

REGIONAL DISTRICT OF NANAIMO

**ELECTORAL AREA PLANNING COMMITTEE
TUESDAY, NOVEMBER 13, 2007**

**CIRCULATED REPORT
FOR AGENDA**

PAGES

PLANNING

AMENDMENT APPLICATIONS

3-54 Zoning Amendment Application No. ZA0504 – Canuck Properties Ltd. –
Northwest Bay Road & Powder Point Road – Area ‘E’.

DEVELOPMENT PERMIT APPLICATIONS

55-60 Development Permit Application No. 60741 – Fern Road Consulting Ltd. on
behalf of G. Redman – Clarke, Acton & Burbank Roads – Area ‘F’.



RDN REPORT	
CAO APPROVAL	
EAP	✓ NOV. 13th
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RHD	
BOARD	

MEMORANDUM

TO: Paul Thorkelsson
General Manager, Development Services

DATE: November 8, 2007

FROM: Geoff Garbutt
Manager of Current Planning

FILE: 3360 30 0504

SUBJECT: Zoning Amendment Application No. ZA0504
Canuck Properties Ltd.
Electoral Area 'E' – Northwest Bay Road/Powder Point Road

PURPOSE

To consider an application to rezone a vacant residential property at the corner of Northwest Bay Road and Powder Point Road in Electoral Area 'E' in order to permit the construction of a three storey, mixed commercial building in two phases.

BACKGROUND

The Regional District has received a zoning amendment application for the subject parcel legally described as Lot A, District Lot 6, Nanoose District, VIP58653, located at the corner of Northwest Bay Road and Powder Point Road in the Red Gap Village area of Electoral Area 'E' (see Attachment No. 1 for location of subject property). The subject property is vacant, sparsely vegetated with invasive Scotch Broom and is approximately 6882 m² in size.

The parcel is currently zoned Residential 4 (RS4) Subdivision District 'Q' (minimum parcel size 2000 m² with community water service) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located within the Urban Containment Boundary and is designated Red Gap Village Centre pursuant to "Nanoose Bay Official Community Plan Bylaw No. 1400, 2005" (Nanoose Bay OCP). The Village Centre policies support the development of a mix of single residential, multi residential, recreational, commercial and institutional uses within this primary service centre for Nanoose Bay.

Adjacent land uses include:

- North: Nanoose Place Recreation Centre – PU1 Zoning
- South: Vacant Land adjacent to Powder Point Road – RS4 Zoning
- West: Northwest Bay Road – RS1 Zoning
- East: Community Park/Recreational Playfields – PU1 Zoning
- In Close Proximity: Red Gap Commercial Shopping Centre, Single Residential Dwellings and Apollo Drive Manufactured Home Park

The subject property is designated within the Red Gap Village Form and Character Development Permit Area pursuant the Nanoose Bay OCP. This development permit area was established to encourage a high level of design and quality for commercial developments and to ensure that these uses are properly integrated into the existing area. The property is also located within the Watercourse Protection

Development Permit Area but due to the lack of watercourses on or within 30 metres of the subject property, no Development Permit for this feature is required.

The property is currently located within the Regional District of Nanaimo Nanoose Bay Water Local Service Area and sewage disposal will be addressed through an on-site septic disposal system. Access to the site will come via a shared access with Nanoose Place from Northwest Bay Road and a full movement access on Powder Point Road. The subject property is located within and RDN Building Inspection Service area. The applicant has submitted a completed RDN Sustainable Community Builder Checklist.

Proposed Development

As outlined above, the applicant is requesting a zoning amendment to permit the construction of a mixed commercial building in two phases. The commercial building is designed to accommodate a mix of retail commercial, personal service uses and professional office space. Upon completion the complex would include a maximum total floor area of 5450 m², with a maximum floor area of 3115 m² in the first building and 2335 m² in the second building. The location of the subject property is outlined on Attachment No. 1 and the site plan and building footprint proposed by the applicant are outlined in Attachment No. 2.

For the Board's reference, as the property is to initially be serviced by on-site septic disposal, the second phase building is not possible without the provision of community sewer system. As a result, the applicant has not provided building siting details for the Phase 2 building but has provided engineering studies to support the site servicing, stormwater management, access and traffic management on the subject property based on the ultimate buildout of the project.

As part of the application information process, the applicant has submitted the following information:

- Site plan showing the building footprint, parking areas, and landscaping;
- Building elevations;
- Preliminary Site Engineering for Water, Septic Disposal and Stormwater Management ; and
- Traffic Study

The building form proposed by the applicant, described as 'westcoast inspired', is proposed to be finished with a combination of natural materials and architectural details include horizontal and vertical Hardie Board siding, steeply pitched roofs, covered walkways and extensive glazing. The building details will be finalized through the Development Permit process and will be secured through a land development agreement covenant prior to adoption of the zoning amendment.

Public Information Meeting

A Public Information Meeting was held by the RDN on June 29, 2005 at Nanoose Library. Notification of the meeting was advertised in PQ News newspaper and on the RDN website, along with a direct mail out to all property owners within 200 metres of the subject property. Approximately 21 people attended this information meeting and provided comments with respect to the proposal following a presentation of the proposal by the applicant's agent (*see Attachment No. 7*). Given the timeframe since original consideration, the applicant hosted a second information meeting on May 28, 2007 with an Open House format again at the Nanoose Library and this meeting was well attended. Approximately 109 people attended the session and the applicant has provided the RDN with copies of the original comments submitted by attendees. A summary of these comments is included as *Attachment No. 8*.

Issues raised during the Public Information Meeting and developer's Open House included the following:

- traffic impacts on road capacity, and adjacent parcels
- parking impacts with the proposal;
- loss of residential lands for affordable/seniors housing; and
- provision of adequate water and site services.

ALTERNATIVES

1. To approve the application to rezone the subject property from Residential 4 Subdivision District 'Q' (RS4Q) to Comprehensive Development Zone 37 (CD37) subject to the conditions outlined in Schedule No. 1.
2. To not approve the amendment application.

DEVELOPMENT IMPLICATIONS

Official Community Plan Implications

As outlined above, the subject parcel is located within the Urban Containment Boundary and is designated Red Gap Village Centre pursuant to the Nanoose Bay OCP. The Red Gap Village Centre policies support the development of a comprehensive mix of land uses within this primary service centre for Nanoose Bay. Given the nature of the project, the OCP supports the use of the land as proposed by the applicant.

Site Development Implications

The applicant is requesting approvals to construct a commercial building designed to accommodate a mix of retail commercial, personal service uses and professional office space. Upon completion the complex would include a maximum total floor area of approximately 5450 m², with a maximum floor area of 3115 m² in the first building and 2335 m² in the second building. As outlined above this building can be described as 'West Coast Inspired' and has been designed to incorporate the site topography. (*see Attachment No. 3 for site details and Attachment No. 4 for building elevations*).

Given the input received through the public consultation process, the applicant has incorporated building details that reflect a two storey pedestrian scale to Nanoose Place and a three storey articulated façade to Powder Point Road. The development concept also includes connections through the commercial building which link the subject property to Nanoose Place. Pedestrian movement is encouraged through the shared parking area and will provide an opportunity to access the adjacent residential and commercial areas across Northwest Bay Road. The landscape plan includes a combination of native drought tolerant species (trees, shrubs and ground cover), and ornamental details that add to the form and character of the property and include entrance features, seating areas and a Gazebo. These details are located throughout the site and buffer parking areas and drive aisles, provide opportunities for drainage collection and reflect the direction in the OCP (*See Attachment No. 5 for Landscape Plan*).

As outlined in the *Legal Implications Section* below, site development details will be secured through a land development covenant and future Form and Character Development Permit. Other site related requirements such as off-street parking, off-street loading, and garbage areas along with landscaping will be incorporated into the proposed CD zone.

Site Servicing Implications

In support of the rezoning proposal the applicant has provided a preliminary site engineering report which addresses access management/traffic conditions, onsite sewage disposal, stormwater management and potable water supply (*see Attachment No. 6 for details on Site Engineering*). There are three key aspects to the site engineering report. First, stormwater management on the site will focus on collection and groundwater recharge using a combination of cisterns for roof drainage and catch basins with oil water separators for parking lot runoff. Maintenance for stormwater management facilities will be secured through a land development agreement covenant.

Second, the on-site septic disposal has been designed and reviewed to VIHA standards. Proposed uses and their sewage generation rates were analyzed relative to ground disposal capabilities and a preliminary septic disposal plan has been drafted. As a condition of final adoption of the zoning amendment, proof of VIHA approval for septic disposal is required. In addition, as the subject property is designated within the Red Gap Village Centre which promotes future community sewer services, staff recommends that the applicant

be required to provide a covenant requiring that the parcel be connected to community sewer upon availability. The applicant is in concurrence with this requirement.

Third, based on input from the public, traffic generation related to proposed uses and projected impacts were analyzed relative to the property location, proposed access configuration, road design speeds and known existing traffic levels. Based on this analysis there are no recommended traffic improvements required until the 2028 development horizon based on full buildout of the subject property (phases 1 and 2). At this point a left turn lane for south bound Powder Point Road at the Northwest Bay Road intersection may be required. It is important to note that the Ministry of Transportation must review and issue access permits for the subject property and they will decide required traffic improvements as a condition of permit issuance.

Future Development Implications

As outlined above, the second phase of this proposed development is only possible with the provision of community sewer services. Recognizing that this service may happen a considerable time in the future, the applicant has not provided siting details of the future phase for inclusion in the CD zone. As a result, the land development agreement covenant will require that the phase 2 building reflect the same architectural form, landscape materials and pavement treatment as the phase 1 building. Given the lack of building detail, the CD zone includes a minimum setback to property lines for the Phase 2 building of 5 metres from all lot lines. Building form and details will be subject to a future Development Permit once sewer service is available to this lot.

Legal/Parking Implications

As this proposal involves a rezoning for the creation of a Comprehensive Development (CD) Zone, the applicant will be required to enter into a land development agreement in the form of a covenant which will establish site development details which include building form, site engineering, security and maintenance of landscape areas and stormwater management systems and the requirement to hook up to community sewer service as it becomes available. The applicant will be responsible for all legal costs related to the drafting of the land development agreement covenant.

With respect to parking on the subject property, the RDN has supported the provision of a shared parking area to the north of the subject property which currently includes Nanoose Place Community Centre and limited parking area. Should the application be approved by the Regional District Board of Directors, an easement covenant which secures the terms of the shared use of the parking area will be required. In total approximately 147 parking stalls will be provided in accordance with the requirements of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987. 107 spaces will be provided within the shared parking easement area on the Nanoose Place lot and 40 parking stalls will be provided on the subject property. For the Board's reference, as a condition of the parking easement agreement no spaces will be reserved for the exclusive use of the commercial building and the proposal will upgrade the parking area for Nanoose Place and include comprehensive landscaping, paving and stormwater collection and treatment.

PUBLIC CONSULTATION IMPLICATIONS

As outlined in the sections above, following the Public Information Meeting, the applicant has altered plans to address issues raised in relation to building form, scale, pedestrian movement and site landscaping. In response to issues related to parking access, an easement agreement regulating the terms of use of the shared parking area and security for landscape maintenance has been drafted. In response to the issues related to traffic and site engineering, the applicant has provided a preliminary engineering report which addresses traffic generation, stormwater, potable water and septic disposal issues.

INTERGOVERNMENTAL IMPLICATIONS

Staff has consulted with the Ministry of Transportation and they have reviewed the traffic study and related information provided by the applicant which indicates that there are no implications related to the expected traffic generated by the proposal. Ministry staff have indicated that they have no issue with the proposed access configuration and will permit the location of shared access at the intersection of Northwest Bay Road and Apollo Drive as well as a full movement access on Powder Point Road. As noted above a formal access permit must be issued by the Ministry and any required road improvements will be outlined by the Ministry.

Informal discussions have taken place between staff and VIHA and local fire representatives since this development was initiated in 2005. Should this application receive first and second reading by the Regional District Board, staff will send formal referrals and directly consult with these agencies prior to the Public Hearing.

VOTING

Electoral Area Directors - one vote, except Electoral Area 'B'.

SUMMARY

This is an amendment application to rezone a vacant residential property at the corner of Northwest Bay Road and Powder Point Road in Electoral Area 'E' in order to permit the construction of a three storey, mixed commercial building in two phases with a maximum combined floor area of 5450 m². At this time the applicant is proposing to construct the first phase building with a total maximum floor area of 3115 m². Once community sewer services come available to the Village Centre the applicant intends to remove their septic disposal field and to construct the second phase building with a maximum floor area of 2335 m². The subject property is located within the Urban Containment Boundary and is designated Red Gap Village Centre pursuant to the Nanoose Bay OCP. The Village Centre policies support the development of a mix of single residential, multi residential, recreational, commercial and institutional uses within this primary service centre for Nanoose Bay and the development proposal which requires the application for rezoning is consistent with the OCP direction for the Village Centre.

In order to accommodate the proposed development application, a Nanoose Bay Village Comprehensive Development Zone 37 (CD37) has been drafted which outlines regulations for the development of the property, site setbacks, parking and specific regulations related to building form, architectural details, and landscaping. As this is an application for a CD zone the applicant is also required to enter into and land development agreement covenant that will secure details related to building siting, architectural design, landscape installation bonding, maintenance of stormwater management facilities and site engineering. In order to facilitate, shared parking with a portion of Nanoose Place community centre, a parking easement covenant has been drafted which secures reciprocal vehicle access and parking, terms for the sharing of parking and bonding for maintenance of landscape features.

Given that the proposal is in keeping with the related OCP policies, architectural design, landscaping and site engineering and that the applicant is agreement to the registration of land development covenants, staff supports Alternative No. 1 to approve the amendment application subject to the conditions set out in Schedule No. 1 for 1st and 2nd reading and to proceed to Public Hearing.

RECOMMENDATIONS

1. That the minutes of the Public Information Meeting held on June 29, 2005 and report of the Open house held May 28, 2007 be received.
2. That Zoning Amendment Application No. ZA0504, as submitted by Canuck Properties Ltd. to rezone the property legally described as Lot A, District Lot 6, Nanoose District, VIP58653, located at the corner of Northwest Bay Road and Powder Point Road from Residential 4 Subdivision District 'Q'

(RS4Q) to Comprehensive Development Zone 37 (CD37) be approved to proceed to public hearing subject to the conditions included in Schedule No. 1.

3. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.326, 2007" be given 1st and 2nd reading.
4. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500. 326, 2007" proceed to Public Hearing.
5. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500. 326, 2007" be delegated to Director Holme or his alternate.

