

REGIONAL DISTRICT OF NANAIMO

ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, JULY 8, 2014

6:30 PM

(RDN Board Chambers)

A D D E N D U M

PAGE

COMMUNICATIONS/CORRESPONDENCE

2

Rob Williams, French Creek Residents' Association, re Zoning Amendment Application No. PL2014-034 – Bylaw No. 500.394 – Fern Road Consulting Ltd. – 1032 Lowry's Road, Electoral Area 'G'.

ZONING AMENDMENT APPLICATION

3-14

Zoning Amendment Application No. PL2013-062 – Bylaw No. 500.392 - Keith Brown Associates Ltd. - 1868 Fielding Road, Electoral Area 'A'.

From: Rob Williams
Sent: Tuesday, July 08, 2014 8:49 AM
Subject: Lowry's Road Developmernt

Hello Joe.....

We understand the Electoral Area Planning Committee is meeting this evening to consider the application for this project.

We wish to make it clear that the French Creek Residents' Association is opposed to the plan as it has been submitted, specifically;

1. One inlet/outlet for the entire 54 lot subdivision is unacceptable. We believe there should be a second outlet on Robertson Blvd.
2. All the new properties along Lowry's Road will be backing onto that road which will present an ugly back fence image from the roadway. The existing properties on the west side of the road represent high values and this view will substantially diminish their appeal for resale. We feel all of the new properties on that side of the development should face onto Lowry's Road, each having their own driveway access.

We would appreciate your assistance as our Area Director to pursue the above on our behalf and request that Ms. Rowett include this communication as an addendum to the meeting documents for perusal by all Area Directors.

Regards

Rob Williams
Vice President
French Creek Resident's Association



RDN REPORT	
CAC APPROVAL	
EAP	<input checked="" type="checkbox"/>
COW	
JUL 07 2014	
RHD	
BOARD	

MEMORANDUM

TO: Jeremy Holm
Manager, Current Planning

DATE: July 4, 2014

FROM: Kristy Marks
Planner

FILE: PL2013-062

SUBJECT: Zoning Amendment Application No. PL2013-062 – Keith Brown
Parcel A (DDEW109567) of Lot 1, Section 14, Range 6, Cranberry District, Plan 7832
1868 Fielding Road – Electoral Area 'A'

PURPOSE

To consider a Zoning Amendment Application to rezone the subject property from Residential 2 (RS2), Subdivision District 'F' (1.0 ha minimum parcel size) to a new Fielding Road Light Industrial Comprehensive Development Zone 49 (CD49 Zone) in order to permit a light industrial development.

BACKGROUND

A Zoning Amendment Application has been received from Keith Brown Associates Ltd. on behalf of Coastal Installations (Prefab) Ltd., Inc. No. BC0592396 to rezone the subject property in order to permit the development of an industrial building for the purpose of the service, repair, manufacturing and storage of modular buildings.

The subject property (see Attachment 1 – Location of Subject Property) is 1.25 ha in size and is zoned Residential 2, Subdivision District 'F' (RS2F) (1.0 ha minimum parcel size with or without community services) as per the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987".

The front portion of the property has been cleared and the parcel slopes to the east away from Fielding Road. Surrounding land uses include light industrial zoned parcels to the north and south, Fielding Road to the west and a large residential parcel to the east.

Proposed Development

The applicant is requesting a light industrial comprehensive development zone for the purposes of allowing the future construction of a light industrial building of approximately 1687m² for the service, repair, manufacturing and storage of modular buildings. The applicant has requested that the following uses be permitted: "Heavy Equipment Display", "Light Industry", "Manufacturing", "Residential Use" (one dwelling unit per parcel) and accessory "Marshalling Yard". The development is proposed to be serviced by on-site well water, septic disposal, and storm water management systems (see Attachment 2 for Proposed Development Site Plan). Access/egress to and from the subject property will be via Fielding Road.

ALTERNATIVES

1. To proceed with Zoning Amendment Application No. PL2013-062 in consideration of first and second reading of Amendment Bylaw 500.392 and proceed to Public Hearing.
2. To not proceed with the Amendment Bylaw readings and Public Hearing.

