



ZONING AMENDMENT APPLICATION NO. PL2020-028 - 1350, 1450 AND 1550 SPRINGHILL ROAD, ELECTORAL AREA F, AMENDMENT BYLAW 1285.36, 2021 – THIRD READING

RECOMMENDATIONS

1. That the Board receive the report of the Public Hearing held on February 16, 2021 for “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021”.
2. That the Board give third reading to “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021”.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Fern Road Consulting Ltd., on behalf of 0818701 B.C. Ltd. Inc., No. BC1128436 to rezone the subject property from I-1 (Industrial 1) to I-5 (Industrial 5). The I-5 zone proposes to reduce the minimum parcel size changing from 2.0 hectares to 1.0 hectare and increase the allowable parcel coverage from 30% on the first hectare and 5% on remaining hectares to 40% total coverage. The applicant proposes to maintain the same uses as the I-1 zone with the exception of the highest anticipated water consumer, Cannabis Production.

The I-5 zone will include the following uses: Commercial Card Lock, Dwelling Unit, Equipment Rental, Log Home Building, Product Assembly, Marshaling Yard, Outdoor Sales, Service and Repair, Transportation/Trans-shipment Terminal, Value Added Lumber Remanufacturing, Heliport, Warehousing/Wholesaling, Mini-storage (see Attachment 3 – Proposed Amendment Bylaw No. 1285.36, 2021).

“Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021” (Bylaw) was introduced and given first and second reading on January 7, 2021 and proceeded to Public Hearing on February 16, 2021. The summary of the minutes and submissions are attached for the Board’s consideration (see Attachment 1 – Summary of the Public Hearing).

The requirements set out in the Conditions of Approval are to be completed by the applicant prior to the Board’s consideration of the Bylaw for adoption (see Attachment 2 - Conditions of Approval). It is recommended that the “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021” be given third reading.

Following the close of the Public Hearing no further submissions or comments from the public or interested persons can be accepted by members of the Board, as established by legal precedent. Having received the minutes of the Public Hearing, eligible Board members may vote on the Bylaw.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2021 – 2025 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development is in keeping with the Economic Coordination Key Strategic Area of the 2019 – 2022 Board Strategic Plan, which enables diverse economic opportunities across the region; it is consistent with the Strategic Plan.

ATTACHMENTS

1. Summary of the Public Hearing
2. Conditions of Approval
3. Proposed Amendment Bylaw No. 1285.36, 2021