Manager

CAO Concurrence

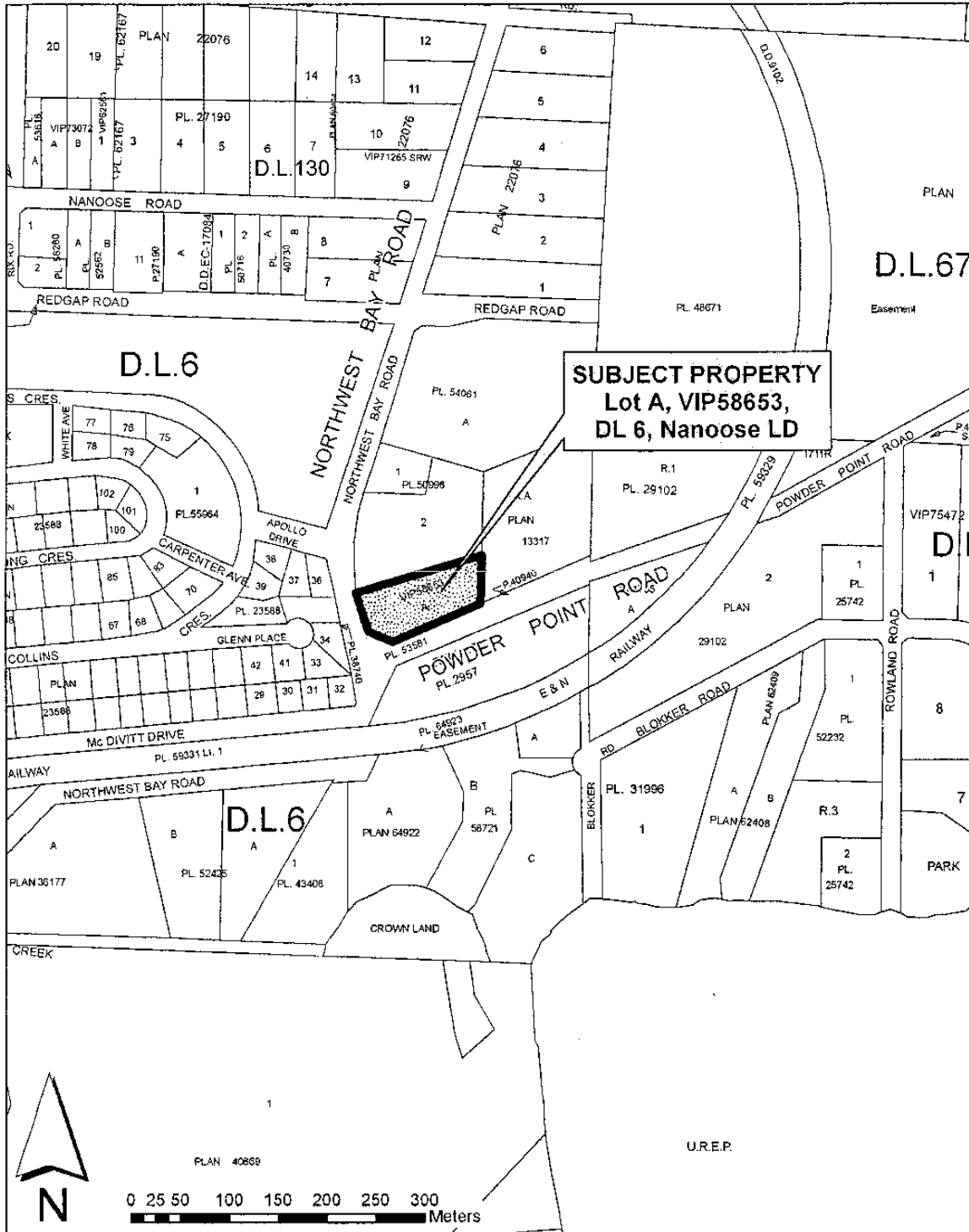
General Manager Concurrence

Schedule No. 1
Conditions of Approval
Zoning Amendment Application No. ZA0504

The applicant is to complete the following prior to the corresponding amendment bylaw being considered for 4th reading:

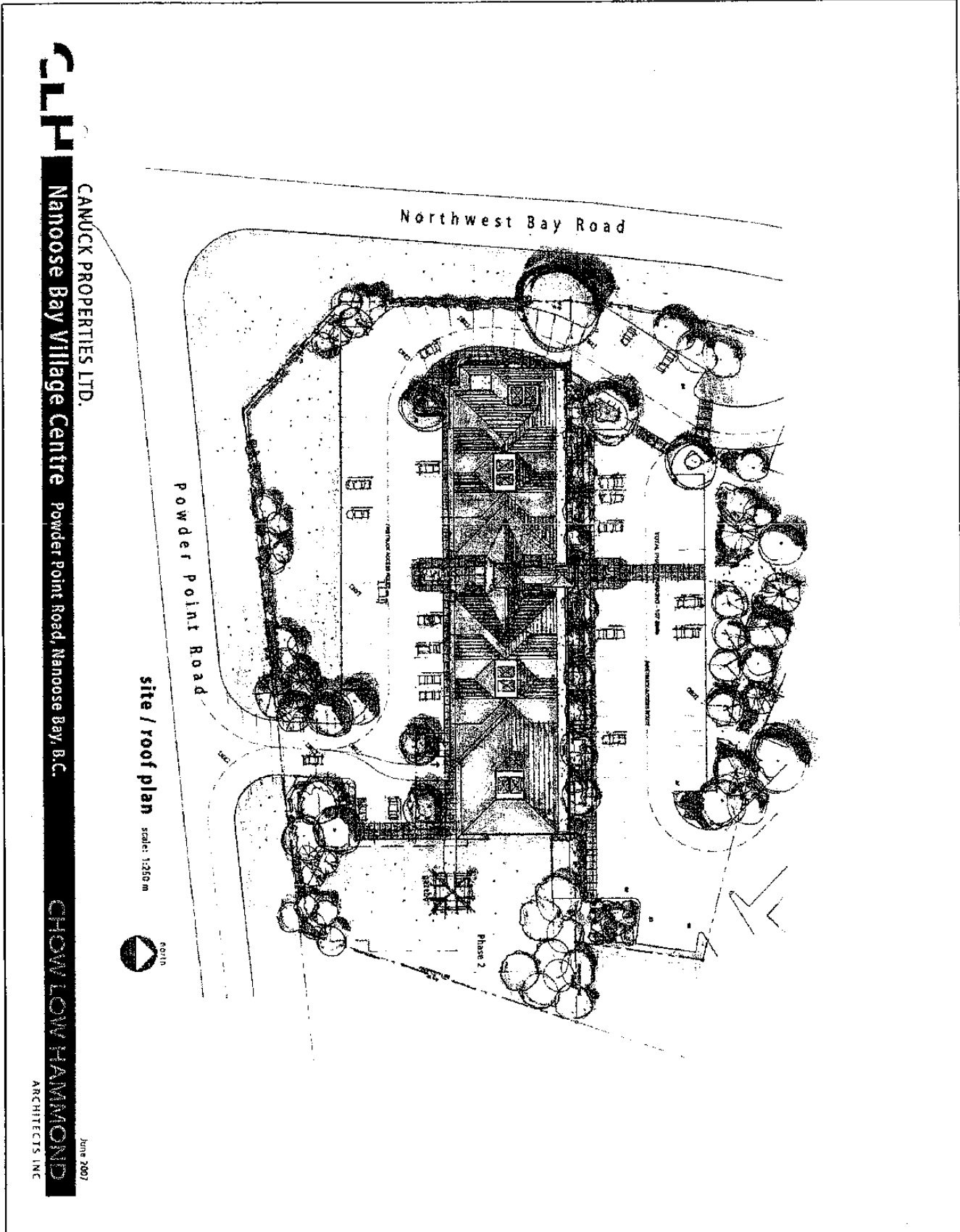
1. Applicant to construct septic disposal system to the satisfaction of the Vancouver Island Health Authority (VIHA). Applicant is to provide written proof of this approval from VIHA to the Regional District of Nanaimo. If a section 219 covenant is required as part of this approval process, the covenant document shall be registered on title prior to consideration of the corresponding amendment bylaw. Draft document is to be forwarded to the Regional District of Nanaimo for review prior to registration at Land Title Office, Victoria, BC.
2. The applicant is to prepare and register, at their expense, the following section 219 covenant / easement documents. These documents must be registered on title prior to the amendment bylaw being considered for 4th reading:
 - a. An easement agreement between Lot A, District Lot 6, Nanoose District, Plan VIP58653 and Lot 2, District Lot 6, Nanoose District, Plan VIP50996 for reciprocal use of off-street parking, vehicular access, pedestrian access, and maintenance of landscaping.
 - b. A section 219 covenant restricting that, at the time, the subject property becomes capable of connection to a community sewer system, the owner shall, at their expense, disconnect the private septic service as required by current industry standards and connect to the community sewer system.
3. The applicants are to register, at their expense, the following section 219 covenant document. This document is to be prepared by the Regional District of Nanaimo, at the applicant's expense, and must be registered on title prior to the amendment bylaw being considered for 4th reading:
 - a. A development agreement which will include, but is not limited to the following:
 - i. Development site plan, including minimum setbacks for buildings from Lot 2, District Lot 6, Nanoose District, Plan VIP50996;
 - ii. Building elevation plan and design details on Phase 2 building;
 - iii. Landscaping plan and minimum standards;
 - iv. Amount of landscape bonding;
 - v. Pavement standard for all parking areas;
 - vi. Façade Details;
 - vii. Signage;
 - viii. Walkways and Pedestrian Linkages including location and construction materials;
 - ix. All related site servicing to be constructed as set in the corresponding engineer's report; and
 - x. Construction of stormwater management plan and engineering details.

Attachment No. 1
Location of Subject Property



BCGS MAPSHEET NO. 92F.030.3.1

Attachment No. 2
Proposed Site Plan and Building Footprint

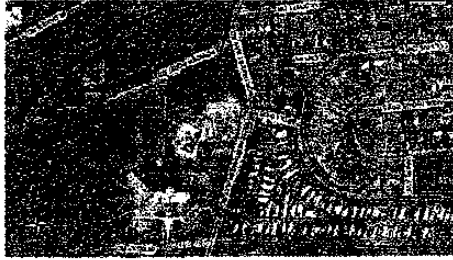
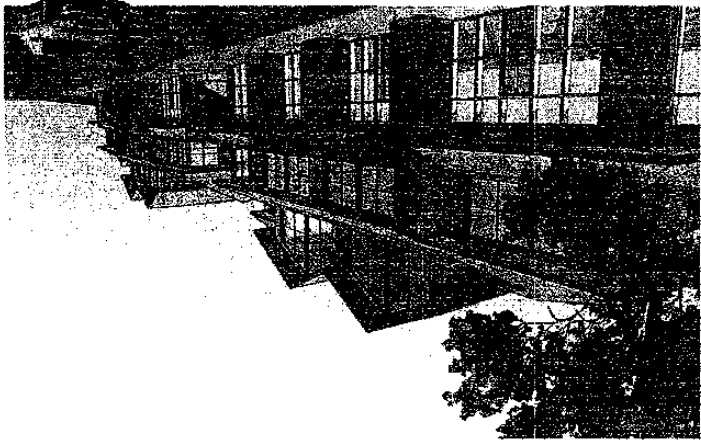


Attachment No. 3
Building/Site Details

CLH
 CANUCK PROPERTIES LTD.
 Nanoose Bay Village Centre
 Powder Point Road, Nanoose Bay, B.C.

ARCHITECTS INC
 CHOW LOW HAMMOND

June 2007

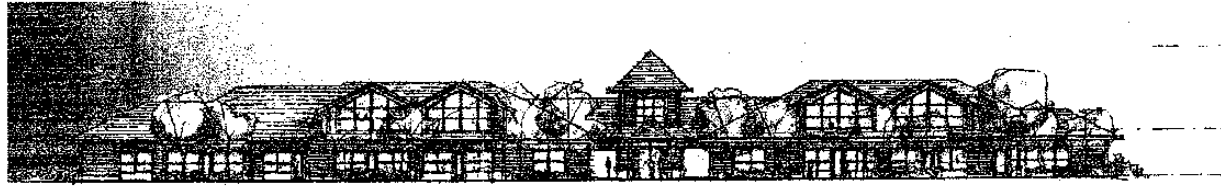


LOCATION PLAN

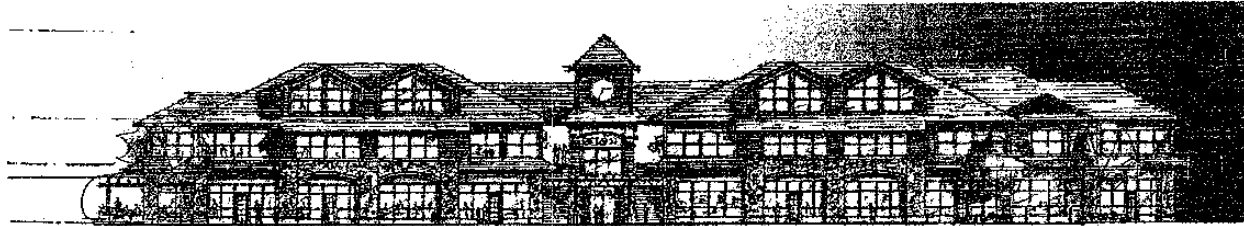
NANOOSE BAY VILLAGE	
PHASE 1	AREA = 102,000 sq. ft.
AREA	102,000 sq. ft.
PHASE 2	AREA = 102,000 sq. ft.
AREA	102,000 sq. ft.
PHASE 3	AREA = 102,000 sq. ft.
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PHASE 4	AREA = 102,000 sq. ft.
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AREA	102,000 sq. ft.
PHASE 19	AREA = 102,000 sq. ft.
AREA	102,000 sq. ft.
PHASE 20	AREA = 102,000 sq. ft.
AREA	102,000 sq. ft.

