

REGIONAL DISTRICT OF NANAIMO

SPECIAL ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, NOVEMBER 23, 2010

6:30 PM

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

- 2 **Steve Atkinson**, re Bylaw No. 500.365 to Support Zoning Amendment Application No. 2010-179 – Atkinson – 2913 Jameson Road – Area ‘C’.

COMMUNICATIONS/CORRESPONDENCE

PLANNING

AMENDMENT APPLICATIONS

- 3 - 9 Bylaw No. 500.365 to Support Zoning Amendment Application No. 2010-179 – Atkinson – 2913 Jameson Road – Area ‘C’.

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

- 10 - 18 Development Permit with Variances Application No. 2010-125 – Summit Signs – 587 Alberni Highway – Area ‘G’.

OTHER

- 19 - 23 Bylaw No. 1432.01 – Amends the Development Approval Procedures & Notification Bylaw.

ADDENDUM

NEW BUSINESS

ADJOURNMENT

IN CAMERA

Armstrong, Jane

Subject: FW: Delegation - Electoral Area Planning Committee Nov 23rd Meeting

From: Steve Atkinson [mailto:steve@freshbcsalmon.com]

Sent: Tuesday, November 16, 2010 11:20 AM

To: Armstrong, Jane

Subject: Re: Delegation - Electoral Area Planning Committee Nov 23rd Meeting

Dear Jane;

This is my formal request to appear as a delegation at the February (*sic* November) 23rd EAPC meeting. I would like to speak to File no PL2010-179. I will speak as agent to the applicant. It is my intent to ask the planning committee to reject the condition to register a covenant stating that no subdivision shall occur until such time as a professional engineer's report regarding the well on proposed lot one is prepared. (as per Elaine Leung's letter of November 15, 2010. This application is for the rezoning of a five acre parcel to allow is subdivision into two lots. There are presently two dwellings on the property and this rezoning will not allow for any increase in density. It is simply an application that will allow the two current dwellings to be severed on separate lots. This report poses an unnecessary and onerous condition that achieves no benefit to the Regional District, the current or future landowners. I will prepare a more detailed outline of my concerns and forward it to you as soon as I am able.

Steve Atkinson
2948 Jameson Road
Nanaimo BC V9R 6W8
250 755 4077
steve@freshbcsalmon.com

I expect that I will need alloted 10 minutes for my presentation.

Thank you,
Steve Atkinson



CAO APPROVAL	
EAP	
COPI	
RHD	
BOARD	✓ Nov 23 '10

MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: November 12, 2010

FROM: Elaine Leung
Planner

FILE: PL2010-179

SUBJECT: Zoning Amendment Application No. PL2010-179 – Bylaw No. 500.365
Steve Atkinson
Lot A, Section 11 & 12, Range 4, Mountain District, Plan 33175
2913 Jameson Road - Electoral Area 'C'

PURPOSE

To consider an application to rezone the subject property in order to facilitate a two lot subdivision.

BACKGROUND

The Regional District of Nanaimo has received an application from Steve Atkinson on behalf of Wray Parsons to rezone a parcel in the Jingle Pot area of Electoral Area 'C' for the purposes of facilitating a two lot subdivision of the subject property with a proposed minimum parcel size of 1.0 ha. The parcels are proposed to be serviced by individual on site septic disposal systems and wells.

The subject property (see Attachment No. 1), is 2.0 ha in size, is zoned Rural 1, and is designated within Subdivision District 'D' (RU1D) (2.0 ha minimum parcel size with or without community services) pursuant to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987." There are currently two dwelling units on the property with individual wells. The applicants wish to subdivide in order to create a separate parcel for each dwelling unit. The property borders Jameson Road and Ridgeway Road. The surrounding properties are rural zoned parcels, several of which contain two dwellings.

ALTERNATIVES

1. To approve the application to rezone the subject property from Subdivision District 'D' to Subdivision District 'F' subject to the conditions outlined in Schedule No. 1 for first and second reading and proceed to Public Hearing.
2. To deny the amendment application.

LAND USE IMPLICATIONS

Official Community Plan Implications

The East Wellington – Pleasant Valley Official Community Plan, Bylaw No. 1055 (OCP) designates the subject property within the Rural Residential Land Use designation. The rural designation includes policy which recommends a minimum lot area of 2.0 hectares. However, the rural designation supports a minimum parcel size of 1.0 ha provided a number of criteria are met:

1. Density is limited to one unit per lot;
2. The subdivision does not adversely affect the character and/or environmental quality of the surrounding lands;
3. Verification that on-site septic disposal capability and potable water sources are sufficient to service the proposed development.

Development Implications

With respect to the OCP policy concerning the character of surrounding lands, under the current Rural 1 zone, the subject property is permitted a maximum of two single dwelling units. Therefore, as the proposed zoning amendment would not increase the existing density, this application is not expected to have a negative impact on the surrounding neighbourhood.

With respect to on-site servicing, the applicant has submitted a Well Construction report and Hydrogeological report. As a condition of rezoning, Staff recommend that a covenant be registered on title, requiring the applicants to submit an engineering report confirming that a potable water supply of 3.5 m³ per day is available for each lot, to the satisfaction of the Regional District of Nanaimo.

With respect to septic concerns, the Vancouver Island Health Authority has indicated they have no concerns with the proposal as presented.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist.” Based on the findings of the preliminary hydrogeological assessment there is adequate water to support the proposed use without negatively impacting the aquifer.

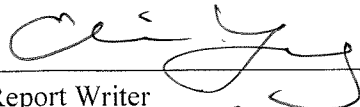
SUMMARY

This is an amendment application to permit the creation of two minimum 1.0 ha sized parcels on property located in Electoral Area ‘C’.

