

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, NOVEMBER 9, 2010 AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director J. Burnett	Electoral Area A
Alternate	
Director F. Van Eynde	Electoral Area E
Director L. Biggemann	Electoral Area F
Director D. Bartram	Electoral Area H

Also in Attendance:

M. Pearse	Sr. Mgr., Corporate Administration
P. Thorkelsson	Gen. Mgr., Development Services
D. Lindsay	Manager, Current Planning
N. Hewitt	Recording Secretary

CALL TO ORDER

The Chairperson welcomed Alternate Director Van Eynde to the meeting.

DELEGATIONS

Linda Addison, re OCP Amendment to Support Zoning Amendment Application No. PL2009-778 – Addison – 2610 Myles Lake Road – Area ‘C’.

This application has been deferred to the November 23, 2010 Special Electoral Area Planning Committee.

BOARD MINUTES

MOVED Director Stanhope, SECONDED Director Van Eynde, that the minutes of the regular Electoral Area Planning Committee meeting held on October 12, 2010 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Ed Annau, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Ed Annau be received.

CARRIED

Jack & Margery Biickert, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Jack and Margery Biickert be received.

CARRIED

Cliff & Nell Bowles, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Cliff and Nell Bowles be received.

CARRIED

John Carey, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from John Carey be received.

CARRIED

Kathleen Claxton, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Kathleen Claxton be received.

CARRIED

Ken Congpow, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Ken Congpow be received.

CARRIED

Ken Derham, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Ken Derham be received.

CARRIED

Terry Gay, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Terry Gay be received.

CARRIED

Anna Grieve, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Anna Grieve be received.

CARRIED

Brian Hale, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Brian Hale be received.

CARRIED

Tracey Hale, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Tracey Hale be received.

CARRIED

Mark Hanna, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Mark Hanna be received.

CARRIED

Dan Harford, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Dan Harford be received.

CARRIED

Elizabeth Harford, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Elizabeth Harford be received.

CARRIED

Alfred Heringa, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Alfred Heringa be received.

CARRIED

Troy Heringa, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Troy Heringa be received.

CARRIED

J. E. Hoeljcher, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from J.E. Hoeljcher be received.

CARRIED

Catherine Howes, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Catherine Howes be received.

CARRIED

Randy Jenkins, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Randy Jenkins be received.

CARRIED

Bill Kerr, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Bill Kerr be received.

CARRIED

Jeannie Lundine, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Jeannie Lundine be received.

CARRIED

Jim Lundine, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Jim Lundine be received.

CARRIED

Art McCann, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Art McCann be received.

CARRIED

Andrew Medd, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Andrew Medd be received.

CARRIED

John Medd, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from John Medd be received.

CARRIED

Francesca Michaluk, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Francesca Michaluk be received.

CARRIED

John Moore, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from John Moore be received.

CARRIED

Janice O’Reilly, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Janice O’Reilly be received.

CARRIED

Ken Reynolds, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Ken Reynolds be received.

CARRIED

Lucille Reynolds, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Lucille Reynolds be received.

CARRIED

Ellen & Jim Rothwell, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Ellen and Jim Rothwell be received.

CARRIED

Hulda Sauder, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Hulda Sauder be received.

CARRIED

Brite & Kris Sorensen, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Brite and Kris Sorensen be received.

CARRIED

Lawrence & Patricia Stahley, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Lawrence and Patricia Stahley be received.

CARRIED

Paul Turner, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Paul Turner be received.

CARRIED

David Wallace, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from David Wallace be received.

CARRIED

Lynda Whittaker, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Lynda Whittaker be received.

CARRIED

Steve Wilson, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Steve Wilson be received.

CARRIED

Irene & Joan World, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Irene and Joan World be received.

CARRIED

Michael Yarn, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Van Eynde, that the correspondence from Michael Yarn be received.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 1148.07 - OCP Amendment to Support Zoning Amendment Application No. PL2009-778 – Addison – 2610 Myles Lake Road – Area ‘C’

This application has been deferred to the November 23, 2010 Special Electoral Area Planning Committee.

Bylaw No. 500.364 to Support Zoning Amendment Application No. 2010-031 – Peter Mason Land Surveying – 1120 Keith Road – Area ‘H’.

MOVED Director Stanhope, SECONDED Director Biggemann, that Zoning Amendment Application No. ZA PL2010-031 to rezone the subject from Subdivision District B' to Subdivision District `CC' be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Stanhope, SECONDED Director Biggemann, that "Bylaw No. 500.364, 2010" be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Biggemann, that the public hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.364, 2010" be delegated to Director Bartram or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2010-201 with Frontage Relaxation – JE Anderson & Associates – 3175 & 3185 Farrar Road – Area ‘A’.

MOVED Director Burnett, SECONDED Director Van Eynde, that Development Permit Application No. PL2010-201, in conjunction with a two lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Burnett, SECONDED Director Van Eynde, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot B be approved.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone 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 Variances Application No. PL2010-102 to recognize the siting of an existing storage shed and to vary the parcel averaging provisions in conjunction with a three lot subdivision be approved subject to the conditions outlined in Schedules No. 1 - 2.

CARRIED

Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.

MOVED Director Van Eynde, SECONDED Director Stanhope, that Development Permit with Variances No. PL2010-175 be approved subject to the conditions outlined in Schedules No. 1- 4.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2010-182 – Belveal – 475 MacKenzie Road – Area ‘H’.

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. PL2010-182 to legalize the siting of an existing dwelling unit with a variance to the setback be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

Development Variance Permit Application No. PL2010-192 – Fern Road Consulting Ltd. – Shetland Place – Area ‘E’.

MOVED Director Van Eynde, SECONDED Director Biggemann, that staff be directed to complete the required notification.

CARRIED

MOVED Director Van Eynde , SECONDED Director Biggemann, that Development Variance Permit Application No. PL2010-192, be approved subject to the conditions outlined in Schedules No. 1 - 3.

CARRIED

Development Variance Permit Application No. PL2010-193 – Fern Road Consulting Ltd - 3816 Island Highway West - Area ‘G’.

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

CARRIED

MOVED Director Stanhope, SECONDED Director Van Eynde, that Development Variance Permit application No. PL2010-193 to permit the construction of a dwelling unit with a variance to the setback be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

Development Variance Permit Application No. PL2010-200 – Telford – 2358 & 2364 Pylades Drive - Area ‘A’.

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

CARRIED

MOVED Director Burnett, SECONDED Director Van Eynde, that Development Variance Permit Application No. PL2010-200 to vary the maximum permitted accessory building height in order permit the conversion of an existing dwelling unit to an accessory building be approved subject to the conditions outlined in Schedules No. 1- 3.

CARRIED

OTHER

Consideration of Park Land Dedication and/or Cash-in-Lieu of Park Land on Subdivision Application No. PL2009-154 – Fern Road Consulting Ltd. – 1031 Lowry’s Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Burnett, that the request to pay 5% cash-in-lieu of park land in conjunction with Subdivision Application No. PL2009-154 be accepted.

CARRIED

MOVED Director Stanhope, SECONDED Director Burnett, that the monetary contribution of \$8,000.00 to the Electoral Area `G' Parks Fund be accepted concurrently with the cash-in-lieu of park land payment.

CARRIED

ADJOURNMENT

MOVED Director Stanhope, SECONDED Director Van Eynde, that this meeting terminate.

CARRIED

TIME: 6:42 PM

CHAIRPERSON