DATA

Attachment No. 4
Building Elevations



north elevation scale: 1:150 m



south elevation (Powder Point Road)

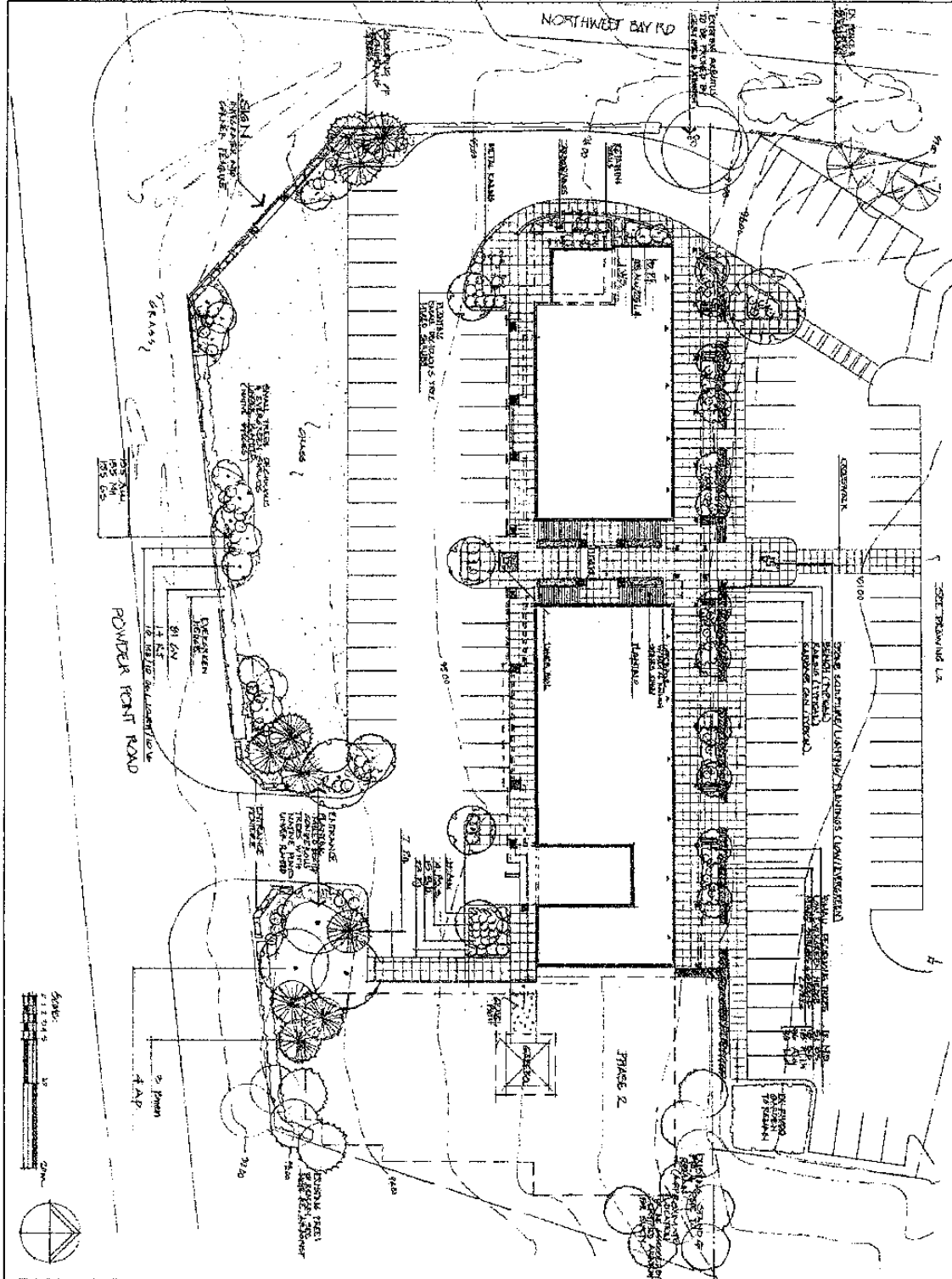


west elevation (Northwest Bay Road)



east elevation

Attachment No. 5 Landscape Plan (1 of 2)



DATE: 11/8/07
SCALE: 1" = 10'-0"

CONCEPTUAL LANDSCAPE PLAN

PROJECT: MANDORSE BAY VILLAGE
SITE: 100' x 100' (APPROX.)
OWNER: [REDACTED]
DESIGNER: [REDACTED]

DATE: 11/8/07
SCALE: 1" = 10'-0"

CONCEPTUAL LANDSCAPE PLAN

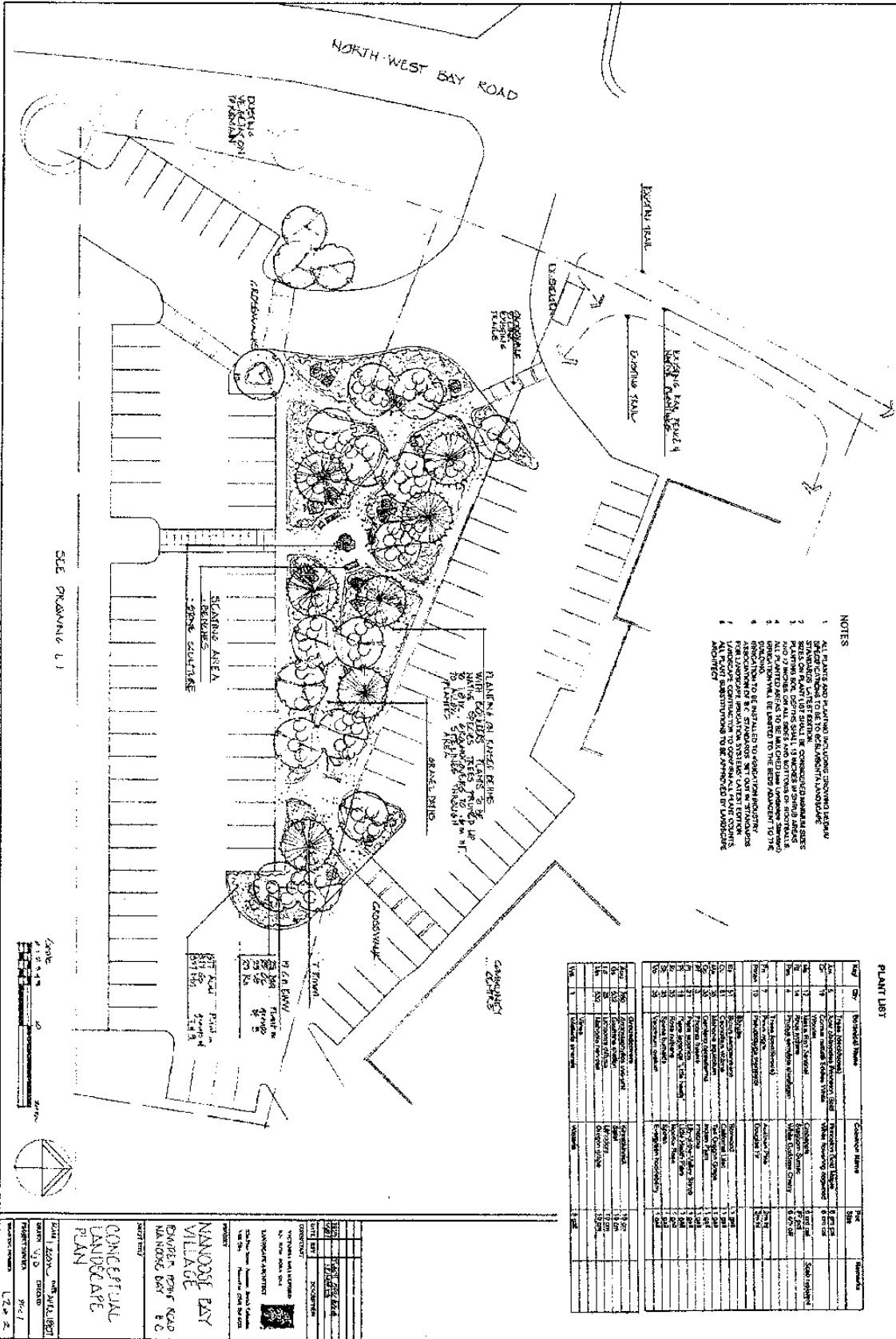
PROJECT: MANDORSE BAY VILLAGE
SITE: 100' x 100' (APPROX.)
OWNER: [REDACTED]
DESIGNER: [REDACTED]

DATE: 11/8/07
SCALE: 1" = 10'-0"

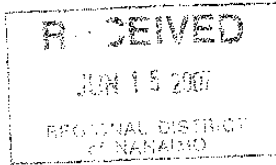
CONCEPTUAL LANDSCAPE PLAN

PROJECT: MANDORSE BAY VILLAGE
SITE: 100' x 100' (APPROX.)
OWNER: [REDACTED]
DESIGNER: [REDACTED]

**Attachment No. 5
 Landscape Plan (2 of 2)**



Attachment No. 6
Site Servicing Report/Stormwater Management Plan



June 13, 2007
File No.: 2231-24701-1

Regional District of Nanaimo
6300 Hammond Bay Road,
Nanaimo BC V9T 6N2

Attention: Mr. Geoff Garbutt, MCIP
Manager of Current Planning

Dear Sir,

Reference: Nanoose Bay Village Centre – Preliminary Engineering Report

We are writing on behalf of our client, Canuck Properties Ltd., to provide a Preliminary Engineering Report in support of their application for Development Permit. This report outlines our proposed approach to Access Management, Sewage Disposal, Storm Water Management and Water Supply.

This Development Permit Application includes two mixed-use buildings (Phase 1). A third building (Phase 2) is being considered for the future, but is not included with this current application.

1.0 ACCESS MANAGEMENT

The subject property is located at the corner of Northwest Bay Road and Powder Point Road with site access provided from both of these roads. The proposed building has an Upper and a Lower Floor with a mezzanine above the Upper Floor. The site slopes from north to south and site grading will be designed to provide level entry to both of these main floors. Level access to the Upper Floor will be provided from an Upper Parking Area directly north of the building, and level access to the Lower Floor will be provided from a Lower Parking Area directly south of the building. Parking lot design will include an internal road between the Upper and Lower Parking Areas.

McElhanney has completed a traffic study to identify the impact of the proposed development to the adjacent road network. The results of that study are presented in our draft report dated June, 2007. Copies of that Traffic Impact Study are included with this submission.

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Suite 1-1351 Estevan Road Tel 250 716 3336
Nanaimo BC Fax 250 716 3339
Canada V9S 3Y3 www.mcelhanney.com/mcsi



Nanoose Bay Village Centre
Preliminary Engineering Report

June 13, 2007

File No.: 2231-24701-1

Road access to the Lower Parking Area will be provided off Powder Point Road and access to the Upper Parking Area will be provided off Northwest Bay Road at the intersection with Apollo Road. Our traffic study includes an assessment of the warrants to construct left turning lanes at both of the entrances in the years 2008 (Phase 1 complete), 2018 (Phase 2 complete) and 2028 (10-year horizon on Phase 2). Left turn lane warrants are presented in Table 1.

Table 1 – Left Turn Lane Warrants

YEAR	ACCESS		INTERSECTION
	To Upper Parking Area at Apollo Road	To Lower Parking Area	Powder Point at Northwest Bay
2008 Phase 1 Complete	No Warrant	No Warrant	No Warrant
2018 Phase 2 Complete	No Warrant	No Warrant	No Warrant
2028 10-year Horizon on Phase 2	No Warrant	No Warrant	Warrant for South Bound

An interconnecting road between the Lower Parking Area and the Upper Parking Area will be constructed on the west side of the buildings. This link will provide an alternate access route between the public road network and both parking areas in addition to providing unrestricted internal movements between the Upper and Lower parking areas.

Proposed Site Access is illustrated on Figure 1.

Construction of access off Powder Point and Northwest Bay Roads will require a Commercial Access Permit issued by the Ministry of Transportation. Application for those permits will be made to the Ministry in parallel to this Development Permit approval process.

2.0 SEWAGE DISPOSAL

The subject development is located in an area that is not served by community sewers. The RDN has long-term plans to extend service to this area, however we are advised that community sewers will not be available in the foreseeable future. The proposed development will include an on-site disposal system with treatment and ground disposal. A second phase of development is planned for the sewage disposal site when community sewers are available. Design of the on-site system to service Phase 1 is described as follows:



Nanoose Bay Village Centre
 Preliminary Engineering Report
 June 13, 2007
 File No.: 2231-24701-1

Regulatory Process

Sewage Disposal is regulated by the Province of British Columbia under two statutes. The Ministry of Environment's Environmental Management Act, Municipal Sewage Regulation (the 'MSR') regulates all systems that handle more than 22,700 litres per day and all systems of any size that discharge effluent to open water or through spray irrigation. The Ministry of Health's Health Act, Sewage System Regulation (the 'SSR') regulates all systems that handle less than 22,700 litres per day of domestic sewage with disposal to ground.

Design Flows

The proposed development consists of two buildings with a combined floor area of 2810 square meters. The mix of uses will include retail and office space. Daily sewage flow has been calculated using minimum design flow rates from Table 4-2 of the Ministry of Health Sewage System Standard Practice Manual. Results are presented in Table 2.

Table 2 – Daily Sewage Flow Calculation

USE	UNIT PARAMETER	UNIT FLOWRATE L/day	ASSUMED UNITS	DESIGN FLOWRATE L/day
Coffee Shop	per customer	19	200	3800
	per employee	36	5	180
Hardware Store	per m ²	2	697	1394
Financial Inst.	per employee	50	12	600
Gen. Commerce	per employee	50	7	350
Doctor Office	medical staff	273	3	819
	office staff	73	3	219
	patients	23	150	3450
Lawyer Office	per employee	50	30	1500
Mezzanine	per employee	50	17	850
			TOTAL	13200

Ground Conditions

Test pits have been dug and tested, and ground conditions support the development of an on-site sewage disposal system. Daily flows are less than 22,700 litres per day, and therefore, the SSR applies.



Nanoose Bay Village Centre
Preliminary Engineering Report
June 13, 2007
File No.: 2231-24701-1

The SSR allows for three levels of treatment depending on site conditions. The three levels of treatment are described as follows:

- Type 1 – Treatment by Septic Tank only;
- Type 2 – Sewage Treatment Plant (STP) that consistently produces effluent that contains less than 45 mg/L of Total Suspended Solids (TSS) and a 5-day Biochemical Oxygen Demand (BOD5) of less than 45 mg/L.
- Type 3 – STP that consistently produces effluent that contains less than 10 mg/L of TSS, a 5-day BOD5 of less than 10 mg/L, and a median fecal coliform density of less than 100 colony forming units per 100 mL.

Field Size

The Distribution Field will be constructed on a site directly east of the buildings. This site is higher than proposed building sewers and a pressurized absorption field is proposed. The total area of land that is available for a disposal field, making allowance for the required setback from lot lines and buildings, is 500 square meters. Preliminary field requirements for each type of treatment are presented in Table 3:

TREATMENT TYPE	DISTRIBUTION FIELD SIZE m ²
Type 1	390
Type 2	200
Type 3	130

Type 1 Treatment with a pressurized absorption field is proposed for this project.

An area south of the Lower Parking Area is left in reserve to construct a replacement field if required. This Reserve Field Area will be landscaped.

Conceptual Design

Our Conceptual Design for the on-site sewage system includes the following major components:

- Building Sewers to collect sewage within the structure with conveyance to the treatment works;



Nanoose Bay Village Centre
Preliminary Engineering Report
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- Septic Tank to provide sewage treatment and solids removal;
- Lift Station to carry treated effluent to the Distribution Field; and,
- A Pressurized Distribution Field.

Preliminary sizing calculations indicate the requirement for a 33,000 litre septic tank and 380 meters of pressurized distribution lines. All major components will be installed below grade adjacent to the parking area. This design is illustrated on Figure 2 (copy attached).

3.0 STORM WATER MANAGEMENT

Development of this site will reduce site permeability and increase runoff with the introduction of roof area and paved surfaces. This change would typically cause an increase in down stream peak runoff and a decrease in ground water recharge. Several measures are proposed to restrict post-development runoff to pre-development rates.

Stormwater Collection

Rainwater will be collected in two separate systems. Roof runoff will be collected through eaves troughs and carried in a conventional piped system to a below grade cistern. Parking area runoff will be collected with catch basins and carried in a conventional piped system to oil/water separators. Overflow from the cistern and discharge from the oil/water separators will discharge to an in-ground disposal system.

