

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, APRIL 13, 2010, AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
D. Lindsay	Manager, Current Planning
N. Hewitt	Recording Secretary

DELEGATIONS

Robert Lyon, re Development Variance Permit Application No. PL2010-043 – Lyon – 3391 Blueback Drive – Area ‘E’.

Mr. Lyon withdrew his request to speak.

MINUTES

MOVED Director Holme, SECONDED Director Burnett, that the minutes of the regular Electoral Area Planning Committee meeting held March 9, 2010 be adopted.

CARRIED

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2009-080 - Fern Road Consulting Ltd. - 5229 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Burnett, that Schedule No. 1 be amended to include the following as item 5:

"Prior to development of the site the applicants must obtain the required archaeological approvals or permits from the Archaeology Branch of the Ministry of Tourism, Culture and the Arts".

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. PL2009-080, to construct a dwelling unit, be approved subject to the conditions outlined in Schedules No. 1-3.

CARRIED

Development Permit Application No. PL2009-825 & Request for Frontage Relaxation - Elbe - 6208 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. PL2009-825, in conjunction with a two lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that the request to relax the minimum 10% perimeter frontage requirement for proposed remainder of Lot A be approved.

CARRIED

Development Permit Application No. PL2010-018 - Mason - Charlton Drive -Area 'H'.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. PL2010-018, to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules No. 1-3.

CARRIED

Development Permit Application No. PL2010-041 - Oceanside Design – 44 Bowser Road - Area'H'.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. PL2010-041, to permit the construction of an accessory building and additions to an existing dwelling unit be approved, subject to the conditions outlined in Schedule No. 1.

CARRIED

Development Permit Application No. PL2010-053 - Fern Road Consulting Ltd. - McFeely Drive - Area 'G'.

MOVED Director Stanhope, SECONDED Director Burnett, that Schedule No. 1 be amended to remove item 4 and replace it with the following:

"Staff shall withhold the issuance of this permit until the applicant, at the applicant's expense, registers a Section 219 covenant that registers the Geotechnical Assessment prepared by Simpson Geotechnical Ltd. dated February 26, 2010 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or flooding".

CARRIED

MOVED Director Stanhope, SECONDED Director Burnett, that Development Permit Application No. PL2010-053, to permit the construction of a dwelling unit, be approved subject to the conditions outlined in Schedules No. 1-3.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variances Application No. PL2009-071 – Delinea Design Consultants Ltd. - 1866 Cedar Road - Area 'A'.

MOVED Director Burnett, SECONDED Director Holme, that staff be directed to complete the required notification.

CARRIED

MOVED Director Burnett, SECONDED Director Holme, that the Development Permit with Variances Application No. PL2009-071 to permit the construction of a beer and wine store be approved subject to the conditions outlined in Schedules No. 1-4.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2010-043 - Lyon – 3391 Blueback Drive - Area'E'.

MOVED Director Stanhope, SECONDED Director Burnett, that staff be directed to complete the required notification.

CARRIED

MOVED Director Stanhope, SECONDED Director Burnett, that Development Variance Permit Application No. PL2010-043 to vary the setback to the sea and the setback to the front lot line be approved subject to the conditions outlined in Schedules No. 1- 4.

CARRIED

Development Variance Permit Application No. PL2010-044 - Craggs – 1359 Lundine Lane – Area 'G'.

MOVED Director Stanhope, SECONDED Director Burnett, that staff be directed to complete the required notification.

CARRIED

MOVED Director Stanhope, SECONDED Director Burnett, that the Development Variance Permit Application No. PL2010-044 be approved subject to the conditions outlined in Schedules No. 1 – 3.

CARRIED

Development Variance Permit Application No. PL2010-055 - Vectis Ventures - 1917 Bonito Crescent - Area'E'.

MOVED Director Holme, SECONDED Director Stanhope, that staff be directed to complete the required notification.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that the Development Variance Permit Application No. PL2010-055, be approved subject to the conditions outlined in Schedules No. 1 – 3.

CARRIED

Director Young joined the meeting.

Development Variance Permit Application No. PL2010-057 - JE Anderson & Associates - 230 & 238 Kenmuir Road - Area'H'.

MOVED Director Burnett, SECONDED Director Stanhope, that staff be directed to complete the required notification.

CARRIED

MOVED Director Burnett, SECONDED Director Stanhope, that Development Variance Permit Application No. PL2010-057 to vary the parcel averaging provisions in conjunction with a phased four lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

OTHER

Bylaws No. 1055.04, 1148.06, 1400.02, 1152.04, 1540.01 & 1335.04 - Amends Official Community Plans for East Wellington - Pleasant Valley, Arrowsmith Benson – Cranberry Bright, Nanoose Bay & Areas 'F', 'G' & 'H' to include Greenhouse Gas Emission Targets.

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.04, 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.06, 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No, 1400.02, 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Electoral Area 'F' Official Community Plan Amendment Bylaw No. 1152.04, 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Amendment Bylaw No. 1540.01. 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.04, 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that Bylaws No. 1055.04, 1148.06, 1400.02, 1152.04, 1540.01 and 1335.04 have been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Waste Management Plans and Regional Growth Strategy to ensure consistency between them.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that Bylaws No. 1055.04, 1148.06, 1400.02, 1152.04, 1540.01 and 1335.04, 2010 proceed to Public Hearing.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Burnett, that this meeting terminate.

CARRIED

TIME: 6:47 PM

CHAIRPERSON