

TO: Regional District of Nanaimo Board **DATE:** April 28, 2020
FROM: Stephen Boogaards
Planner **FILE:** PL2019-037
SUBJECT: Zoning Amendment Application No. PL2019-037 –
700, 760, 772, and 780 Horne Lake Road, Electoral Area H –
Amendment Bylaw No. 500.427, 2019

RECOMMENDATION

That the Board adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019”.

SUMMARY

The proposed Amendment Bylaw No. 500.427 would permit the subject property to be subdivided into four lots. Each lot will have a minimum parcel size of 4.0 hectares. The applicant has completed the conditions of approval for proposed Bylaw 500.427; therefore, staff recommend that the Board adopt Bylaw No. 500.427.

BACKGROUND

The Regional District of Nanaimo received an application from Fern Road Consulting Ltd., on behalf of Clifford and April Gilchrist, Gordon Price and J&B Enterprises Ltd., to rezone the subject property Lot 1, Block 347, Newcastle and Alberni Districts, Plan 33670 Except Part in Plan VIP61037 from RU1, Subdivision District ‘B’ to RU1 zone, Subdivision District ‘CC’, to allow a four lot subdivision. Each lot will be 4.0 hectares in size. Bylaw 500.427, 2019, was introduced and given first and second reading on June 25, 2019 (see Attachment 2). This was followed by a Public Hearing held on July 24, 2019. The Ministry of Transportation and Infrastructure approved the bylaw on October 19, 2019. The bylaw received third reading on September 17, 2019.

As a condition of rezoning approval, and prior to the adoption of Bylaw 500.427, the applicant was required to register Section 219 Covenants on the property title to ensure each parcel has a well that has been tested in accordance with “Board Policy B1.21 – *Groundwater – Application Requirements for Rezoning of Un-Serviced Lands*”; establish a 15.0 metre buffer area adjacent to Agricultural Land Reserve lands; register the hydrological assessment; and register the environmental assessment. The applicant has also provided a voluntary community amenity contribution in the amount of \$4,000 for Phase 2 of the Dunsmuir Community Park.

The applicant has satisfied the conditions of approval. As such, the Bylaw is presented to the Board for consideration for adoption.

ALTERNATIVES

1. To adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019”.
2. To not adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.427, 2019”.



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March 30, 2020

Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachment:

1. Proposed Amendment Bylaw No. 500.427, 2019

Attachment 1
Proposed Amendment Bylaw No. 500.427, 2019