In-ground Disposal System

Runoff collected in the piped systems will discharge to a below grade infiltration facility located under the parking area directly south of the buildings. This infiltration facility will employ one a several technologies currently available as follows:

- perforated pipe and drain rock field
- Rain-link type infiltrating system
- Stormtech type infiltrating system

The groundwater infiltration system will be designed to infiltrate storm water for the design storm to ground. A high level overflow will operate under extreme conditions with discharge towards the road side ditch on Powder Point Road. This design is illustrated on Figure 3 (copy attached).



Nanoose Bay Village Centre
Preliminary Engineering Report

June 13, 2007

File No.: 2231-24701-1

Cistern Storage

Roof runoff stored in a below-grade cistern will provide year-round storage for irrigation and will supply a planned water feature to be built between the two Phase 1 building units. This cistern will be located directly below the pavement in front of the buildings. The proposed volume of storage to be provided has been calculated at 20,000 litres based on minimum irrigation requirements for a month long drought. This cistern will be designed with an overflow that discharges to the in-ground disposal system. Inflow will be piped to the bottom of the cistern with overflow from the top to ensure circulation. A screened sump pump and air pressure tank will be used downstream of the cistern to supply the irrigation system.

4.0 WATER SUPPLY

The Regional District of Nanaimo operates a community water supply system that provides the Nanoose area with both domestic and fire flows. This system employs a ground water source, storage, distribution mains, hydrants and individual lot services.

Conservation Measures

The Nanoose Water Supply System has limited capacity and water restrictions are in effect during the summer months. Design of this development will include a number of water conservation measures to limit the demand on this community system.

- Irrigation Storage;
- Landscape with drought resistant plants; and,
- Low flow plumbing fixtures

Consumption Rates

Water consumption will be limited to domestic use only and therefore water consumption rates should equal sewage disposal rates. The average estimated daily rate for sewage disposal based on the Ministry of Health Sewage System Practice Manual is 13,000 litres per day. This same rate provides an estimate of domestic water consumption.



Nanoose Bay Village Centre
Preliminary Engineering Report
June 13, 2007
File No.: 2231-24701-1

5.0 CLOSURE

We trust this report provides the level of detail required at this time. Please contact our office if you have any additional questions or require additional information to process our client's DP application.

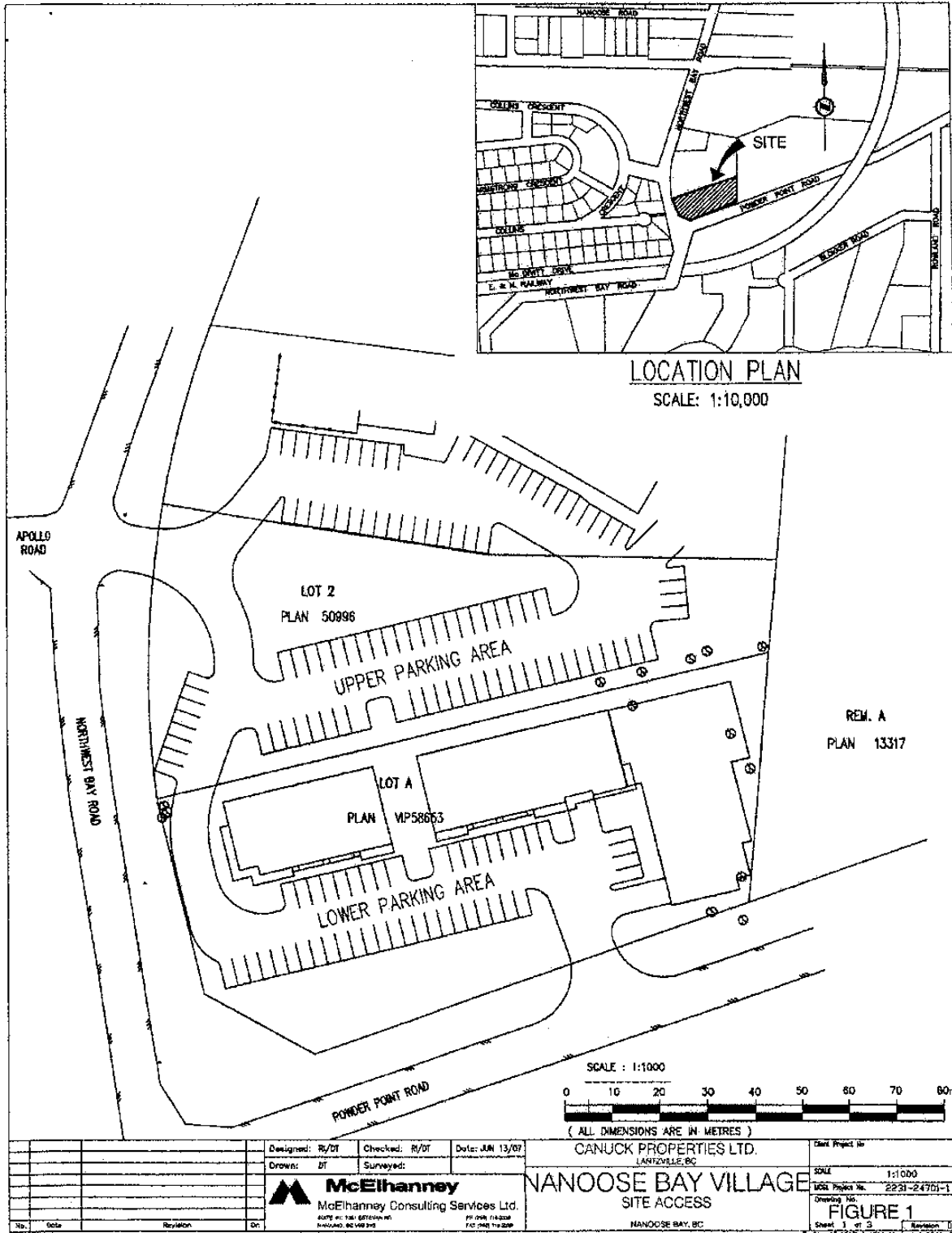
Yours very truly,

McElhanney Consulting Services Ltd.

A handwritten signature in black ink, appearing to read 'R. R. Irish', is written over a circular professional seal. The seal contains the text: 'PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO', 'R. R. IRISH', 'DUBLIN', and 'ONTARIO'.

Russ Irish, P.Eng.
Senior Project Engineer

Enclosure
Attachment



Designed: R/D/T	Checked: R/D/T	Date: JUN 13/07
Drawn: D/T	Surveyed:	
McElhanney McElhanney Consulting Services Ltd.		
<small> SUITE 101, 1145 BAYVIEW AVENUE VANCOUVER, BC V6E 2M5 TEL: 604-271-2222 FAX: 604-271-2222 </small>		
No.	Date	Revision

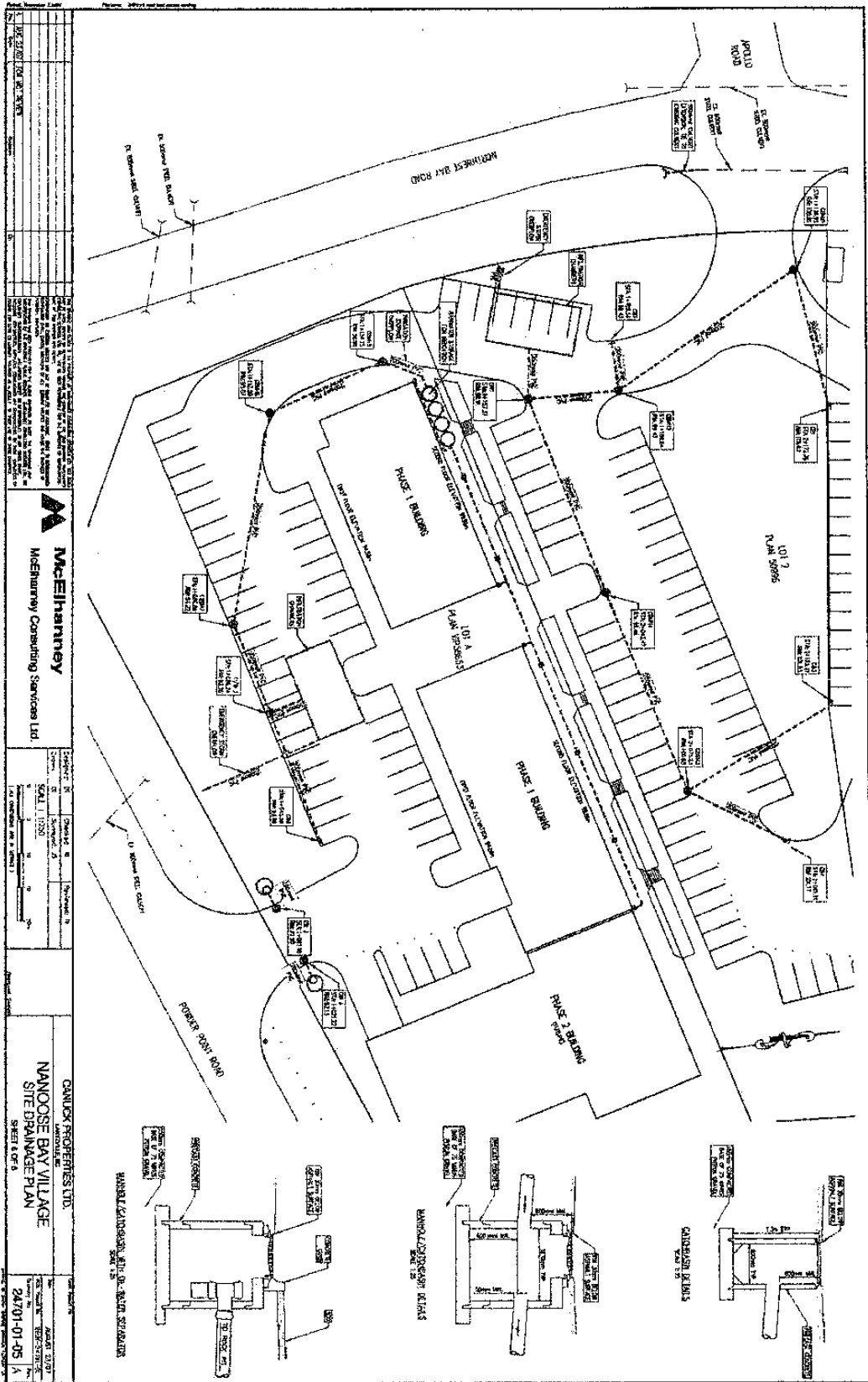
CANUCK PROPERTIES LTD.
LANZEVILLE, BC

NANOOSSE BAY VILLAGE
SITE ACCESS

NANOOSSE BAY, BC

Client Project No.	
Scale	1:1000
Local Project No.	22-31-24701-1
Drawing No.	FIGURE 1
Sheet	1 of 3
Revision	0

Drawing of shall include previous number &



<p>McElhinney McElhinney Consulting Services Ltd.</p>	<p>Scale: 1:1000 Date: 24/01/05</p>	<p>Project: NANOOSE BAY VILLAGE Site Drainage Plan Sheet 1 of 8</p>	<p>Client: GANILEX PROPERTIES LTD. Approved By: [Signature] Date: 24/01/05</p>
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Attachment No. 7

Proceedings of the Public Information Meeting

Held at Nanoose Library
2489 Nanoose Road, Nanoose Bay, BC
June 29, 2005 at 7:00 pm

**SUMMARY OF THE MINUTES ON THE PROPOSED ZONING AMENDMENT FOR
LOT A, DISTRICT LOT 6, NANOOSE DISTRICT, PLAN VIP58653**

Note: this summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments of those in attendance at the Public Information Meeting.

There were approximately 21 persons in attendance.

Present for the Regional District:

Director George Holme, Electoral Area 'E', Meeting Chair

Jason Llewellyn, Manager of Community Planning

Keeva Kehler, Planner

Present for the Applicant:

Karen Pelletier, Canuck Properties, Applicant

Pamela Shaw, Pamela Shaw & Associates, Agent for applicant

Jack Anderson, Anderson Greenplan, Agent for applicant

Director Holme, Chair opened the meeting at 7:00 pm and outlined the agenda for the evening's meeting. The Chair then stated the purpose of the public information meeting and requested staff to provide background information concerning the proposed zoning amendment. Keeva Kehler then provided a brief outline of the applicant's proposal to amend the zoning from RS4 to a CD zone to facilitate a mix of commercial retail and office space on the subject property.

Following staff's presentation, the **Chair** invited Pamela Shaw, agent for the applicant to give a presentation on the details of the proposal. Ms. Shaw outlined that there were two options for the development, one using an easement for parking and access with Nanoose Place and one containing all parking on the subject property. The developer is proposing a community sign at the corner of Northwest Bay and Powder Point Road that would provide directions to various facilities in the community and would provide information on community events. Ms. Shaw stated that the developer is looking for feedback on the services people want to see in the area. Once the developer knows what uses will be in the facility, sewage disposal and water usage can be calculated. The development is proposed to be 3 stories including a loft design on the 3rd floor, with internal staircase connections, water features and sitting areas. The applicants propose to develop approximately 2300m² of commercial and office space at this time, with possible expansion if sewer is available.

David Constable, 1525 Dorcas Point Road, stated that there are often parking issues with the adjacent Begley field. Mr. Constable suggested installing a right hand turn lane along Powder Point to keep the lane free from Fairwinds to turn down towards PetroCan. Mr. Constable said he wants to see the developer avoid duplication of services with Red Gap.

Vic Audley, 3077 Dolphin Drive, stated that he wants to see a full separate lane running past Apollo. Traffic is Mr. Audley's main concern. He had concerns with the entrance and exit onto Northwest Bay Road.

Jeannette Thompson, 1891 Sea Lion Crescent stated that the Arbutus trees on site should be retained. Ms. Thompson wants to see a proper design for traffic safety and enforcement of speeding laws in the community. Ms. Thompson supported the Easement option incorporating Nanoose Place into the design. Ms. Thompson felt that this was a win/win situation as Nanoose Place is not heavily used in the day time.

Karen Pelletier, Applicant stated that they are negotiating with Hans, owner of Red Gap to avoid duplication of services and complement the uses at Red Gap not compete with them.

Dianne Pertson, 2971 Dolphin Drive, stated that she welcomes the proposal. Ms. Pertson stated she is concerned with traffic as there is already a lot of congestion at this location. Ms. Pertson felt that Powder Point Road was safer for access as it is set back from Northwest Bay Road.

Karen Pelletier stated that they will try to clear people through the parking lot quickly to avoid backups on the roads.

Dianner Pertson asked about the septic plans for the site prior to sewer coming.

Pamela Shaw clarified that the septic will be on the grassed area at the front of the lot until sewer is available.

Ronald Young, 1451 Marina Way, asked how people will access the site from the north along Northwest Bay Road. Mr. Young also asked about the net gain of parking spaces on Nanoose Place property.

