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**TO:** Regional District of Nanaimo Board      **MEETING:** December 4, 2018

**FROM:** Courtney Simpson  
Senior Planner, Long Range Planning      **FILE:** 6780-30

**SUBJECT:** Development Permit and Temporary Use Permit Areas Standardization Project Bylaws, Third Reading and Adoption

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**RECOMMENDATIONS**

1. That the Report of the Public Hearing held on October 23, 2018 for the nine amendment bylaws for the Development Permit and Temporary Use Permit Areas Standardization Project be received.
2. That proposed bylaws for the Development Permit and Temporary Use Permit Areas Standardization Project be amended as outlined in Attachment 1 of this report.
3. That the Board give third reading as amended to “Regional District of Nanaimo Electoral Area A Official Community Plan Amendment Bylaw No. 1620.05, 2018”.
4. That the Board adopt “Regional District of Nanaimo Electoral Area A Official Community Plan Amendment Bylaw No. 1620.05, 2018”.
5. That the Board give third reading as amended to “Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.07, 2018”.
6. That the Board adopt “Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.07, 2018”.
7. That the Board give third reading as amended to “Regional District of Nanaimo East Wellington – Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.05, 2018”.
8. That the Board adopt “Regional District of Nanaimo East Wellington – Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.05, 2018”.
9. That the Board give third reading as amended to “Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.05, 2018”.
10. That the Board adopt “Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.05, 2018”.
11. That the Board give third reading as amended to “Regional District of Nanaimo Electoral Area F Official Community Plan Amendment Bylaw No. 1152.05 2018”.
12. That the Board adopt “Regional District of Nanaimo Electoral Area F Official Community Plan Amendment Bylaw No. 1152.05 2018”.

13. That the Board give third reading as amended to “Regional District of Nanaimo Electoral Area G Official Community Plan Amendment Bylaw No. 1540.02, 2018”.
14. That the Board adopt “Regional District of Nanaimo Electoral Area G Official Community Plan Amendment Bylaw No. 1540.02, 2018”.
15. That the Board give third reading as amended to “Regional District of Nanaimo Electoral Area H Official Community Plan Amendment Bylaw No. 1335.07, 2018”.
16. That the Board adopt “Regional District of Nanaimo Electoral Area H Official Community Plan Amendment Bylaw No. 1335.07, 2018”.
17. That the Board give third reading as amended to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.422, 2018”.
18. That the Board adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.422, 2018”.
19. That the Board give third reading to “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.33, 2018”.
20. That the Board adopt “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.33, 2018”.

## **SUMMARY**

Seven official community plan (OCP) amendment bylaws and two land use and subdivision amendment bylaws complete the Development Permit and Temporary Use Permit Areas Standardization Project by:

- creating seven standard development permit areas (DPA) from 25 of the current 49 DPAs, and moving the ‘applicability’, ‘exemption’ and ‘guideline’ sections of all DPAs from the OCP to the zoning bylaws; and
- moving all temporary use permit (TUP) regulations and requirements from individual OCPs to the applicable zoning bylaw.

The amendment bylaws were introduced and given first and second reading on September 18, 2018, and proceeded to Public Hearing on October 23, 2018. Given public and agency input, staff recommends the nine amendment bylaws be considered for third reading with amendments outlined in Attachment 1, then considered for adoption.

## **BACKGROUND**

The Development Permit and Temporary Use Permit Area Standardization Project was initiated in February, 2018 and included a public and stakeholder engagement process with ‘pop-up offices’ in each electoral area, two open houses, a project website, and direct outreach to stakeholders and First Nations. Following second reading, referrals were sent to agencies and First Nations and a summary of their responses is included in Attachment 2, with the full responses in Attachment 3. A Public Hearing was held on October 23, 2018 with six people in attendance and no written submissions. A summary of the public hearing is included as Attachment 4.

Following the close of the Public Hearing no further submissions or comments from the public or interested persons can be accepted by members of the Board, as established by legislation. Having received the report of the Public Hearing, eligible Board members may vote on the bylaws.

As a result of the referral process and public input, several minor amendments are recommended at third reading. These amendments will improve clarity and accuracy, and address agency concerns while still being consistent with overall project direction. These recommended amendments are described in Attachment 1.

### ***Regional Growth Strategy Implications***

The OCP and zoning amendment bylaws recommended for adoption are consistent with the overall goals and intent of the Regional Growth Strategy (RGS).

### **ALTERNATIVES**

1. To receive the report of the Public Hearing, give third reading as amended and adopt amendment bylaws.
2. To receive the report of the Public Hearing and not give third reading to the amendment bylaws.

### **FINANCIAL IMPLICATIONS**

The 2018 Budget included funds for community engagement costs such as facility rental and printed materials used in this project. All community, stakeholder and First Nation engagement, along with bylaw drafting, communications material drafting and design was completed by RDN staff, and implementation of the amendments after adoption will be completed by RDN staff.

### **STRATEGIC PLAN IMPLICATIONS**

The 2016 – 2020 Board Strategic Plan recognizes a “focus on organizational excellence and service” and this project will advance the goal to “ensure our processes are as easy to work with as possible”. Other goals advanced through this project are “economic health” and “the environment”.



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October 31, 2018

Reviewed by:

- G. Garbutt, General Manager, Strategic and Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Recommended Amendments Resulting from Referral Responses
2. Summary of Referral Responses
3. Referral Responses
4. Summary of Public Hearing
5. Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.422, 2018
6. Regional District of Nanaimo East Wellington – Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.05, 2018
7. Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.07, 2018
8. Regional District of Nanaimo Electoral Area F Official Community Plan Amendment Bylaw No. 1152.05 2018
9. Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.33, 2018
10. Regional District of Nanaimo Electoral Area H Official Community Plan Amendment Bylaw No. 1335.07, 2018;
11. Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.05, 2018;
12. Regional District of Nanaimo Electoral Area G Official Community Plan Amendment Bylaw No. 1540.02, 2018;
13. Regional District of Nanaimo Electoral Area A Official Community Plan Amendment Bylaw No. 1620.05, 2018