

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, FEBRUARY 8, 2011 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

Also in Attendance:

M. Pearse	Sr. Mgr., Corporate Administration
P. Thorkelsson	Gen. Mgr., Development Services
D. Lindsay	Manager of Current Planning
P. Thompson	Manager of Long Range Planning
N. Hewitt	Recording Secretary

MINUTES

MOVED Director Holme, SECONDED Director Biggemann, that minutes of the regular Electoral Area Planning Committee meeting held January 11, 2011 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 500.368 - Supports Zoning Amendment Application No. PL2009-746 – Pilcher & Associates Inc. - 2465 Apollo Drive – Area ‘E’.

MOVED Director Holme, SECONDED Director Young, that Application No. PL2009-746 to rezone the subject property from Residential 1, Subdivision District ‘P’ to Comprehensive Development (CD43) be approved subject to the conditions in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.368, 2010" be introduced and read two times.

CARRIED

MOVED Director Holme, SECONDED Director Young, that the public hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.368, 2010" be delegated to Director Holme or his alternate.

CARRIED

Bylaw No. 1285.16 - Supports Zoning Amendment Application No. PL2009-054 - Bazaire - 1724 Alberni Highway – Area ‘F’.

MOVED Director Biggemann, SECONDED Director Holme, that the Summary of the Public Information Meeting held on January 27, 2011 be received.

CARRIED

MOVED Director Biggemann, SECONDED Director Holme, that Application No. PL2009-054 to rezone a portion of the subject property from T-1 (Institutional/Community Facility 1) and R-3 (Village Residential 3) to C-3 (Commercial 3) be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Biggemann, SECONDED Director Holme, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 1285.16, 2011" be given 1st and 2nd reading.

CARRIED

MOVED Director Biggemann, SECONDED Director Holme, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 1285.16, 2011" be delegated to Director Biggemann or his alternate.

CARRIED

Bylaws No. 1335.05 & 500.367 – OCP & Zoning Amendments to Support Development Permit Application No. PL2010-198 - Fern Road Consulting Ltd. - 6120 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Young, that the Summary of the Public Information Meeting held on November 4, 2010, be received.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Application No. PL2010-160 to re-designate the westerly portion of the subject property from Rural Lands to Resort Commercial Lands be approved.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Application No. PL2010-159 to rezone portions of the subject property from Rural I (RUID) and Commercial 5 (CM5B) to Commercial 5 (CM5K) and Comprehensive Development (CD42) be approved.

CARRIED

MOVED Director Holme, SECONDED Director Young, that Application No. PL2010-198 for a Development permit in relation to the proposed rezoning for the subject property be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.05, 2010", be introduced and read two times.

CARRIED

MOVED Director Holme, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.367, 2010", be introduced and read two times.

CARRIED

MOVED Director Holme, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.05, 2010", and

"Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.367, 2010", be delegated to Director Bartram or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit & Site Specific Application No. PL2011-003 – Fern Road Consulting Ltd. – Mariner Way – Area ‘G’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit and Site Specific Exemption Application No. PL2011-003 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. PL2011-015 – Newlands - 2754 Dendoff Point Road – Area ‘H’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. PL2011-015, to permit the construction of a main floor addition and an upper loft on an existing single storey cabin be approved subject to the conditions outlined in Schedules No. 1 – 2.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2009-024 – Peter Mason - 6162 Island Highway West – Area ‘H’.

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

CARRIED

MOVED Director Holme, SECONDED Director Biggemann, that Development Permit with Variance No. PL2009-024 be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

Development Permit with Variance Application No. PL2010-090 – Cowan - 2502 Blokker Road – Area ‘E’.

This application was pulled from the agenda.

Development Permit with Variance Application No. PL2010-100 – Anderson Greenplan Ltd. - 1907 Cedar Road - Area ‘A’.

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

CARRIED

MOVED Director Burnett, SECONDED Director Young, that Development Permit with Variance Application No. PL2010-100 be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

Development Permit with Variance Application No. PL2010-206 – Curran - 3366 Rockhampton Road - Area ‘E’.

Mr. Curran spoke in support of the application.

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

CARRIED

MOVED Director Holme, SECONDED Director Biggemann, that Development Permit with Variance No. PL2010-206 be approved subject to the conditions outlined in Schedules No. 1 - 2.

CARRIED

Development Permit with Variance Application No. PL2010-209 – Waring & Milne - 3732 Horne Lake Caves Road – Area ‘H’.

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

CARRIED

MOVED Director Holme, SECONDED Director Young, that Development Permit with Variance Application No. PL2010-209, to permit the construction of a lower storey on an existing single storey cabin with a variance to the maximum permitted cabin height be approved subject to the conditions outlined in Schedules No. 1 – 2.

CARRIED

Development Permit with Variance Application No. PL2010-230 – Fern Road Consulting Ltd. – 6224, 6266, 6280 & 6290 Island Highway West – Area ‘H’.

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

CARRIED

MOVED Director Holme, SECONDED Director Young, that Development Permit with Variance Application No. PL2010-230 in conjunction with a lot line adjustment subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Young, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lots A and B be approved.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2011-011 – Muise – 1638 & 1640 Elm Street - Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that Development Variance Permit Application No. PL2011-011, to legalize the siting of a concrete retaining wall, be approved subject to the conditions outlined in Schedules No. 1- 2.

CARRIED

OTHER

Request for Frontage Relaxation on Subdivision Application No. PL2010-162 – Fern Road Consulting Ltd. - Allgard Road – Area ‘G’.

MOVED Director Holme, SECONDED Director Burnett, that the request to relax the minimum 10% perimeter frontage requirement be approved.

CARRIED

Bylaw No. 1620 – Electoral Area ‘A’ Official Community Plan.

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" be given 1st and 2nd reading.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" has been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Liquid Waste Management Plan and Regional Growth Strategy to ensure consistency between them.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" proceed to Public Hearing.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" be delegated to Director Burnett or his alternate.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that staff proceed with the recommended public consultation actions identified in this report.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:55 PM

CHAIRPERSON