



**ZONING AMENDMENT APPLICATION NO. PL2022-003
LOT 2, ALLSBROOK RD, ELECTORAL AREA F
AMENDMENT BYLAW 1285.39, 2023 – THIRD READING**

RECOMMENDATIONS

1. That the Board receive the report of the Public Hearing held on September 25, 2023, for “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.39, 2023”.
2. That the Board read “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.39, 2023” a third time.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Collaborative Futures on behalf of 1170737 BC Ltd., Inc. No. BC1170737 to rezone the subject property from MHP-1 (Manufactured Home Park 1) to R-2 (Rural Residential 2) to permit a proposed 5-lot subdivision. The subject property; legally described as Lot 2, District Lot 43, Nanoose District, Plan 2761 Except Plans 2589RW, VIP55647 and VIP68083, is approximately 6.3 hectares in area and is currently vacant. Shelly Creek runs west to east through the northern portion of the subject property and a seasonal ditch runs along the south and eastern boundaries of the property. The property is surrounded by Allsbrook Road and a developed residential parcel to the north; commercial and ALR/residential parcels to the east; developed rural residential parcels and Little Mountain to the south, and developed residential parcels and a cemetery (Yates Memorial Services) to the west.

Amendment Bylaw No. 1285.39 was introduced and given first and second reading on July 25, 2023 (see Attachment 3). This was followed by a Public Hearing held on September 25, 2023. The summary of the minutes and submissions are attached for the Board’s consideration (see Attachment 1).

Notification of the public hearing was advertised in the Parksville Qualicum Beach News on September 20, 2023; a notice was posted on the RDN Get Involved webpage, and a mailout was delivered in accordance with “Regional District of Nanaimo Development Application, Notification Procedures and Fees Bylaw No. 1845, 2022”.

Procedural Implications

As a condition of rezoning approval, and prior to the adoption of the Bylaw, the applicant is required to complete a number of conditions prior to the adoption of the bylaw (see attachment 2 - 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 2023-2027 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and has no implications for the 2019 – 2022 Board Strategic Plan.

REVIEWED BY:

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

ATTACHMENTS:

1. Summary of the Public Hearing
2. Conditions of Approval
3. Proposed Amendment Bylaw No. 1285.39, 2023