Jack Anderson, Agent stated that both sites will be used at complementary times and people will benefit from the parking at both locations. Mr. Anderson explained that people from the north could access through Nanoose Place or drive down to access from Powder Point Road. Mr. Anderson also stated that a right turn land onto Northwest Bay Road is a good idea. Traffic safety is MOT's concern and MOT uses acceleration and deceleration lanes to improve safety. The road is wide enough for additional lanes if MOT requires it.

Jackie Fennelow, Clayton Crescent, asked if the majority of traffic would be to the offices or the commercial uses. Ms. Fennelow asked if there had been thought to reversing the layout with commercial above and office space below. Ms. Fennelow stated that traffic is her main concern.

Karen Pelletier, stated that she would be concerned with shipping and receiving to commercial space if layout was reversed, but that it would be considered.

Dudley Kramer, 2460 Cross Road stated that he was impressed with the proposal. He felt the architectural design will enhance the identity of Nanoose Bay. Symbolism is important and the community sign would be great to provide a focus point. Mr. Kramer felt that proposal was a very attractive development.

Jim Lettic, 2855 Ashcraft Road asked who will grant the easement if that option is used.

Pamela Shaw explained that the RDN owns the site and Nanoose Place has a licence to use the land. The easement will be signed with the RDN and will include conditions that Nanoose Place has asked for. Without the easement there would be less landscaping on the subject property and the development would be less attractive. Ms. Shaw indicated that it is their intent to negotiate the easement very quickly.

Jim Lettic stated that he favours the easement option.

Karen Pelletier, stated that overflow parking for Nanoose Place will be provided at the subject property too.

Charles Seymour, Nanoose Bay, asked about run-off from the site. Mr. Seymour was an architect for many years and he felt the proposal was 1st class all round and felt the community would benefit enormously from the development. Run-off containment on site is important.

Al Moore, Schooner Bay Manor Mobile Home Park stated that broom has over-run the site creating allergy problems for neighbours. Mr. Moore wanted to see driving enforcement patrols increased. Mr. Moore stated that access to Northwest Bay Road will be very difficult in snowy conditions due to the inclined of the hill. Mr. Moore did not think the proposal for access works as it is presented.

Carmen Monmart, 2635 Schirra Road asked if upgrades to McDivitt Road would be done as part of the application. Ms. Monmart said that there is a blind corner leaving McDivitt and wanted to know what will be done to ease congestion and solve the problem in this location.

Director Holme stated that MOT is responsible for road safety in the RDN. Director Holme could see that road being closed off due to safety reasons.

Robin Fritz, 2475 McDivitt Drive stated that she would like to see safe pedestrian and vehicular movement on the site and encouraged MOT to review the intersection of Northwest Bay and Powder Point Roads.

Jason Llewellyn, RDN, stated that we can expect to see acceleration and deceleration lanes with MOT's input.

Robin Fritz stated that she loves the concept. Ms. Fritz quoted the OCP policy encouraging alternatives to vehicular access and asked if the developer will provide sidewalks or pedestrian linkages to other Red Gap sites.

Jason Llewellyn, RDN stated that the RDN would like to see sidewalks along Northwest Bay Road.

Jeannette Thompson stated that there is an existing trail in the landscaping along the front of Nanoose Place. Would the RDN want to see both sidewalks and the trail.

Jason Llewellyn stated that yes, the RDN would like to see both.

Allan Myers, 2512 Bluebell stated that it was wise to remove the coastal bluff DP. Mr. Myers stated that purportedly there were only 3 DPs issued in Nanoose in one year. Mr. Myers stated that DPs are not needed, or they are not being enforced.

Anne Moore, 223-64 Apollo, stated that there should be one access only to the subject property and Nanoose Place with a left turn on to the site.

Hans Zychlinski, 2175 Spurs Place stated that he supports the development. He owns Red Gap and had a pharmacy and hardware store approach him to open stores but he does not have the space. Mr. Zychlinski felt that the expansions of services can be accommodated at this site. People in Nanoose want more services without driving on the highway. They are working with the applicant to avoid duplication of services. There are two treatment plants at Red Gap and with regular maintenance and rule of use from tenants the systems work fine. Mr. Zychlinski hopes the development proceeds.

Jim Lettic stated he is concerned with traffic flow. MOT allowed the Petro-Can to go ahead and the traffic is bad. Mr. Lettic stated that he wants more assurance on safety that from MOT. Mr. Lettic then asked about water demand rates for the uses.

Pamela Shaw explained that the water usage rates depend on the services contained in the facility. This will be calculated when the applicant knows who wants to located in the building. The applicant will apply for a maximum water volume from the water system.

David Constable stated that settling pits are used on some sites to contain oil and run-off contaminants and drain off the clean water.

Dianne Pertson asked if the developer will consider porous asphalt options to allow filtration of water back into the ground.

Diana Young asked about the developer's time line for construction.

Pamela Shaw indicated that the applicant hopes to be ready to start work in November.

Karen Pelletier stated that they hope to start construction as soon as possible. She assured the public that they will not be rezoning and selling, but want to be part of the community and have their own business in the building.

Robin Fritz asked is there are plans to expand when sewer becomes available.

Jason Llewellyn stated that there could be additional parking on the area used for the septic in the future which would facilitate limited expansion.

Charles Seymour asked about the turning radius for the site and stated that access is a critical issue. Mr. Seymour felt that there should be strict control over access to the site during construction.

Karen Pelletier added that there is a school nearby and the safety of the children is a big issue for her personally.

Jim Lettic asked how the site was zoned RS4.

George Holme explained that the zoning was brought in a long time ago.

Vic Audley reiterated that traffic is the main issue and he felt that the building should be reduced in size or set back further from the road to increase safety.

Jeannette Thompson state that there should be no parking on the road during construction as this is dangerous and inconsiderate. Ms. Thompson asked if the pedestrian access from Nanoose Place will be covered.

Jack Anderson explained that the applicant wants to make a feature from the stairs providing enough area for a meeting space.

Karen Pelletier offered to meet with Jeannette Thompson to tour the property and discuss where Arbutus trees can be retained and incorporated in to the development.

Robin Fritz stated that she would like to see regulations that do not allow businesses to stay open past 11pm or 9pm and wants security to prevent partying in the lot after hours. Ms. Fritz felt that adequate landscaping will provide a buffer, but will also provide screening for undesirable activities.

Karen Pelletier explained that they current businesses have patrols that come around to check on the building as a service to the tenants. This would be the same on this site.

Pamela Hart, 2533 Roland Road stated that she is concerned with access on Powder Point Road and would prefer to see no access from Powder Point. Ms. Hart was also concerned that this area would become another shopping area and she did not think more retail was needed.

Diana Young stated that a café would be a welcome addition to the area. Ms. Young asked about litter control during construction. Ms. Young also felt that if the RDN approves this development it will add to the possibility that the development at the Petro-Can will be turned down.

Karen Pelletier assured Ms. Young that litter clean up would occur every day during construction.

Jim Lettic felt that the development was a good option to complement the Regional Growth Strategy. Mr. Lettic stated that adding services in Red Gap may help to capture people who would otherwise go to Parksville. Mr. Lettic wants to see Red Gap become a central area where no vehicular access is needed. Mr. Lettic added that transit options should be explored for Nanoose.

Karen Pelletier stated that it is crucial to anchor Red Gap for both ventures to be successful. If the RDN approved the development at the highway, Ms. Pelletier stated that they would pull out of Nanoose Bay as they could not compete with this level of development.

Hans Zychlinski stated that there is ample parking at his site at Red Gap and he has 116 spaces. Mr. Zychlinski did not think there were any problems with parking on the subject property.

The **Chair** asked for any further comments or questions.

Being none, the **Chairperson** thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting concluded at 8:30 pm.

Keeva Kehler

Recording Secretary

Attachment No. 8

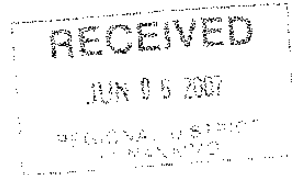
Proceedings of the Public Open House

**Held at Nanoose Library
2489 Nanoose Road, Nanoose Bay, BC
May 28, 2007 4:00-7:00 pm**

Nanoose Bay Village Centre- Compiled Comments

Comment:

Good Looking Project
-will be great addition to area
- will create jobs
- will create tax base
- will end present landscape
- The sooner the better



Name: Dave Paterson
Address: 3515 Bluebill Place

Comment:

Great use of property! Three levels with level entry, a plus! A top floor residency may be nice touch.

Name: Bruce Robertson
Address: 3340 Rock Hampton Nanoose Bay.

Comment:

This would make a nice addition to the community. Beautifully pleasing and enhances an otherwise purposeless area. The landscaping also looks great.

Name: Norma Hicks
Address: 2465 Apollo Drive

Comment:

Terrific idea!

Name: N/A

Address: N/A

Comment:

I think this project will enhance the area. The architecture is good and the landscaping using some native plants is excellent.

Name: Leu Fong

Address: 1680 Gerald Place, Nanoose bay

Comment:

This looks like a great addition to Nanoose Bay. Very nice design concept!

Name: Clarence Gustavson

Address: 2367 Evanshire Crescent, Nanoose

Comment:

Attractive proposal- should benefit Red Gap by adding commercial/retail space and help transition to village centre for the area. Some concern about traffic flow from Red Gap to upper parking area of development.

Name: Jackie Fennellow
Address: 1601 Clayton, N.B.

Comment:

I think this is a much needed facility. I would be extremely interested in leasing a unit for my business. A gift/ design shop.

Name: Rhonda Greggain
Address: Nanoose Bay

Comment:

When N.R.D.C. has demonstrated that it can ensure on adequate water-supply to meet existing, and already approved, developments, without jeopardizing existing natural and environmental water requirements; then consideration could be given to proposal rezoning such as this.

Name: Howard Paish
Address: 1448 Reef Rd, N.B.

Comment:

This project will cause a lot of congestion on Northwest Bay Rd. In the original community Plan this site envisioned as a good site for a seniors residential home I.E. Lions Village in Parksville.

Name: E.F.
Address: N/A

Comment:

I have been told at the community hall that this property is zoned multi tenant for seniors. I would not want to live on that corner across from a train track. I love the idea of more shopping in Nanoose. A nice restaurant for coffee would be lovely.
I love the ideas they have.

Name: Ana Best
Address: Nanoose

Comment:

This is such a fantastic project. I believe the worry about congestion of traffic on Northwest Bay Rd. corner will not be a problem. The traffic that the shopping centre will attract will be internal because of the road linkages inside the development. I don't see why there is concern with this.

I am interest in having a business in this development.

Name: Angel Bartok
Address: Nanoose

Comment:

It would be nice to see this area developed in a thoughtful manner that considered impacts to the environment. (I hope all the broom can go). We would like to see a café/ coffee shop in this location, there is nothing like this presently available in the community.

Some concerns: We hope you address any issues with traffic. Presently the sharp corner on Northwest Bay over the railway poses a traffic safety concern. Very often vehicles traveling from Powder Point Rd. do not wait to cross over N.W. Bay Rd. and cut off vehicles driving up Northwest Bay Rd. coming from the highway. I am worried that increased traffic from the development will create more problems at this intersection. In terms of landscaping I hope you go with the idea of native plants and landscaping. Please no lawns! Keep it native.

Name: Anette Thingsted and Louis Beaudoin
Address: 1910 Stewart Rd.

Comment:

Fabulous, I love it!!!

Name: C. Kosh
Address: N/A

Comment:

At this time Nanoose does not need more commercial space. We need for what it was zoned – family housing or some reasonably priced seniors housing so we can have more affordable premises. I don't agree with this spread of commercial over Northwest Bay Road. Where it is contained at Red Gap is sufficient.

Name: N/A Address: N/A

Comment:

Go for it- about time.

Name: D. Deucall
Address: 2859 Cranstead Drive.

Comment:

I recently attended your presentation and was impressed by your proposal development. The building design is very attractive and appears to be functional.

Population growth and the fact that the existing Red Gap centre is maxed out indicates that there is a need for further commercial development here.

I believe your company is to be commended for proposing such a positive addition to Nanoose Bay.

Name: Donna Gustavson
Address: 2367 Evanshire Cr. Nanoose Bay

Comment:

I feel very strongly that this development should be contained on its site with no vehicular access to the Nanoose Place site. The architecture is pleasant and probably useful in a few years. My objection is in the provision of any vehicular circulation with Nanoose Place though foot traffic is okay.

Name: Diana Pastidge
Address: 2420 Nanoose Rd.

Comment:

I feel the Bay Village Centre will be an asset to the Nanoose and Fairwinds area.

Name: G. Wiggins
Address: Nanoose Bay

Comment:

My husband and I with our four children, very much want to move to a rural area like Nanoose Bay, our parents live in the area and we like the elementary school area. But, the community amenities are lacking – I would have to drive into Nanaimo or Parksville too many times a week to meet our shopping need. I am in full support of this project.

Name: Barbara Olson
Address: 6186 McGirr Road, Nanaimo

Comment:

It appears that a lot of time and effort has gone into this proposal and it shows. The complex looks good. It would be a much needed addition to the area. This centre would complement the present Red Gap stores and would encourage us to shop in our own local area rather than down to Nanaimo or Parkville. The sooner the complex can be started the better.

Name: G. Gustavson
Address: Nanoose Bay

Name: L. Campbell
Address: N/A

Comment:

Truly approve.

Name: Lillian Vail
Address: N/A

Comment:

I am in full support of this beautiful development and feel it will enhance the community and bring it more together.

Name: Joan MacLauchlan
Address: 196-2465 Apollo Dr.

Comment:

A wonderful idea for this area! So many seniors near by need walking places close by. Maybe a tea-house or restaurant for entertaining guests? Hope all goes well.

Name: Yvonne Smith
Address: 280-2465 Apollo Dr.

Comment:

Nanoose Bay is traditionally a working class community (with the exception of the Fairwinds area). Development of this type will lead to

further high end housing development which will force out the traditional community. Most will not be able to afford the increased taxes and will not be able to replace their home with the money provided for their property. They will lose their homes and be forced into subsistence rentals. In the case of the Schooner Bay Trailer Park, the residents will not even be compensated for their homes and will be left homeless if they do not have alternative resources.

Name: Jody Brown Address: N/A

Comment:

Extremely supportive!

Name: Carole Oky
Address: Nanoose

Comment:

I strongly support this development.

Name: Mel Spotswood
Address: 3240 Huntington Pl.

Comment:

Interested in a business in development will e-mail to resident site plans

Name: Roger Hewitt
Address: N/A

Comment:

Should be quite an asset to the community; nice tie-in with Nanoose Place and Red Gap. Shouldn't be a competition to Red Gap, but more of a complementary service; should offer services not available at Red Gap. Nice visual incorporation the lay of the land. Good for double level entry. Should be good for the town itself as a landmark and work in cooperation with Nanoose Place events and festivities.

