

Changes Made at First Reading

November, 2017

Introduction

At their meeting of October 24, 2017, the Regional District of Nanaimo Board amended the OCP Draft Version 3 before giving first reading. Their amendments were as follows:

1. Amend Section 5, Deep Bay Policies and corresponding sections for the Deep Bay South West lands to indicate that a maximum of 300 residential units are permitted in Deep Bay Southwest.
2. Amend paragraph 25 b by adding at the end of the section, “This is to include..., to be determined at rezoning stage.

To implement this Board direction, amendments were made to Section 5.8 Deep Bay Southwest:

- Introduction;
- Policy 11; and
- Policy 25.

To read the entire Deep Bay Southwest section as amended, please refer to the Proposed Bylaw 1335.06 which can be found on the project website or by contacting the RDN. The amended introduction text and two policies are also copied here below:

DEEP BAY SOUTHWEST

“Deep Bay Southwest” is a land use designation of this Plan comprised of two lots totaling approximately 75 hectares. Deep Bay Southwest is envisioned as a clustered residential development with tourist commercial and service commercial uses that complement the Deep Bay Harbour, existing tourist commercial uses, residential neighbourhoods, and the Deep Bay Marine Field Station. Development of Deep Bay Southwest must meet the objectives of the Deep Bay Section 5.8 and is pursuant to the following policies 9 to 25 of this section and all other relevant policies in this Plan.

Table 2 Dwelling and tourist accommodation maximums and secondary suite estimate for Deep Bay Southwest

Type of Unit	Fixed maximum	Estimated within maximum of 300	Possible scenario	Total
Dwelling unit through cluster (policy 10)		50		50
Dwelling unit through transfer (policy 11)		250		250
Tourist accommodation unit (policy 15)	40			40
Secondary suite			75 ¹	75
Total	40	300	75	415



¹ This possible scenario is for illustrative purposes and is based on 50% of dwellings being single (150) and therefore permitted a secondary suite, and 50% of those permitted being constructed (75).

11. The Deep Bay Southwest designation is an eligible receiver area for transfer of dwelling unit potential pursuant to Alternative Forms of Rural Development Policies in Section 5.10. Despite the maximum increase in number of dwelling units to receiver parcels in Section 5.10, Deep Bay Southwest may have a total of 300 residential units. For clarity, this does not include secondary suites, which are permitted in addition to this number.

25. Subject to an amendment to the Regional Growth Strategy, Deep Bay Southwest may have up to 300 residential dwelling units without the requirement to transfer the residential dwelling unit potential from eligible donor parcels. The development must be in accordance with policies 9-24 above, the full extent of access, servicing and community amenities identified in these policies must be provided, and in addition:
 - a) ten percent of dwelling units must be affordable as secured by housing agreement, and the form of affordability may be rental or affordable home ownership; and
 - b) the sewer collection system must also be constructed to the satisfaction of the Regional District, beyond the boundaries of Deep Bay Southwest to include at least the lots on Crome Point Road, Deep Bay Drive and Burne Road. This is to include all costs and works associated with design and approvals, to be determined at rezoning stage.