

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, APRIL 12, 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
Director J. Stanhope	Electoral Area G

Also in Attendance:

M. Pearse	Sr. Mgr., Corporate Administration
D. Lindsay	A/C Gen. Mgr., Development Services
N. Hewitt	Recording Secretary

DELEGATIONS

Jim Crawford & Cynthia Hildebrand, Baynes Sound Investments Ltd., re Proposed Rezoning Application for Lands in Area 'H'.

Ms. Hildebrand of Baynes Sound Investments Ltd. presented a visual and verbal overview of the proposed residential subdivision and RV resort.

MINUTES

MOVED Director Stanhope, SECONDED Director Holme, that the minutes of the regular Electoral Area Planning Committee meeting held March 8, 2011 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 500.370 to Support Zoning Amendment Application No. PL2010-123 – Landeca Services Inc. – 2956 & 2962 Ridgeway Road – Area 'C'.

MOVED Director Young, SECONDED Director Burnett, that Zoning Amendment Application No. PL2010-123 to rezone the subject property from Subdivision District 'D' to Subdivision District 'F' be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.370, 2011" be introduced and read two times.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.370, 2011" be delegated to Director Young or her alternate

CARRIED

Bylaw No. 500.371 & Consideration of Park Land Dedication and/or Cash-in-Lieu of Park Land to Support Zoning Amendment Application No. PL2010-216 – Fern Road Consulting Ltd. – Wembley Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that the Summary of the Public information Meeting held on March 30, 2011, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that Zoning Amendment Application No. PL2010-216 to rezone the subject property from Rural 1 Subdivision District 'F' (RS IF) to Residential 1 Subdivision District 'Q' (RS IQ) be approved.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.371, 2011", be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.371, 2011", be delegated to Director Stanhope or his alternate.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that the request to accept the dedication of park land, as outlined in Schedule No. 1, be accepted.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2011-047 – Keith Brown & Associates Ltd. – 1922 - 1940 Schoolhouse Road – Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that Development Permit Application No. PL2011-047 to permit the construction of an industrial warehouse building be approved subject to the conditions outlined in Schedules No. 1- 5.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance & Request for Frontage Relaxation Application No. PL2010-145 – Parrish – 2075 & 2081 Lazy Susan Drive – 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. PL2010-145, in conjunction with a two lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that the request to relax the minimum 10% perimeter frontage requirement for the proposed new lot and for the remainder lot be approved.

CARRIED

Reconsideration of Development Permit with Variance & Request for Frontage Relaxation Application No. PL2010-230 - Fern Road Consulting Ltd. - 6224, 6266, 6280 & 6290 Island Highway West - Area 'H'.

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

CARRIED

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

CARRIED

Development Permit with Variance Application No. PL2011-014 – Fern Road Consulting Ltd. – Island Highway & Linx Road – Area ‘H’.

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

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit with Variance Application No. PL2011-014 be approved subject to the conditions outlined in Schedules No. 1 - 2.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2011-036 – Stouffer – 1454 The Outrigger – 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 Development Variance Permit Application No. PL2011-036 to legalize the siting of an existing garage and carport with a variance to the setback from the front lot line be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

OTHER

Consideration of Park Land Dedication and/or Cash-in-Lieu of Park Land & Request for Frontage Relaxation on Subdivision Application No. PL2010-169 – Glencar Consultants – 516 Wembley Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that the request to accept a combination of park land and cash-in-lieu of park as outlined in Schedule No. 1 in conjunction with Subdivision Application No. PL2010-169 be accepted.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that the offer to provide 0.83% of the appraised value of the subject property for park land development works in Electoral Area 'G' be accepted as outlined in Schedule No. 1.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that the request to relax the minimum 10% perimeter frontage requirements for proposed Lots 16, 17, 18, 19, and 20 be approved.

CARRIED

Consideration of Park Land Dedication and/or Cash-in-Lieu of Park Land on Subdivision Application No. PL2011-018 – Fern Road Consulting Ltd. – 864 Cavin Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Burnett, that the request to pay 5% cash-in-lieu of park land in conjunction with Subdivision Application No. PL2011-018, be accepted.

CARRIED

Request for Frontage Relaxation on Subdivision Application No. PL2011-016 – Fern Road Consulting Ltd. – 403 Lowry’s Road – Area ‘G’.

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

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:57 PM

CHAIRPERSON