE

Policy 7B: The RDN will work cooperatively with the Ministry of Environment, Land and Parks, the Ministry of Agriculture, the Ministry of Fisheries, and other Ministries, local jurisdictions and water purveyors to develop a coordinated approach to water management.

Indicator: Collaborative initiatives by the RDN, the Ministry of Environment, Lands and Parks, the Ministry of Agriculture, the Ministry of Fisheries, and other Ministries, local jurisdictions and water purveyors to develop a coordinated approach to water management.

Assessment Notes:

- The RDN has initiated discussion with the Ministry of Environment for the purpose of coordinating the approval of new water utilities with the GMP via an implementation agreement.
- Jurisdictions have highlighted the need to provide for a more coordinated approach to stormwater management.
- Area F farmers have noted the need to provide water for domestic and long term agricultural use.

Conclusion:

- Advances in the coordination of efforts to manage water resources have been limited by the existence of overlapping authorities and the lack of a common position.

GOAL 7: EFFICIENT SERVICES & RESOURCE USE

Policy 7C: Servicing decisions of the Liquid Waste Management Plan will be consistent with the goals of growth management.

Indicator: Plans to provide community sewer service to facilitate development on land within Urban Boundaries and Village Centres and to address existing environmental or health problems elsewhere.

Assessment Notes:

- Liquid Waste Management Plan (LWMP) was adopted in 1998.
- LWMP plans for the provision of community sewer to land within UBs and village centres.
- Sewer is only to be provided outside these areas to fix environmental or health problems.
- Sewer planned for several neighbourhoods in Nanoose Bay to fix environmental & health problems documented by the Ministry of Health.

Conclusion:

- Regional District servicing decisions have been consistent with the GMP and local plans.

GOAL 7: EFFICIENT SERVICES & RESOURCE USE

Policy 7D: Water conservation measures will be required in new and existing development.

Indicator: Conditions of approval for new developments at the rezoning and development permit stage that require water conservation measures.

Assessment Notes:

- Landscaping specifications for Development Permits issued in 1998 required plants to be ones that required little water.
- New requirements in building code that require lower water consumption features?

Conclusion:

- Public education initiatives to conserve water resources are ongoing. However, no new legislative/regulatory tools have been advanced.

GOAL 8: COOPERATION AMONG JURISDICTIONS

Policy 8A: Each jurisdiction will consider the effects of plans, development applications, and servicing decisions on other jurisdictions.

Indicator: The consideration of plans, development applications and servicing decisions by each jurisdiction.

Assessment Notes:

- Referral solicitation system in place: The RDN referred every application to change zoning or official community plan land use designations to the local APC, the Ministry of Transportation and Highways, the Ministry of Health and the Ministry of Environment. Responses to these referral were taken into consideration in the assessment of the applications.
- Referral response system in place: The RDN responded to every referral sent to the RDN. Referrals were received and completed for the following agencies: Comox Strathcona RD, Cowichan Valley RD, Alberni-Clayquot RD, City of Nanaimo, City of Parksville, Town of Qualicum Beach, Islands Trust, ALC, FLC, Crown Lands.
- School District 68, the City and the RDN have a joint use committee arrangement to review topics of mutual interest.
- A Protocol agreement is in place with the Islands Trust.
- First Nations declined to participated in the GMP preparation process.
- The Regional District has held meetings in 1998 with First Nations.
- A map of potential First Nations' treaty settlement lands would be a helpful tool in growth management planning.

Conclusion:

- The existence of the GMP has highlighted the issues of regional importance and the need for jurisdictions to be aware of the broader impact of their activities.
- Further work and communication is required on issues that involve or impact First Nations.

GOAL 8: COOPERATION AMONG JURISDICTIONS

Policy 8B: The mutual efforts of municipalities, the RDN and senior governments will be applied in implementing the Growth Management Plan.

Indicator: The implementation of collaborative initiatives amongst the RDN, municipalities and senior governments in support of the Growth Management Plan.

Assessment Notes:

