

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, OCTOBER 14, 2014 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

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 B. Veenhof	Electoral Area H

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
D. Pearce	A/Gen. Mgr. Transportation and Solid Waste
J. Hill	Mgr. Administrative Services
J. Holm	Mgr. Current Planning
C. Midgley	Mgr. Energy & Sustainability
C. Golding	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

Minutes of the regular Electoral Area Planning Committee.

MOVED Director Stanhope, SECONDED Director Young, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, September 9, 2014, be adopted.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2014-107 – Pennell – 5481 Deep Bay Drive, Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director Fell, that Development Permit No. PL2014-107 to permit the construction of an addition to a dwelling unit within the Hazard Lands DPA be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Permit Application No. PL2014-115 – FMC Holdings Ltd. – 1890 Schoolhouse Road, Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Young, that Development Permit No. PL2014-115 to amend previously issued Development Permit with Variance No. PL2012-166 be approved subject to the conditions outlined in Attachments 2 to 6.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2014-102 – Ryan & Kara Malcolm – 2962 Ridgeway Road, Electoral Area ‘C’.

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

CARRIED

MOVED Director Young, SECONDED Director McPherson, that Development Variance Permit No. PL2014-102 to increase the maximum permitted height and floor area for an accessory building containing a secondary suite be approved subject to the conditions outlined in Attachment 2 to 4.

CARRIED

Development Variance Permit Application No. PL2014-064 – Lindsay – 2410 Shady Lane, Electoral Area ‘H’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that Development Variance Permit No. PL2014-064 to reduce the setbacks to a watercourse from 15.0 metres to 6.2 metres be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Variance Permit Application No. PL2014-100 – Wheeler – 1403 Marina Way, Electoral 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 No. PL2014-100 to reduce the setbacks to the interior side lot lines, setback to the sea and increase the maximum allowable height to legalize the siting of an existing dwelling unit, be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2014-032 – Parksville Redi- Mix Ltd. – 10 Nanaimo River Road, Electoral Area ‘A’.

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

CARRIED

MOVED Director McPherson, SECONDED Director Fell, that Development Permit with Variance No. PL2014-032 to permit the construction of a concrete batch plant be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Permit with Variance Application No. PL2014-089 – Johnson – 235 Driftwood Road, Electoral Area ‘H’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that Development Permit with Variance No. PL2014-089 to legalize the siting of an existing dwelling unit and permit an addition to the dwelling unit within the Hazards Land Development Permit Area be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Permit with Variance Application No. PL2014-118 – Haggarty – 1318 Lanyon Drive, Electoral 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 No. PL2014-118 to permit the construction of an accessory building be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

OTHER

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2014-046 – Lost Lake Properties Ltd. – Sumar Lane, Electoral Area ‘G’.

MOVED Director Stanhope, SECONDED Director Fell, that the request to relax the minimum 10% perimeter frontage requirement for the remainder lot be approved.

CARRIED

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2014-077 – Giuriato – 2909 Turnbull Road, Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director Fell, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 3 be approved.

CARRIED

Amendments to Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987; Regional District of Nanaimo Electoral Area 'F' Zoning & Subdivision Bylaw No. 1285, 2012; and Board Policy B1.5 – Electoral Areas 'A', 'C', 'E', 'F', 'G', 'H'.

MOVED Director Stanhope, SECONDED Director Fell, that the Summaries of the Public Information Meetings held on September 16, 17 and 18, 2014, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.396, 2014", be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.396, 2014", be chaired by Director Stanhope or his alternate.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.22, 2014", be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.22, 2014", be chaired by Director Fell or his alternate.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the Board approve the revision as proposed to Board Policy B1.5 *Development Variance Permit, Development Permit with Variance & Floodplain Exemption Application Evaluation*.

CARRIED

NOTICE OF MOTION

Bylaw 1250

Director Fell noted that the following motion will be brought forward to the October 28, 2014 Board Agenda:

That staff be directed to meet with Directors for Electoral Areas 'A', 'C', 'F', and 'H' to start discussions on modifications to Bylaw 1250 for owner builders.

ADJOURNMENT

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

CARRIED

TIME: 6:52 PM

CHAIRPERSON

CORPORATE OFFICER