

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, AUGUST 26, 2014
7:00 PM**

(RDN Board Chambers)

A D D E N D U M

PAGES

- 8. ADMINISTRATOR'S REPORTS**
- 2-10 **OCP/Zoning Amendment Application No. PL2014-022 – Bylaw 500.392 – Third Reading – Keith Brown – Electoral 'A' (Electoral Area Directors, except EA 'B' – One Vote).**
- 11. NEW BUSINESS**
- 11 **2014 Provincial Wood Stove Exchange Funding.**



RDN REPORT	
CAO APPROVAL ###	
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AUG 25 2014	
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BOARD	✓

MEMORANDUM

TO: Jeremy Holm Manager, Current Planning DATE: August 22, 2014

FROM: Lainya Rowett Senior Planner FILE: PL2014-022

SUBJECT: OCP/Zoning Amendment Application No. PL2014-022 – Keith Brown Parcel A (DDEW109567) of Lot 1, Section 14, Range 6, Cranberry District, Plan 7832 1868 Fielding Road - Electoral Area 'A' Amendment Bylaw 500.392, 2014 - Third Reading

PURPOSE

To receive the report summarizing the minutes and submissions received at the Public Hearing held on August 21, 2014 and to consider "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014" for third reading.

BACKGROUND

Amendment Bylaw No. 500.392 was introduced and given first and second reading on July 22, 2014 (see Attachment 1). This was followed by a Public Hearing held on August 21, 2014. Four members of the public attended the hearing and one written submission was received in support of the application. The summary of the minutes and submissions is attached for the Board's consideration (see Attachments 2 and 3).

Following the close of a Public Hearing no further submissions or comments from the public or interested persons can be accepted by members of the Board, as established by legal precedent. Having received the minutes of the Public Hearing eligible Board members may vote on the Bylaw.

The proposed Amendment Bylaw would rezone the subject property from Residential 2 Zone (RS2), Subdivision District 'F' to Fielding Road Light Industrial Comprehensive Development Zone 49 (CD49), Subdivision District 'F' in order to permit a light industrial development, which is consistent with the Electoral Area 'A' South Wellington Light Industrial-Commercial OCP designation (see Schedule '1' in Amendment Bylaw No. 500.392 for Subject Property Map). The proposed CD49 Zone would allow 'manufacturing' use within a building to permit the fabrication of modular buildings within the proposed warehouse on the subject property.

ALTERNATIVES

- 1. To receive the report of the Public Hearing and give third reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014".
2. To receive the report of the Public Hearing and deny "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014".

SUMMARY/CONCLUSIONS

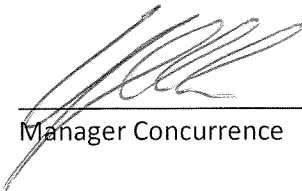
The applicant proposes to rezone the subject property from Residential 2 Zone (RS2), Subdivision District 'F' to Fielding Road Light Industrial Comprehensive Development Zone 49 (CD49), Subdivision District 'F' in order to permit a light industrial development which is consistent with the Official Community Plan land use designation. The proposed Amendment Bylaw 500.392 was introduced and given first and second reading on July 22, 2014 and proceeded to Public Hearing on August 21, 2014. The requirements set out in the Conditions of Approval are to be completed by the applicant prior to the Board's consideration of the Bylaw for adoption (see Attachment 4). Staff recommend that Amendment Bylaw No. 500.392, 2014 be considered for third reading.

RECOMMENDATIONS

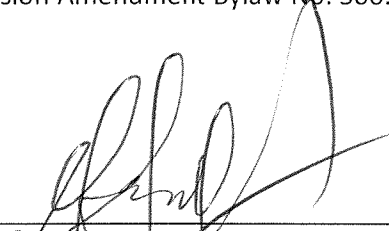
1. That the report of the Public Hearing held on August 21, 2014 for "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014" be received.
2. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014" be read a third time.



