

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JULY 12, 2016 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director J. Stanhope	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 W. Veenhof	Electoral Area H

Also in Attendance:

D. Trudeau	Interim Chief Administrative Officer
G. Garbutt	Gen. Mgr. Strategic & Community Development
J. Harrison	Director of Corporate Services
J. Hill	Mgr. Administrative Services
J. Holm	Mgr. Current Planning
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.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, June 14, 2016.

MOVED Director Veenhof, SECONDED Director Rogers, that the minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, June 14, 2016, be adopted.

CARRIED

DEVELOPMENT PERMIT

Development Permit Application No. PL2016-052 – 1675 Timberjack Place – Electoral Area 'E'.

Carlie Murphy spoke in opposition to releasing the covenant on the subject property.

Aaron Gionet spoke in favour of releasing the covenant on the subject property.

MOVED Director Rogers, SECONDED Director Veenhof, that the Board approve Development Permit No. PL2016-052 to amend Development Permit with Variance No. 60804 to allow the release of a Section 219 covenant and the removal of a previously defined buildable site area on the subject property, subject to the conditions outlined in Attachments 2 to 3 and subject to clarification from the proponent regarding the information provided by the previous delegation.

CARRIED

Development Permit Application No. PL2016-092 – 796 Mariner Way – Electoral Area ‘G’.

MOVED Director Veenhof, SECONDED Director Rogers, that the Board approve Development Permit No. PL2016-092 to permit a proposed addition to an existing dwelling within the Hazard Lands Development Permit Area subject to the conditions outlined in Attachments 2 to 4.

CARRIED

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit Application No. PL2016-098 – Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Veenhof, that the Board approve Development Variance Permit No. PL2016-098 to reduce the minimum required front and other lot line setback requirements to permit the construction of two community kiosk structures, subject to the conditions outlined in Attachments 2 to 4.

CARRIED

MOVED Director McPherson, SECONDED Director Veenhof, that the Board direct staff to complete the required notification.

CARRIED

Development Variance Permit Application No. PL2016-099 – 3189 Northwest Bay Road – Electoral Area 'E'.

MOVED Director Rogers, SECONDED Director Veenhof, that the Board approve Development Variance Permit No. PL2016-099 to increase the accessory building height to permit two accessory buildings subject to the terms and conditions outlined in Attachments 2 and 3 as amended to replace references to “showroom” with “home office” and to include the following additional conditions of approval:

5. Home based business uses shall be conducted in compliance with the applicable Home Based Business regulations.
6. The property owner is to obtain a valid access permit from the Ministry of Transportation and Infrastructure as necessary prior to the issuance of the permit.

CARRIED

MOVED Director Rogers, SECONDED Director Veenhof, that the Board direct staff to complete the required notification.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE

Development Permit with Variance Application No. PL2016-089 – 1954 Shasta Road – Electoral Area 'A'.

MOVED Director McPherson, SECONDED Director Veenhof, that the Board approve Development Permit with Variance No. PL2016-089 to permit a shoreline revetment subject to the conditions outlined in Attachments 2 to 3 with condition of approval No. 7 amended as follows: The applicant will construct a safe and appropriate public beach access along the portion of the revetment in the unconstructed road right-of-way, consistent with the recommendations in the Shoreline Erosion Protection Assessment prepared by Simpson Geotechnical Ltd., dated April 12, 2016, revised June 22, 2016 and to the satisfaction of Regional District of Nanaimo, Manager of Parks Services.

CARRIED

MOVED Director McPherson, SECONDED Director Veenhof, that the Board direct staff to complete the required notification.

CARRIED

Development Permit with Variance Application No. PL2015-149 – 6383 Island Highway West – Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director Fell, that the Board approve Development Permit with Variance No. PL2015-149 to permit the development of four camping spaces subject to the conditions outlined in Attachment 2.

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that the Board direct staff to complete the required notification.

CARRIED

OTHER

Development Permit Application No. PL2016-102 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2016-050, Electoral Area ‘F’.

MOVED Director Fell, SECONDED Director Veenhof, that the Board approve Development Permit No. PL2016-102 to permit the creation of a seven lot subdivision including the request to relax the minimum 10% perimeter frontage requirements for proposed Lots 2, 3, 4, and 5 in relation to Subdivision Application No. PL2016-050.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:58 PM

CHAIRPERSON

CORPORATE OFFICER