- 2 GMP implementation agreements executed in 1998: the Vancouver Island Highway IA, and the Urban Containment and Fringe Area Management IA.
- The Vancouver Island Highway IA coordinates decision-making with respect to land use and development along the highway by the following jurisdictions: Ministry of Transportation and Highways, RDN, Town of Qualicum Beach, City of Nanaimo, City of Parksville, the Ministry of Municipal Affairs --- to protect rural integrity and improve mobility.
- The Urban Containment & Fringe Area Management IA coordinates decision making on fringe area land use issues between the RDN, City of Parksville and City of Nanaimo –to protect rural integrity and improve servicing efficiency.
- The Town of Qualicum Beach participated in the creation of the Urban Containment & Fringe Area Management Implementation Agreement but hasn't officially become a party to it; it is expected that once their OCP is complete they will.
- Preliminary discussions have taken place to consider the benefits of creating Ias with BC Transit for the provision of transit services (to improve mobility) and with the Ministry of Environment with respect to the approval of new water utilities (to protect rural integrity & improve servicing efficiency);
- The Regional District is an active participant in public and government initiatives related to fish habitat restoration & environmental awareness (i.e. Fisheries Renewal BC Partnership, Salmon in the City Advisory Board, Salmon in the City Technical Board, Advisory Committee on the Environment – City of Nanaimo).
- The IAC (which includes membership from the City of Nanaimo, City of Parksville, Town of Qualicum Beach, RDN, Ministry of Energy and Mines, Ministry of Municipal Affairs, Ministry of Forests, Ministry of Environment, ALC, FLC, Ministry of Transportation & Highways, and the VI Health Region) met 6 times during 1998 to develop and discuss initiatives to implement the GMP (implementation agreements, review of member municipality Regional Context Statements, initiation and review of special studies, etc.).
- The City of Parksville, BC Housing and CMHC recently assisted in the development of an affordable housing project.

Conclusion:

- Collaborative initiatives are being implemented amongst the RDN, municipalities and senior governments in support of the GMP.

GOAL 8: COOPERATION AMONG JURISDICTIONS

Policy 8C: Every municipality and electoral area in the RDN will have in place an official community plan or rural land use bylaw and all necessary land use and other regulations needed to fully implement the Growth Management Plan.

Indicator: The existence of official community plans or rural land use bylaws and all the necessary land use and other regulations needed to fully implement the Growth Management Plan.

Assessment Notes:

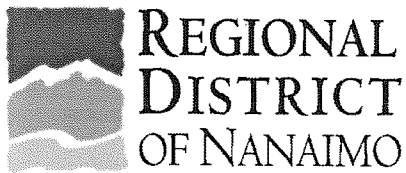
- There are OCPs for all areas of RDN except Electoral Area F and the Arrowsmith Benson portion of Electoral Area C.
- Planning projects underway in Electoral Area F and C to create OCPs.
- Zoning for all areas of RDN except Electoral Area F.
- Zoning bylaw will be created for Electoral Area F as a part of the planning project underway.
- Performance Review Committee work.

Conclusion:

- Most areas of the RDN have the necessary OCPs, zoning bylaws and regulations in place to implement the GMP and those that do not, will in the near future as a result of planning projects currently underway. These tools could be improved to more fully implement the GMP.
- The Performance Review Committee and the preparation of Annual Reports are important tools that contribute towards the implementation of the GMP.

APPENDICES

- A Terms of Reference**
- B Performance Review Committee
Membership List**
- C Meeting Minutes**



Regional Growth Management Plan Performance Review Committee (PRC) Terms of Reference

Background

In January 1997, the 'Growth Management Plan for the Regional District of Nanaimo' was adopted, establishing goals and policies to guide the development of the Regional District over the next 25 years. The Plan articulates a vision of a desirable future and a strategy for attaining this vision for the Board and residents in the Regional District.

Following the adoption of the Plan, the Regional District of Nanaimo committed to moving into the 'implementation' phase of the growth management initiative. As part of this phase, the RDN entered into a Master Implementation Agreement (MIA) with the province. The purpose of the Agreement is to:

- provide for ongoing consultation between the RDN and province to achieve the goals of the Growth Management Plan;
- address areas of concern that require priority attention; and
- identify areas where further work or specific implementation agreements may be required.

While the Agreement recognizes that the active support of the RDN, the City of Nanaimo, City of Parksville, Town of Qualicum Beach, provincial agencies and crown corporations is required for the Growth Management Plan to succeed, the Agreement also acknowledges that the public has a critical role in Plan implementation. Public consultation to date has occurred through a series of round table discussions, numerous information meetings, several workshops, two public hearings, and numerous staff presentations to groups and organizations.

As the Plan moves from the 'adoption' stage to the 'implementation' phase, the requirement for public involvement moves from ad-hoc opportunities to the need for ongoing, active, consistent involvement to ensure that the goals identified through the public process to date are implemented through RDN projects and initiatives. The Municipal Act also requires that the Regional District establish a program to monitor Plan implementation and progress and prepare an annual report. To achieve greater public involvement in the plan and measure progress toward goal achievement, a 'Performance Review Committee' is proposed to be created.

Mandate of Committee

The Regional District of Nanaimo will establish a Performance Review Committee to design and implement monitoring indicators that measure progress toward meeting RGMP goals.

The primary role of the Performance Review Committee will be to report to the Regional District of Nanaimo Board on a regular basis on matters involving the monitoring of the implementation of the Regional Growth Management Plan and evaluating the Plan's effectiveness.