Name: N/A

Address: N/A

Comment:

As a reminder Pam and I spoke to Victoria and Karen about the external landscaping and installing native and drought tolerant plantings and teriscape bed surfaces to minimize water consumption. Karen mentioned they are considering cistern rainwater harvesting and we strongly support their supports in that if any other process eg. Equipment or installations to conserve water. Also changes of trees along both Nanoose Bay and powder Point to hide part of the development of commercial/ business office mixed occupancy is good.

Name: Joe and Pam Straka

Address: 2064 Redford Plane, Nanoose

Comment:

I would like to see trees and bushes planted for birds to eat the berries, etc. also butterfly bushes, etc. Wild Red Currant, Mountain Ash, etc.

Be concerned about extra traffic/ elementary school, seniors and community centre and close proximity and these facilities.

Name: N/A Address: N/A

Comment:

Design looks really good- fits into the rural feel. Probably will be an improvement as well as providing needed commercial space.

Name: Katharine Moore
Address: 2020 Rena Rd.

Comment:

The triangle of landscaping in the middle of the 'joint' parking area is too large and consideration should be given to moving the landscaping to 'between parking rows' causing more shade and yielding more parking area.

Good looking development!!!

Name: S. Pearson
Address: 3505 Carmichael Rd., N.B.

Comment:

Wonderful and exciting interesting in establishing a business in this development.

Name: Jessica (not able to read last name) Address: N/A

Comment:

My main concern is building such a complex next door to an elementary school. There will be a great increase in vehicular traffic with consequent risk to the pupils. In addition, the presentation was unable to provide answers to what type of enterprises will be occupying the premises. I have

an innate distrust of the new developments that are changing the face of Oceanside, and not for the better.

Name: John Robertson
Address: 2349 Eaglesfield Place.

Comment:

Excellent proposal, long over-due!

Name: Frank VanEynde
Address: 1599 Beaver Creek Wharf Rd.

Comment:

Excellent design; looking forward to seeing the complex being built!

Name: Gerry Hicks
Address: Apollo Drive.

Comment:

Great concept, a hundred percent supportive!

Name: Irena Damwell
Address: N/A

Comment:

Corner of Northwest Bay Rd and Powder Point needs left hand lane, to accommodate the increased traffic flow.

Comment:

Attractive proposal- should benefit Red Gap by adding commercial/retail space and help transition to village centre for the area. Some concern about traffic flow from Red Gap to upper parking area of development.

Name: Jackie Fennellow
Address: 1601 Clayton, N.B.

Comment:

I think this is a much needed facility. I would be extremely interested in leasing a unit for my business. A gift/ design shop.

Name: Rhonda Greggain
Address: Nanoose Bay

Comment:

When N.R.D.C. has demonstrated that it can ensure on adequate water-supply to meet existing, and already approved, developments, without jeopardizing existing natural and environmental water requirements; then consideration could be given to proposal rezoning such as this.

Name: Howard Paish
Address: 1448 Reef Rd, N.B.

Comment:

Terrific idea!

Name: N/A

Address: N/A

Comment:

I think this project will enhance the area. The architecture is good and the landscaping using some native plants is excellent.

Name: Leu Fong

Address: 1680 Gerald Place, Nanoose bay

Comment:

This looks like a great addition to Nanoose Bay. Very nice design concept!

Name: Clarence Gustavson

Address: 2367 Evanshire Crescent, Nanoose

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 500.326

**A Bylaw to Amend Regional District of Nanaimo
Land Use and Subdivision Bylaw No. 500, 1987**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

A. **Schedule 'A'** of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", is hereby amended as follows:

1. **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** is hereby amended by adding the following zoning classification and corresponding short title equivalent:

Nanoose Bay Village Centre Comprehensive Development CD37

2. **PART 3, LAND USE REGULATIONS, Section 3.4 Regulations for Each Zone** is hereby amended by adding Section 3.4.137, Nanoose Bay Village Centre Comprehensive Development Zone 37 (CD37)

as shown in heavy outline on Schedule '1' which is attached to and forms part of this Bylaw.

3. **PART 3 LAND USE REGULATIONS, Schedule '3A', ZONING MAPS** is hereby amended by rezoning from Residential 4 (RS4) to Nanoose Bay Village Centre Comprehensive Development Zone 37 (CD37) the land legally described as:

Lot A, District Lot 6, Nanoose District, Plan VIP58653

as shown in heavy outline on Schedule '2' which is attached to and forms part of this Bylaw.

4. **PART 4 LAND USE REGULATIONS, Schedule '4A', SUBDIVISION DISTRICTS MAPS** is hereby amended by changing the Subdivision District 'Q' to 'CD37' the land legally described as:

Lot A, District Lot 6, Nanoose District, Plan VIP58653

as shown in heavy outline on Schedule '3' which is attached to and forms part of this Bylaw.

B. This Bylaw may be cited as "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.326, 2007".

Introduced and read two times this

Public Hearing held pursuant to Section 890 of the *Local Government Act* this

Read a third time this

Adopted this

Chairperson

Sr. Mgr., Corporate Administration

Schedule '1' to accompany "Regional District of Nanaimo
Land Use and Subdivision Bylaw Amendment Bylaw
No. 500.326, 2007"

Chairperson

Sr. Mgr., Corporate Administration

Section 3.4.137

**NANOOSE BAY VILLAGE CENTRE
COMPREHENSIVE DEVELOPMENT ZONE 37** **CD37**

Section 3.4.137.1 Permitted Uses & Density

Permitted Uses

- a) Convenience Store
- b) Office
- c) Personal Service Use
- d) Restaurant
- e) Retail Store
- f) Tourist Store

3.4.137.2 Maximum Number and Size of Buildings and Structures

Phase 1 Building	3115 m ² maximum total floor area as follows: Level 1 – maximum 1255 m ² ; Level 2 – maximum 1255 m ² ; and Level 3 – maximum 605 m ²
Phase 2 Building	2335 m ² maximum total floor area
Accessory Building	49 m ² maximum total floor area
Floor area ratio	0.80
Height of Buildings and Structures	14.0 m 16.0 m
Height of Clock Tower	6.0 m
Accessory Building	40%
Parcel coverage	

3.4.137.3 Minimum Setback Requirements

all buildings and structures:

Lot lines adjacent to Northwest Bay Road including corner cut off	10.0 m
Lot lines adjacent to Powder Point Road	5.0 m
For Lot lines adjacent to Lot 2, District Lot 6, Nanoose District, Plan VIP50996	0 m 5.0 m
Lot lines adjacent to Lot "A", District Lot 6, Nanoose District , Plan 13317 Except That Part (Road Only) in Plan 49094	

3.4.137.4 Minimum Parcel Size Requirements

Minimum Parcel Size: 6880 m²

3.4.137.5 Other Regulations

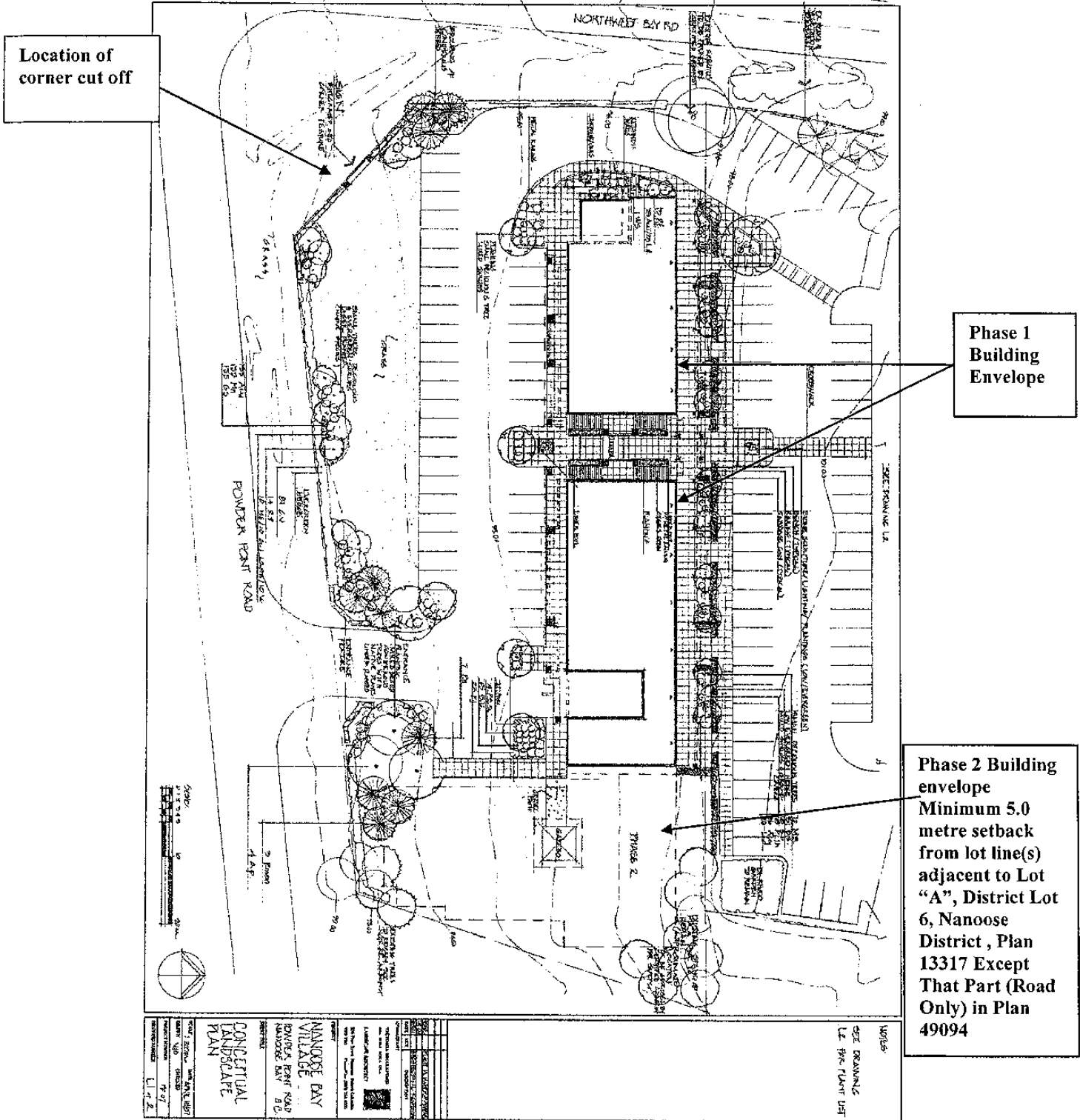
For the purpose of this zone the following regulations apply :

- a) The site shall be developed in accordance with Schedule No. A - Roof & Site Plan prepared by Chow

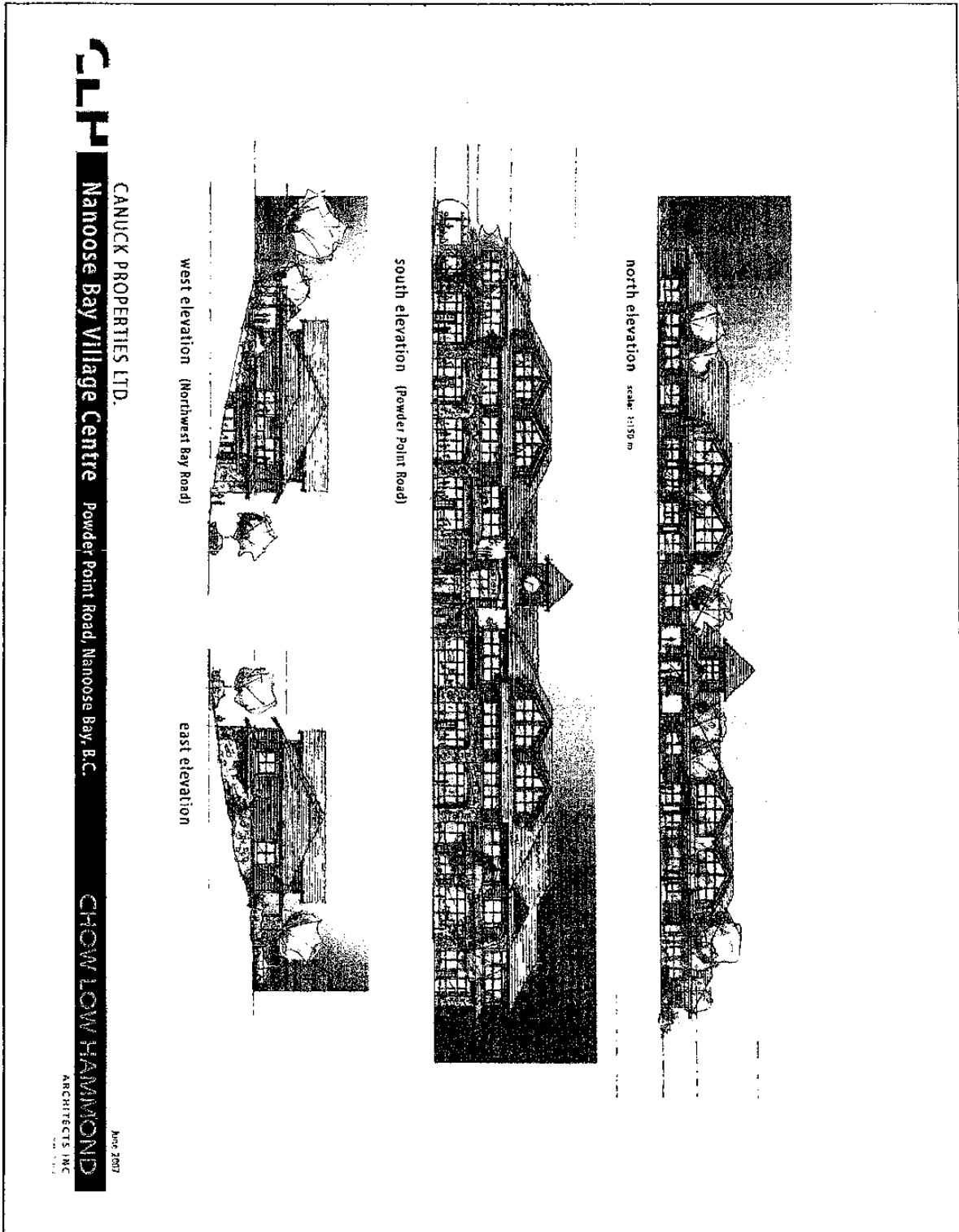
Low Hammond Architects Inc. and dated November 7, 2007 attached to and forming part of Amendment Bylaw No. 500.326, 2007.