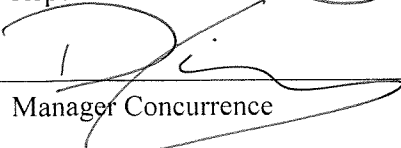
Staff is of the opinion that the proposed development complies with the intent of the Official Community Plan and recommend that the Board support the application subject to the conditions set out in Schedule No. 1.

RECOMMENDATIONS

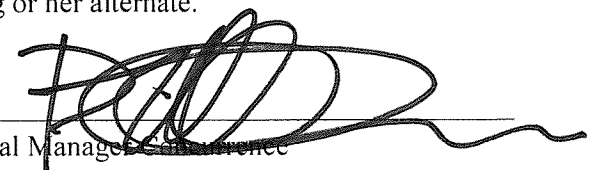
1. That Zoning Amendment Application No. PL2010-179 to rezone the subject property from Subdivision District ‘D’ to Subdivision District ‘F’ be approved subject to the conditions in Schedule No. 1.
2. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be introduced and read two times.
3. That the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010” be delegated to Director Young or her alternate.




Report Writer



Manager Concurrence



General Manager Concurrence



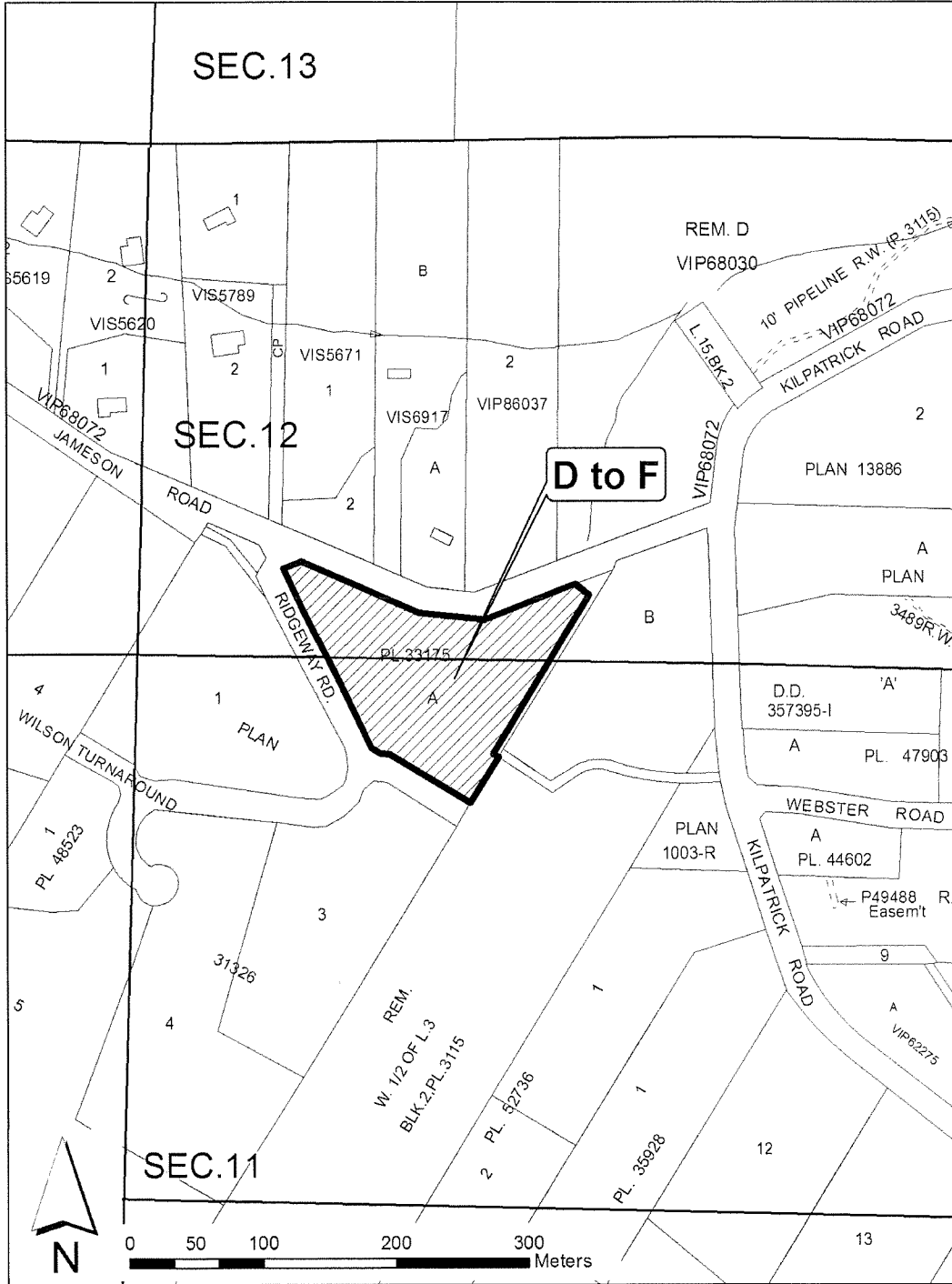
CAO Concurrence

Schedule No. 1
Zoning Amendment Application No. PL2010-179
Conditions of Approval

The following sets out the conditions of approval:

1. That the applicant, at the applicant's expense, is to prepare and register a covenant stating that no subdivision shall occur under such time as a report from a Professional Engineer has been completed to the satisfaction of the Regional District of Nanaimo confirming that the well has been pump tested and certified including well head protection, and that the water meets the Canadian Drinking Water Standards.

Attachment No. 1
Zoning Amendment Application PL2010-179
Location of Subject Property



BCGS MAPSHEET: 92F.020.4.2

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.365**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO LAND USE AND
SUBDIVISION BYLAW NO. 500, 1987**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”;

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

1. This bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.365, 2010”.
2. The “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is hereby amended as follows:
 - (1) **Schedule ‘4B’, SUBDIVISION DISTRICT MAPS**, is designated from Subdivision District ‘D’ to Subdivision District ‘F’ for the land legally described as:

Lot A, Section 11 & 12, Range 4, Mountain District, Plan 33175

and as shown in heavy outline on Schedule No. ‘1’ which is attached to and forms part of this Bylaw.