Committee Roles and Responsibilities

PRC members shall be expected to perform the following roles:

Advisory Role:	Monitoring Role:
<ul style="list-style-type: none"> • recommendations on new mechanisms for consulting with residents; • liase between their local communities and the RDN, providing recommendations on increasing residents' awareness of the RGMP and associated studies; • communications and media relations; • formation of smaller ad-hoc committees for specific issues; • advice on structure and content of annual reports; • input and feedback on RGMP documents. 	<ul style="list-style-type: none"> • reviewing background information related to monitoring the RGMP; • selecting key objectives from the Plan which provide direction for evaluating the implementation of the goals and strategies of the RGMP; • identifying available and measurable indicators related to key objectives; • recommendations on measuring the 'success' of goal achievement through benchmarks and performance indicators; • compilation of list of indicators to be used in annual reports to evaluate progress toward goal achievement; • ongoing evaluation of indicators to ensure that: quality data is available to support the indicators; that data is available for the entire region; and that data can be compiled at an accurate scale or measure.

Committee members shall be expected to commit to the following responsibilities:

- Work productively toward the implementation of the Regional Growth Management Plan;
- Establish information requirements and parameters of RGMP monitoring mechanisms;
- Assist in the preparation of annual reports;
- Prepare, an assessment of the monitoring mechanisms and progress toward goal achievement, to be presented annually to the Regional District of Nanaimo Board; and
- Attend meetings, workshops and other functions, as required.

The PRC members may be requested to assume other roles and responsibilities in addition to those noted above, as directed by the Board of the Regional District of Nanaimo.

Membership Criteria/Selection

The Committee will consist of a maximum of 15 members. In addition, the Chair of the Regional District of Nanaimo Board will serve as chair for PRC meetings and act as a voting member.

Each Advisory Planning Commission in the Regional District will be requested to forward a representative as a potential appointment to the PRC. This will ensure that there is a strong link to local planning issues, and a mechanism for keeping advisory planning commissions informed of the activities and recommendations of the committee which may have impact on local planning matters. A total of ten (10) members will be appointed by the Board from the Advisory Planning Commissions (APC), as follows:

- 1 member- Cedar Advisory Planning Commission
- 1 member- Cranberry Bright Advisory Planning Commission
- 1 member- East Wellington- Pleasant Valley Advisory Planning Commission
- 1 member- Lantzville Advisory Planning Commission
- 1 member- Nanoose Bay Advisory Planning Commission
- 1 member- Parksville-Qualicum Advisory Planning Commission
- 1 member- Shaw Hill Deep Bay Advisory Planning Commission
- 1 member- City of Nanaimo Advisory Planning Commission
- 1 member- City of Parksville Advisory Planning Commission
- 1 member- Town of Qualicum Beach Advisory Planning Commission.

In addition, the request for an appointed representative will be extended to the Community Advisory Committee for Electoral Area 'F'.

The remaining three (3) committee memberships will be retained for 'at-large' residents of the Regional District of Nanaimo. Applications will be invited from individual residents who would be willing to serve on the Committee.

Membership criteria for APC, Area F Community Advisory Committee and at-large members will include:

- willingness and ability to commit to volunteering the necessary time over a two year period;
- interest in the future of the Regional District of Nanaimo;
- willingness and ability to consider issues from both a regional and local perspective;
- skills and experience related to roles and responsibilities of the PRC;
- ability to work toward consensus with people who hold different views.

Selections will seek to create an appropriate balance and mix of people:

- from across the region;

- of various ages, genders, and other demographic characteristics;
- with a variety of interests and perspectives on social, environmental and economic issues.

Term

Members will be appointed by the RDN Board to a two year term (with half of the committee member positions re-appointed of each year; therefore half of the initial appointments will be for a one year term).

Members who miss three consecutive meetings may have their membership revoked at the discretion of PRC.

Members may apply for re-selection at the end of their term appointment, with re-appointment subject to Board approval.

No alternatives or substitute member appointments will be required.

It is expected that committee members will commit to attending 3 to 4 meetings each year (it is possible that a greater commitment may be required in 1998 as the committee's work program is developed).

Decision Making

Decisions on recommendations to the RDN Board will be made by consensus, whenever possible. If necessary, votes may be taken, and minority reports may be submitted to the Board in addition to the majority opinion.

PRC meetings will be open to the public, however non-PRC members will not have speaking or voting rights. The chair of the PRC may recognize non-PRC members as a delegation and allow them a time-limited opportunity to present to PRC on an issue directly relevant to PRC's mandate. Minutes, reports and recommendations from PRC meetings will also be made public and will be available for viewing at the Community Services Department.

Resources

The Regional District of Nanaimo's Community Services Department will provide staff resources to the PRC including arranging meetings, agendas, minute taking, distribution of materials, and other administrative functions. Any budget requirements for the PRC will be included within the budget of the Community Services Department and subject to the normal annual review and approval process by the Regional District of Nanaimo Board.

