

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, JULY 10, 2012 AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director A. McPherson Alternate	Electoral Area A
Director C. Pinker Alternate	Electoral Area C
Director F. Van Eynde Alternate	Electoral Area E
Director L. Salter	Electoral Area F
Director W. Veenhof	Electoral Area H

Also in Attendance:

C. Mason	Chief Administrative Officer
P. Thorkelsson	Gen. Mgr., Strategic and Community Development
J. Holm	Mgr., Current Planning
P. Thompson	Mgr., Long Range Planning
N. Tonn	Recording Secretary

Regrets:

Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director J. Fell	Electoral Area F

CALL TO ORDER

The Chairperson welcomed Alternate Directors Pinker, Van Eynde and Salter to the meeting.

MINUTES

MOVED Director Van Eynde, SECONDED Director Veenhof, that the minutes of the regular Electoral Area Planning Committee meeting held on Tuesday, June 12, 2012 be adopted.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2012-068 – Barwil Builders Ltd. – 822 Mariner Way, Area ‘G’.

MOVED Director Veenhof, SECONDED Director McPherson, that Development Permit Application No. PL2012-068 to permit the construction of a deck to the existing dwelling unit be approved subject to the conditions outlined in Schedules 1 to 4.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2012-064– Fern Road Consulting – 3477 Schooner Road, Area ‘E’.

Staff noted that the report recommendation should be amended to add the words “That staff be directed to complete the required notification” and further that Schedule 1, item (1) should read ‘**Section 3.3.9 b) (i).**’

MOVED Director Van Eynde, SECONDED Director Pinker, that staff be directed to complete the required notification.

CARRIED

MOVED Director Van Eynde, SECONDED Director Pinker, that Development Variance Permit Application No. PL2012-064 to vary the minimum setback from 8.0 metres to 0.0 metres inland from the top of a slope of 30% or greater for a proposed dwelling unit and accessory building; to vary the maximum permitted height from 8.0 metres to 10.7 metres for a proposed dwelling unit; and to vary the maximum permitted height from 6.0 metres to 7.4 metres for a proposed accessory building be approved.

CARRIED

Development Variance Permit Application No. PL2012-073 – David West – 1340 Tyler Road, Area ‘F’.

Staff noted that Schedule 1, item (3) should be amended as follows:

3. **Section 4.14.3 f) Minimum Setback From ii) All Other Lot Lines** is requested to be varied by relaxing the minimum setback from the other lot line in relation to the south property line from 2.0 metres to 0.97 metres to legalize the siting of an existing non-conforming accessory building as shown on Schedule 2.

MOVED Director Salter, SECONDED Director McPherson, that staff be directed to complete the required notification.

CARRIED

MOVED Director Salter, SECONDED Director McPherson, that Development Variance Permit Application No. PL2012-073 be approved subject to the conditions outlined in Schedules No. 1 to 2 as amended.

CARRIED

OTHER

Amendment Bylaw No. 500.378, 2012 – Zoning Amendment Application No. PL2012-014 – Carey Development Ltd. – 1244 & 1250 Allgard Road, Electoral Area ‘G’.

MOVED Director Veenhof, SECONDED Director McPherson, that Zoning Amendment Application No. PL2012-014 to rezone a portion of the subject property from Residential 6 (RS6) to Rural 1 (RU1) be approved.

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.378, 2012” be introduced and read two times.

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.378, 2012”, be delegated to Director Stanhope or another Area Director.

CARRIED

Amendment Bylaw No. 500.376, 2012 – Zoning Amendment Application No. PL2012-070 – Karen Kenyon, Jean-Luc Roy – Collingwood Drive, Electoral Area ‘E’.

MOVED Director Van Eynde, SECONDED Director McPherson, that Zoning Amendment Application No. PL2012-070 to rezone a portion of the subject property from Recreation 1 (RC1) Zone to Residential 1 (RS1) be approved.

CARRIED

MOVED Director Van Eynde, SECONDED Director McPherson, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.376, 2012” be introduced and read two times.

CARRIED

MOVED Director Van Eynde, SECONDED Director McPherson, that the public hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.376, 2012” be delegated to Director Holme or another Area Director.

CARRIED

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement – Subdivision Application No. PL2012-047 – J.E. Anderson & Associates – 2032 Rocking Horse Place, Electoral Area ‘E’.

MOVED Director Van Eynde, SECONDED Director Veenhof, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot A and remainder parcel in conjunction with a Section 946 subdivision application, be approved.

CARRIED

ADJOURNMENT

MOVED Director Van Eynde, SECONDED Director Veenhof, that this meeting terminate.

CARRIED

Time: 6:50 PM

CHAIRPERSON