Introduced and read two times this day of , 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this of , 2010.

Read a third time this day of , 2010.

Adopted this day of , 2010.

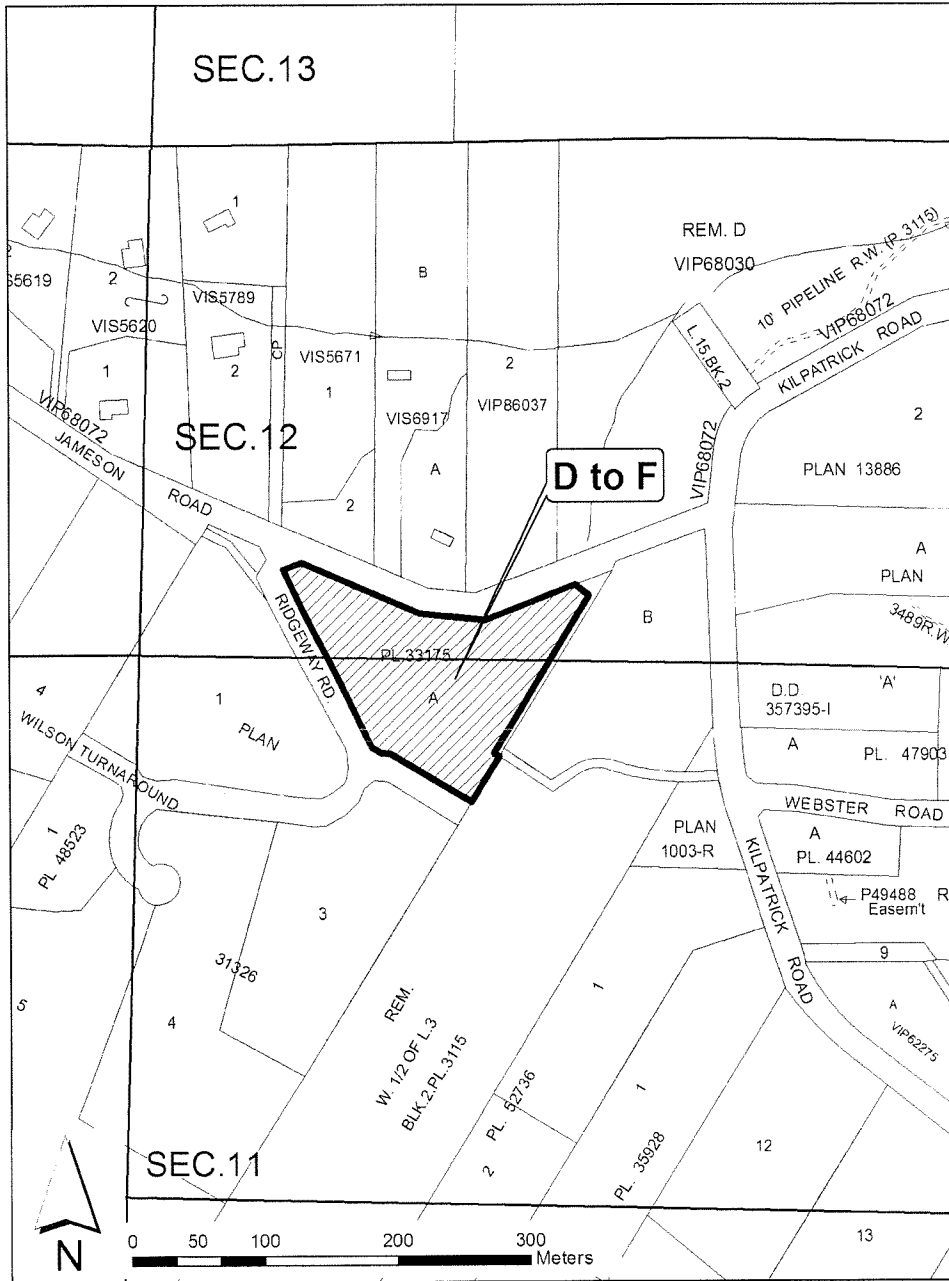
Chairperson

Sr. Mgr., Corporate Administration

Schedule No. 'I' to accompany "Regional District of Nanaimo Land Use
and Subdivision Bylaw Amendment Bylaw No. 500.365, 2010"

Chairperson

Sr. Mgr. Corporate Administration



BCGS MAPSHEET. 92F.020.4.2



MEMORANDUM
QAQ APPROVAL <i>CW</i>
EAP
COM
R-D
BOARD <input checked="" type="checkbox"/> Nov 23 '10

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: November 10, 2010

FROM: Kristy Marks
Planner

FILE: PL2010-125

SUBJECT: **Development Permit with Variances Application No. PL2010-125 – Summit Signs Lot 1, Block 1353, Nanoose District, Plan 39137 except that Part in Plan VIP52164 587 Alberni Highway - Electoral Area ‘G’**

PURPOSE

To consider an application for a Development Permit with Variances to allow the construction of a freestanding sign on the subject property.

BACKGROUND

The Regional District of Nanaimo has received an application from Summit Signs on behalf of Di'n'Col Holdings Inc. to permit the construction of a freestanding sign. The subject property is 7.311 ha in area and is zone Industrial 1 (IN1) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is bound by the Alberni Highway to the east, the City of Parksville to the north, the E&N Railway to the south, and rural zoned parcels to the west. The property is currently occupied by Buckerfield's, the Parksville Qualicum Bottle Depot and Four Star Waterworks Ltd.

The proposed development is subject to the Inland Island Highway Corridor Development Permit Area (DPA) for Form and Character pursuant to "Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008".

