

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING  
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON  
TUESDAY, OCTOBER 13, 2015 AT 6:00 PM IN THE  
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

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

**CALL TO ORDER**

The Chairperson called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

**DELEGATIONS**

**Jack Anderson, Greenplan, re Development Permit with Variance – 1604 Cedar Road, Electoral Area ‘A’.**

Jack Anderson provided a visual presentation along with details of changes the property owner is willing to make to the original application by reducing the number of signs requested, lessening the height of the free-standing sign, and limiting the amount of backlighting to the sign.

**ELECTORAL AREA PLANNING COMMITTEE MINUTES**

**Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, September 8, 2015.**

MOVED Director Stanhope, SECONDED Director Rogers, that the minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, September 8, 2015, be adopted.

CARRIED

## **COMMUNICATIONS/CORRESPONDENCE**

### **Jack Anderson, Greenplan, re Development Permit with Variance – 1604 Cedar Road, Electoral Area 'A'.**

MOVED Director Stanhope, SECONDED Director Rogers, that the correspondence from Jack Anderson, Greenplan, regarding Development Permit with Variance – 1604 Cedar Road, Electoral Area 'A', be received.

CARRIED

### **Ministry of Agriculture, re Regulating Agri-Tourism and Farm Retail Sales in the Agricultural Land Reserve – Discussion Paper and Proposed Minister's Bylaw Standards.**

MOVED Director Stanhope, SECONDED Director Rogers, that the correspondence from the Ministry of Agriculture regarding regulating agri-tourism and farm retail sales in the Agricultural Land Reserve – Discussion Paper and Proposed Minister's Bylaw Standards be received.

CARRIED

## **DEVELOPMENT PERMIT WITH VARIANCE**

### **Development Permit with Variance Application No. PL2015-026 – 1604 Cedar Road, Electoral Area 'A'.**

MOVED Director McPherson, SECONDED Director Stanhope, that Development Permit with Variance Application No. PL2015-026 be referred back to staff for further discussion with the applicant.

CARRIED

### **Development Permit with Variance Application No. PL2015-117 – 1713 Admiral Tyron Boulevard, Electoral Area 'G'.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that Development Permit with Variance Application No. PL2015-117 to permit the construction of a rip rap seawall on the subject property be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

## **ZONING AMENDMENT**

### **Zoning Amendment Application No. PL2015-025 – Electoral Area 'H' – Amendment Bylaw No. 500.400 – 1st and 2nd Reading.**

MOVED Director Stanhope, SECONDED Director Fell, that the Summary of the Public Information Meeting held on August 10, 2015, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.400 being considered for adoption.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.400, 2015", 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. 500.400, 2015" be chaired by Director Veenhof or his alternate.

CARRIED

#### **PERIMETER FRONTAGE**

##### **Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2015-055 – 2855 Ashcraft Road, Electoral Area 'E'.**

MOVED Director Rogers, SECONDED Director Stanhope, that the request to relax the minimum 10% perimeter frontage requirements for the proposed remainder of Lot 5 in relation to Subdivision Application No. PL2015-055 be approved.

CARRIED

##### **Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2015-067 – 2045 Fisher Road, Electoral Area 'F'.**

MOVED Director Fell, SECONDED Director Stanhope, that the request to relax the minimum 10% perimeter frontage requirements for Lot 1 District Lot 75 and the Remainder of the District Lot 155 in relation to Subdivision Application No. PL2015-067 be approved.

CARRIED

##### **Request for Relaxation of the Minimum Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2015-112 – Electoral Area 'F'.**

MOVED Director Fell, SECONDED Director Stanhope, that the request to relax the minimum perimeter frontage requirement from 80.0 metres to 63.0 metres for proposed Lot 2 in relation to Subdivision Application No. PL2015-112 be approved.

CARRIED

#### **OTHER**

##### **Sustainability Review of Regional District of Nanaimo Official Community Plans.**

MOVED Director Stanhope, SECONDED Director Fell, that the Regional District of Nanaimo Board of Directors direct staff to explore policies that enable on-site renewable energy generation as an economic opportunity for residents and businesses in the Regional District of Nanaimo.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the Regional District of Nanaimo Board of Directors direct staff to explore criteria for evaluating community impacts of renewable energy systems and develop various policy alternatives for future consideration.

CARRIED

MOVED Director Stanhope, SECONDED Director McPherson, that the Regional District of Nanaimo Board of Directors direct staff to complete a renewable energy capacity analysis for the region.

DEFEATED

MOVED Director Stanhope, SECONDED Director Fell, that the Regional District of Nanaimo Board of Directors direct staff to consider area-specific climate change mitigation and adaptation measures for inclusion in Official Community Plans through the public consultation process used during future Official Community Plans reviews.

CARRIED

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**Ministry of Agriculture, re Regulating Agri-Tourism and Farm Retail Sales in the Agricultural Land Reserve – Discussion Paper and Proposed Minister’s Bylaw Standards.**

MOVED Director Stanhope, SECONDED Director Fell, that the correspondence from the Ministry of Agriculture regarding regulating agri-tourism and farm retail sales in the Agricultural Land Reserve – Discussion Paper and Proposed Minister’s Bylaw Standards be referred to the Agricultural Advisory Committee.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that this meeting be adjourned.

CARRIED

TIME: 6:49 PM

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CHAIRPERSON

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CORPORATE OFFICER