LAND USE IMPLICATIONS

Official Community Plan Implications

The subject property is designated “South Wellington Light Industrial-Commercial” as per the “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” (OCP). The relevant policies of the OCP support the proposal for a light industrial use in this location. Given that the proposed development complies with the OCP policies an amendment to the OCP is not required.

As supported by Electoral Area ‘A’ OCP policy regarding community amenity contributions for zoning amendment applications, the applicant is proposing to provide \$10,000 towards park and trail improvements within the local community. The provision of this community amenity contribution is noted in the Terms and Conditions of approval in Attachment 2.

Zoning Implications

The applicant proposes a new Fielding Road Light Industrial Comprehensive Development Zone 49 (CD49 Zone), which is comparable with the surrounding Industrial 1 (IN1) with the addition of ‘manufacturing’ use within a building to permit fabrication of modular buildings within the proposed warehouse on the subject property (see Attachment 6 – Amendment Bylaw No. 500.392). Through accommodating manufacturing within a building the proposed CD49 zone respects the policy direction of the South Wellington Light Industrial-Commercial OCP designation, which encourages a transition in the area towards light industrial uses that are compatible with surrounding residential uses. The proposed CD49 zone also includes a specific blended parking rate of one parking space per 115 square metres of building floor area plus one loading space per building. This reflects the parking demand anticipated by the proposed use and ensures that the parking required for the proposed development is definitive.

The applicant has provided a conceptual site plan and building elevations in support of the zoning amendment application (see Attachment 3 – Proposed Site Plan and Attachment 4 – Proposed Building Elevations). The proposed development concept has been reviewed to determine that it is generally consistent with the applicable Development Permit Area guidelines at the zoning amendment stage. However, a development permit will be required for the proposal, at which time the detailed material required to support the development permit application will be reviewed to confirm compliance with applicable zoning regulations and development permit guidelines.

Environmental Implications

In evaluating zoning amendment applications, the RDN Board places a high value on the protection of groundwater resources through specific policy within Electoral Area ‘A’ OCP along with the Board’s Policy B1.21 ‘Groundwater – Application requirements for rezoning of un-serviced lands’. In order to address the Board’s policy direction with regard to groundwater protection, the applicant submitted a Certification of Groundwater Quantity and Quality by Lowen Hydrogeology Consulting Ltd. The report

concludes that the site can be safely serviced (subject to appropriate water treatment) with a sufficient supply of groundwater from an existing well on-site and that the proposed use will have no significant impact on neighbouring wells, the local groundwater resource, or any surface water body.

In addition, the applicant submitted a Storm Drainage assessment by John H. Morley P.Eng. Hydraulic Consultant to address stormwater management on the site. As a groundwater protection measure, the report recommends that servicing and power washing of all vehicles along with the storage of oil and fuels should be allowed on designated paved areas. The report further recommends the installation of oil and grit separators for water collected from hard surfaces prior to discharge of the stormwater. Where groundwater protection measures are required to reduce the risk of contaminants entering the groundwater, OCP policy supports the registration of a Section 219 covenant requiring the appropriate installation and maintenance of such systems. As such, staff recommend that registration of a Section 219 covenant requiring that development of the land occur in a manner consistent with the hydraulic consultant's report (along with a recommended maintenance schedule for the oil and grit separators) be required as a condition of zoning approval as outlined on Attachment 2 – Terms and Conditions of Approval.

The applicant also submitted an Environmental Review of the proposed development prepared by Aquaparian Environmental Consulting Ltd. in order to determine if there were any environmentally sensitive features on the site that would be negatively impacted by the proposed use. The report concluded that there are no environmentally sensitive features on the subject property and that the proposed development is not expected to have any adverse impacts on the terrestrial environment.

Public Consultation Implications

A Public Information Meeting (PIM) was held on April 28, 2014. No members of the public attended and no public correspondence was received prior to the PIM (see Attachment 5 - Summary of Minutes of the Public Information Meeting). Notification of the meeting was advertised in the Nanaimo News Bulletin and a notice was mailed to all property owners within 200 metres of the subject property. If the proposed Amendment Bylaw receives first and second reading, the proposal will then proceed to Public Hearing pursuant to Section 890 of the *Local Government Act*.