Proposed Development and Variances

The applicant is requesting approval to construct a backlit freestanding sign with an LED reader board. "Regional District of Nanaimo Sign Bylaw No. 993, 1995" permits a maximum of two signs per parcel. Given that each existing business has their own fascia signage, a variance to the number of permitted signs is required in order to allow the proposed sign. In addition, the applicant is requesting variances to the maximum permitted sign height from 4.0 metres to 5.2 metres and to the minimum setback from the front lot line from 8.0 metres to 5.0 metres (see Schedule No. 1 for proposed variances).

ALTERNATIVES

1. To approve the Development Permit with Variances No. PL2010-125 subject to the conditions outlined in Schedules No. 1 – 3. (If Electoral Area Planning Committee (EAPC) selects this alternative staff will proceed with the required notification prior to returning to the Board.)
2. To deny the Development Permit with Variances PL2010-125.

LAND USE IMPLICATIONS

The applicant is proposing to construct a freestanding sign with variances to the height and setback from the front lot line and to the maximum number of signs permitted on a parcel. The location of the proposed sign is shown on Schedule No. 2 and elevations are shown on Schedule No. 3.

The purpose of the Inland Island Highway Corridor DPA is to establish objectives and provide guidelines for the visual form and character of industrial, commercial, intensive residential and multi-residential lands which may be visible from the Inland Island Highway and the interchanges with Highways 4 and 4A. Given that the proposed sign includes backlighting and an LED reader board staff are of the opinion that the proposal is inconsistent with the DPA guidelines which state that “no signage shall be visible from the Inland Island Highway” and “signage should be visually unobtrusive and grouped wherever possible”. Staff are not recommending support of the proposed lighting and reader board components of the proposed sign.

With respect to the proposal to increase the number of permitted signs on the property, staff are of the opinion that the existing fascia signage on the Buckerfield’s building, which is visible from the Alberni Highway, adequately identifies the existing business and that additional signage is not necessary. Staff are not recommending support of permitting additional signage on the property.

With respect to the requested height variance, given that staff are not recommending support the proposed reader board component of the sign which appears to be approximately the same height as the requested variance, staff are of the opinion that the reader board component could be removed and the height of the sign could be reduced to meet the maximum permitted height of 4.0 metres. Therefore, staff do not recommend support of the requested height variance.

Applicants Rationale

The applicants have provided the following justification for the requested variances:

- The applicants have revised their original plans to reduce the sign height from approximately 7.0 metres to 5.2 metres in order to bring the sign closer to the maximum height permitted by Bylaw No 993;
- There is an existing fence at the front of the property which stands approximately four feet (1.2 metres) high and reducing the height of the sign any further will obstruct visibility of the sign;
- Moving the sign any further from the front property line would not allow for proper visibility and would place the sign too close to the parking area;
- The reader board component of the sign would allow the applicant to advertise weekly specials.

With respect to the proposed lighting and reader board components of the sign the applicant has indicated that the sign would include low intensity lighting behind the sign face that would only show through the white portion of the “Buckerfield’s logo” and the LED reader board would remain static. The applicants are of the opinion that the sign would be visually unobtrusive and is consistent with the DPA guidelines.

Inter-governmental Implications

The design of the proposed sign is inconsistent with Objective 4.3.7 of the Vancouver Island Highway Agreement which states that the RDN should “prohibit signs not approved by the Ministry of Transportation and Highways in the Highway Corridor that might... detract from the quality of the travel experience”. The Ministry of Transportation and Infrastructure (MOTI) has indicated that they “[do] not support this type of signage adjacent to [their] highways, as studies show that this is a distraction to drivers”. In addition, MOTI advises that this type of signage should not be placed near merge areas, major intersections, on/off ramps, or railway crossings. A copy of the response letter received from MOTI is attached as Attachment No. 2.

Staff are of the opinion that the proposal is inconsistent with the DPA guidelines, and recommend that the Board proceed with Alternative No. 2.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. This proposal represents the construction of a freestanding on an existing developed parcel. No sustainability implications have been identified.

Public Consultation Process

If EAPC supports alternative one as part of the required public notification process, property owners and tenants located within a 50 metre radius, will receive a direct notice of the proposal, and will have an opportunity to comment on the proposed variances, prior to the Board’s consideration of the application.

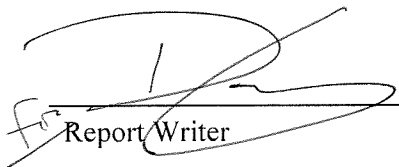
SUMMARY

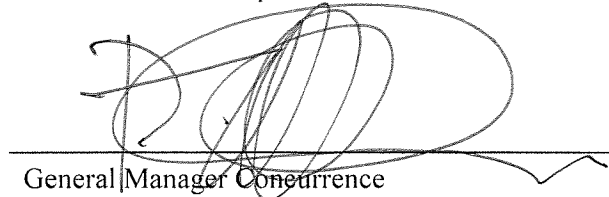
This is an application for a Development Permit with Variances to permit the construction of a freestanding sign on the subject property.

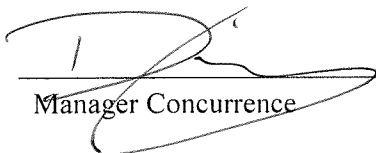
The applicant has submitted a site plan, sign elevations, and justification for the requested variances in support of the application. Given that the proposed sign includes back lighting and an LED reader board, staff are of the opinion that this proposal is inconsistent with the guidelines of the “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008” Inland Island Highway Development Permit Area.

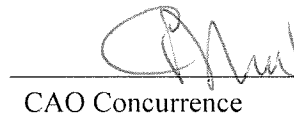
RECOMMENDATION

That Development Permit with Variances Application No. PL2010-125 to permit the construction of a freestanding be denied.


