

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, JULY 13, 2010, AT 6:30 PM  
IN THE RDN BOARD CHAMBERS**

**Present:**

Director G. Holme	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G
Alternate	
Director D. Heenan	Electoral Area H

**Also in Attendance:**

M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
D. Lindsay	Manager, Current Planning
N. Hewitt	Recording Secretary

**DELEGATIONS**

**Bernie Walsh, Michele Cloghesy & Vaughan Roberts, re Regional Growth Strategy Amendment to Support OCP Amendment Application No. PL2010-105 -Walbern Ventures - Claudet Road - Area 'E'.**

Ms. Cloghesy provided a visual and verbal overview of OCP Amendment Application No. PL2010-105.

**MINUTES**

MOVED Director Burnett, SECONDED Director Young, that the minutes of the regular Electoral Area Planning Committee meeting held June 8, 2010 be adopted.

CARRIED

**COMMUNICATIONS/CORRESPONDENCE**

**Michael & Jan Wilby, re Proposed Schooner Cove Development.**

MOVED Director Stanhope, SECONDED Director Burnett, that the communication from Michael & Jan Wilby be received.

CARRIED

**Nettie & William Kokura, re Proposed Lakes District and Schooner Cove Development.**

MOVED Director Stanhope, SECONDED Director Burnett, that the communication from Nettie & William Kokura be received.

CARRIED

**PLANNING**

***AMENDMENT APPLICATIONS***

**Regional Growth Strategy Amendment to Support OCP Amendment Application No. PL2010-105 - Walbern Ventures - Claudet Road - Area 'E'.**

MOVED Director Young, SECONDED Director Burnett, that the Electoral Area Planning Committee not support consideration of a site specific amendment to the RGS.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the Electoral Area Planning Committee refer this report and application to amend the Regional Growth Strategy to the Sustainability Select Committee for consideration and recommendation.

CARRIED

MOVED Director Burnett, SECONDED Director Stanhope, that OCP Amendment Application No. PL2010-105 be denied.

CARRIED

**Bylaw No. 500.357 Zoning Amendment Application No. PL2010-011 – Maibach - 2115 South Wellington Road – Area 'A'.**

MOVED Director Burnett, SECONDED Director Young, that the Summary of the Public Information Meeting held on June 28, 2010 be received.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that Application No. PL2010-011 to rezone the subject property from Commercial 4 (CM4) to Industrial I (IN1) be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.357, 2010" be given 1<sup>st</sup> and 2<sup>nd</sup> reading.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.357, 2010" be delegated to Director Burnett or his alternate.

CARRIED

**Bylaw No. 500.358 Zoning Amendment Application No. PL2009-006 – Atkey and Polgari - 2800 Kilpatrick Road - Area 'C'.**

MOVED Director Young, SECONDED Director Burnett, that Application No. PL2009-006 to rezone the subject property from Subdivision District 'D' to Subdivision District 'F' be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.358, 2010" be given 1<sup>st</sup> and 2<sup>nd</sup> reading.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.358, 2010" be delegated to Director Young or her alternate.

CARRIED

***DEVELOPMENT PERMIT APPLICATIONS***

**Development Permit Application No. PL2010-094 & Request for Frontage Relaxation - Fern Road Consulting Ltd. - 226 Kenmuir Road - Area 'H'.**

MOVED Director Heenan, SECONDED Director Stanhope, that Development Permit Application No. PL2010-094, in conjunction with a two lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Heenan, SECONDED Director Stanhope, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 1 and Lot 2 be approved.

CARRIED

**Development Permit Application No. PL2010-118 & Request for Frontage Relaxation - Fern Road Consulting Ltd. - 6190 & 6208 Island Highway West - Area 'H'.**

MOVED Director Stanhope, SECONDED Director Biggemann, that Development Permit Application No. PL2010-118, in conjunction with a lot line adjustment subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Stanhope, SECONDED Director Biggemann, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 1 be approved.

CARRIED

***DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS***

**Development Permit with Variances Application No. PL2010-097 - Fern Road Consulting Ltd. - 771 Miller Road - Area 'G'.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Burnett, that Development Permit with Variance No. PL2010-097 to permit the construction of an accessory building by varying the maximum accessory building height, be approved subject to the conditions outlined on Schedules No. 1-4.

CARRIED

**Development Permit with Variances Application No. PL2010-099 – Anderson Greenplan Ltd. - Janes Road - Area 'A'.**

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

CARRIED

MOVED Director Burnett, SECONDED Director Young, that Development Permit with Variances and Site Specific Exemption Application No. PL2010-099 to permit the construction of a dwelling unit with variances to the watercourse, other (exterior) lot line setback, and height be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

***DEVELOPMENT VARIANCE PERMIT APPLICATIONS***

**Development Variance Permit Application No. PL2010-101 - Fern Road Consulting Ltd. – 863 Cavin Road - Area 'G'.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Burnett, that Development Variance Permit Application No. PL2010-101 to relax the minimum setback requirement from the front lot line of the future road be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

**Development Variance Permit Application No. PL2010-103 - Mitchell – 1407 Marina Way - Area 'E'.**

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

CARRIED

MOVED Director Young, SECONDED Director Stanhope, that Development Variance Permit Application No. PL2010-103, be approved subject to the conditions outlined in Schedules No. 1-3.

CARRIED

**ADJOURNMENT**

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

CARRIED

TIME: 6:50 PM

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CHAIRPERSON