

TO: Regional District of Nanaimo Board **MEETING:** June 26, 2018

FROM: Greg Keller
Senior Planner **FILE:** PL2013-022

**SUBJECT: Zoning Amendment Application No. PL2013-022
1720 Whibley Road – Electoral Area ‘F’
Amendment Bylaw No. 1285.25, 2016 – Adoption
Manufactured Home Park Regulations Bylaw No. 1738, 2016 - Adoption
Lot B, DL 148, Nanoose District, Plan VIP68930**

RECOMMENDATIONS

1. That the Board adopt “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016”
2. That the Board adopt “Regional District of Nanaimo Electoral Area ‘F’ Manufactured Home Park Regulations Bylaw No. 1738, 2016”.

SUMMARY/CONCLUSIONS

Proposed Amendment Bylaw No. 1285.25 would amend the zoning of the subject property to Manufactured Home Park 2 (MHP-2) to permit the development of a 20 unit manufactured home park. The proposed Electoral Area F Manufactured Home Park Regulations Bylaw No. 1738 is intended to provide direction, consistency, and minimum standards for the development of new manufactured home parks for properties within the proposed MHP-2 zone. The applicant has completed the conditions of approval for proposed “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016”.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Ralph Christianson on behalf of Gabriel Pires to rezone the subject property from Manufactured Home Park 1.14 (MHP-1.14) to MHP-2 in order to permit the development of a 20 unit manufactured home park. Amendment Bylaw No. 1285.25 was introduced and given first and second reading on March 22, 2016 (see Attachment 1).

Manufactured Home Park Regulations Bylaw No. 1738 was introduced and read three times on March 22, 2016 (see Attachment 2).

A public hearing on Amendment Bylaw No. 1285.25 was held on April 4, 2016 and the bylaw received third reading on April 26, 2016. The Ministry of Transportation and Infrastructure (MOTI) approved the bylaw on May 16, 2016.

Following 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 bylaw.

As a condition of rezoning approval, and prior to the adoption of the amendment bylaw, the applicant was required to complete the conditions outlined in Attachment 3. The applicant has satisfied the conditions of approval. As such, the bylaw is presented to the Board for consideration for adoption.

ALTERNATIVES

1. To adopt “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016” and “Electoral Area F Manufactured Home Park Regulations Bylaw No. 1738, 2016”.
2. To not adopt “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016” or “Electoral Area F Manufactured Home Park Regulations Bylaw No. 1738, 2016”.



Greg Keller
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June 4, 2018

Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Proposed Amendment Bylaw No. 1285.25, 2016
2. Proposed Manufactured Home Park Regulations Bylaw No. 1738, 2016
3. Conditions of Approval