Report Writer


General Manager Concurrence


Manager Concurrence


CAO Concurrence

Schedule No. 1
Terms of Development Permit with Variances No. PL2010-125

Bylaw No. 500, 1987 – Variance

With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987,” is requested to be varied as follows:

1. **Section 3.4.31 Minimum Setback Requirements** is requested to be varied by reducing the minimum setback from the front lot line from 8.0 metres to 5.0 metres for a freestanding sign as shown on Schedule No. 2.

Bylaw No. 993, 1995 – Variance

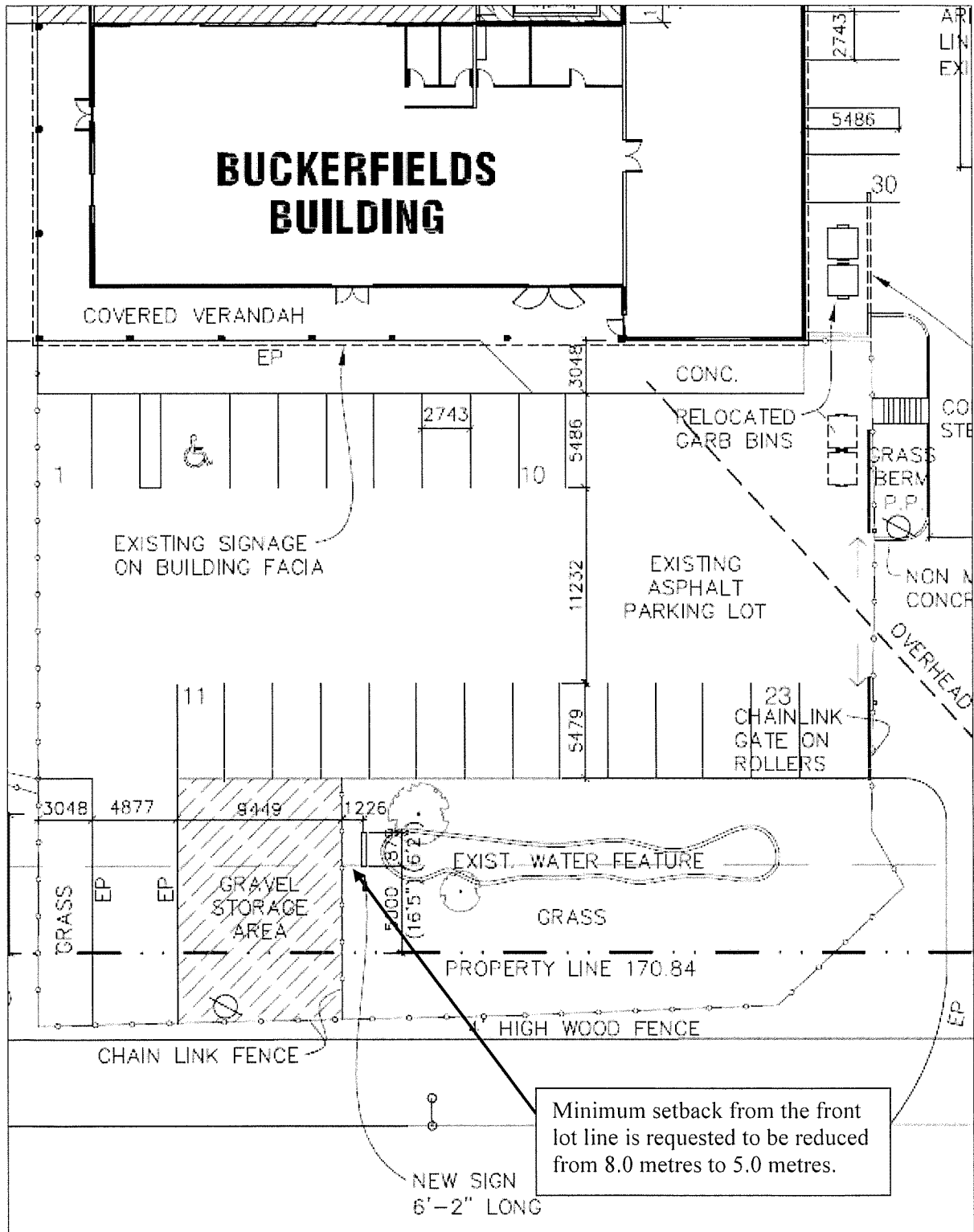
With respect to the lands, “Regional District of Nanaimo Sign Bylaw no. 993, 1995” is requested to be varied as follows:

1. **Section 5 a)** is requested to be varied by increasing the maximum number of permitted signs on a parcel for a freestanding sign as shown on Schedules No. 2 and 3.
2. **Section 5 c)** is requested to be varied by increasing the maximum permitted height from 4.0 metres to 5.2 metres for a freestanding sign as shown on Schedule No. 3.

