

**DATE:** March 31, 2021

**FILE:** 6470-20

**TO:** Chair and Directors  
Regional District Board

**FROM:** Russell Dyson  
Chief Administrative Officer

Supported by Russell Dyson  
Chief Administrative Officer

***R. Dyson***

**RE: Regional District of Nanaimo Regional Growth Strategy Amendment for Nanaimo Airport Lands**

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### **Purpose**

To provide the Regional District of Nanaimo (RDN) with a resolution of acceptance to the proposed amendment to the RDN Regional Growth Strategy (RGS) for the Nanaimo Airport Lands.

### **Recommendation from the Chief Administrative Officer:**

THAT the Comox Valley Regional District Board accept the Regional Growth Strategy Bylaw No. 1615.04, 2020, forwarded by the Regional District of Nanaimo on March 24, 2021;

AND FINALLY THAT this resolution be forwarded to the Chair of the Regional District of Nanaimo.

### **Executive Summary**

- On March 24, 2021, the Comox Valley Regional District (CVRD) received a RGS amendment referral from the RDN (Appendix A).
- Section 436 of the *Local Government Act* (RSBC, 2015, c. 1) (LGA), requires acceptance of the RGS amendment bylaw by resolution of the affected local government and occur within 60-days of receipt of referral (May 24, 2021).
- The proposed RGS amendment is to address boundary adjustments, to acknowledge current airport use, to achieve consistency with the adopted Nanaimo Airport Land Use Plan and to support other commercial uses complementary to the Nanaimo Airport.
- There are no implications to the CVRD's RGS, Official Community Plan (OCP) or other jurisdictional interests.

Prepared by:

***R. Holme***

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Robyn Holme, RPP, MCIP  
Long Range Planner

Concurrence:

***T. Trieu (for)***

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Alana Mullaly, RPP, MCIP  
General Manager of Planning and  
Development Services

**Government Partners and Stakeholder Distribution (Upon Agenda Publication)**

City of Courtenay	✓
Town of Comox	✓
Village of Cumberland	✓
K'ómoks First Nation	✓

**Background/Current Situation**

The RDN is proposing to amend their RGS for lands owned by the Nanaimo Airport Commission both to recognize the existing airport operations and to facilitate future commercial development of land fronting the Trans-Canada Highway at Spitfire Road. Since 2003, the RDN and the Nanaimo Airport Commission have been in discussion to align RDN land use bylaws with the Nanaimo Airport Master Plan and Land Use Plan. Amendments to RGS maps will extend the Cassidy Village Centre boundary to include part of the highway frontage of the Airport Lands and adjust the boundary between the Industrial Lands designation and the Resource Lands and Open Space designation.

The associated amendments to the Electoral Area A OCP and Zoning Bylaw were given first and second reading on September 17, 2020, a public hearing was held on November 4, 2020. A joint public hearing is planned for all three associated amendment bylaws (RGS, OCP and Zoning Bylaw) prior to third reading.

This is an amendment to address boundary adjustments in the southern region of the RDN's jurisdiction. There are no implications to the CVRD's RGS, OCP or jurisdictional interests. Staff recommend that the CVRD accept the RDN's proposed amendment and forward a resolution to the RDN Chair by May 24, 2021.

**Policy Analysis**

Section 436 of the LGA states that when an adjoining regional district board receives a standard RGS amendment as a referral, the regional district board must review the RGS referral in the context of their own OCP, RGS and any other jurisdictional matters.

Section 437 of the LGA addresses RGS minor and standard amendments.

**Options**

1. To accept the RDN RGS Bylaw No. 1615.04, 2020 by resolution, or
2. To not accept the RDN RGS bylaw amendment and provide specific reasons for not supporting the proposed amendment.

Staff recommends Option 1 as the proposed amendment does not affect the CVRD RGS, OCP or other jurisdictional matters.

**Financial Factors**

There are no financial implications with the proposed RDN RGS amendment.

**Legal Factors**

As an adjacent regional district to the RDN, the CVRD Board has to respond with a resolution. The LGA requires the CVRD to review the referral in the context of any RGS, OCP and any other jurisdictional matter. If the CVRD Board does not respond within 60 days of receipt of the referral, the RDN Board will deem our acceptance of the proposed RDN RGS amendment.

**Regional Growth Strategy Implications**

There are no RGS implications associated with the RDN proposed RGS minor amendment.

