
TO: Regional District of Nanaimo Board **DATE:** January 22, 2019

FROM: Stephen Boogaards **FILE:** PL2017-093
Planner

SUBJECT: **Zoning Amendment Application No. PL2017-093**
3097 Landmark Crescent – Electoral Area C
Amendment Bylaw No. 500.414, 2018 – Adoption
Lot 7, Section 20, Range 3, Mountain District, Plan 31215

RECOMMENDATION

That the Board adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.414, 2018”.

SUMMARY/CONCLUSIONS

The proposed “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.414” (Bylaw 500.141) would permit the subject property to be subdivided into two 1.0 hectare lots. The applicant has completed the conditions of approval for proposed Bylaw 500.141”, therefore staff recommends that the Board adopt Bylaw No. 500.414.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Boleslaw Pasieka to rezone the subject property from Rural 1 (RU1) Zone, Subdivision District ‘D’ to RU1 Zone, Subdivision District ‘F’ in order to permit the subdivision of the property into two 1.0 hectare lots. Bylaw 500.414 was introduced and given first and second reading on January 23, 2018. The Board also waived the Public Hearing on January 23, 2018 in accordance with Section 464(2) of the *Local Government Act*, as the proposal is consistent with “Regional District of Nanaimo East Wellington – Pleasant Valley Official Community Plan Bylaw No. 1055, 1997.” The bylaw received third reading on February 27, 2018.

As a condition of rezoning approval, and prior to the adoption of Bylaw 500.414, the applicant was required to register a Section 219 Covenant on the property title to ensure each parcel is 1.0 hectare, prevents further subdivision of the parcels, prohibits further development within the Streamside Protection and Enhancement Area for the Millstone River, and prohibits further development within 15.0 metres of the Agricultural Land Reserve boundary. The requirement of “Board Policy B1.21 – *Groundwater – Application Requirements for Rezoning of Un-Serviced Lands*” for each well on the new lots has been met prior to adoption. The applicant has satisfied the conditions of approval. As such, the Bylaw is presented to the Board for consideration for adoption.

ALTERNATIVES

1. To adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.414, 2018”.
2. To not adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.414, 2018”.



Stephen Boogaards
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December 17, 2018

Reviewed by:

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

Attachments

1. Proposed Amendment Bylaw No. 500.414, 2018

Attachment 1
Proposed Amendment Bylaw No. 500.414, 2018