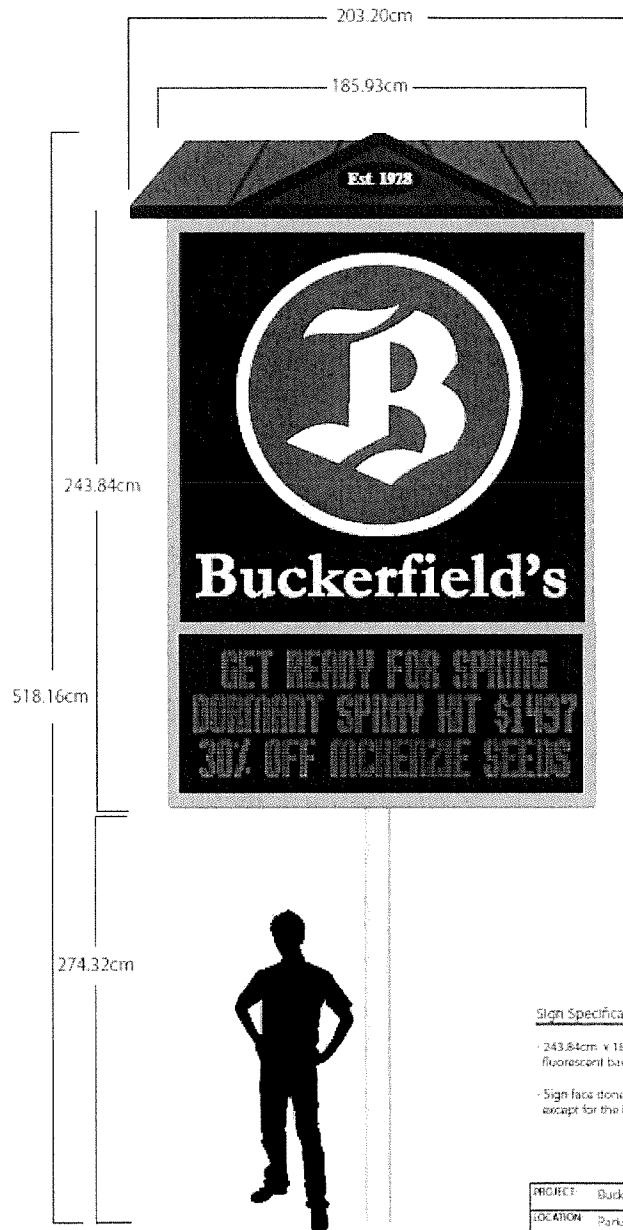
Conditions of Approval:

1. The sign shall be sited in accordance with site plan prepared by Carsten Jensen Architect dated October 4, 2010 attached as Schedule No. 2.
2. The sign shall be constructed in accordance with the elevation drawing prepared by Summit Signs dated October 26, 2010 attached as Schedule No. 3.

Schedule No. 2
Site Plan



**Schedule No. 3
 Sign Elevation**



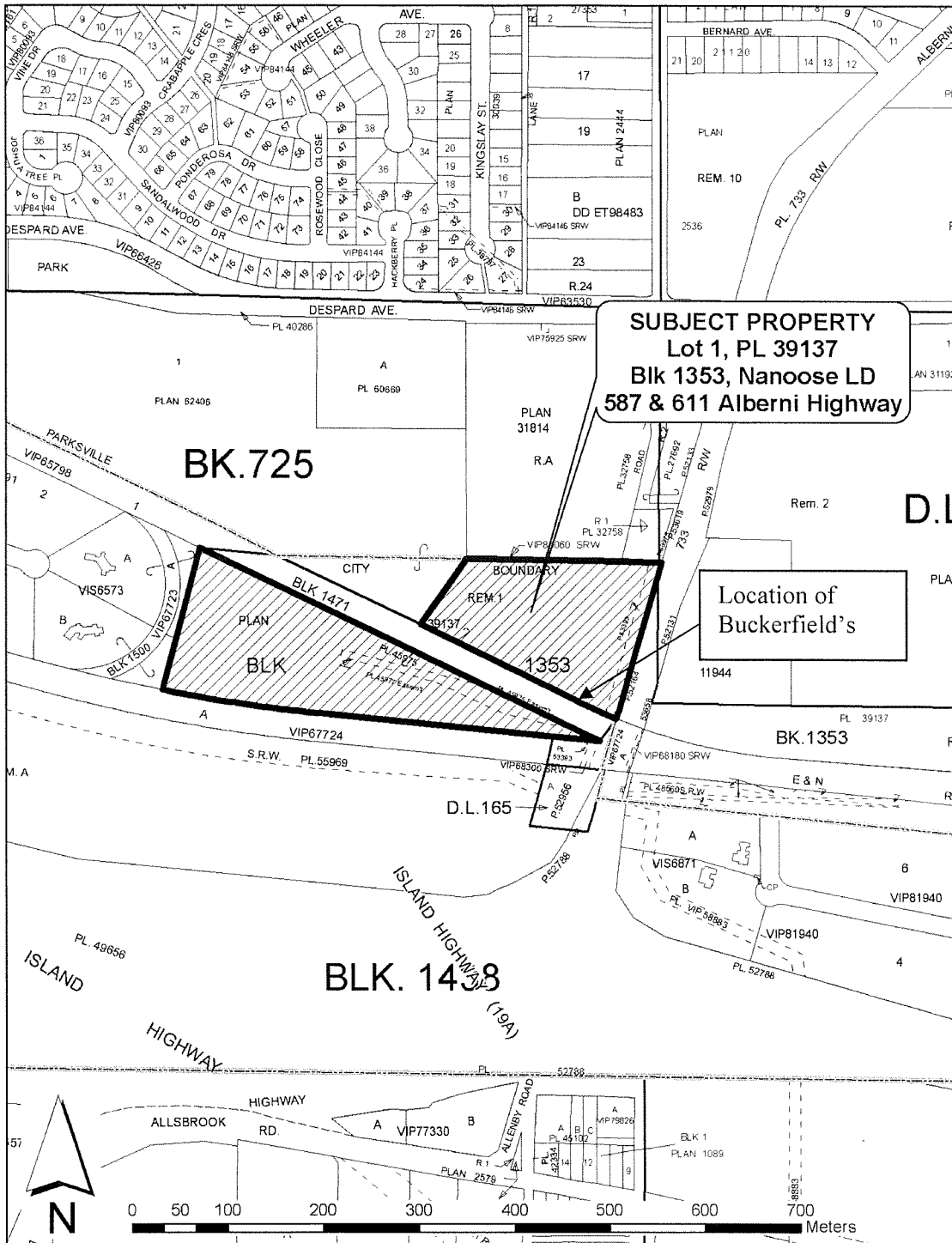
Sign Specifications:

- 243.84cm x 185.93cm double sided illuminated sign with low intensity fluorescent back lighting & readograph.
- Sign face done in laser with blackout vinyl on all of the face except for the lettering and logo

