



REGIONAL  
DISTRICT  
OF NANAIMO

**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. PL2024-127  
1420 AND 1440 SPRINGHILL ROAD, ELECTORAL AREA F**

**RECOMMENDATIONS**

1. That the Board approve Development Variance Permit No. PL2024-127 to increase the maximum lot coverage from 30% for the first hectare of the lot and 5% for the remainder of the lot greater than 1 hectare to 30% total lot coverage for both lots combined to allow for the construction of additional shop and warehouse buildings subject to the terms and conditions outlined in Attachment 3.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2024-127.

**BACKGROUND**

The Regional District of Nanaimo (RDN) has received an application from Michelle Jones of Timberlake-Jones Engineering on behalf of RM Properties Ltd., Inc No. BC0815061 to increase the maximum lot coverage to permit the construction of additional warehouse and shop space on the subject properties. The variance would support a plan to consolidate the two existing lots and facilitate the future development plans for an existing business located on the lots. The subject properties, legally described as Lot 3, District Lot 103, Nanoose District, Plan VIP73532 and Lot A, District Lot 103, Nanoose District, Plan EPP9445, are each 2.03 hectares in area and zoned Industrial 1 (I-1), pursuant to "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002". The properties are surrounded by Springhill Road to the south and east, Angel Road to the north, and developed industrial lots to the west (see Attachment 1 – Subject Property Map).

Together the properties contain three existing warehouse and shop buildings, several accessory buildings, and three helipads which are utilized by Rotor Maxx Support Ltd. who specialize in the overhaul and repair of helicopters. In addition, a log and timber frame home building company and a dwelling unit are located on a portion of Lot 3. The properties are serviced by an existing well and onsite wastewater disposal system.

***Proposed Development and Variance***

The proposed development will include the consolidation of the two existing lots and the construction of three additional warehouse and shop buildings with a combined building footprint of approximately 7,000 m<sup>2</sup> over the next few years. The applicant has indicated that the consolidation of the lots will allow for better site planning and alleviate the need for cross easements for servicing and the additional building area would allow the existing business to meet their anticipated service demands. As the I-1 zone limits the maximum lot coverage to 30% for the first hectare and 5% for the remainder of the lot greater than one hectare, a total building footprint or lot coverage of 7,030 m<sup>2</sup> is currently permitted between the two lots, prior to lot consolidation. However, once consolidated, the maximum permitted building footprint or lot coverage would be reduced to approximately 4,530 m<sup>2</sup> due to the parcel coverage constraints in the I-1 zone. Therefore, the applicant does not want to proceed with consolidation unless the proposed variance is approved and they have some assurance that the additional

building area will be permitted. As the subject properties already contain existing buildings with an overall footprint or lot coverage of 3,737 m<sup>2</sup>, a variance to the lot coverage is required to allow the proposed additional 7000 m<sup>2</sup> of building footprint. This would result in a total building footprint of 10,737 m<sup>2</sup> or a lot coverage of approximately 26.4 % over the 4.06-hectare lot once consolidation and anticipated full buildout are complete.

The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002”:

- **Section 4 – 4.7.3 d) Maximum Lot Coverage** to increase the maximum lot coverage from 30% lot coverage for the first hectare of the lot and 5% lot coverage for the remainder of the lot greater than 1 hectare to 30% total lot coverage for both lots combined to allow the construction of additional shop and warehouse buildings.

If the variance is approved, the applicant will proceed with consolidating the two existing lots prior to submitting a building permit application for the first proposed buildings. The applicant has advised that the lot consolidation will not likely require a subdivision application to the Ministry of Transportation and Transit (MOTT) as the plan could be consolidated by a BC Land Surveyor and then registered at the Land Title Office.

Future development of the lots may require a Development Permit for Freshwater and Fish Habitat Protection for any development within 30 metres of any fish bearing watercourses, in this case road-side ditches, that are subject to the Riparian Areas Protection Regulation (RAPR).

### ***Land Use Implications***

In support of the application, the applicant has provided a current and proposed site plan indicating the size and placement of existing and proposed buildings, current uses, existing and proposed parking, and services within the properties (Schedule 2 – Proposed Site Plan and Variance of Attachment 2 – Draft Development Variance Permit).

The applicant has indicated that the existing buildings and paved areas are connected to an existing stormwater management system, and they have provided a Preliminary Stormwater Management Report prepared by Timberlake-Jones Engineering, dated July 17, 2025 (the Report). The Report confirms that some form of stormwater management is required to ensure the lots maintain flow rates at predevelopment levels and recommends the use of rainfall capture such as rain gardens and infiltration soak aways; runoff control such as detention storage ponds; and flood mitigation by providing sufficient hydraulic capacity to contain and convey flows. The Report considers that a significant portion of the site will be required to be paved due to the proposed use and indicated that modelling software was utilized to determine options to incorporate infiltration and reduce the run-off rate for the property to pre-development peak rates. Based on the calculations, the report concludes that there is sufficient area to create a suitable detention pond and/or exfiltration trench to accommodate the increased run-off for the ultimate development proposal should the variance be granted.