- b) The Phase 1 Building shall be constructed in accordance with Schedule No. B - Elevations Plan prepared by Chow Low Hammond Architects Inc. and dated June 7, 2007 attached to and forming part of Amendment Bylaw No. 500.326, 2007.
- c) The landscaping shall be constructed in accordance with Schedule No. C – Conceptual Landscape Plan Consisting of Pages 1 and 2 prepared by Victoria Drakeford Landscape Architect and dated April 18/07 attached to and forming part of Amendment Bylaw No. 500.326, 2007.
- d) Off-Street Parking Requirements shall be as follows:
 - a minimum of 107 parking spaces shall be provided and constructed in accordance with the Schedule No. '3B' Sections 1.2, 1.4, and Part 2 of Bylaw No. 500, 1987.in association with the Phase 1 Building.
 - a minimum of 40 parking spaces shall be provided and constructed to Bylaw No. 500, 1987 standard in association with the Phase 2 Building.
- e) Despite Schedule No. '3B' Section 1.1.a) of Bylaw No. 500, 1987, a maximum of 67 off-street parking spaces of the required off-street parking spaces may be located on Lot 2, District Lot 6, Nanoose District, Plan VIP50996.
- f) Despite Schedule No. 3B' Section 1.1.b) of Bylaw No. 500, 1987, the minimum setback requirement for parking spaces adjacent to the corner cutoff of Northwest Bay Road shall be 3.0 metres.
- g) A minimum of 1 off-street loading space shall be provided and constructed in accordance with the Schedule No. '3B' Part 3 Loading Spaces of Bylaw No. 500, 1987.

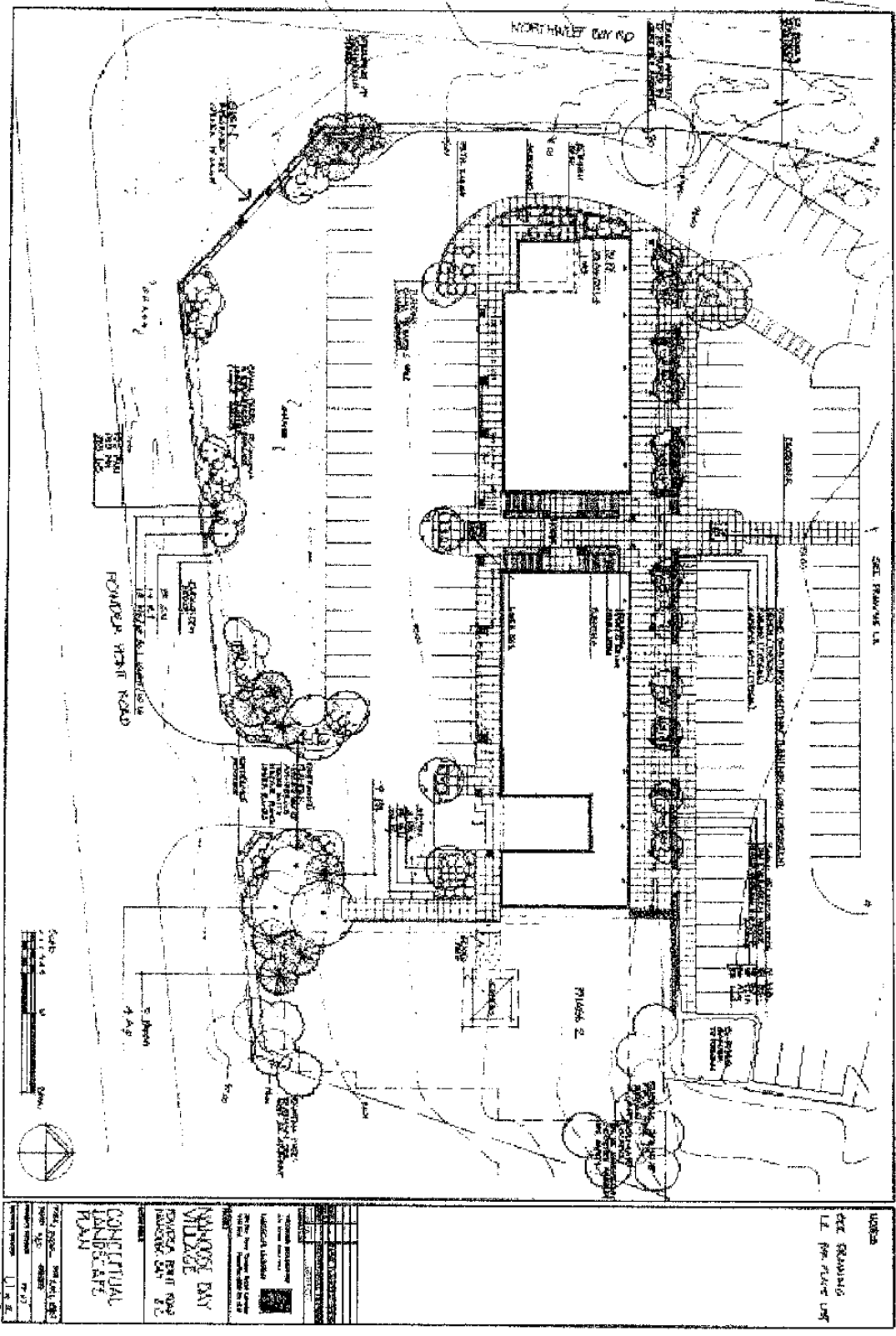
Schedule No. A
Attached to and Forming Part of Bylaw No. 500.326, 2007



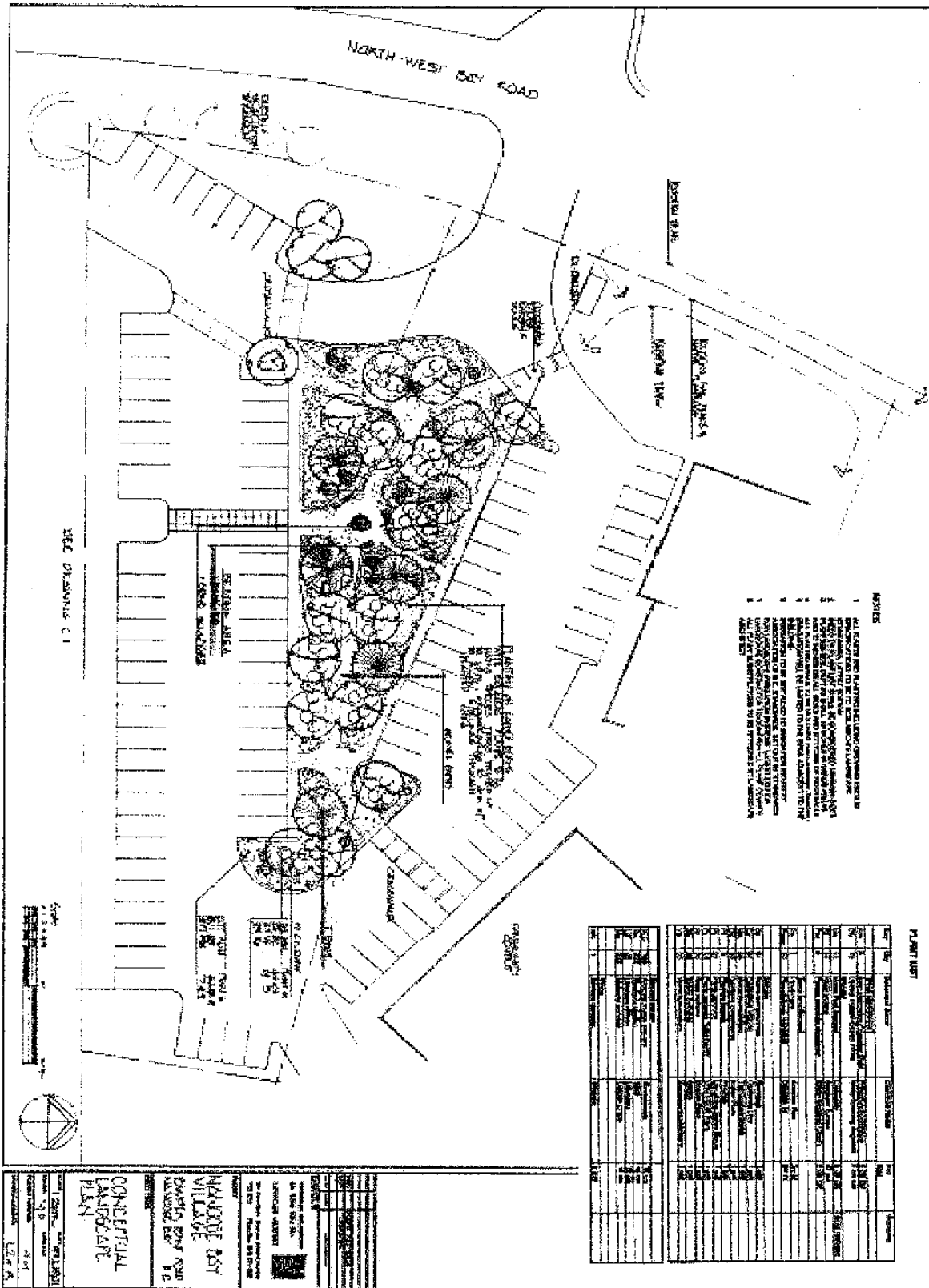
Schedule No. B
Attached to and Forming Part of Bylaw No. 500.326, 2007



Schedule No. C (Page 1 of 2)
Attached to and Forming Part of Bylaw No. 500.326, 2007



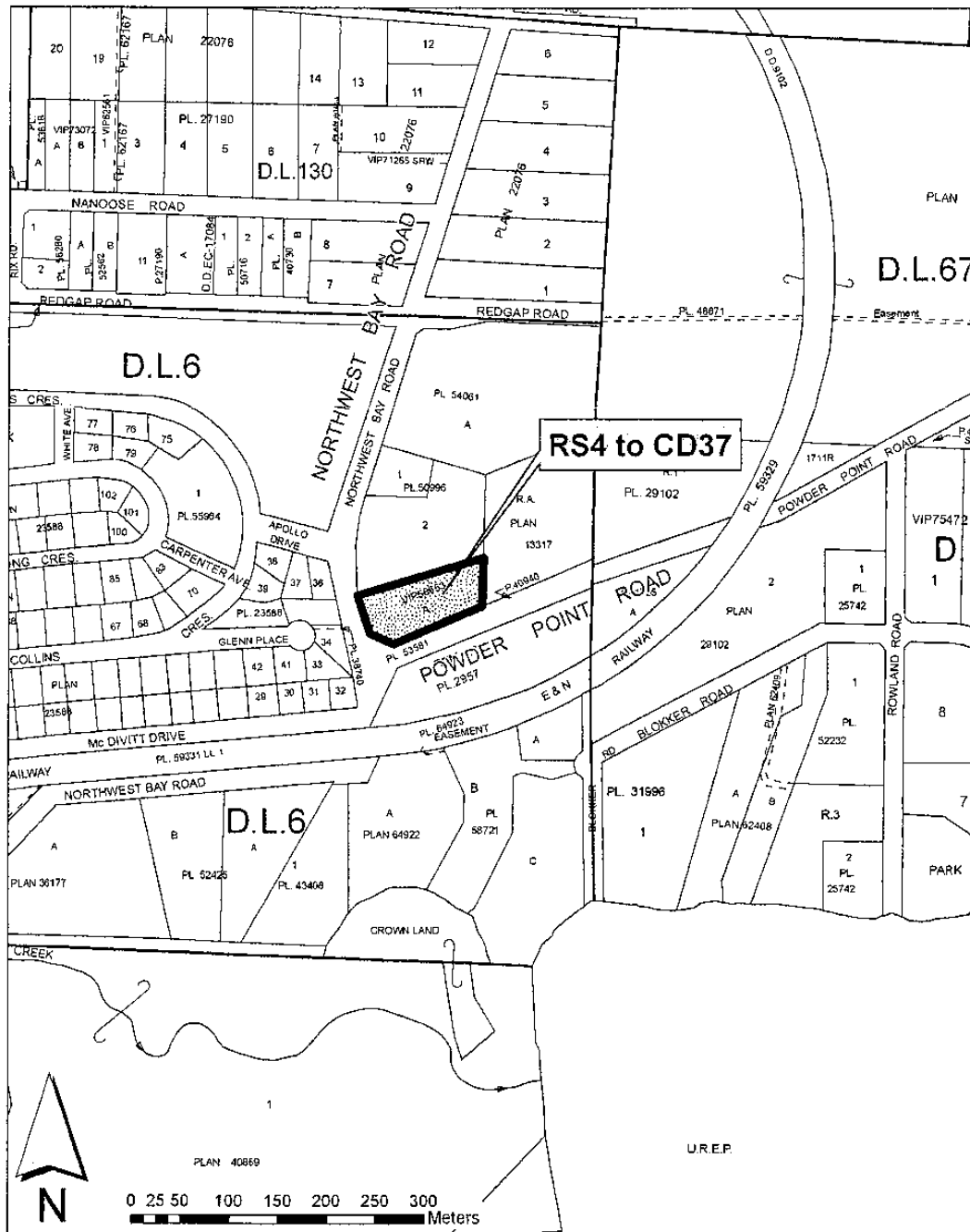
Schedule No. C (page 2 of 2)
Attached to and Forming Part of Bylaw No. 500.326, 2007



Schedule '2' to accompany "Regional District of Nanaimo
Land Use and Subdivision Bylaw Amendment Bylaw
No. 500.326, 2007"

Chairperson

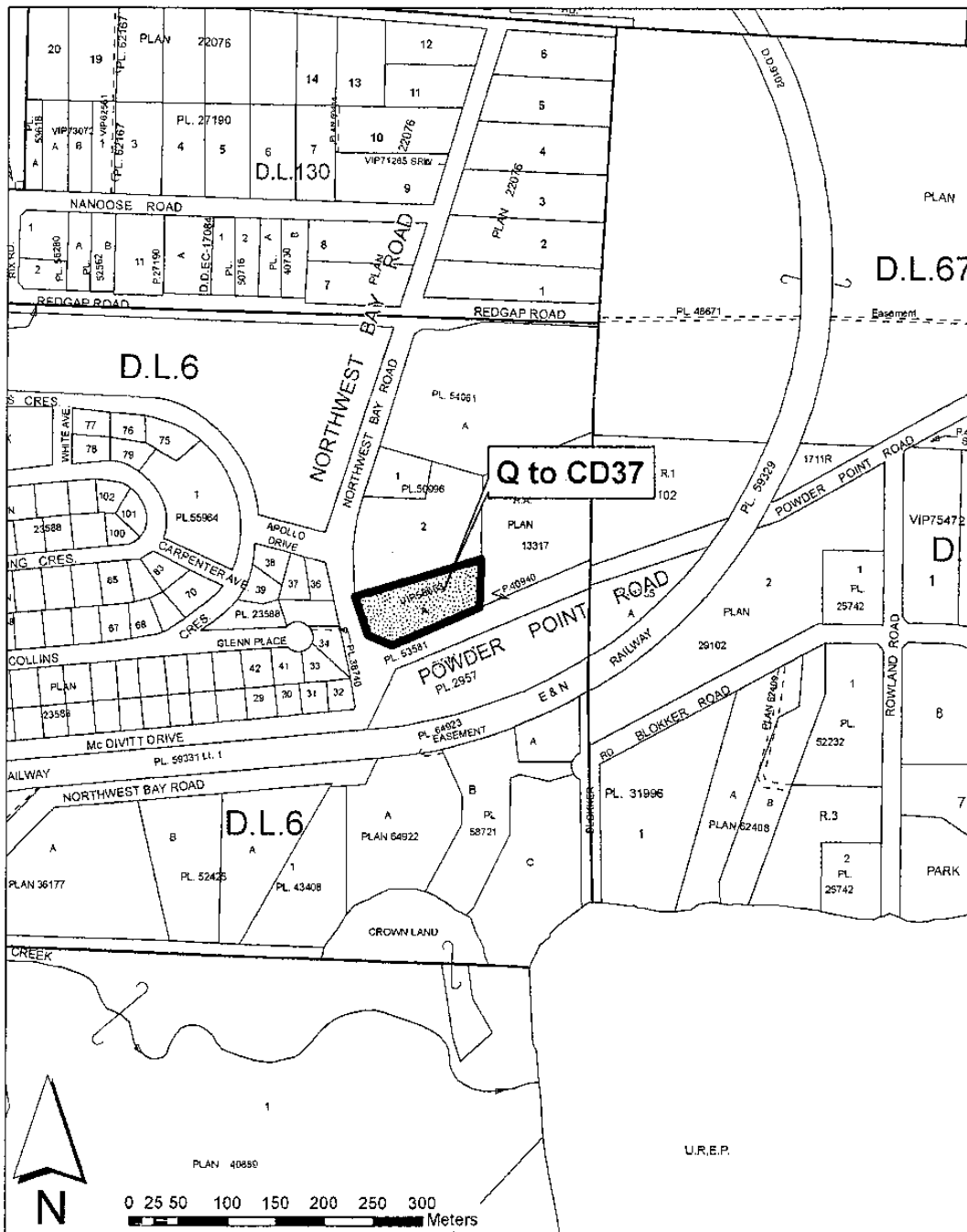
Sr. Mgr., Corporate Administration



Schedule '3' to accompany "Regional District of Nanaimo
Land Use and Subdivision Bylaw Amendment Bylaw No.
500.326, 2007"