PROJECT:	Buckerfield's	DATE:	Oct. 26, 2010
LOCATION:	Parksville BC	SKETCH#:	7 of 7
TITLE:	Pylon Sign	DWG. No.:	Buckerfield'sPylon.pdf
SALES REP:	Aimco	DRAWN BY:	Douglas Rogers

Ph: 250-746-1060 Email: Artwork@summitcanada.ca Web: www.summitcanada.ca

Attachment No. 1
Location of Subject Property



BCGS Map Sheet 92F.039 1 2

Attachment No. 2
Referral Response from Ministry of Transportation and Infrastructure
(Page 1 of 2)



November 1, 2010

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

Attention: Kristy Marks

Re: Proposed Installation of Backlit and Illuminated Reader-Board Sign – Buckerfield's

Thank you for your referral for comments on the proposed Buckerfield's sign, dated October 27, 2010. The Ministry of Transportation and Infrastructure does not support this type of signage adjacent to our highways, as studies show that this is a distraction to drivers.

Although this portion of the Alberni Highway is within the jurisdiction of the City of Parksville, the location of the sign is within the corridor defined by the Vancouver Island Highway Agreement.

The cognitive demands on drivers are greatest at locations where they must make decisions or actions which include merge areas, any major intersections with a public road, on/off ramps signed curves and railway crossings. Major traffic signs are considered to be any warning, guide or regulatory sign, or changeable message sign, and this key highway signage is important for making these decisions and actions. Therefore, the Ministry advises that electronic type signage should not be placed near these areas. It should be noted that the proposed sign location is in close proximity to a signalized railway crossing, additional distraction placed on drivers is strongly discouraged and safety is considered paramount at all railway crossings.

Based on the above information, the Ministry of Transportation and Infrastructure would require the following restrictions to be adhered to, should the proposed sign type be approved:

For highways where the posted speed limit is less than 80 km/hr, an electronic billboard shall not be within:

- 120 metres of a major traffic sign or driver decision/action point

For highways where the speed limit is 80 km/hr or greater, an electronic billboard shall not be within:

- 250 metres of a major traffic sign
- 500 metres of a driver decision/action point

Ministry of
Transportation and
Infrastructure

Vancouver Island District
South Coast Region

Mailing Address:
3rd flr, 2100 Labrecq Road
Nanaimo BC V9T 6E9
Telephone: 250 751-3246
Fax: 250 751-3289

www.gov.bc.ca/transport

Attachment No. 2
Referral Response from Ministry of Transportation and Infrastructure
(Page 2 of 2)

Page 2

Additional restrictions on Ministry highways:

- No animation, movement, or appearance of movement should be allowed;
- The minimum message display duration should be 8 seconds, or as determined by the formula below, whichever is greater;

$$\text{Minimum Display Duration (s)} = \frac{\text{Sight Distance to Electronic Billboard (m)}}{\text{Speed Limit (m/s)}}$$

- The interval between successive message displays should be less than or equal to 0.1 second. No visual effect of any kind (such as fade, dissolve, or animation) should be used during the transition;
- The number of words displayed on a sign should never be more than the number of seconds of the display duration. Character height should be sufficient that the message is clearly visible over the entire viewing distance. A minimum character height of 18 inches would be considered appropriate for most situations;
- Interactive billboard messages that permit, support or encourage personalized or interactive communication with drivers in real time should not be permitted. An example of this would be an electronic billboard that responds to text messages, phone calls, or e-mails from passing drivers;
- Electronic billboards should be equipped with sensors that measure ambient brightness and dimmers that can control the sign output based on ambient conditions; and
- Electronic billboards should not be placed such that there is more than one electronic billboard display visible to an approaching driver at the same time.

If you have any question, or wish to discuss further, please contact me at 250-751-3259.

Yours truly,



Angie Allwood
District Development Technician

cc. Janelle Erwin, P.Eng., Ministry of Transportation & Infrastructure
Gayle Jackson, Director of Community Planning, City of Parksville



RDN REPORT	
CAO APPROVAL <i>AW</i>	
S. EAP	✓ <i>Nov 23 10</i>
COW	
RDN REPORT	
RHD	
BOARD	

MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: November 10, 2010

FROM: Susan Cormie
Senior Planner

FILE: 3360

SUBJECT: **Proposed Amendments to Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1432, 2005**
Electoral Areas 'A', 'C', 'E', 'F', 'G', & 'H'

PURPOSE

To propose amendments to "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1432, 2005" concerning the posting of notification signage on parcels which are the subject of amendment applications.

BACKGROUND

"Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1432, 2005" sets out the notification procedures associated with the various development approval applications, including the posting of notification signage on property for amendment applications. Currently, the bylaw requires staff to erect signage on the property for amendment applications, including rezoning and official community plan amendments. In the case where an application involves more than 20 residential units or the parcel is 4000 m² or larger in size and is proposing a commercial or industrial use, the applicant is also required to post a notice a minimum of 10 days prior to the date of a scheduled public hearing.

Proposed Amendment

The proposed amendment will require the applicant to provide on-site signage for all applications to be posted a minimum of 10 days prior to an application proceeding to a Public Information Meeting (PIM) or where no PIM is being held, a minimum of 10 days prior to an application proceeding to the Electoral Area Planning Committee (EAPC).

ALTERNATIVES

1. That the Board adopt Amendment Bylaw No. 1432.01, 2010.
2. That the Board not adopt Bylaw No. 1432.01, 2010.

FINANCIAL IMPLICATIONS

By removing the bylaw requirement for staff to maintain and post signs, staff time and associated costs will be reduced. All costs associated with the on-site notification of amendment applications will now be borne by the applicant.

