

REGIONAL DISTRICT OF NANAIMO

**SPECIAL BOARD MEETING
TUESDAY, OCTOBER 22, 2002
7:30 PM**

(City of Nanaimo Council Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

ELECTORAL AREA PLANNING STANDING COMMITTEE

- 4-6 Minutes of the Electoral Area Planning Committee meeting held Tuesday, October 1, 2002. (for information)

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

DP Application No. 0244 – S. Terry on behalf of Cassidy Inn (1989) Ltd. – 2954 Canyon Road – Area A. (All Directors except EA 'B' – One Vote)

That Development Permit Application No. 0244 submitted by Steve Terry, on behalf of Cassidy Inn (1989) Ltd., to convert a portion of the existing hotel use to a licensee retail store (Wine and Beer Store) within the South Wellington Development Permit Area on the property legally described as Lot 1, Section 3, Range 8, Cranberry District, Plan 15453, be approved, subject to the conditions outlined in Schedules No. 1, 2 and 3 of the corresponding staff report and the notification requirements pursuant to the Local Government Act.

DP Application No. 0245 – Thiessen and Marshall/Kyler – 1272 Scadog Road – Area E. (All Directors except EA 'B' – One Vote)

That Development Permit Application No. 0245 submitted by Thiessen and Marshall/Kyler to vary the minimum setback from the sea from 8.0 metres from the top of the bank to a minimum of 2.7 metres and to vary the minimum setback from 8.0 metres from the natural boundary to 0.0 metre pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to permit the construction of a dwelling unit and deck and to legalize an existing set of stairs within the Watercourse Protection Development Permit Area on the property legally described as Lot 21, Block C, District Lot 38, Nanoose District, Plan 10777, be approved subject to the requirements outlined in Schedule Nos. 1, 2, 3 and 4 and subject to notification requirements pursuant to the Local Government Act.

OTHER

Zoning Amendment Application No. 0205 – Colclough – Aulds Road – Area D.
(All Directors except EA 'B' – One Vote)

1. *That Amendment Application No. ZA0205 by William Colclough to rezone the subject property legally described as Lot 8, Block 471, Nanoose District, Plan 43434, from Residential 1 (RS1), Subdivision District 'L' to Residential 2 (RS2), Subdivision District 'L' be advanced to public hearing, subject to the conditions outlined in Schedule No. 1.*
2. *That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.289, 2002" be given 1st and 2nd reading and proceed to public hearing.*
3. *That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.289, 2002" be delegated to Director Haime or her alternate.*

Request for Cash in Lieu of Parkland & Relaxation of the Minimum 10% Frontage Requirement – Joseph & Marjorie Grimes – Morland Road – Area A.
(All Directors except EA 'B' – One Vote)

That the requests, submitted by Joseph Grimes and Marjorie Grimes, for cash-in-lieu of park land dedication be accepted and to relax the minimum 10% frontage requirement for proposed Lots 4 and 5, as shown on the plan of subdivision of Lot 10, Section 12, Range 2, Cedar District, Plan VIP53334, be approved subject to the applicant registering a section 219 covenant on proposed Lots 4 and 5 restricting further subdivision, including all forms of strata subdivisions.

Notification Distance for Development Applications – All Electoral Areas Except Electoral Area B. (All Directors except EA 'B' – One Vote)

1. *That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261, 2002" be amended to require that the Development Application Sign as shown on Attachment No. 1, be placed on a property subject to an application for rezoning and/or OCP amendments.*
2. *That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261, 2002" be amended to increase the notification distance for applications for rezoning and/or OCP amendments for all Electoral Areas except Electoral Area 'F' to 200 m/ and further, to increase the notification distance to 500 m where the development application involves more than a minimum of 20 residential units, a minimum parcel area of 4000 m² for the purpose of commercial development or a minimum parcel area of 4000 m² for the purpose of industrial development.*
3. *That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261, 2002" be amended to require the applicant of a development application that involves more than a minimum of 20 residential units, a minimum parcel area of 4000 m² for the purpose of commercial development or a minimum parcel area of 4000 m² for the purpose of industrial development to install detailed development application sign as shown on Attachment No. 2.*

4. *That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261.01, 2002" be introduced and given three (3) readings.*

9. **ADDENDUM**
10. **BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**
11. **NEW BUSINESS**
13. **ADJOURNMENT**
14. **IN CAMERA**

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, OCTOBER 1, 2002, AT 7:00 PM
IN THE CITY OF NANAIMO COUNCIL CHAMBERS,
455 WALLACE STREET, NANAIMO, BC**

Present:

Director E. Hamilton	Chairperson
Director L. Elliott	Electoral Area A
Director D. Haime	Electoral Area D
Director G. Holme	Electoral Area E
Alternate	
Director J. Pullen	Electoral Area F
Director J. Stanhope	Electoral Area G
Director R. Quittenton	Electoral Area H

Also in Attendance:

B. Lapham	General Manager, Development Services
P. Shaw	Manager of Community Planning
N. Tonn	Recording Secretary

DELEGATIONS

Ken Kyler, re DP Application No. 0245 – Thiessen and Marshall/Kyler – 1272 Seadog Road – Area E.