APPENDIX B

Performance Review Committee Membership

Director George Holme	Chair
Maureen Young	Cranberry-Bright APC representative
Robert Jepson	East Wellington/Pleasant Valley APC representative
William Lorenzen	Lantzville APC representative
John Nickson	Nanoose APC representative
Julian Fell	Electoral Area 'F' Community Steering Committee representative
John Gayton	Parksville/Qualicum APC representative
David Heenan	Shaw Hill-Deep Bay APC representative
George Legg	City of Nanaimo Plan Nanaimo Advisory Committee representative
Dr. Terrence Knight	City of Parksville APC representative
Lindsay Locke	Town of Qualicum Beach APC representative
Charles Gahr	Representative of the public at large
Frank Van Eynde	Representative of the public at large
Lawrence Hill	Representative of the public at large

Minutes of the Meeting held:

Wednesday, June 24, 7:00 PM

Long Lake Inn, 4700 North Island Highway

Present:	Director George Holme	Regional Board Chair
	Walter Reynolds	Cedar APC
	Maureen Young	Cranberry-Bright APC
	Robert Jepson	East Wellington-Pleasant Valley APC
	William Lorenzen	Lantzville APC
	Julian Fell	Electoral Area 'F' Community Steering Committee
	John Gayton	Parksville/Qualicum APC
	George Legg	City of Nanaimo Plan Nanaimo Advisory Committee
	Terrence Knight	City of Parksville APC
	Lindsay Locke	Town of Qualicum Beach APC

Also in Attendance:

Neil Connelly	General Manager, Community Services, RDN
Christina Thomas	Planner, RDN

1. Introductions

Committee members and staff introduced themselves. Staff indicated that two Committee members, David Heenan representative of the Shaw Hill-Deep Bay APC and John Nickson representative of the Nanoose APC, were unable to attend the meeting due to previous commitments. Each Committee member was provided a "Performance Review Committee Workbook" which contained presentation materials discussed at the meeting as well as Committee working materials.

2. Remarks from the Regional Board Chair, George Holme

G. Holme briefly described the history of the RGMP. G. Holme indicated that the RGMP is one of the first regional growth strategies in the Province and that many regional governments are pursuing similar projects within their jurisdictions and are looking to the Regional District for advice. G. Holme described the activities the Regional District has undertaken to implement its RGMP: OCP reviews, implementation agreements, special studies etc. G. Holme noted that the Regional Board established the Performance Review Committee (PRC) to assist with the monitoring of the progress towards the achievement of the RGMP goals, as required by the Municipal Act. G. Holme thanked the PRC for their assistance in this endeavour.

3. Performance Review Committee

N. Connelly and C. Thomas presented the Terms of Reference for the Performance Review Committee. The following aspects of the Terms were highlighted: mandate, roles and responsibilities, membership criteria and selection, term, meeting format, and resources.

4. RGMP

N. Connelly and C. Thomas presented the RGMP to the Committee. The following aspects of the RGMP were described: its purpose and goals, the different components of the plan (a map, policies, guidelines), implementation mechanisms (regional context statements, official community plan reviews, agreements, special studies), and new ways of facilitating cooperation and communication.

Several Committee members commented on experiences within their areas in the creation or review of OCPs to be consistent with the RGMP. It was noted that similar RGMP concepts (i.e. nodes) could be interpreted differently in each community.

5. Reviewing the Performance of the RGMP

N. Connelly and C. Thomas presented the following aspects of the RGMP performance review initiative: what is performance review, what isn't performance review, why review the performance of the RGMP, who will do the review, what the results of the review will be, and how the review will be done.

Committee members requested a summary of existing OCPs in the RDN that illustrates their similarities and differences. Several Committee members indicated that they would like to review particular OCPs. Committee members requested background reports used in the creation of the RGMP.

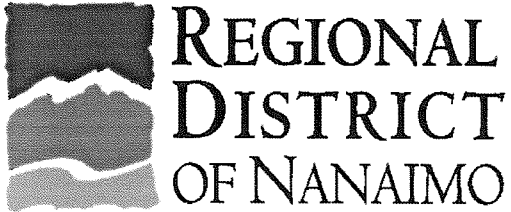
It was agreed that prior to the next PRC meeting Committee members and staff would individually brainstorm potential indicators for the RGMP goals and policies listed in the "Identification of Possible Indicators" section of the "PRC Workbook".

6. Future Meetings.

Future meetings were set for 7 PM on the 3rd Wednesday of each month (starting in August) at the Long Lake Inn.

7. Adjournment.

The meeting was adjourned at 9:15 PM.



