

TO: Regional District of Nanaimo Special Board **DATE:** September 4, 2018

FROM: Greg Keller **FILE:** PL2018-043
Senior Planner

**SUBJECT: OCP and Zoning Amendment Application No. PL2018-043
1723 Cedar Road - Electoral Area A
OCP Amendment Bylaw 1620.04, 2018 – Third Reading
Zoning Amendment Bylaw 500.419, 2018 – Third Reading
Block 9, Sections 15 and 16, Range 8, Cranberry District, Plan 2041**

RECOMMENDATIONS

1. That the Board receive the Delegate's Report of the Public Hearing held on August 16, 2018, for "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.04, 2018" and "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018".
2. That "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Amendment Bylaw No. 1620.04, 2018" be read a third time.
3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018" be read a third time.

SUMMARY

The applicant proposes to amend the Electoral Area A Official Community Plan (OCP) and rezone the subject property from Residential 2 (RS2) to Public 1 (PU1) in order to allow the property to be used for a water treatment facility and a potential future location for its administration office. The amendment bylaws were introduced and given first and second reading on July 24, 2018, and proceeded to a public hearing on August 16, 2018. The requirements set out in the Conditions of Approval, as amended by the Board, are to be completed by the applicant prior to the Board's consideration of the bylaws for adoption (see Attachment 2 – Amended Conditions of Approval). It is recommended that "Regional District of Nanaimo Electoral Area A Official Community Plan Amendment Bylaw No. 1620.04, 2018" and "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018" be considered for third reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Seward Developments Ltd. on behalf of the North Cedar Improvement District (NCID) to amend the Electoral Area A OCP by redesignating the subject property from Residential to a new land use designation called Community Services; and by adding new exemptions from the Cedar Main Street Development Permit Area guidelines that apply to unattended and attended public

utilities. The application also proposes to rezone the subject property from Residential 2 (RS2) to Public 1 (PU1) in order to allow the property to be used for a water treatment facility and a potential future location for its administration office. OCP Amendment Bylaw 1620.04 and zoning Amendment Bylaw 500.419 were introduced and given two readings on July 24, 2018 (see Attachments 3 and 4). The public consultation plan approved by the Board at its July 24, 2018 meeting has been fulfilled. A public hearing was held on August 16, 2018, by Chair McPherson, as a delegate of the Board. The report of the public hearing which contains a summary of oral presentations and written submissions is attached for the Board's consideration (see Attachment 1 – Delegate's Report of the Public Hearing). This report will require the certification of Director McPherson as the Board delegate, and may form the delegate's report required to be provided to the Board under s.469(2) of the *Local Government Act* prior to adoption of the bylaw.

Following the close of the public hearing no further submissions from the public or interested persons can be considered by members of the Board, as established by legal precedent, unless the public is given a further opportunity to address such submissions by way of a further public hearing. Directors may discuss the matters raised at the public hearing and may fully debate the proposed bylaw. The Board may also direct questions arising from the public hearing to staff for follow up information and advice.

ALTERNATIVES

1. To receive the Delegate's Report of the Public Hearing and give third reading to "Regional District of Nanaimo Electoral Area A Official Community Plan Amendment Bylaw No. 1620.04, 2018" and "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018".
2. To receive the Delegate's Report of the Public Hearing and not give third reading to "Regional District of Nanaimo Electoral Area A Official Community Plan Amendment Bylaw No. 1620.04, 2018" and "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018" be considered for third reading.



Greg Keller
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August 17, 2018

Reviewed by:

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

Attachments

1. Delegate's Report of the Public Hearing
2. Amended Conditions of Approval
3. Proposed OCP Amendment Bylaw No. 1620.04, 2018
4. Proposed Zoning Amendment Bylaw 500.419, 2018