



**DEVELOPMENT PERMIT WITH VARIANCE APPLICATION NO. PL2023-070
700 HORNE LAKE ROAD, ELECTORAL AREA H**

RECOMMENDATIONS

1. That the Board approve Development Permit with Variance No. PL2023-070 to increase the surface area for fascia signs and a freestanding sign on the property subject to the terms and conditions outlined in Attachment 3.
2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2023-070.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Priority Permits on behalf of Saa'men Holdings GP Ltd., to permit up to three fascia signs for the A&W restaurant business, two canopy signs for the Petro Canada service station, a freestanding pylon sign and directional signage. The subject property, legally described as Lot B, District Lot 90, Newcastle District, Plan EPP79321, is approximately 2.43 hectares in area and is zoned Horne Lake Service Commercial Comprehensive Development 54 Zone (CD54), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500). The property is located to the southwest of Inland Island Highway 19 and north of rural residential properties (see Attachment 1 – Subject Property Map).

The property contains a commercial building under construction and is serviced by a well and onsite sewage disposal. The development of a gasoline and electric vehicle service station, small restaurant, artist studio and convenience store was approved under Development Permit PL2020-118 according to "Regional District of Nanaimo Delegation of Authority Bylaw No. 1759, 2017". This development permit included a freestanding pylon sign of 13.28 m² intended for the service station and convenience store. The proposed development was amended through Development Permit PL2021-169 to include a drive-through for the restaurant, though no changes were proposed to signage. The current development permit with variance PL2023-070 is for fascia and canopy signage for the businesses and to amend the freestanding sign to a 16.5 m² surface area to include a panel for the restaurant.

The proposed development is subject to the Rural Commercial Development Permit Area (DPA) per the "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2017".

Proposed Development and Variance

The proposed fascia, canopy and pylon signage is associated with the restaurant, service station and convenience store uses on the property. The applicant proposes three fascia signs associated with the A&W restaurant, two canopy signs associated with the Petro Canada service station and one freestanding sign

associated with all businesses. Currently the CD54 zone permits fascia sign surface area of 4.0 m² per business and one freestanding sign with a combined face area of 13.5 m² for the entire property. The applicant proposes to vary the following regulations from the Bylaw 500:

1. **Section 3.4.154.5 – Signage** to increase the combined surface area of one freestanding sign from 13.5 m² to 16.5 m² as shown in Attachment 3.
2. **Section 3.4.154.5 – Signage** to increase the combined surface area of signs for one business from 4.0 m² to 4.35 m² for three fascia signs, as shown in Attachment 3.

The proposal also includes two directional signs for the restaurant drive-through, a clearance bar and a menu sign, which would be permitted under the CD54 zone. All signage, including permitted signs, are subject to the Rural Commercial DPA which requires service commercial properties to be developed in a manner that is consistent with and enhances the rural character of the area and minimizes negative impacts on the natural environment and nearby residential uses.

Public Consultation Implications

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1845, 2022", property owners and tenants of parcels located within a 100 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board's consideration of the application.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2023 – 2027 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and the proposal will be in keeping with the People and Partnerships Key Strategic Area of the 2019 – 2022 Board Strategic Plan, which directs the RDN to build and enhance relationships with First Nations. As this proposal supports the economic development initiatives of the Qualicum First Nation, it is consistent with the Strategic Plan.

REVIEWED BY:

G. Keller, Acting Manager, Current Planning
L. Grant, General Manager, Development and Emergency Services
T. Osborne, Acting Chief Administrative Officer

ATTACHMENTS:

1. Subject Property Map
2. Planning Implications
3. Draft Development Permit with Variance