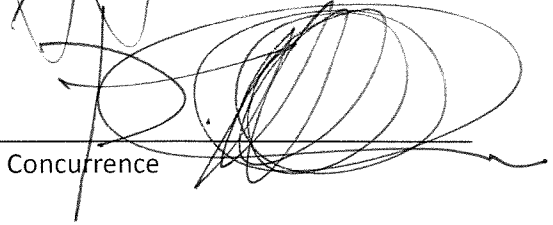
Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.392**

**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. This Bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014”.
- B. “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:

- 1. Under **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** by adding the following zoning classification and corresponding short title after CD43:

Fielding Road Light Industrial

Comprehensive Development Zone 49 (CD49)

- 2. By adding Section 3.4.149 (CD49) as shown on Schedule ‘1’ which is attached to and forms part of this Bylaw.
- 3. By rezoning the lands shown on the attached Schedule ‘2’ and legally described as

Parcel A (DDEW109567) of Lot 1 Section 14 Range 6 Cranberry District Plan 7832

from Residential 2 Zone (RS2), Subdivision District ‘F’ to Fielding Road Light Industrial Comprehensive Development Zone 49 (CD49), Subdivision District ‘F’.

Introduced and read two times this 22nd day of July 2014.

Public Hearing held this 21st day of August 2014.

Read a third time this ___ day of _____ 20__.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this ___ day of _____ 20__.

Adopted this ___ day of _____ 20__.

Chairperson

Corporate Officer

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014".

Chairperson

Corporate Officer

Schedule '1'

Section 3.4.149

FIELDING ROAD LIGHT INDUSTRIAL COMPREHENSIVE DEVELOPMENT ZONE 49

CD49

3.4.149.1 Permitted Principal Uses

- a) Heavy Equipment Display
- b) Light Industry
- c) Manufacturing
- d) Residential Use

3.4.149.2 Permitted Accessory Uses

- a) Marshalling Yard
-

3.4.149.3 Maximum Number and Size of Buildings and Structures

Dwelling units/parcel	1
Height	9.0 m
Parcel coverage	40%

3.4.149.4 Minimum Setback Requirements

Front lot line	4.5 m
Other Lot Lines	5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero.
-

3.4.149.5 Other Regulations

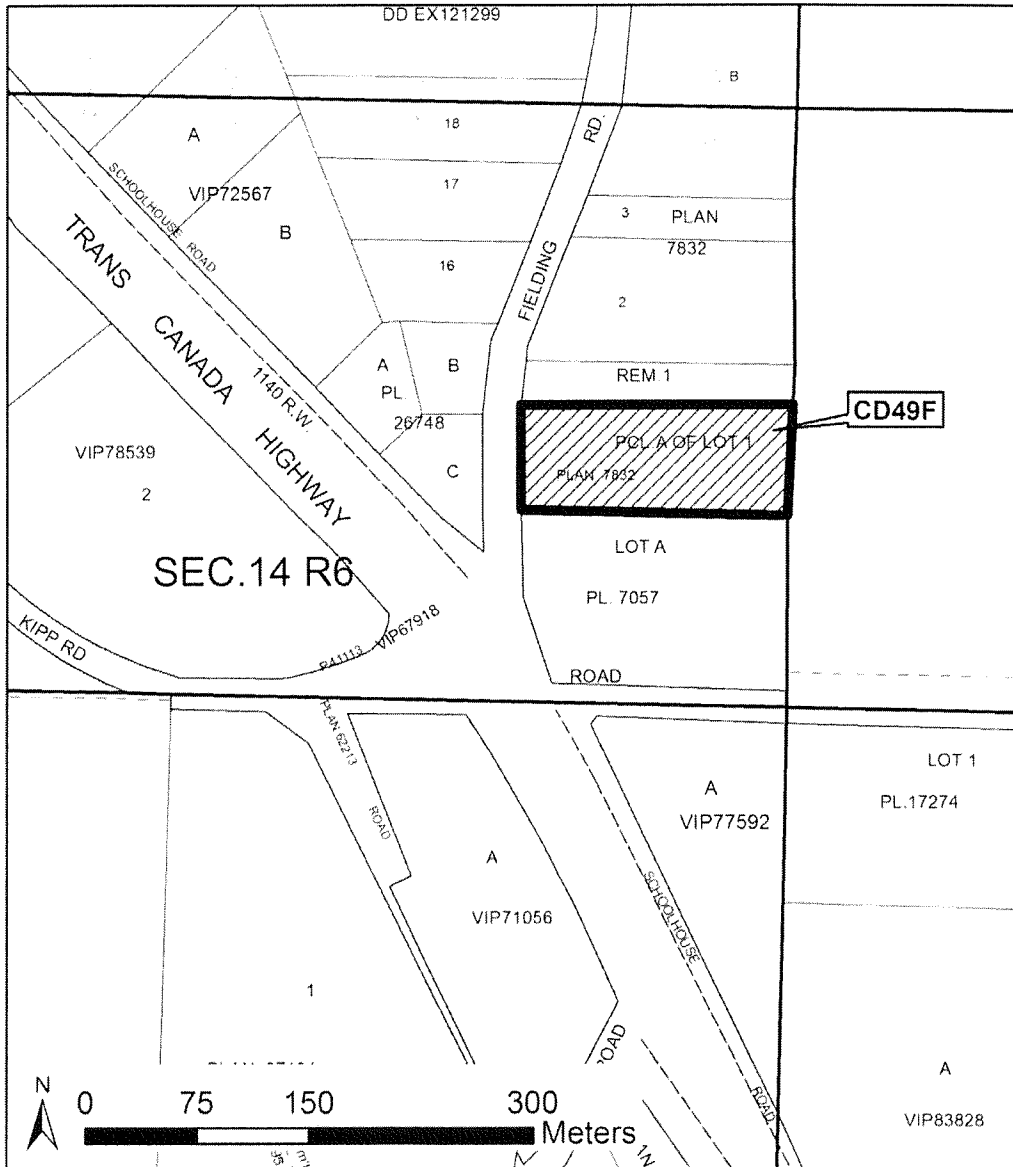
For the purpose of this zone:

