



**OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATION NO. PL2021-048
1800 & 1810 GALVIN PLACE AND PIDs 000441724 AND 024585912 ELECTORAL AREA F
AMENDMENT BYLAW NOS. 1285.38, 2022 and 1152.06, 2022 THIRD READING & ADOPTION**

RECOMMENDATIONS

1. That the Board receive the Summary Report of Public Engagement, for “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Amendment Bylaw No. 1152.06, 2022” and “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.38, 2022”.
2. That the Board receive the Summary of the Public Hearing held on November 15, 2022, for “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Amendment Bylaw No. 1152.06, 2022” and “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.38, 2022”.
3. That the Board give third reading to “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Amendment Bylaw No. 1152.06, 2022”.
4. That the Board give third reading to “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.38, 2022”.
5. That the Board adopt “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Amendment Bylaw No. 1152.06, 2022”.
6. That the Board adopt “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.38, 2022”.

BACKGROUND

The Regional District of Nanaimo has received an application from Timberlake-Jones Engineering on behalf of Wicklow West Holdings Ltd. and the Regional District of Nanaimo (RDN) to amend the “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999” (OCP) and “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002” (Bylaw 1285) to facilitate a 9-lot subdivision and land exchange of private lands and RDN park land. The proposed subdivision will result in six new village residential lots; a separate lot for the existing Meadowood Fire Hall; additional road dedication to connect Ashling Road to Galvin Place, and an exchange of community and regional park land to improve public access to both the Little Qualicum River Regional Park and the Meadowood Community Park.

The subject properties are located within the Qualicum River Estates Village Centre and include the Meadowood Community Park and Meadowood Fire Hall, the Little Qualicum River Regional Park, and land owned by Wicklow West Holdings Ltd. The subject properties are surrounded by the Meadowood General Store and Galvin Place to the north; Little Qualicum River Regional Park to the east; recently subdivided village residential lots accessed via Ashling Road to the south and developed rural residential lots and Meadowood Way to the west.

The portion of Wicklow West holdings lands; legally described as Part of Block 359, Newcastle District, Except Part in Parcel A (DD 21980N) and Except Plans 41094, VIP54534, VIP54535, VIP57567, VIP64186, VIP64189 (PID 000441724), subject to this application is 7.47 hectares in size and is zoned R-3 (Village Residential 3) pursuant to Bylaw 1285. Lot 2, Block 359, Newcastle District, Plan VIP69346 (1800 and 1810 Galvin Place); which includes the Meadowood Community Park and Meadowood Fire Hall, is 8.94 hectares and is split-zoned P-1 (Parks and Open Space 1) and T-1 (Institutional/Community Facility). The part of Lot 1, Block 359, Newcastle District, Plan VIP69346 (PID 024585912) included in this application is a 0.25 hectare portion of the Little Qualicum River Regional Park that is zoned P-1 (Parks and Open Space 1). The OCP designates the subject properties as Park Lands and Village Centre Comprehensive Mixed Use.

Amendments to the OCP and Bylaw 1285 are required to facilitate the proposed subdivision and park land exchange by realigning the land use designations and zone boundaries with the proposed new lot lines. This is a mapping amendment to the OCP and Bylaw 1285 only, no text amendments are required.

Amendment Bylaw Nos. 1152.06, 2022 and 1285.38 were introduced and given first and second reading on June 28, 2022 (see Attachments 3 and 4). This was followed by a period of online community engagement and a Public Hearing held on November 15, 2022 (see Attachment 1 - Summary Report of Public Engagement and Attachment 2 - Summary of the Public Hearing).

Public Consultation and Procedural Implications

In most bylaw amendments, community engagement is initiated prior to readings being given by the Board. In this case, the community engagement was initiated after first and second reading to better coordinate with the community engagement for the park land exchange. Following first and second Reading of the OCP and Zoning Amendment Bylaws, online community engagement provided a forum for the public to provide feedback and submit questions about the proposed OCP and zoning amendment application through a Get Involved page. The Get Involved webpage also provided background information on the application and included a link to the Get Involved page for the Park Land Exchange and Alternative Approval Process.

The Get Involved program tracks statistics on the traffic to the website in terms of visitors who are aware, informed and engaged, in which engaged and informed are subsets of aware. The primary period of online public engagement was held for the application from July 18, 2022 to November 15, 2022. The report identified 79 aware visitors who have visited the website at least once though may not have clicked on any information; 23 informed visitors who have viewed the attached information; and 2 engaged visitors who participated in the webpage content (see Attachment 1 – Summary Report of Public Engagement).

A Public Hearing was held on November 15, 2022 (see Attachment 2 – Summary of the Public Hearing) Following the close of a 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 Bylaws.

As there are no conditions of approval for the Bylaw Amendments, the Bylaws are presented to the Board for consideration of third reading and adoption.

FINANCIAL PLAN AND LIQUID WASTE MANAGEMENT PLAN IMPLICATIONS

In accordance with Section 477 of the *Local Government Act*, following the first reading of an OCP bylaw amendment, a local government must consider the amendment in conjunction with its financial plan and any applicable waste management plan. In discussions with Finance and Waste Management it was confirmed that

the proposed OCP amendments have no implications for the current 2022-2026 Financial Plan or any of the RDN Waste Management Plans.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and the proposal will be in keeping with the 2019-2022 Board Strategic Plan key strategic area related to environmental stewardship by acquiring lands for environmental preservation and park land.

REVIEWED BY:

P. Thompson, Manager, Current Planning
L. Grant, General Manager, Planning and Development
D. Holmes, Chief Administrative Officer

ATTACHMENTS:

1. Summary Report of Public Engagement
2. Summary of the Public Hearing
3. Proposed Amendment Bylaw No. 1152.06, 2022
4. Proposed Amendment Bylaw No. 1285.38, 2022