Strategic Plan Implications

Staff have reviewed the application and note that the proposal supports the Board's 2013 – 2015 Strategic Plan goal of promoting economically resilient communities and diversity in employment opportunities by accommodating the development of a light industrial manufacturing business as supported by the Electoral Area 'A' OCP, while ensuring protection of groundwater resources and the natural environment.

Inter-governmental Implications


The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposed amendment and confirmed that it does not have any concerns with the proposed development. The application has also been reviewed by Vancouver Island Health Authority (VIHA) with regard to on-site water and waste water and VIHA has advised that it does not have any concerns with the proposed amendment bylaw. VIHA has further advised that, based on the development concept at the zoning amendment stage, source approval would not be required.

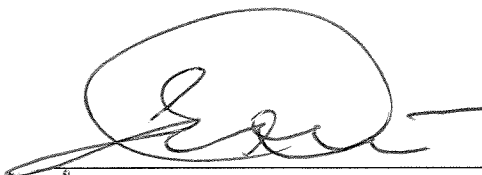
SUMMARY/CONCLUSION

The applicant is proposing to rezone the subject property in order to permit a light industrial development. The applicant proposes a new Fielding Road Light Industrial Comprehensive Development Zone 49 (CD49 Zone) to permit the proposed development, which is consistent with the Electoral Area 'A' South Wellington Light Industrial-Commercial OCP designation. The applicant has provided the appropriate reports from qualified professionals, which provide adequate assurances that the proposed development will not negatively impact groundwater resources or the environment. Staff recommend the Board support the proposed amendment bylaw pending the outcome of public consultation and provided the recommended Terms and Conditions of Approval outlined in Attachment 2 are met prior to Board consideration of approval of Amendment Bylaw 500.392.

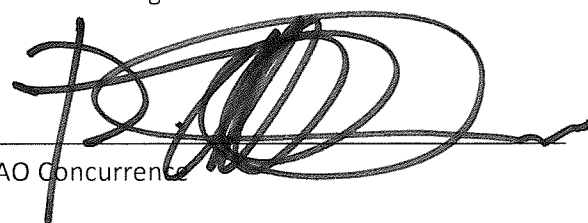
RECOMMENDATIONS

1. That the Summary of the Public Information Meeting held on April 28, 2014, be received.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014, being considered for adoption.
3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014", be introduced and read two times.
4. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014", be chaired by Director McPherson or his alternate.