- a) Manufacturing means the assembling, producing, inspecting, finishing, altering, servicing, and repairing of any goods, substance, article, or materials, and must be contained within a building and may include accessory office use and accessory retail sales of the product(s) produced, up to a maximum of 10% of the floor area of a building.
- b) For the purposes of this zone, notwithstanding Schedule '3B', Off-Street Parking & Loading Spaces, the minimum number of required parking spaces is 1 per 115 m² of floor area plus 1 loading space per building.

Chairperson

Corporate Officer

Schedule '2'



Attachment 2
Summary of the Public Hearing
Held at Cranberry Community Hall
1555 Morden Road
Thursday, August 21, 2014 at 6:30 PM
To Consider Regional District of Nanaimo Land Use and Subdivision
Amendment Bylaw No. 500.392, 2014

Note: This report is not a verbatim recording of the proceedings but a summary of the comments of those in attendance at the Public Hearing.

PRESENT:

Alec McPherson, RDN	Chair, Director, Electoral Area 'A'
Lainya Rowett, RDN	Senior Planner
Keith Brown, Keith Brown Associates Ltd.	Agent

Four members of the public attended the meeting.

The Chair called the hearing to order at 6:34 pm, introduced those present representing the Regional District, and outlined the procedures to be followed during the hearing.

Lainya Rowett provided an explanation of the proposed amendment bylaw and application process.

The Chair called for formal submissions with respect to Bylaw 500.392, 2014.

One written submission was received at the hearing from Keith Brown in support of the application.

The following comments were also received at the hearing.

Keith Brown (Agent), 5102 Somerset Drive, expressed support for the proposed amendment and described how the proposed development is comparable to surrounding light industrial uses. He explained that the amendment is supported by the Official Community Plan and will result in economic benefits, local employment, and a donation of \$10,000 as a community amenity contribution towards the Morden Colliery Trail Bridge in Electoral Area 'A'.

Doug Catley, 2165 Nictash Road, opposed the proposed amendment. He expressed concerns about the amount of industrial development in this area, the increased industrial traffic, and the impact on the rural character of the area with the conversion of more residential land for industrial use.

Michelle Catley, 2165 Nictash Road, opposed the proposed amendment. She expressed the concern that the proposed development does not reflect the OCP priority to maintain a rural character in the area. She is also concerned about the increased industrial traffic, and the potential impacts of new development on water quality and quantity.