Mr. Kyler provided an overview of the application and noted that the applicant has no concerns with the requirements listed in Schedule Nos. 1, 2, 3 or 4.

MINUTES

MOVED Director Elliott, SECONDED Director Stanhope, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, August 27, 2002 be adopted.

CARRIED

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

DP Application No. 0244 – S. Terry on behalf of Cassidy Inn (1989) Ltd. – 2954 Canyon Road – Area A.

MOVED Director Elliott, SECONDED Director Haime, that Development Permit Application No. 0244 submitted by Steve Terry, on behalf of Cassidy Inn (1989) Ltd., to convert a portion of the existing hotel use to a licensee retail store (Wine and Beer Store) within the South Wellington Development Permit Area on the property legally described as Lot 1, Section 3, Range 8, Cranberry District, Plan 15453, be approved, subject to the conditions outlined in Schedules No. 1, 2 and 3 of the corresponding staff report and the notification requirements pursuant to the *Local Government Act*.

CARRIED

DP Application No. 0245 - Thiessen and Marshall/Kyler - 1272 Seadog Road - Area E.

MOVED Director Holme, SECONDED Director Stanhope, that Development Permit Application No. 0245 submitted by Thiessen and Marshall/Kyler to vary the minimum setback from the sea from 8.0 metres from the top of the bank to a minimum of 2.7 metres and to vary the minimum setback from 8.0 metres from the natural boundary to 0.0 metre pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to permit the construction of a dwelling unit and deck and to legalize an existing set of stairs within the Watercourse Protection Development Permit Area on the property legally described as Lot 21, Block C, District Lot 38, Nanoose District, Plan 10777, be approved subject to the requirements outlined in Schedule Nos. 1, 2, 3 and 4 and subject to notification requirements pursuant to the *Local Government Act*.

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OTHER

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MOVED Director Haime, SECONDED Director Stanhope,:

1. That Amendment Application No. ZA0205 by William Colclough to rezone the subject property legally described as Lot 8, Block 471, Nanoose District, Plan 43434, from Residential 1 (RS1), Subdivision District 'L' to Residential 2 (RS2), Subdivision District 'L' be advanced to public hearing, subject to the conditions outlined in Schedule No. 1.
2. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.289, 2002" be given 1st and 2nd reading and proceed to public hearing.
3. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.289, 2002" be delegated to Director Haime or her alternate.

CARRIED

Request for Cash in Lieu of Parkland & Relaxation of the Minimum 10% Frontage Requirement - Joseph & Marjorie Grimes - Morland Road - Area A.

MOVED Director Elliott, SECONDED Director Stanhope, that the requests, submitted by Joseph Grimes and Marjorie Grimes, for cash-in-lieu of park land dedication be accepted and to relax the minimum 10% frontage requirement for proposed Lots 4 and 5, as shown on the plan of subdivision of Lot 10, Section 12, Range 2, Cedar District, Plan VIP53334, be approved subject to the applicant registering a section 219 covenant on proposed Lots 4 and 5 restricting further subdivision, including all forms of strata subdivisions.

CARRIED

Notification Distance for Development Applications - All Electoral Areas Except Electoral Area B.

MOVED Director Holme, SECONDED Director Stanhope,:

1. That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261, 2002" be amended to require that the Development Application Sign as shown on *Attachment No. 1*, be placed on a property subject to an application for rezoning and/or OCP amendments.

2. That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261, 2002" be amended to increase the notification distance for applications for rezoning and/or OCP amendments for all Electoral Areas except Electoral Area 'F' to 200 m/ and further, to increase the notification distance to 500 m where the development application involves more than a minimum of 20 residential units, a minimum parcel area of 4000 m² for the purpose of commercial development or a minimum parcel area of 4000 m² for the purpose of industrial development.
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4. That "Regional District of Nanaimo Development Approval Procedures and Notification Bylaw No. 1261.01, 2002" be introduced and given three (3) readings.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Quittenton, that this meeting terminate.

CARRIED

TIME: 7:17 PM

CHAIRPERSON