

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, MARCH 13, 2012 AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director G. Holme	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G
Director W. Veenhof	Electoral Area H

Also in Attendance:

M. Pearse	Sr. Mgr., Corporate Administration
P. Thorkelsson	Gen. Mgr., Development Services
J. Holm	Mgr., Current Planning
N. Hewitt	Recording Secretary

LATE DELEGATION

MOVED Director Fell, SECONDED Director Veenhof, that the late delegation be permitted to address the Committee.

CARRIED

R.K. Brown, re Zoning Amendment Application No. PL2009-040.

Mr. Brown provided a brief summary on the zoning amendment application.

MINUTES

MOVED Director Fell, SECONDED Director McPherson, that the minutes of the regular Electoral Area Planning Committee meeting held Tuesday, February 14, 2012 be adopted.

CARRIED

PLANNING

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2011-163 – Gary Passey and Patricia Broster – Lot 11, District Lot 28, Newcastle District, Plan 22249 – Seaview Drive, Area ‘H’.

MOVED Director Veenhof, SECONDED Director Stanhope, that the application be sent back to staff for a 3rd party review of the geotechnical report.

CARRIED

Development Permit with Variance Application No. PL2011-174 – C.A. Design – Lot 9, Section 7, Range 6, Cedar District, Plan 9877 – 2550 Pylades Drive, Area ‘A’.

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

CARRIED

MOVED Director McPherson, SECONDED Director Stanhope, that Development Permit with Variance Application No. PL2011-174 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules 1 to 3.

CARRIED

Development Permit with Variance Application No. PL2011-189 – Smitty Construction Ltd. – Lot C, District Lot 28, Nanoose District, Plan VIP88844 – 781 Miller Road, Area ‘G’.

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

CARRIED

MOVED Director Stanhope, SECONDED Director Young, that Development Permit with Variance Application No. PL2011-189 to permit the construction of an accessory building by varying the maximum accessory building height be approved subject to the conditions outlined in Schedules 1 to 4.

CARRIED

Development Permit with Variance Application No. PL2012-011 – Kruger – Lot 12, District Lot 181, Nanoose District, Plan 15551 – 836 Mariner Way, Area ‘G’.

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

CARRIED

MOVED Director Stanhope, SECONDED Director McPherson, that Development Permit with Variance Application No. PL2012-011 to permit the construction of a dwelling unit be approved, subject to the conditions outlined in Schedules 1 to 3.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2012-001 – Fern Road Consulting – Strata Lot 8, District Lot 78, Nanoose District, Strata Plan VIS3393 – Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 – 3526 Shetland Place, Area ‘E’.

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

CARRIED

MOVED Director Stanhope, SECONDED Director Young, that Development Variance Permit Application No. PL2012-001 to reduce the minimum required setbacks from the front, interior side and rear lot lines be approved subject to the conditions outlined in Schedule 1.

CARRIED

OTHER

Zoning Amendment Application No. PL2009-040 – Bylaw No. 1285.17 Keith Brown Associates Ltd. – Oceanside Storage Inc. – Lot 28, District Lot 156, Nanoose District, Plan 1964, Except Part in Plan 733 RW – 1270 & 1274 Alberni Highway, Area 'F'.

MOVED Director Fell, SECONDED Director McPherson, that Zoning Amendment Application No PL2009-040 to rezone the subject properties from Commercial 3 (C-3) and Village Residential (R-3) to CD-18 Alberni Highway Mini Storage be approved subject to the conditions outlined in Schedule 1.

CARRIED

MOVED Director Fell, SECONDED Director McPherson, that "Regional District of Nanaimo Zoning and Subdivision Amendment Bylaw No. 1285.17, 2012" be introduced and read two times.

CARRIED

MOVED Director Fell, SECONDED Director McPherson, that the public hearing on "Regional District of Nanaimo Zoning and Subdivision Amendment Bylaw No. 1285.17, 2012" be delegated to Director Fell or another Area Director.

CARRIED

Zoning Amendment Application No. PL2011-178, Bylaw No. 500.377, 2012 – Deas – Lot A, District Lot 19, Newcastle District, Plan 8196, Except Parts in Plans VIP65473 and VIP74554 – 2900 Leon Road, Area 'H'.

MOVED Director Veenhof, SECONDED Director Young, that the Summary of the Public Information Meeting held on February 16, 2012, be received.

CARRIED

MOVED Director Veenhof, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.377, 2012", be introduced and read two times.

CARRIED

MOVED Director Veenhof, SECONDED Director Young, that the conditions set out in Schedule 1 of the staff report be completed prior to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.377, 2012", being considered for adoption.

CARRIED

MOVED Director Veenhof, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.377, 2012", be delegated to Director Veenhof or another Area Director.

CARRIED

Secondary Suites Study and Consultation Process.

MOVED Director Stanhope, SECONDED Director Young, that staff be directed to schedule a seminar for Electoral Area Directors prior to the public consultation period.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:51 PM

CHAIRPERSON