for _____
Report Writer

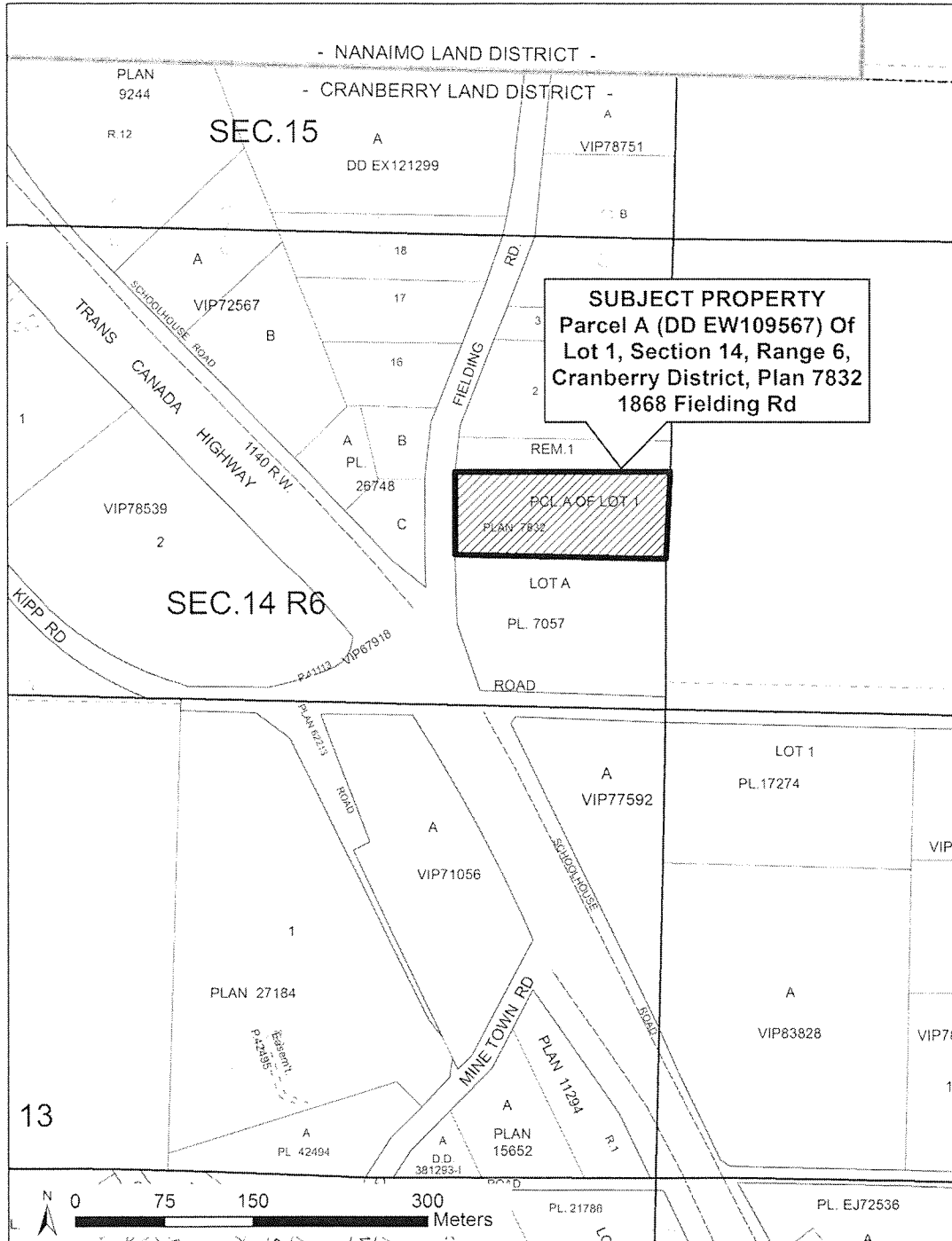

A/ _____
General Manager Concurrence


A _____
Manager Concurrence



CAO Concurrence

Attachment 1
Location of Subject Property



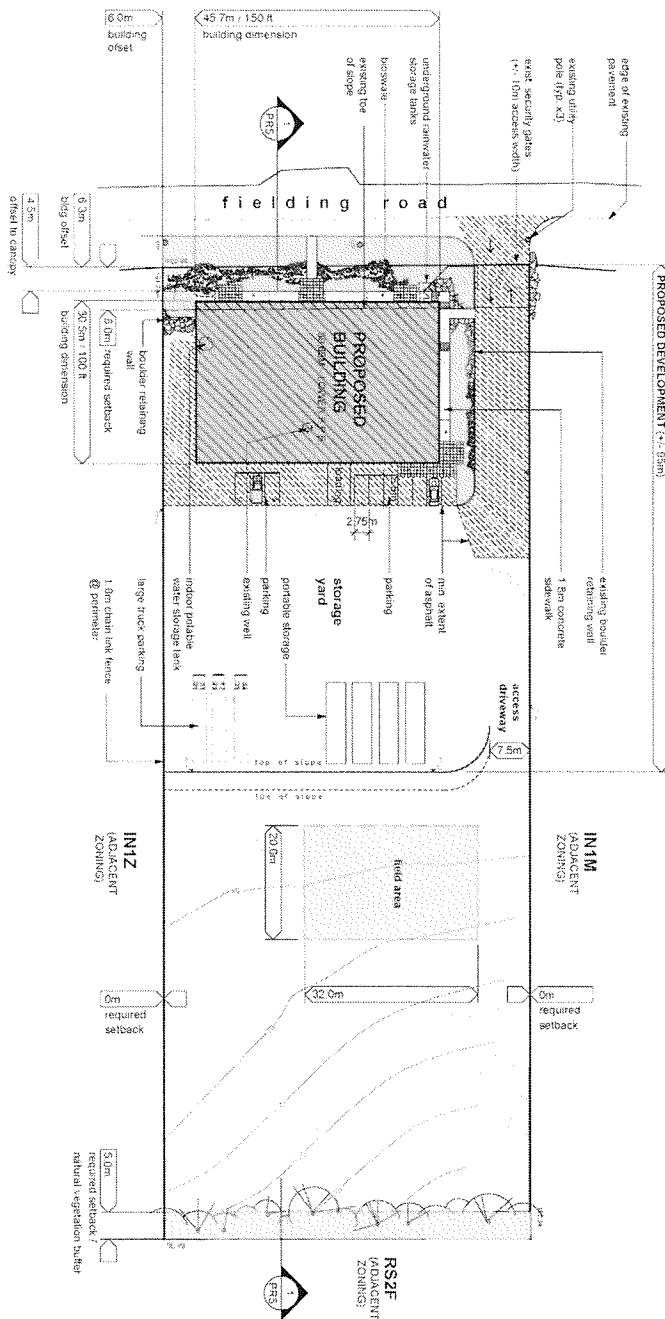
Attachment 2
Terms and Conditions of Zoning Amendment