**Intergovernmental Factors**

There is no legislative requirement to forward the referral to its member municipalities, although as a courtesy to member municipalities, staff have forwarded a copy of the referral to the planning staff of CVRD member municipalities for information.

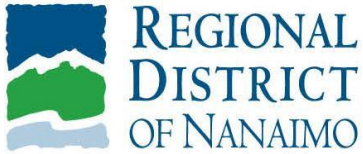
**Interdepartmental Involvement**

Planning services has reviewed the proposed RDN RGS amendment.

**Citizen/Public Relations**

There are no citizen or public relation implications for the CVRD with this proposed amendment.

Attachments: Appendix A – RDN RGS Referral



March 24, 2021

Chair Jesse Ketler and Board  
Comox Valley Regional District  
770 Harmston Avenue  
Courtenay, BC V9N 0G8

**Re: Acceptance of Regional Growth Strategy Amendment for Nanaimo Airport Lands**

Dear Chair Ketler and Board:

This letter is to advise you of the formal commencement of the legislated 60-day request for acceptance by affected local governments of the proposed Regional Growth Strategy (RGS) amendment for the Nanaimo Airport Lands. On March 23, 2021, the Regional District of Nanaimo (RDN) Board gave first and second reading to Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020. Subject to Part 13, Division 3, Section 436 of the *Local Government Act*, the RDN Board must submit the RGS amendment bylaw to affected local governments for acceptance prior to third reading. Acceptance of the RGS amendment bylaw must be by resolution of the affected local government and occur within 60-days of receipt of this letter.

The proposed RGS amendment bylaw is attached for your information and you are respectfully requested to provide a resolution of support prior to May 24, 2021. If a resolution of support is not received within the 60-day acceptance period, your organization will be deemed to have accepted the proposed RGS amendment bylaw. The proposed RGS amendment bylaw will go before the RDN Board for consideration of third reading upon completion of the 60-day request for acceptance.

Since 2003, the RDN and the Nanaimo Airport Commission have been in discussion to align RDN land use bylaws with the Nanaimo Airport Master Plan and Land Use Plan. Amendments to RGS maps will extend the Cassidy Village Centre boundary to include part of the highway frontage of the Airport Lands and adjust the boundary between the Industrial Lands designation and the Resource Lands and Open Space designation.

The associated amendments to the Electoral Area A Official Community Plan and the Zoning Bylaw were given first and second reading on September 17, 2020, and a public hearing was held on November 4, 2020. A joint public hearing is planned for all three associated amendment bylaws (RGS, Official Community Plan and Zoning Bylaw) prior to third reading. Background information and the proposed Official Community Plan and Zoning Bylaw can be found on the project website at [getinvolved.rdn.ca/airport](http://getinvolved.rdn.ca/airport).

If you have any questions about this proposed amendment we would be pleased to meet with you or your staff to discuss this project or to answer any questions you may have. Alternatively, Nick Redpath, Senior Planner, may be reached at [nredpath@rdn.bc.ca](mailto:nredpath@rdn.bc.ca) or 250-390-6761.

Sincerely,

A handwritten signature in black ink that reads "Tyler Brown". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tyler Brown, Chair  
Regional District of Nanaimo

Encl. Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020

cc: Alana Mullaly, General Manager of Planning and Development Services

**REGIONAL DISTRICT OF NANAIMO  
BYLAW NO. 1615.04, 2020**

**A Bylaw to Amend  
Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011**

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

**1) TITLE**

This Bylaw may be cited as “Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020”.

**2) AMENDMENT**

The “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011”, is hereby amended as follows:

- a) To Appendix A, Map 4 Land Use Designations, by making the following land use designation changes:
  - i) for the land legally described as “Lot 2 of Sections 1 & 2, Range 8, Cranberry District and of District Lots 2 & 15 Bright District, Plan VIP68713”, changing the designation from a split designation of “Industrial Lands” and “Resource Lands and Open Space” to a split designation of “Industrial Lands” and “Rural Village Area”, as shown in Schedule ‘1’ attached to and forming part of this bylaw.
  - ii) For the land legally described as “Lot 3, District Lot 15, Bright District, Plan VIP68713”, changing the designation from “Resource Lands and Open Space” to “Industrial Lands”, as shown in Schedule ‘1’ attached to and forming part of this bylaw.
- b) By deleting Appendix B, Sheet 16 and replacing it with the map shown in Schedule ‘2’ attached to and forming part of this bylaw.
- c) To Appendix A, Maps 1 to 5, by changing the “Growth Containment Boundary” outline for the lands designated “Cassidy Rural Village Centre” to match the area shown in the replaced Appendix B, Sheet 16.