IMPLICATIONS

Legal Implications

While there are no statutory provisions under the *Local Government Act* requiring a local government to post notices on parcels under consideration of a bylaw amendment or amendment to a land use contract, the *Act* does enable local governments to establish signage / notification requirements. The Regional District has, by bylaw, been requiring the posting of notices on parcels since 2002. The current procedure requires staff to post notices at the time of a complete application being received. In addition, for 'larger' applications, the applicant is also required to post a notice (*see Attachment No. 1*) a minimum of 10 days prior to the public hearing being held.

Public Notification Implications

There are a number of advantages to posting a more detailed sign earlier in the planning process including the following:

- A more detailed sign will better inform the neighbourhood prior to the application proceeding to the PIM or EAPC;
- The sign will provide additional information beyond what the current 'staff erected' sign provides;
- The sign will provide a date and location of a scheduled public hearing for all applications, not just the 'larger' applications; and
- There will be consistency in the process for all amendment applications in that the signage requirements will be the same.

SUMMARY

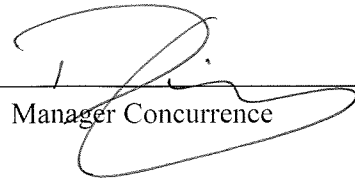
In order to standardize the process with respect to the posting of notification signage on properties involving amendment applications, staff recommends amendments to Bylaw No. 1432. The proposed amendment bylaw (No. 1432.01) is attached for the Board's consideration.

RECOMMENDATIONS

That "Regional District of Nanaimo Development Approval Procedures and Notification Amendment Bylaw No. 1432.01, 2010" be introduced and read three times.



Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

**Schedule No. 1
Proposed Amendments to Bylaw No. 1432, 2005**

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1432.01, 2010

**A BYLAW TO AMEND THE “REGIONAL DISTRICT OF NANAIMO DEVELOPMENT
APPROVAL PROCEDURES AND NOTIFICATION BYLAW NO. 1432, 2005”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1432, 2005”.

THEREFORE the Board of the Regional District of Nanaimo, in open meeting assembled, enacts the following:

1. This Bylaw may be cited as the “Regional District of Nanaimo Development Approval Procedures and Notification Amendment Bylaw No. 1432.01, 2010”.
2. The “Regional District of Nanaimo Development Approval Procedures and Notification Amendment Bylaw No. 1432.01, 2010”, is hereby amended as follows:

(a) By deleting **Part 3 – Amendment Applications** section 6. and replacing it with the following:

6. The applicant shall post notice a minimum of 10 days prior to an amendment application being forwarded to a scheduled Public Information Meeting or in the case where there is no requirement for a public information meeting, post a notice a minimum of 10 days prior to an amendment application being forwarded to a scheduled Electoral Area Planning Committee as set out below:
 - a. The notice shall be in accordance with the specifications outlined in Schedule No. ‘1A’ attached to and forming part of this bylaw.
 - b. A minimum of one notice per parcel being considered as part of an amendment application in a location that provides an unobstructed view from the abutting highway.
 - c. Notwithstanding subsection b. above, in the case of a parcel having more than one highway abutting the parcel, a minimum of one notice for each highway frontage in locations that provide unobstructed views from the said highways.
 - d. Notwithstanding subsections b. and c. above, where a parcel abuts intersecting highways, provided the notice is posted at the corner of the intersecting highways in such a manner as to provide an unobstructed view from the both highways, the posting of one notice will be considered sufficient.

(b) By deleting **Part 3 – Amendment Applications** sections 7., 8., and 9. and renumbering the subsequent subsections.

(c) By deleting **Part 3 – Amendment Applications** section 11. and replacing it with the following:

11. Sections 3.3, 3.4, 3.5, and 3.6 do not apply if 10 or more parcels owned by 10 or more persons are the subject of an amendment application.

Introduced and read three times this day of 2010

Adopted this day of 2011

Chairperson

Sr. Mgr., Corporate Administration

Attachment No. 1 (page 1 of 2)
Excerpt from Bylaw No. 1432, 2005 - Schedule No. '1A'
Signage Requirements for Posting Notices for 'Larger' Amendment Applications

Line

1	DEVELOPMENT APPLICATION	
2	AN APPLICATION HAS BEEN SUBMITTED TO THE REGIONAL DISTRICT OF NANAIMO	
3	TO (REZONE/REDESIGNATE) THIS PROPERTY FROM _____ TO _____	
4		FOR FURTHER INFORMATION CONTACT:
5		APPLICANT:
6	Location Map	NAME:
7	Civic Address/Legal Description	ADDRESS:
8		PHONE:
9	A PUBLIC HEARING WILL BE HELD	REGIONAL DISTRICT OF NANAIMO
10	DATE:	DEVELOPMENT SERVICES DEPARTMENT
11	TIME:	6300 HAMMOND BAY ROAD
12	LOCATION:	NANAIMO, BC V9T 6N2
13	ADDRESS:	PHONE: 390-6510 <u>or</u> 954-3798
14		planning@rdn.bc.ca

DEVELOPMENT APPLICATION NOTICE DETAIL

Lettering:

White Background / Royal Blue Lettering
Royal Blue Border Around Sign

Lettering in **BLOCK HELVETICA CAPITALS** with the following minimum height sizes for each Notice:

Line 1	12.4 cm (5")
Line 2	7.5 cm (3")
Line 3	7.5 cm (3")
Line 4	7.5 cm (3")
Line 5	4.0 cm (1.5")
Line 6	4.0 cm (1.5")
Line 7	4.0 cm (1.5")
Line 8	4.0 cm (1.5")
Line 9	4.0 cm (1.5")
Line 10	4.0 cm (1.5")
Line 11	4.0 cm (1.5")
Line 12	4.0 cm (1.5")
Line 13	4.0 cm (1.5")

Excerpt from Bylaw No. 1432, 2005 – Schedule No. '1A'
Signage Requirements for Posting Notices for 'Larger' Amendment Applications

Notice Installation:

