



Zoning Amendment Application No. PL2020-027
860 Sohler Road, Electoral Area F
Amendment Bylaw 1285.35, 2021 – Third Reading

RECOMMENDATIONS

1. That the Board receive the report of the Public Hearing held on December 16, 2021 for “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.35, 2021”.
2. That the Board give Third Reading to “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.35, 2021”.

BACKGROUND

The Regional District of Nanaimo (RDN) received an application from Prism Land Surveying Ltd., on behalf of 0950004 B.C. LTD. INC., NO. BC0950004, to rezone the subject property from Industrial 2 (I-2) to a new Industrial 4 (I-4) zone to permit a 2-lot subdivision and increase parcel coverage. The subject property, legally described as Lot D, District Lot 156, Nanoose District, Plan VIP52704, is approximately 2.4 hectares in area.

The proposed I-4 zone would reduce the minimum parcel size from 2.0 hectares to 1.0 hectare and would increase the parcel coverage from 30 percent on the first hectare and five percent on remainder of the parcel, to 40 percent parcel coverage for all uses, except Cannabis Production. Any lot that contains Cannabis Production would be limited to 30 percent total parcel coverage for all uses combined. Additionally, the proposed I-4 zone would eliminate Primary Mineral Processing, the highest anticipated water user in the current I-2 zone.

The I-4 zone will include the following uses: Concrete/Asphalt Batch Plant, Sawmill, Dwelling Unit, Transportation/Trans-shipment Terminal, Warehousing/Wholesaling, Equipment Rental, Building Supply/Lumber Outlet, Log Home Building, Mini-storage, Manufacturing, Cannabis Production, Marshaling Yard, Outdoor Sales and Outdoor Storage.

Bylaw 1285.35 was introduced and given first and second reading on November 18, 2021 (see Attachment 1 – Proposed Amendment Bylaw No. 1285.35, 2021). This was followed by a Public Hearing held on December 16, 2021. The summary of the minutes and submissions are attached for the Board’s consideration (see Attachment 2 – Summary of the Public Hearing).

Procedural Implications

As a condition of approval, and prior to the adoption of the Bylaw, the applicant is required to complete several conditions including the registration of Section 219 Covenants for aquifer protection, wellhead protection, water conservation technologies and Stormwater Management. The applicant has agreed to provide a voluntary community amenity contribution as a donation in-kind consisting of cedar lumber, equal in value to \$2500 to be used in Electoral Area F community park and \$5000 for access to a well on the Church Road Transfer Station property at 860 Church Road for fire protection services (see Attachment 3 - Conditions of Approval).

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 – 2026 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development is consistent with the Economic Coordination key strategic area within the 2019-2022 Board Strategic Plan, as it promotes local economic development.

REVIEWED BY:

G. Keller, Acting Manager, Current Planning
K. Fowler, Acting General Manager, Planning and Development
D. Holmes, Chief Administrative Officer

ATTACHMENTS

1. Proposed Amendment Bylaw No. 1285.35, 2021
2. Summary of the Public Hearing
3. Conditions of Approval