The following sets out the terms and conditions of approval of “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014” being considered for adoption:

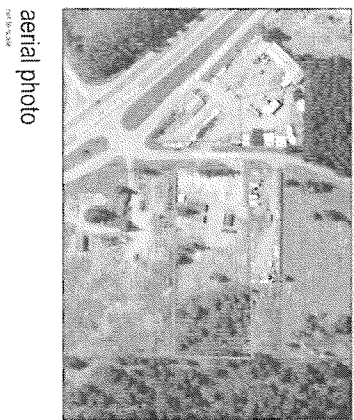
Conditions of Approval

1. The applicant shall provide a community amenity contribution in the amount of \$10,000 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 its 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.

Attachment 3 Proposed Site Plan



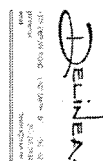
PROJECT DATA	
LEGAL:	PARCEL A (20' GOVERNMENT LOT 1 SECTION 16 RANGE 6 QUADRANT 0 DISTRICT PLAN 7204
OWNER:	HAIR BELL INDUSTRIES NANAIMO BC
PROPOSED ZONING:	INDUSTRIAL 1 (I1)
SITE AREA:	441,403 SQ M (11.2 ACRES)
USE TYPE:	WAREHOUSE/RETAIL/RESTAURANT/STORAGE
3,000 AREA:	18,600 SQ FT (1,800 SQ M)
COVERAGE:	4.2%
PARKING REQUIRED:	1170 CARS
PARKING PROVIDED:	1100 CARS
BLANDHEGGER:	2.8% (1100 CARS)



aerial photo

PROPOSED INDUSTRIAL DEVELOPMENT
1868 fielding road
nanaimo b.c.