It is recommended that the applicant be required to register a Section 219 covenant on the property title requiring development of the property in accordance with the Report and the submission of a detailed stormwater management plan including grease, oil and sedimentation removal facilities along with a maintenance schedule prior to the issuance of a building permit, as a condition of this development variance permit (Schedule 1 – Terms and Conditions of Permit of Attachment 2 – Draft Development Variance Permit). The requirement for a detailed stormwater management plan is also consistent with Runoff Control Standards outlined in Bylaw 1285 which require land owners of industrial-zoned parcels to provide for the discharge or disposal of all surface runoff and stormwater into stormwater collection and discharge systems designed to include grease, oil and sedimentation

removal facilities where a building or structure includes a roof area greater than 400 m<sup>2</sup> or an impervious paved parking area with more than 10 spaces.

The applicant has also provided a Confirmation of Existing Servicing Level letter prepared by Timberlake-Jones Engineering, dated September 19, 2025 (the Letter) to confirm the existing servicing for the subject properties. The letter confirms there is an existing septic collection and treatment system that was installed in 2009 which services the existing development. The Letter notes that the proposed type of industrial/warehouse development typically does not generate large volumes of sewage and that it is anticipated that the existing system could be expanded or a new system installed within the consolidated lot as development proceeds over the next 5-15 years. In addition, the letter confirms that there are two existing wells on the properties that were installed as a condition of subdivision for the lots and that one of the wells is currently being utilized by the existing development. The letter notes that both wells appear to be located and finished in Aquifer 216 and that monitoring wells in the aquifer indicate the groundwater levels are stable or increasing over time.

“Board Policy B1.5 Development Variance Permit and Development Permit with Variance Application Evaluation” (Policy B1.5) requires that there is an adequate demonstration of an acceptable land use justification prior to the Board’s consideration. In support of this application, the applicant has provided the following rationale for the requested variance:

- The consolidation of the lot into a single lot of four ha in size reduces the maximum lot coverage allowed under the bylaw by 35% which unreasonably constrains and hinders the ability for the use and development of the property.
- There is a net economic benefit to the community to retain and expand existing businesses in this industrial area.
- The variance would allow for more efficient and effective use of the subject property.
- This variance does not have an adverse effect on neighbouring properties, the environment or road right-of-way.
- For the past four to five years, Rotor Maxx Services (RMS) has been and continues to lease 5200 square meters of warehousing offsite at a significant cost and they desire to eventually relocate at least some of this warehousing to the site.
- RMS has slowly outgrown the existing floor space due to the addition of many new service offerings in the business and currently require more floor area. Expansion is required to keep pace with increasing demand for services which will also require employing more people.
- The additional floor area will be built out over time, but the applicant would like to get approvals for the increased parcel coverage all at once rather than as each building is added.
- RMS supports and/or collaborates with other local helicopter businesses and supports a considerable number of local businesses in many aspects that relate to its day-to-day operations.

The applicant’s proposal to increase the overall lot coverage to 30% is also consistent with recent nearby rezoning applications for industrial uses where the overall lot coverages for recently adopted I-4 and 1-5 zones is between 30 and 40%. As the applicant is only requesting a change in lot coverage in this case, a zoning amendment is not required, and the request can be approved through a DVP.

Given that the applicants have provided sufficient rationale, and the variances are not anticipated to result in negative implications for adjacent property owners, the applicants have made reasonable efforts to address Policy B1.5.

### ***Intergovernmental Implications***

As the proposed variance would allow the construction of industrial buildings greater than 4500 m<sup>2</sup> in gross floor area for the two parcels combined and the subject properties are within 800 metres of an intersection of a controlled access highway, Section 505 of the *Local Government Act* applies to the proposed development variance permit approval. Therefore, the site plan of the buildings, including traffic circulation and parking areas and facilities, must be approved by Ministry of Transportation and Transit (MOTT) prior to the issuance of the land use permit (DVP). The application was referred to the MOTT who have reviewed the site plan for the proposed development and provided written confirmation of their approval of the proposed site plan. MOTT has indicated that their approval is subject to several conditions including that the applicant is responsible for obtaining commercial access permits, stormwater must be managed on-site and no increase in drainage flow from the properties to any of MOTT's drainage facilities is permitted, and signage and landscaping must not encroach onto any road right-of-way.

The application was referred to RDN Fire Services staff who confirmed they have no technical or operational need to comment on the proposed variance. Fire Services will have an opportunity to comment on the proposed buildings at the time of building permit application. RDN Building Inspection staff have not identified any major comments regarding the proposed variance and have indicated that a Registered Onsite Wastewater Practitioner will be required to establish a secondary field area and that the provision of a reliable water supply for firefighting will be required at the building permit stage.

### ***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, Notification Procedures and Fees 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 been reviewed and has no implications related to the Board 2024 – 2028 Financial Plan.

### **STRATEGIC PLAN ALIGNMENT**

The proposed development has been reviewed and has no implications for the 2023 – 2026 Strategic Plan.

### **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. Draft Development Variance Permit