Introduced and read two times this 23rd day of March, 2021.

Public hearing held pursuant to Section 464 of the *Local Government Act* this \_\_\_\_ day of \_\_\_\_, 2021.

Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2021.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

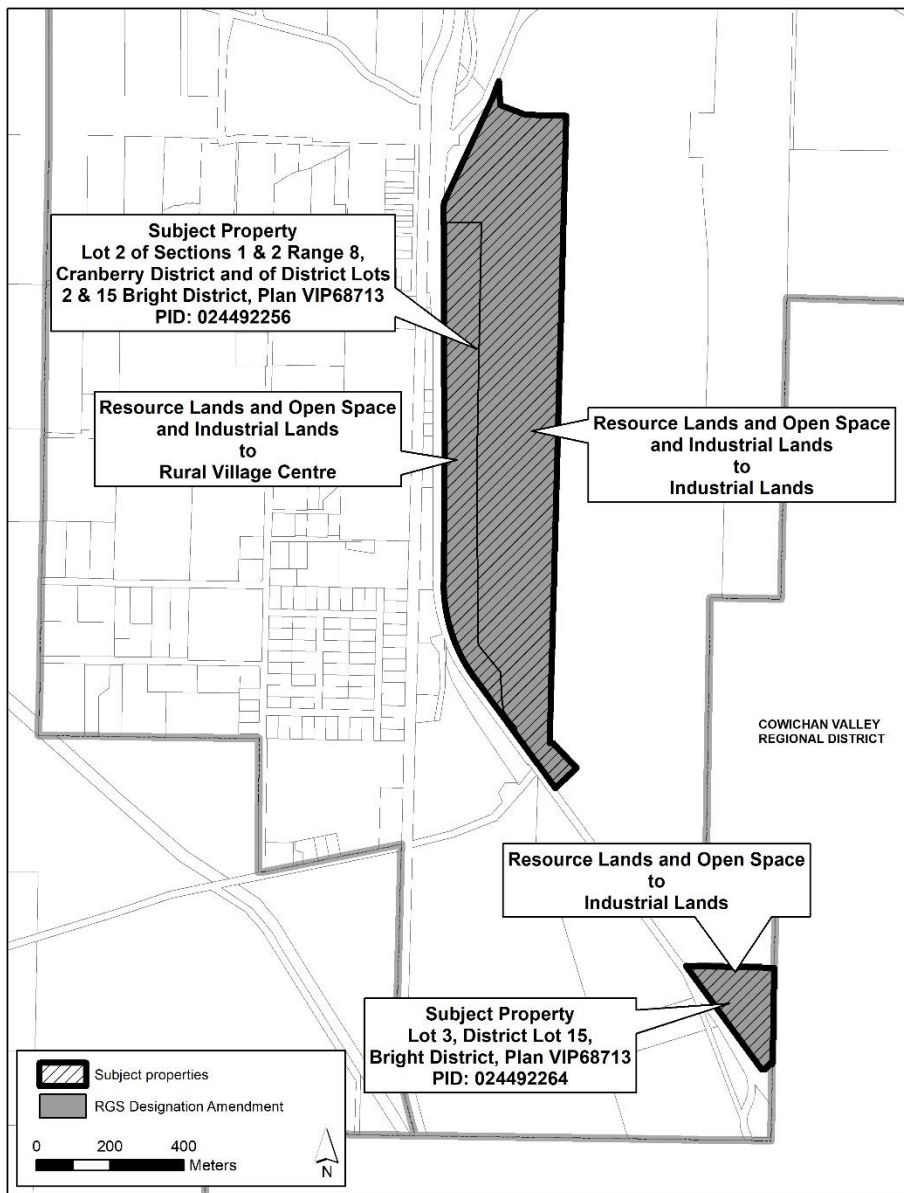
\_\_\_\_\_  
Corporate Officer

Schedule '1' to accompany "Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020"

Chair

Corporate Officer

**Schedule '1'**



Schedule '2' to accompany "Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020"

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**Schedule '2'**

