
TO: Regional District of Nanaimo Board **DATE:** July 24, 2018

FROM: Kristy Marks
Planner **FILE:** PL2017-202

SUBJECT: **Zoning Amendment Application No. PL2017-202**
Pitt Road - Electoral Area H
Amendment Bylaw 500.418, 2018 – Third Reading
Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076 Except That Part
Shown Outlined In Red On Plan 1104-R And Except That Part Lying North Of
The Island Highway As Said Highway Is Shown On Said Plan

RECOMMENDATION

That the Board give third reading to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018”.

SUMMARY

The applicant proposes to rezone the northern half of the subject properties from Residential 2 Zone (RS2), Subdivision District ‘M’ to a new Lighthouse Seniors Comprehensive Development Zone 52 (CD52), Subdivision District ‘D’, to permit the development of a supportive seniors housing facility. The Board at its June 26, 2018 regular meeting gave first and second reading to the amendment bylaw and waived the requirement to hold a public hearing in accordance with Section 464(2) of the *Local Government Act*. As the notification requirements of the *Local Government Act* have been satisfied, it is recommended that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018” be considered for third reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from the Bowser Seniors Housing Society on behalf of the Province of BC to rezone the northern half of the subject properties to permit the development of a 40 unit seniors housing facility.

A public information meeting was held on April 9, 2018. Seventeen members of the public attended and no written submissions were received. Amendment Bylaw No. 500.418 was introduced and given first and second reading at the regular Board meeting on June 26, 2018 (see Attachment 2 – Proposed Amendment Bylaw 500.418, 2018). The Board waived the requirement for a public hearing in accordance with Section 464(2) of the *Local Government Act* as the proposal is consistent with the Electoral Area H Official Community Plan.


Procedural Considerations

If a local government waives the holding of a public hearing under the *Local Government Act*, it must give notice of the waiver in accordance with Section 467 of the *Act*. In order to meet the statutory notification requirements, notification of the Board's waiver of the public hearing and intent to consider third reading of the bylaw at the Regular Board meeting held on July 24, 2018, was published in the July 17 and July 19 editions of the Parksville Qualicum Beach News. Notices were also mailed to owners and tenants in accordance with "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1432, 2005". As the notification requirements of the *Local Government Act* have been satisfied, it is recommended that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018" (Bylaw 500.418) be considered for third reading.

As the public hearing was waived, in accordance with the *Local Government Act*, any delegations wishing to speak to Bylaw 500.418 should be required to limit comments to matters related to the consistency of Bylaw 500.418 with the Official Community Plan and the waiver of the public hearing. Delegations wishing to speak to other aspects of Bylaw 500.418 should not be permitted.

ALTERNATIVES

1. To give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018".
2. To not give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018".



Kristy Marks
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July 12, 2018

Reviewed by:

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

Attachments

1. Amendment Bylaw No. 500.418, 2018