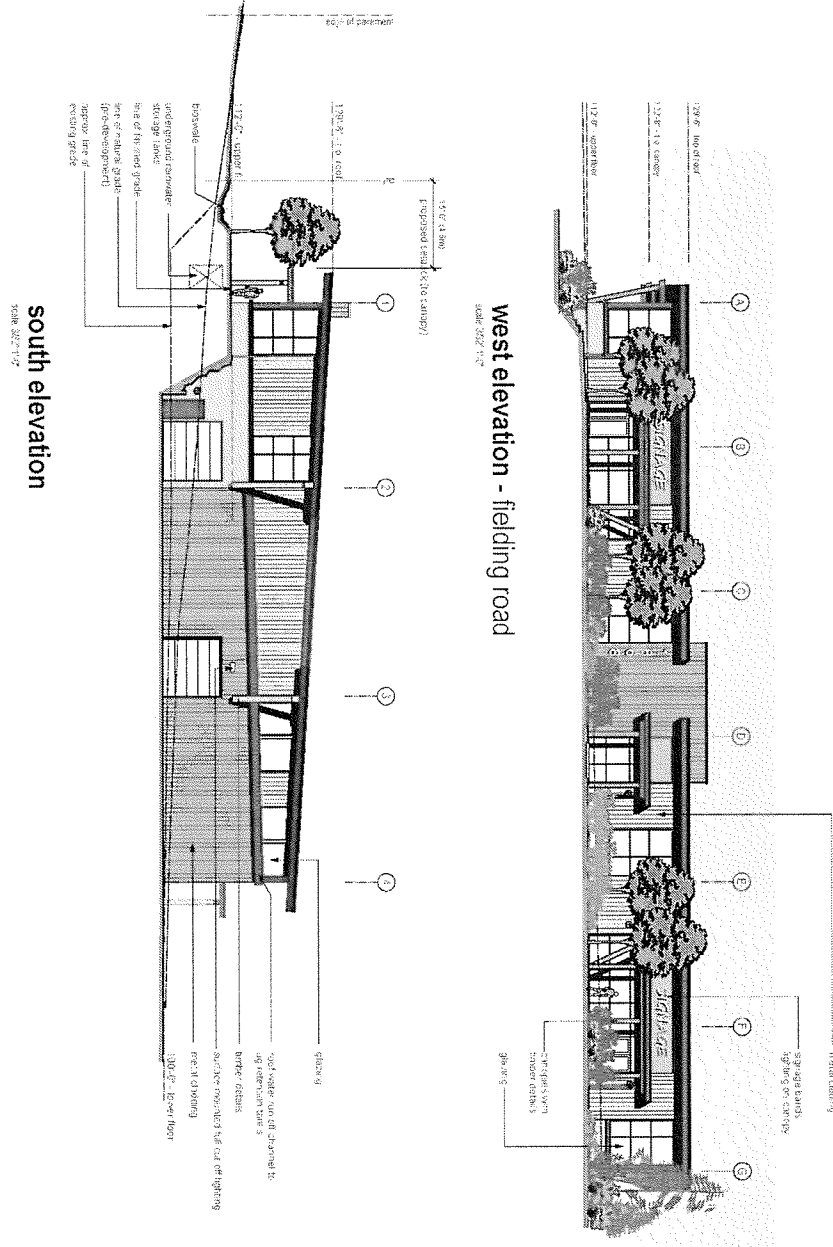
client: coastal installations (prefab) ltd.



proposed site plan

PR1

Attachment 4
 Proposed Building Elevations



DeLinen
 205 GARDNER ROAD, VANCOUVER, BC V6N 1K2
 TEL: 604-271-1111
 WWW.DELINEN.COM

PROPOSED INDUSTRIAL DEVELOPMENT
 1868 fielding road
 nanaimo b.c.
 client: coastal installations (prefab) ltd.

EXAMINER TITLE
 EXAMINER NAME
 west & south
 elevations

SCALE	AS SHOWN
DATE	2014.07.01
DESIGNER	DE LINEN ARCHITECTS
CLIENT	COASTAL INSTALLATIONS (PREFAB) LTD.
PROJECT	1868 FIELDING ROAD, NANAIMO, BC
DATE	2014.07.01
SCALE	AS SHOWN

PR3

Attachment 5

**Summary of Minutes of a Public Information Meeting
Held at Cranberry Community Hall
1555 Morden Road – Cedar
Monday April 28, 2014 at 6:30 PM**

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

There were no members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director McPherson, Electoral Area 'A' (the Chair)
Kristy Marks, Planner handling the development application
Jeremy Holm, Manager of Current Planning

Present for the Applicant:

Keith Brown, Agent for the application
Mike Davies, Subject Property Owner

The Chair opened the meeting at 6:40 pm, outlined the evening's agenda, and introduced the RDN staff and the applicant(s) in attendance. The Chair then stated the purpose of the public information meeting and asked RDN staff to provide background information concerning the development application.


Kristy Marks provided a brief summary of the proposed Zoning Amendment application, supporting documents provided by the applicant, and the application process.

Following the presentation, the Chair invited questions and comments from the audience.

The Chair asked if there were any further questions or comments.

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

The meeting was concluded at 6.45 pm.

for 

Kristy Marks
Recording Secretary

Attachment 6
Proposed Amendment Bylaw No. 500.392, 2014

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 (DD EW109567) 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 ___ day of _____ 2014.

Public Hearing held this ___ day of _____ 20__.

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

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'

