REGIONAL DISTRICT OF NANAIMO

STAFF REPORT

TO:	Geoff Garbutt General Manager, Strategic and Community Development	**DATE:**	February 24, 2016
		MEETING:	COW – March 8, 2016
FROM:	Paul Thompson Manager, Long Range Planning	**FILE:**	6780 30 MA

SUBJECT: Amendment to Regional Growth Strategy Bylaw No. 1615

RECOMMENDATIONS

1. That the staff report including the consultation results be received.
2. That "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016" be introduced and read two times.
3. That the Public Hearing on "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016"be chaired by Director Veenhof or his alternate.

PURPOSE

To provide a summary of the consultation results and present "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016" for first and second reading.

BACKGROUND

The Regional District of Nanaimo (RDN) Board initiated the process to amend the RGS by adopting the following resolution at its October 27, 2015, meeting:

> *"…that a review of the Regional Growth Strategy be initiated that considers the criteria for a minor amendment.*
>
> *…that the Consultation Plan provided as Attachment 1 to this report be adopted."*

The amendment was initiated to address two concerns related to the criteria for minor amendments. The first concern is a perceived conflict between amendments that are considered minor and amendments not considered minor. The second concern is that it is not clear what is meant by a full OCP review process.

To address these concerns an amendment has been proposed that would clarify that the list of amendments not considered minor do not apply if a full OCP review has been conducted and that all of

the types of amendments not considered minor must be contemplated as part of an OCP review process. Please see Attachment 1 for the proposed change.

ALTERNATIVES

1. To receive this report and consider first and second reading of the amendment bylaw and proceed to public hearing.
2. To not proceed with the amendment bylaw readings and public hearing.

FINANCIAL IMPLICATIONS

There are no direct financial implications. Funds and resources to undertake this RGS amendment have been included in the 2015 and 2016 budgets for the Regional Growth Management Function.

STRATEGIC PLAN IMPLICATIONS

The proposed changes to the RGS address aspects of two of the action areas identified in the Board Strategic Plan, the Regional Federation and Strategic and Community Development. The Strategic Plan recognizes that the RDN is a regional federation and that each of the partners needs to work together to resolve issues. The proposed amendments have been developed with input from the RDN and municipalities and further consultation with the member municipalities will take place as part of the RGS amendment process. The RGS amendment process also provides an opportunity to increase the understanding of growth management issues in the community.

INTERGOVERNMENTAL IMPLICATIONS

To-date there have been no comments received from the member municipalities on the proposed RGS amendment. The Sustainability Select Committee recommended support for the proposed amendments.

Six responses have been received from the Interagency Advisory Committee (IAC). The responses from the IAC indicated that either they had no concerns or they support the amendment. See Attachment 2 for a summary of the comments from the IAC.

PUBLIC CONSULTATION IMPLICATIONS

Two letters have been received from the general public. These letters have indicated some opposition to the proposed amendment. One letter requests that the RGS be more prescriptive, including direction for how OCP reviews are to be conducted and studies that should be required as part of an OCP review. The other letter requests that the RGS define a full OCP review and require that an OCP review more than just contemplate the list of amendments 'not considered minor.'

A public open house was held for the project on February 23, 2016, to provide an opportunity for the public to discuss the amendment with RDN staff. Eight people attended the open house, and no comments were received on the proposed amendment.

SUMMARY/CONCLUSIONS

Staff were directed to initiate an amendment to the RGS that would address concerns about the criteria for minor amendments. After consulting with municipal planning and administrative staff at the member municipalities, proposed changes to the minor amendment criteria were developed. The changes proposed address both concerns by clarifying that Parts 1 and 2 of Section 1.5.1 can be read separately and it provides a minimum set of items that must be considered for a full Official Community Plan (OCP) review process.

The proposed changes were presented to the Sustainability Select Committee which provided support to proceed with the RGS amendment as proposed. Provincial agencies did not indicate opposition to the proposed amendment and support was provided by five of the Interagency Advisory Committee members.

There was opposition to the amendment from a few community members. The reason for the opposition was that they felt the RGS should be more prescriptive and provide more direction on how OCP reviews should be conducted.

The staff recommendation is to proceed with the process to amend the Regional Growth Strategy and give first and second reading to "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016".

_____	_____
Report Writer	GM Concurrence
	_____
	C.A.O. Concurrence

Attachment 1
Proposed Amendment to RGS Minor Amendment Criteria

1.5.1 Criteria for Minor Amendments

The following outlines the criteria for considering minor amendments to the RGS.

1. Criteria under which a proposed amendment to the RGS may be considered a minor amendment include the following:
   - Amendments resulting from a full Electoral Area or Municipal Official Community Plan review process;
   - Text and map amendments required to correct errors or as a result of more accurate information being received;
   - Amendments to incorporate changes to tables, figures, grammar, or numbering that do not alter the intent of the Regional Growth Strategy; and
   - Addition or deletion, or amendment to Section 5.4 Key Indicators.

2. Although not considered as an exhaustive list, the following types of amendments are not considered minor <u>unless they have been contemplated as part of a full official community plan review process:</u>
   - Those that lead to adverse changes to the health and ongoing viability of sensitive ecosystems and water sources;
   - Those that include land in the Agricultural Land Reserve or will negatively impact agricultural lands;
   - Those related to a development that would require significant works to address a natural hazard;
   - Those that require the provision of new community water and sewer systems outside the Growth Containment Boundary; and,
   - Those that are not consistent with measures and or policies to reduce greenhouse gas emissions and improve air quality.

Attachment 2

Comments Received from IAC members

February 9, 2016

Ministry/Agency	Contact	Comment
BC Transit	Maria Lockley Senior Transit Planner	BC Transit is satisfied the changes will not adversely impact the ongoing development of sustainable transit solutions for the region.
Housing Policy Branch	Carolyn Gisborne Senior Policy Analyst	We support the proposed wording outlined in Attachment 2.
Ministry of Community, Sport and Cultural Development	Heike Schmidt Senior Planner	No concerns.
Ministry of Agriculture	Wayne Haddow Regional and First Nations Agrologist	No concerns.
BC Parks	Sharon Erickson	No concerns.
Island Health	Jade Yehia Regional Built Environment Consultant	No concerns and are supportive of the proposed changes.

REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1615.01

A Bylaw to Amend
Regional District of Nanaimo
Regional Growth Strategy Bylaw No. 1615, 2011

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

A. This Bylaw may be cited as "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016".

B. The "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011", is hereby amended as follows:

1. Under **Schedule A, Part 1.5 Amendment Approval Process** by deleting:

2. Although not considered as an exhaustive list, the following types of amendments are not considered minor:

And replacing it with the following:

2. Although not considered as an exhaustive list, the following types of amendments are not considered minor unless they have been contemplated as part of a full official community plan review process:

Introduced and read two times this ____ day of _____ 20XX

Public Hearing held this ____ day of _____ 20XX

"Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615.01, 2016" was accepted by resolution as follows:

- City of Nanaimo on the ____ day of _____ 20XX
- District of Lantzville on the ____ day of _____ 20XX
- City of Parksville on the ____ day of _____ 20XX
- Town of Qualicum Beach on the ____ day of _____20XX
- Comox Valley Regional District Board on the ____ day of _____20XX
- Alberni Clayoquot Regional District Board on the ____ day of _____ 20XX
- Cowichan Valley Regional District Board on the ____ day of _____ 20XX

Read a third time this ____ day of _____ 20XX

Adopted this ____ day of _____ 20XX

_____ _____
Chairperson Corporate Officer