Chairperson

Sr. Mgr., Corporate Administration





RUN REPORT	
CAO APPROVAL <i>CAJ</i>	
EAP	✓ NOV. 3TH
COW	
NOV 08 2007	
RHD	
BOARD	

MEMORANDUM

TO: Geoff Garbutt
Manager, Current Planning

DATE: November 8, 2007

FROM: Susan Cormie
Senior Planner

FILE: 3060 30 60741
c/r 3320 30 26877

SUBJECT: Development Permit Application No. 60741
Applicant: Fern Road Consulting Ltd., on behalf of Gary Redman
Electoral Area 'F', Clarke, Acton, and Burbank Roads

PURPOSE

To consider a development permit with variance to facilitate a 5-lot subdivision proposal on property located in Electoral Area 'F'.

BACKGROUND

This is a development permit application which includes a request to relax the minimum lot frontage requirement for one of the proposed parcels as part of a 5-lot subdivision proposal for the property legally described as Lot 8, District Lot 74, Newcastle District, Plan 2002, Except Part in Plans 39111 and 44957 and located adjacent to Clarke, Acton, and Burbank Roads in the Electoral Area 'F' (see Attachment No. 1 for location of parent parcel).

The subject property is currently zoned R-1 (Rural 1) pursuant to the "Regional District of Nanaimo Zoning and Subdivision Bylaw No. 1285, 2002". The applicant is proposing to subdivide the parent lot into five lots all greater than the minimum lot size requirements pursuant to Bylaw No. 1285 (see Schedule No. 2 for proposed plan of subdivision).

There is currently 1 dwelling unit and accessory buildings located on the parent lot. Surrounding uses include Acton Road and R-1 (Rural 1) zoned lots to the north; Burbank Road and R-1 (Rural 1) zoned lots to the west, R-1 (Rural 1) zoned lots to the south, and Clarke Road and an I-1 (Industrial 1) zoned lot to the west. An unnamed tributary to Crocker Creek crosses a portion of the parent parcel.

The parent lot is designated within the Fish Habitat Protection Development Permit Area pursuant to the Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999 for the protection of fish habitat and its riparian areas. Therefore, as there is a watercourse crossing the parent lot, as the applicant is proposing to develop the site, a development permit is required.

The lots are proposed to be served by individual private septic disposal systems and private water wells.

The parent lot is situated outside an RDN Building Services Area.

Proposed Variance

Proposed Lot 2, as shown on the proposed plan of subdivision, will not be able to meet the minimum lot frontage requirement pursuant to section 4.13.3c) of Bylaw No. 1285. The requested variance to the minimum frontage requirement is as follows:

<i>Proposed Lot No.</i>	<i>Required Frontage</i>	<i>Proposed Frontage</i>
2	70.0 m	63.9 m

ALTERNATIVES

1. To approve Development Permit Application No. 60741, as submitted, subject to the conditions outlined in Schedules No. 1 and 2.
2. To deny the development permit as submitted and provide staff with further direction.

DEVELOPMENT IMPLICATIONS

Lot Configuration / Development Implications

Lot 2 is proposed to be fronted on Acton Road, which due to historical subdivision development resulting in an irregular configuration of the parent lot, combined with the applicant's preference to keep the original home site intact makes the full minimum lot frontage requirement not achievable. Despite this, due to the size of the proposed lot (2.01 ha), there will be adequate buildable site areas to support the intended residential uses outside the Development Permit Area. It is noted that the while R-1 zone permits 1 dwelling unit per ha to a maximum of 2 dwelling unit per lot, building strata development is not permitted.

Ministry of Transportation staff have indicated that they will support this request for relaxation of the minimum lot frontage requirement for this proposed lot.

Site Servicing Implications

The applicant has applied for septic disposal approval to the Central Vancouver Island Health Authority.

Proof of potable water is subject to the approval of the Approving Officer. Bylaw No. 1285 requires proof of potable water for each proposed parcel.

The Ministry of Transportation is responsible for the storm drainage. As part of the subdivision review process, the Regional Approving Officer will examine the storm water management of the parent parcel and impose conditions of development as required.

Development Permit / Environmental Implications

The applicant has provided a Riparian Area Assessment prepared by a Qualified Environmental Professional which has been accepted by the Ministry of Environment for the portion of the unnamed tributary crossing the parent parcel. This report establishes a Stream Protection and Enhancement Area (SPEA) of 5.0 metres. The report provides a recommendation for protection of trees if the property is to be used for rearing livestock by means of fencing. There is no proposed environmental monitoring required as no physical alteration of the property is planned as part of the subdivision development. It is recommended that the RAR report be included as part of the development permit to inform future owners of the recommendations concerning protection of trees.

VOTING

Electoral Area Directors – one vote, except Electoral Area 'B'.

SUMMARY


This is a development permit with variance application to relax the minimum lot frontage requirement for one of the proposed lots as part of a 5-lot subdivision proposal for property located adjacent to Clarke, Burbank, and Acton Roads in Electoral Area 'F'. The requested variance is outlined in *Schedule No. 1* of this report.

Despite the proposed narrower frontage, proposed Lot 2 will be able to support two dwelling units as permitted in the R-1 zone. The Ministry of Transportation staff has indicated they have no objection to the request for relaxation of the frontage requirement. The applicant has provided a Riparian Assessment of the unnamed tributary to Crocker Creek which crosses a portion of the parent parcel. The Report, which is recommended to be included as part of the Development Permit, establishes a 5.0 metre SPEA for this tributary (see Schedule No. 1).


Given that the reduced frontage will not negatively impact the permitted residential density for proposed Lot 2 and as the Ministry of Transportation staff has no objection to this request; staff recommends Alternative No. 1 to approve Development Permit No. 60741 subject to the conditions set out in Schedules No. 1 and 2 and to the notification procedures pursuant to the *Local Government Act*.

RECOMMENDATION

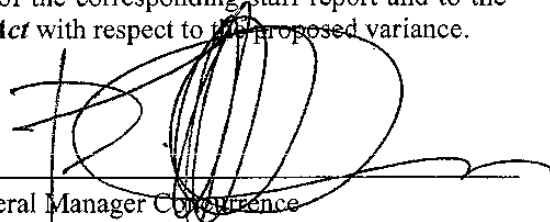
That Development Permit Application No. 60741 submitted by Fern Road Consulting Ltd., on behalf of Gary Redman, in conjunction with the subdivision on the parcel legally described as Lot 8, District Lot 74, Newcastle District, Plan 2002, Except Part in Plans 39111 and 44957 and designated within the Fish Habitat Protection Development Permit Area pursuant to OCP Bylaw No. 1152, 1999, be approved subject to the conditions outlined in Schedules No. 1 and 2 of the corresponding staff report and to the notification requirements pursuant to the *Local Government Act* with respect to the proposed variance.




Report Writer



Manager



General Manager Concurrence



CAO Concurrence

COMMENTS:

devsvs/report/2007 dp no 3060 30 60741 Redman - Clarke Road

Schedule No. 1
Development Permit No. 60741
Conditions of Approval / Requested Variance

Conditions of Approval:

The following sets out the conditions of approval:

1. Subdivision

- a. The subdivision of the lands shall be in substantial compliance with Schedule No. 2 (to be attached to and forming part of DP 60741).
- b. No construction, other than the surveying required for subdivision, shall occur within the riparian area of the unnamed tributary to Crocker Creek in association with the subdivision development and the following sediment and erosion control measures shall be taken as necessary:
 - i. tarps, sand bags, poly plastic sheeting and/or filter fabric are required to be onsite.
 - ii direct run off flows away from ponds using swales or low berms.
 - iii exposed soils must be seeded immediately after disturbance. Soil surfaces to be treated should be roughened.
 - iv temporary fills or soil stockpiles are to be covered with polyethylene or tarps.

2. Measures to Protect and Maintain the SPEA

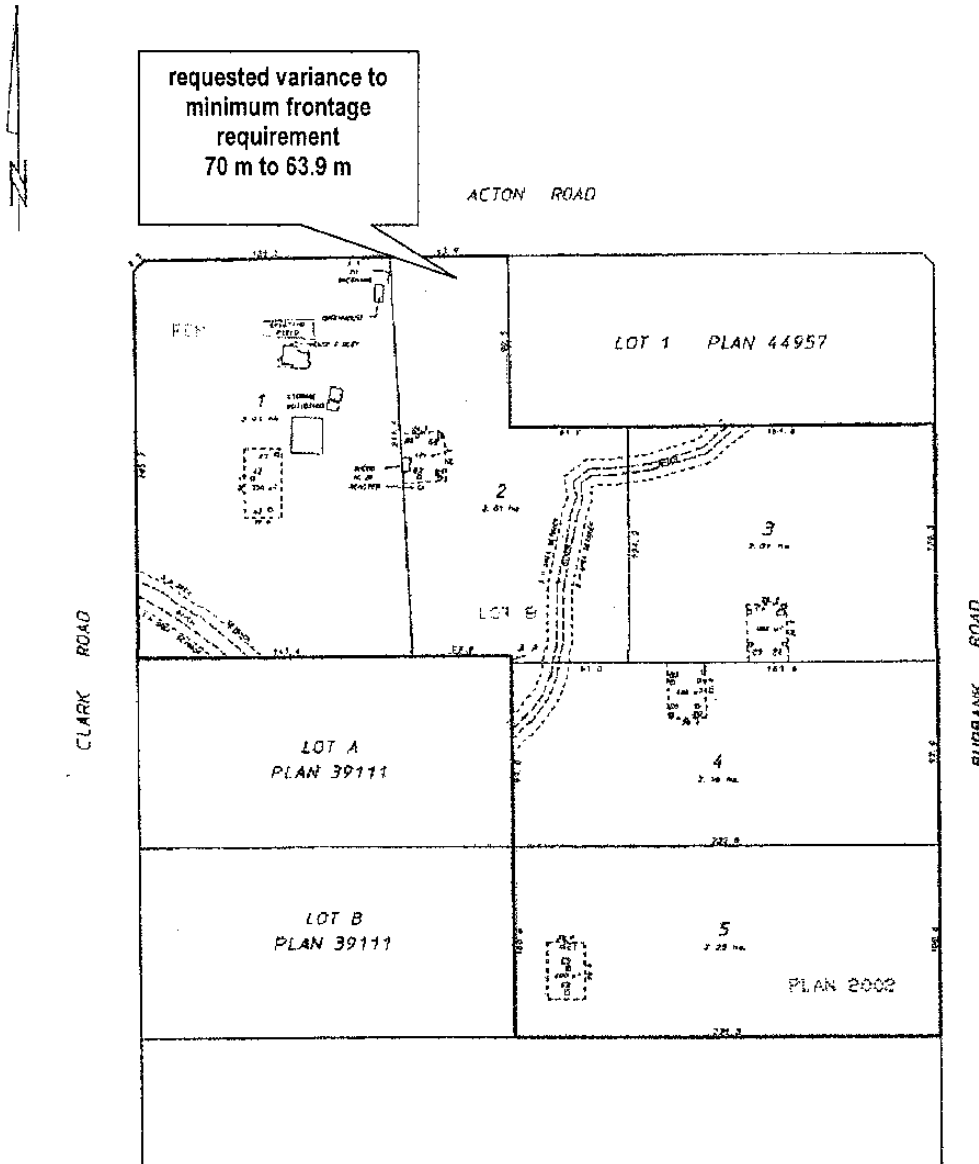
The applicant shall not encroach into the SPEA area and if the property is to be used for rearing of livestock as permitted under the General Regulation No. 2.16 Keeping of Animals of Zoning and Subdivision Bylaw No. 1285, 2002, the recommendations set out in Section 4 – Measures to Protect and Maintain the SPEA of the Riparian Area Assessment No. 600 prepared by Steven Toth and dated 30/07/2007 (to be attached to and forming part of the development permit) shall be followed.

Requested Variance:

With respect to the lands, the Regional District of Nanaimo Zoning and Subdivision Bylaw No. 1285, 2002, the following variance is proposed:

1. Pursuant to section 4.13.3c) the minimum lot frontage is proposed to be varied from 70 metres to 63.9 metres for Proposed Lot 2 as shown on the plan of subdivision on Schedule No. 2.

Schedule No. 2
Development Permit No. 60741
Proposed Plan of Subdivision
(as submitted by applicant / reduced for convenience)



PROPOSED SUBDIVISION PLAN OF LOT 8,
D. L. 74, NEWCASTLE DISTRICT, PLAN 2002
EXCEPT PART IN PLANS 39111 AND 44957.

SCALE 1:1500
 ALL DISTANCES AND IN METRES
 ALL DIMENSIONS AND AREAS ARE
 SUBJECT TO FINAL SURVEY.

DATE: 2007/10/25
 REVISIONS:
 2007/10/25 LOT 2 PROPOSAL CHANGE
 2007/10/27 EXTRA SITE DETAILS
 2007/10/28 ROAD
 2007/10/28 LOT 1/2 ADJUSTMENT

SIMS ASSOCIATES
 LAND SURVEYORS
 600-6000 100th Street
 Burnaby, British Columbia V5N 3M1
 PHONE: 604-291-1000
 FAX: 604-291-1001
 WWW: WWW.SIMS.CO

Attachment No. 1
Location of Subject Property