Performance Review Committee

Minutes of the Meeting held:

Wednesday, August 19, 7:00 PM

Long Lake Inn, 4700 North Island Highway

Present:	Director George Holme Walter Reynolds Maureen Young Robert Jepson William Lorenzen John Nickson Julian Fell John Gayton George Legg Terrence Knight Chuck Gahr Lawrence Hill	Regional Board Chair Cedar APC Cranberry-Bright APC East Wellington-Pleasant Valley APC Lantzville APC Nanoose APC Electoral Area 'F' Community Steering Committee Parksville/Qualicum APC City of Nanaimo Plan Nanaimo Advisory Committee City of Parksville APC At Large At Large
Regrets:	David Heenan Lindsay Locke	Shaw Hill – Deep Bay APC Town of Qualicum Beach APC
Also in Attendance:	Neil Connelly Christina Thomas	General Manager, Community Services, RDN Planner, RDN

1. Introductions

The Chair called the meeting to order at 7 PM.

PRC members and staff introduced themselves.

PRC members were provided with an agenda, a report titled "Performance Review Committee Work Program," and a sheet titled "Electoral Area Statistics" for information.

Staff indicated that since the last meeting of the PRC, two new Committee members had been appointed by the Regional Board to the PRC to represent the public 'at-large'. These members are Chuck Gahr and Lawrence Hill.

Staff indicated that there is still one 'at-large' position available on the PRC and that interested people could make an application to the Board to fill this position.

Staff indicated that two Committee members, David Heenan, representative of the Shaw Hill-Deep Bay APC, and Lindsay Locke, representative of the Town of Qualicum Beach APC, were unable to attend the meeting due to previous commitments.

The Chair provided an opportunity for PRC members to provide general comments on the PRC work program. The following comments were raised:

- It was suggested that a member of the First Nations be appointed to the PRC so they can understand the RDN's long term planning strategy.
- It was suggested that it is necessary to determine the carrying capacity of the RDN, particularly as it relates to the availability of water to provide for growth. To this end it was suggested that a hydrogeological study be undertaken for the RDN.
- It was suggested that a glossary of definitions for terms used in the RGMP, such as 'urban' and 'rural' would be useful.
- The rationale for the minimum lot size of 8.0 ha for rural lands and 20.0 ha for forest lands was requested. It was suggested that these minimum lot sizes might be arbitrary.
- A question was asked regarding whether 'targets' would evolve as a result of the indicator exercise (for example, a target density for those areas classified as urban areas, a target density for those areas classified as suburban, etc.).
- There was a comment indicating that 8.0 ha parcels are not required for farming, citing that many farms in BC are less than 8.0 ha.
- Indicators should highlight problems and deficiencies.
- We need to approach this exercise on a regional level initially rather than on a local level.
- We need to have reference to storm water management indicators.

2. Brainstorm Possible Indicators by Goals and Policies

At the June 24, 1998 meeting PRC members were provided with a workbook titled "Growth Management Plan for the Regional District of Nanaimo: Identification of Possible Indicators" (*copies are available at the RDN Community Services Department*). The workbook includes the policies and goals of the RGMP as well as space for members to write potential indicators of the achievement of each goal and policy. Members were requested to complete these workbooks individually prior to the August 19, 1998 meeting. At the August 29 meeting the PRC Chair facilitated a group brainstorming exercise in which individual members of the PRC were provided an opportunity to share their ideas about potential indicators for the achievement of the RGMP goals and policies. Staff recorded the results of the group brainstorming exercise on flip charts (*results are available at the RDN Community Services Department*). As a part of this exercise a number of issues related to the RGMP implementation were raised (*results are available at the RDN Community Services Department*).

3. Next Steps

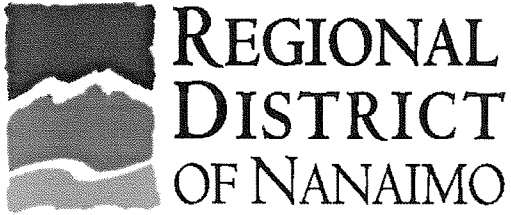
Staff reviewed the PRC work program. The PRC work program consists of two distinct sets of tasks: indicators and presentation. The indicators task consists of 5 key steps: brainstorming indicators, assessing indicators based on criteria, choosing indicators based on the assessment, collecting data for the indicators, and analyzing data for the indicators. The presentation task consists of 6 key steps: determining the presentation product, brainstorming potential product presentation methods, assessing presentation methods based on criteria, choosing presentation methods, preparing the presentation product, and distributing the presentation product.

Two Internet sites of potential relevance to the Performance Review Committee were highlighted by Lawrence Hill. These sites are the Community Indicators Handbook (<http://rprogress.org/pubs/puborder.html>) and Toward a Small but Powerful Set of Regional Salmon Habitat Indicators for the Pacific Northwest (<http://www.9mied.org/pnw.html>).

4. Adjournment

The meeting was adjourned at 10:30 PM.

