



ZONING AMENDMENT APPLICATION NO. PL2024-015
5600 ISLAND HIGHWAY WEST, ELECTORAL AREA H
AMENDMENT BYLAW 2500.06, 2025 – INTRODUCTION

RECOMMENDATIONS

1. That the Board receive the Summary Report of the Community Engagement as provided in Attachment 4.
2. That the Conditions of Approval as provided in Attachment 6 be completed prior to Amendment Bylaw No. 2500.06 being considered for adoption.
3. That “Regional District of Nanaimo Zoning Amendment Bylaw No. 2500.06, 2025” be introduced and read two times.
4. That the Board direct the Public Hearing on “Regional District of Nanaimo Zoning Amendment Bylaw No. 2500.06, 2025” be delegated to Director McLean.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Prism Land Surveying Ltd., on behalf of Essex Properties Ltd., Inc. No. BC0537574 to rezone the subject property from Residential 2 Zone (RS2), Subdivision District ‘M’ to Mixed Use Comprehensive Development Zone 22 (CD22), Subdivision District ‘M’. The proposed amendment is intended to facilitate the development of a mini-storage facility and to establish a mixed-use zone that allows for greater flexibility to accommodate future community needs.

The subject property: legally described as Lot 1, District Lot 19, Newcastle District, Plan 12163, is approximately 0.45 hectares in area and is zoned Residential 2 (RS2), Subdivision District ‘M’, pursuant to “Regional District of Nanaimo Zoning Bylaw No. 2500, 2024”. The property is located north of Kenmuir Road, southeast of Horne Lake Road, and southwest of Island Highway West. The subject property is primarily surrounded by residential zoned lands with a commercial service zone to the southeast. (see Attachment 1 – Subject Property Map and Attachment 2 – Current and Proposed Zoning Map).

The subject property is currently vacant (see Attachment 3 – Conceptual Site Plan). It is serviced by the Qualicum Bay Horne Lake Waterworks District (QBHLWD) and an on-site septic system. Future development of the property will require a Development Permit (DP) to address both the Form and Character of the proposed development and the protection of the underlying aquifer.

In accordance with Section 464 (2) of the *Local Government Act*, the Board may choose not to hold a public hearing if there is an Official Community Plan (OCP) in effect for the area subject to the zoning bylaw and the bylaw is consistent with the OCP. The proposed development is consistent with the OCP, however, some interest has been expressed by the community with respect to the proposed amendment. It is, therefore, recommended that the Board hold a public hearing and support a motion to provide two readings and proceed to a public hearing.

Proposed Development

The applicant is proposing to rezone the subject property to CD22 to enable the development of a mini-storage facility consisting of 64 units of various sizes, along with associated office space and parking (see Attachment 3 – Conceptual Site Plan). While the immediate intent is to develop a mini-storage facility, the proposed CD22 zone is structured to allow a broader range of future uses, including commercial, light industrial, and residential, contingent upon the availability of community servicing. Permitted principal uses in the draft zone include mini storage, convenience store, office, retail store, restaurant, fast food outlet, emergency services, personal and professional services, and tourist store. Accessory uses would include multiple dwelling unit development, accessory buildings, and the rental of moving vehicles accessory to mini storage. Should community water become available, the applicant's future goal is to construct a four-unit, two-bedroom rental housing development.

The proposed zone would permit a maximum building height of 10.0 metres, parcel coverage of up to 60%, and a residential density of up to 15 units per hectare for multiple dwelling unit developments. Setbacks are proposed to support a reduction to zero where adjacent parcels are zoned industrial or commercial, supporting more efficient land use and flexible site design. These provisions are intended to support a diverse mix of uses and long-term adaptability within the Growth Containment Boundary (GCB).

When available, future servicing will be provided by the QBHLWD and on-site wastewater treatment systems. The applicant has submitted a conceptual site plan, prepared by Prism Land Surveying Ltd., illustrating how the lot could be developed for mini-storage use. Access to the property will be from Kenmuir Road, and an access permit from the Ministry of Transportation and Transit (MOTT) will be required in conjunction with the necessary DP's.

The subject property is located within the Aquifers, Freshwater and Fish Habitat, and Aquifer Development Permit Areas, as identified in the "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2017" (OCP). A DP will be required prior to any development activity on the site.

Regional and Official Community Plan and Land Use Implications

The proposed rezoning aligns with both the Regional Growth Strategy and the Official Community Plan by supporting compact, mixed-use development within the Dunsmuir Rural Village Centre (RVC). It reflects key community values and policy objectives related to economic diversification, housing, environmental stewardship, and efficient infrastructure use. The proposal contributes to the vision of a vibrant, service-oriented rural hub.

Technical assessments have confirmed the subject property's suitability for the proposed mini-storage use. Referral comments from the QBHLWD revealed that future water connections are limited and are only being approved on a case-by-case basis. In this case, QBHLWD supported the mini-storage component of the proposed CD22 zone on the conditional basis that the applicant registers a Section 219 covenant to the title of the subject property, to restrict the use of the subject property to mini-storage only until such time as QBHLWD confirms that adequate water supply is available and a connection is granted for other uses permitted in the Mixed Use Comprehensive Development 22 (CD22) zone.

For a comprehensive evaluation of the land use planning rationale and the conditions of approval, please refer to Attachment 5 – Planning Implications and Attachment 6 - Conditions of Approval.

Community Engagement

Community engagement was conducted online through the RDN's Get Involved webpage with notices sent to all properties within 500 metres and a notice published in the newspaper. The public was invited to provide feedback and submit questions about the proposed zoning amendment application through the Get Involved page at

www.getinvolved.rdn.ca/pl2024-015. The Get Involved webpage also provided information and professional studies that were previously only available at a Public Information Meeting or by viewing the material at the RDN Administration Office.

The Get Involved webpage 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 report identified 130 aware visitors who have visited the website at least once, though may not have clicked on any information; 67 informed visitors who have viewed the attached information; and five engaged visitors who participated in the webpage content. There were five community comments received, neither in support nor against the proposal (see Attachment 4 – Summary Report of the Community Engagement).

The main themes throughout engagement were concerns related to road safety, water supply, and light pollution. In response to community concerns, the application was referred to QBHLWD and water supply has been given a conditional approval for the mini storage use only. A Section 219 covenant will be placed on title to restrict any other uses until QBHLWD approves additional water connections. Road safety will be reviewed by the MOTT through the access permit process to ensure safe access and egress. Lighting and form and character of the development, including stormwater management, will be addressed through the Qualicum Bay and Dunsmuir Village Centres and Aquifers Development Permit Areas application process. (see Attachment 5 – Planning Implications).

FINANCIAL IMPLICATIONS

The proposed zoning amendment has been reviewed and has no implications related to the Board's 2025 – 2029 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed zoning amendment has been reviewed, and the proposal is consistent with the 2023-2026 Board Strategic Plan goal area related to Planning and Managing for Growth. The proposed amendment bylaw will create opportunities for local employment and may contribute towards improved quality of life for residents.

REVIEWED BY:

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

ATTACHMENTS:

1. Subject Property Map
2. Current and Proposed Zoning Map
3. Conceptual Site Plan
4. Summary Report of the Community Engagement
5. Planning Implications
6. Conditions of Approval
7. Proposed Amendment Bylaw No. 2500.06, 2025