John Steers, 1788 Fielding Road, expressed support for the proposed amendment. He owns the property adjacent to the subject property and has lived there for 10 years. He said he was pleased to learn that the truck turn-around movements would be accommodated on-site within the proposed development.

Keith Brown (Agent), provided additional comments on the planning process and OCP policies which are in place and support the proposed development. He also spoke about the configuration of the community development pattern and how it is limited to a linear highway system.

The Chair called for further submissions for the second time.

The Chair called for further submissions a third and final time.

There being no further submissions, the Chair adjourned the Public Hearing at 7:02 pm.

Certified true and accurate this 21st day of August, 2014.



Lainya Rowett
Recording Secretary

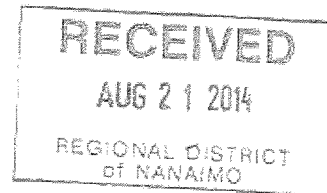
Attachment 3
Public Hearing Submissions

KEITH BROWN ASSOCIATES LTD.
5102 Somerset Drive Nanaimo, BC V9T 2K6
Tel. 250-758-6033 Cel. 250-741-4776
keithbrown@shaw.ca

August 21, 2014

File No. 898.11

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



ATTENTION: PUBLIC HEARING CHAIR

SUBJECT: RDN'S PUBLIC HEARING - ZONING AMENDMENT
BYLAW NO. 500.392;
TO FIELDING ROAD LIGHT INDUSTRIAL COMPREHENSIVE
DEVELOPMENT ZONE (CD49) SUBDIVISION DISTRICT 'F'.

The Rezoning Application being presented to Public Hearing is typical of many of the other businesses located within the South Wellington Industrial area.

The subject application involves a manufacturing component being the construction of modular buildings. The site building represents 15,000 sq. ft. in area with mezzanine of 3,164 sq. ft. The other uses are offices, yard storage, and off-street vehicle parking.

The proposed development is in compliance with all environmental requirements. Vehicle parking will be located on paved surface areas. The storage yard will be of gravel surface and includes a storm drainage/oil separator system. Rooftop drainage is being captured which will be utilized for landscape purposes.

The existing drilled well is being upgraded with the well head located within the proposed building. The layout of the building provides for truck/trailer turning movements onsite with the pre-fab buildings being shipped throughout the western provinces.

The projected number of employees is approximately 15. In terms of trip generation, most of the employees live in the southern portion of Nanaimo. The majority of business conducted by the company is computer based.

We submit that the proposed Rezoning Application is in-keeping with the RDN's Official Community Plan relating to land use policies. The proposed development will be beneficial to the social economic development of the local community.

We look forward to approval of the Rezoning Application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R.K. Brown".

R.K. Brown, Consultant Planner

Enc. Colour rendered plans/elevations

pc Mr. Mike Davies, President
Coastal Installations (Prefab) Ltd.

**Attachment 4
Conditions of Approval**

The following is required prior to the “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014” being considered for adoption:

Conditions of Approval

1. The applicant shall provide a community amenity contribution in the amount of \$10,000.00 for park and trail improvements within the local community.
2. Prior to Board consideration of approval of “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014, the applicant at his expense register a Section 219 Covenant on the property title requiring that development of the land occur in a manner consistent with the John H. Morley P.Eng Hydraulic Consultant report dated January 12, 2012, and including recommended maintenance schedule for the oil and grit separators.



2014 Provincial Wood Stove Exchange Funding

Aug 20, 2014

Funding is now available for the 2014 Provincial Wood Stove Exchange program. Proposals are being accepted for organizations interested in implementing an exchange program. The deadline for proposals is September 10, 2014. Local governments, non-profit organizations and airshed/air quality management organizations in B.C. are all eligible to apply.

Offered at the community level, the program provides funding to promote the replacement of old high polluting wood stoves with cleaner heating options. The funding includes rebates for participating homeowners who change out an old appliance under the program. It also delivers education to help people operate their wood-burning appliances cleanly and efficiently.

Groups interested in implementing or extending an exchange program in 2014/2015 are invited to put together a proposal. For further information and application details please visit the website.

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