The next meeting is to be held Wednesday, September 16, 1998 at the Long Lake Inn.



Performance Review Committee

Minutes of the Meeting held:

Wednesday, September 16, 7:00 PM

Long Lake Inn, 4700 North Island Highway

Present:	Director Elaine Hamilton Maureen Young Robert Jepson William Lorenzen Julian Fell John Gayton Terrence Knight Chuck Gahr Lawrence Hill	Regional Board Deputy Chair Cranberry-Bright APC East Wellington-Pleasant Valley APC Lantzville APC Electoral Area 'F' Community Steering Committee Parksville/Qualicum APC City of Parksville APC At Large At Large
Regrets:	Director George Holme John Nickson Walter Reynolds David Heenan George Legg Lindsay Locke	Regional Board Chair Nanoose APC Cedar APC Shaw Hill – Deep Bay APC City of Nanaimo Plan Nanaimo Advisory Committee Town of Qualicum Beach APC
Also in Attendance:	Neil Connelly Christina Thomas	General Manager, Community Services, RDN Planner, RDN

1. Introductions

The Chair called the meeting to order at 7 PM and explained that George Holme was unable to attend the meeting due to a recent operation.

N. Connelly indicated that the Regional District anticipated the inclusion of an article about the PRC in the next edition of the RDN Perspectives newsletter. To this end, he requested the permission of PRC members to be photographed during the meeting so that a picture could be included with the newsletter story.

N. Connelly indicated that an upcoming event, the Vancouver Island Futures Forum, to be held in Qualicum Beach, may be of interest to members and that up to five members of the PRC could attend the event as representatives of the PRC. Lawrence Hill, Bob Jepson, and Terrence Knight expressed interest in attending the event.

2. Minutes of the August 19, 1998 Meeting

Lawrence Hill indicated that the minutes of this meeting contained an error with respect to the Uniform Resource Locator (URL) for the Toward a Small but Powerful Set of Regional Salmon Habitat Indicators for the Pacific Northwest site. The "9" in the address should be a "g".

The minutes, as amended, were received for information.

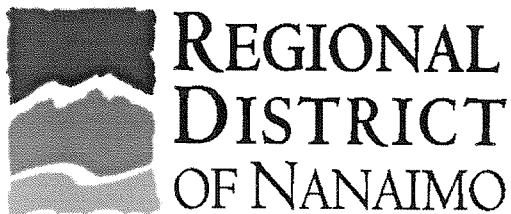
3. Review Indicators

The Chair lead a discussion about possible indicators for the Growth Management Plan (GMP) based on a document titled "Possible Indicators" (*available at the Community Services Department*). The "Possible Indicators" document includes indicators provided by PRC members at the August 1998 meeting (in regular font) as well as indicators provided by staff (in bold font). Possible indicators for the goals and policies of strong urban containment, nodal structure, and the protection of rural integrity were reviewed and refined. Once an opportunity has been provided to review and refine possible indicators for each of the goals and policies of the GMP staff will prepare a report containing all of the possible (refined) indicators and distribute it to the PRC. During the working session PRC members also made a number of comments about GMP concepts.

4. Adjournment

The meeting was adjourned at 10:00 PM.

The next meeting is to be held Wednesday, October 21, 1998 at 7 PM at the Long Lake Inn.



Performance Review Committee

Minutes of the Meeting held:

Wednesday, October 21, 7:00 PM

Long Lake Inn, 4700 North Island Highway

Present:	Director George Holme Maureen Young Robert Jepson John Nickson Julian Fell George Legg Terrence Knight Chuck Gahr Lawrence Hill David Heenan	Regional Board Chair Cranberry-Bright APC East Wellington-Pleasant Valley APC Nanoose APC Electoral Area 'F' Community Steering Committee City of Nanaimo Plan Nanaimo Advisory Committee City of Parksville APC At Large At Large Shaw Hill – Deep Bay APC
Regrets:	William Lorenzen John Gayton Walter Reynolds Lindsay Locke	Lantzville APC Parksville/Qualicum APC Cedar APC Town of Qualicum Beach APC
Also in Attendance:	Neil Connelly Christina Thomas	General Manager, Community Services, RDN Planner, RDN

1. Introductions

The Chair called the meeting to order at 7 PM.

2. Minutes of the September 16, 1998 Meeting

The minutes were received for information.

3. Review Indicators

The Chair continued the discussion about possible indicators for the Growth Management Plan (GMP) based on a document titled "Possible Indicators" (*available at the Community Services Department*) commenced at the September PRC meeting. The "Possible Indicators" document includes indicators provided by PRC members at the August 1998 meeting (in regular font) as well as indicators provided by staff (in bold font). Possible indicators for the goals and policies of protection

of rural integrity, environmental protection, improved mobility, efficient services and resource use, and cooperation among jurisdictions were reviewed and refined.

4. Next Steps

Staff will prepare a report on the possible (refined) indicators for the November meeting. This report will provide an assessment of each of the indicators based on five criteria: [1] relevance to goal/policy; [2] ability to be understood by a non-specialized user; [3] responsiveness to change; [4] relevance to individual action; and [5] ability to convey information that is interesting and appealing to decision-makers. The PRC will have an opportunity to review and provide comments on the indicators report. After the potential indicators are assessed, indicators will be chosen, data will be collected and analyzed for the chosen indicators, and a report on the progress towards the achievement of the GMP goals will be prepared for February of 1999.

5. Other Business

C. Thomas indicated that several members from the PRC would be attending the Vancouver Island Futures Forum in Qualicum Beach on October 22 to 24 as representatives from the Nanaimo region. The purpose of the Forum is to provide an opportunity for residents from all the different regions on the Island to collaborate in the generation of ideas about how to achieve a more vibrant and sustainable economy for the Island. It was indicated that Director Frank Garnish, the Electoral Area 'A' Director and Chair of the Corporate and Community Services Committee (which oversees the growth management plan), would be representing the RDN in a panel discussion about the various regional perspectives on planning for a vibrant and sustainable future.

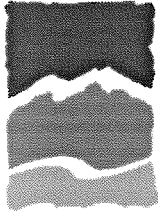
It was noted that the PRC Chair would be unable to attend the November meeting.

N. Connelly indicated that the fall addition of the RDN's newsletter, Regional Perspectives, will include an article about the GMP Performance Review initiative to chart progress on managing growth and that the article would contain a picture of PRC members (taken at the September meeting).

6. Adjournment

The meeting was adjourned at 8:30 PM.

The next meeting is to be held Wednesday, November 18, 1998 at 7 PM at the Long Lake Inn.



REGIONAL DISTRICT OF NANAIMO

Performance Review Committee

Minutes of the Meeting held:

Wednesday, November 18, 7:00 PM

Long Lake Inn, 4700 North Island Highway

Present:	Director George Holme Maureen Young William Lorenzen John Nickson Julian Fell George Legg Terrence Knight Chuck Gahr Lawrence Hill Walter Reynolds John Gayton	Regional Board Chair Cranberry-Bright APC Lantzville APC Nanoose APC Electoral Area 'F' Community Steering Committee City of Nanaimo Plan Nanaimo Advisory Committee City of Parksville APC At Large At Large Cedar APC Parksville/Qualicum APC
Regrets:	Robert Jepson David Heenan Lindsay Locke Christina Thomas	East Wellington-Pleasant Valley APC Shaw Hill – Deep Bay APC Town of Qualicum Beach APC Planner, RDN
Also in Attendance:	Neil Connelly	General Manager, Community Services, RDN

1. Introductions

The Chair called the meeting to order at 7 PM.

2. Minutes of the October 21, 1998 Meeting

The minutes were received for information.

3. Recommended Indicators

A report titled "Possible Indicators" was distributed to PRC members. The report includes all of the indicators reviewed and revised by the PRC at the September and October meetings (*available at Community Services*).

The PRC considered a report titled "Growth Management Plan for the Regional District of Nanaimo: Recommended Indicators" (*available at Community Services*). The report includes one recommended indicator for each GMP policy. The recommended indicators were selected and refined from the "Possible Indicators" report. The PRC reviewed the recommended indicators for the GMP goals of strong urban containment, nodal structure and protection of rural integrity. Minor changes with respect to the wording of particular indicators were suggested by PRC members.

Committee discussion included the following:

- The indicator format could be changed so that a positive response would represent GMP consistency;
- Need to think long term with the implementation of indicators that are important now and others that may be important in the future;
- The report needs to be user friendly and incorporate quantifiable measurements where possible;
- For Policy 1B there is a need to measure trends and the consequences of service extension relative to the goal;
- For Policy 1C the indicator needs to provide relevant information to the Board on the land use changes that have occurred;
- The annual report should include a discussion on indicators and the list of possible indicators;
- For Policy 3A the appropriate size of large rural holdings needs to be set in OCPs;
- For Policies 3C and 3D measure the FLR and ALR area and track how and why they change over time; and
- For Policy 3E consider other possible indicators which may include buffering measures.

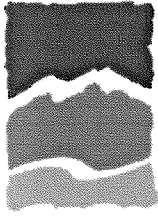
4. Next Steps

The PRC will continue its review of the report titled "Growth Management Plan for the Regional District of Nanaimo: Recommended Indicators" (i.e. consider the recommended indicators for the last five goals of the GMP). Staff will begin compiling 'note sheets' (see the sample 'note sheet' in the above noted report for an example) for the recommended indicators, as altered by the PRC, for the GMP goals of strong urban containment, nodal structure, and protection of rural integrity. Once the PRC has reviewed the recommended indicators for the last five goals of the GMP 'note sheets' will be prepared for these recommended indicators too. It is anticipated that the PRC will consider the 'note sheets' for each GMP policy indicator at its January 1999 meeting and make an assessment with respect to progress in each policy area. After the 'note sheets' have been assessed the 1998 annual report on the progress towards the achievement of the GMP goals will be drafted.

5. Adjournment

The meeting was adjourned at 9:00 PM.

The next meeting is to be held Wednesday, December 16, 1998 at 7 PM at the Long Lake Inn.



REGIONAL DISTRICT OF NANAIMO

Performance Review Committee

Minutes of the Meeting held:

Wednesday, December 16, 7:00 PM

Long Lake Inn, 4700 North Island Highway

Present:	Director George Holme	Regional Board Chair
	Robert Jepson	East Wellington-Pleasant Valley APC
	John Nickson	Nanoose APC
	George Legg	City of Nanaimo Plan Nanaimo Advisory Committee
	Terrence Knight	City of Parksville APC
	Frank Van Eynde	At Large
	Lawrence Hill	At Large
	Walter Reynolds	Cedar APC
	John Gayton	Parksville/Qualicum APC
Regrets:	Maureen Young	Cranberry-Bright APC
	William Lorenzen	Lantzville APC
	David Heenan	Shaw Hill – Deep Bay APC
	Lindsay Locke	Town of Qualicum Beach APC
	Chuck Gahr	At Large
	Julian Fell	Electoral Area 'F' Community Steering Committee
Also in Attendance:	Neil Connelly	General Manager, Community Services, RDN
	Christina Thomas	Planner, RDN

1. Call to Order

The Chair called the meeting to order at 7 PM. Frank Van Eynde, a new 'at large' member, recently appointed by the Regional Board to the PRC, was introduced.

2. Minutes of the November 18, 1998 Meeting

The minutes were received for information.

3. Recommended Indicators

The PRC continued its consideration of a report titled "Growth Management Plan for the Regional District of Nanaimo: Recommended Indicators" (*available at Community Services*). The report includes one recommended indicator for each GMP policy. The recommended indicators were selected and refined from the "Possible Indicators" report. The PRC reviewed the recommended

indicators for the GMP goals of environmental protection, improved mobility, vibrant and sustainable economy, efficient service and resource use, and cooperation among jurisdictions.

Committee discussion included the following:

- The coordination of open space protection programs (with respect to Policy 4A);
- The dedication of park land versus the payment of cash in lieu of park land (with respect to Policy 4B);
- The coordination of national and local trail building initiatives (with respect to Policy 4C);
- The responsibility for addressing complaints about water problems (with respect to Policy 4D);
- The relationship between shellfish farming and the protection of the coastal zone (with respect to Policy 4E);
- The prospect of what “other initiatives” might be and the application of a floodplain bylaw (with respect to Policy 4F);
- The relationship between regional and local road networking and design policies (with respect to Policy 5A);
- The relationship between the approval and non-approval of development applications and the provision of a jobs/housing balance (with respect to Policy 6A);
- The limited ability of official community plans to provide for a jobs/housing balance through mixed use nodes (with respect to Policy 6A);
- Changing trends in commercial activities and land use due to electronic commerce (with respect to Policy 6A);
- The definition of “balanced economic development” (with respect to Policy 6B);
- The influence of demographic factors and local conditions on future economic development opportunities in the region (with respect to Policy 6B);
- Water conservation measures in use (with respect to Policy 7D);
- Potential development on First Nations’ lands (with respect to policy 8A, 8B, & 8C); and
- Reference to key events in the Annual Report as reference points for charting plan progress.

4. Next Steps

N. Connelly and C. Thomas described the next steps in the preparation of the GMP 1998 Annual Report. The deadline for the Annual Report is February/March 1999. Staff will prepare ‘note sheets’ for the recommended indicator for each GMP policy (like the example in the ‘Recommended Indicators’ report). The ‘note sheets’ will be provided to the PRC in advance of the next meeting. At the next meeting staff will review their assessment of each indicator (as described on the circulated ‘note sheets’) with the PRC, and PRC members will have an opportunity to comment on staff’s assessment. In order to meet the deadline, it is expected that the ‘note sheets’ for all of the GMP policy indicators will need to be reviewed at the January 1999 meeting. Since this may require a longer meeting, the January meeting will start at 5:30 PM. After the ‘note sheets’ have been assessed the 1998 Annual Report on the progress towards the achievement of the GMP goals will be drafted for PRC review in February of 1999 and submission to the Regional Board in March of 1999.

5. Adjournment

The meeting was adjourned at 8:40 PM.

The next meeting is to be held **Wednesday, January 20, 1999 at 5:30 PM** at the Long Lake Inn.