

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, MARCH 8, 2011 AT 5:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

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

DELEGATIONS

Jim Crawford & Cynthia Hildebrand, Baynes Sound Investments Ltd., re Proposed Rezoning Application for Lands in Area ‘H’.

Mr. Crawford and Ms. Hildebrand were not in attendance.

Gordon Buckingham, re Infrastructure Planning in Area ‘E’ - Impact of the Proposed Lakes District & Schooner Cove Developments.

Mr. Buckingham voiced his concerns related to the social, economic & environmental impacts of the proposed Lakes District and Schooner Cove developments.

Bob Popple, Fairwinds Community Association, re Extent of Fairwinds Community Association Support for the Proposed Fairwinds Schooner Cove & Lakes District Neighbourhood Plans.

Mr. Popple spoke for the Fairwinds Community Association and discussed the support that the members of the FCA had for the development.

Joe Straka, re A New Regional Park in Fairwinds.

Mr. Stranka spoke in support of the Fairwinds development and the importance of the Lakes District park.

G.A. (Gerry) Thompson, re Proposed Fairwinds OCP Amendments.

Mr. Thompson spoke in favour of the proposed Fairwinds OCP Amendments.

LATE DELEGATIONS

MOVED Director Stanhope, SECONDED Director Holme, that the late delegations be permitted to address the Committee.

CARRIED

David Campbell, re Fairwinds Official Community Plan.

Mr. Campbell expressed his support for the Fairwinds Official Community Plans.

Ron M. Davis, Schooner Cove Yacht Club, re Proposed Schooner Cove Development Plan.

Mr. Davis discussed the positive attributes of the proposed Schooner Cove Development Plan.

Ross Griffiths, Fairwinds Golf Club Society (FGCS), re FGCS Member Support for the Fairwinds Lakes District and Schooner Cove Neighbourhood Plans.

Mr. Griffiths presented the findings of the survey sent to the Fairwinds Golf Club Society members and advised that the majority of members are in support of the application.

Don Lawseth, re Deferral of the Fairwinds OCP Amendment Application.

Mr. Lawseth had concerns related to the lower quality of life with such developments and requested that the applications be deferred until more information and research has been completed.

Ross Peterson, re Request for Deferral of Fairwinds Neighbourhood Plans Review.

Mr. Peterson requested that the Fairwinds Neighbourhood Plans be deferred.

Kevin Power, re Fairwinds Development - A Homeowner's Perspective.

Mr. Power spoke in support of the proposed Fairwinds OCP Amendment Application.

James Sinclair, re Fairwinds Resident's Position.

Mr. Sinclair indicated his support in favour of the Fairwinds Official Community Plans.

Pam May-Straka, re Schooner Cove and Lakes District Neighbourhood Plans.

Ms. May-Straka spoke in agreement of the proposed applications.

Pam May-Straka for William Hamilton, re Schooner Cove and Lakes District Neighbourhood Plans.

Ms. May-Straka presented correspondence from William Hamilton in support of the proposed Schooner Cove and Lakes District Neighbourhood Plans.

Paul Fenske, Ekistics Town Planning and Russell Tibbles, Fairwinds/Bentall, re Schooner Cove and Lakes District Neighbourhood Plans.

Mr. Fenske of Ekistics Town Planning agent to Fairwinds/Bentall discussed the steps taken for the neighbourhood plans and the public consultation process to date.

Christopher Stephens, re Nanoose Lakes District – A Youth’s Perspective on an Endangered Ecosystem.

Mr. Stephens spoke in opposition of the application with respect to the damage that would be caused to the endangered ecosystem.

Jim Lettic, re Schooner Cove and Lakes District Neighbourhood Plans.

Mr. Lettic voiced his concerns on the environmental impacts of these proposed developments.

MINUTES

MOVED Director Stanhope, SECONDED Director Holme, that minutes of the regular Electoral Area Planning Committee meeting held February 8, 2011 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Holly Clermont, Garry Oak Ecosystems Recovery Team, re Fairwinds – Response to January 31, 2011 Public Information Meeting.

MOVED Director Stanhope, SECONDED Director Burnett, that the correspondence from Holly Clermont of the Garry Oak Ecosystems Recovery Team be received.

CARRIED

Wally & Laurie Debling, re Fairwinds Lakes District & Schooner Cove Development Plans.

MOVED Director Stanhope, SECONDED Director Burnett, that the correspondence from Wally and Laurie Debling be received.

CARRIED

Peter Law, re Rainwater and the Fairwinds Lakes District Plan.

MOVED Director Stanhope, SECONDED Director Burnett, that the correspondence from Peter Law be received.

CARRIED

Don Lawseth, re Fairwinds Application to Amend the Nanoose Bay OCP.

MOVED Director Stanhope, SECONDED Director Burnett, that the correspondence from Don Lawseth be received.

CARRIED

Joe Straka, re Fairwinds Lakes District Development – Process Leading to Regional Park Dedication.

MOVED Director Stanhope, SECONDED Director Burnett, that the correspondence from Joe Straka be received.

CARRIED

Paul Grinder, Arrowsmith Parks and Land-Use Council, re Fairwinds Application to Amend the Nanoose Bay Official Community Plan.

MOVED Director Stanhope, SECONDED Director Burnett, that the correspondence from Paul Grinder of the Arrowsmith Parks and Land-Use Council be received.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 500.369 to Support Zoning Amendment Application No. PL2011-009 – RDN – 2834 Northwest Bay Road – Area ‘E’.

MOVED Director Holme, SECONDED Director Stanhope, that the Summary of the Public Information Meeting held on February 17, 2011 be received for information.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that Application No. PL2011-009 to rezone the subject property from Residential 1 (RS I) to Public 1 (PU 1) be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.369, 2011 ", be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.369, 2011", be delegated to Director Holme or his alternate.

CARRIED

Bylaw No. 1285.15 to Support Zoning Amendment Application No. PL2010-205 – J.E. Anderson & Associates – 908 and 920 Little Mountain Road – Area ‘F’.

Director Holme left the meeting noting a possible personal conflict of interest with this issue.

MOVED Director Stanhope, SECONDED Director Biggemann, that the application to rezone part of Lot 1, District Lot 136. Nanoose District, Plan 21407 from R-2.54 (Rural Residential 2.54) to R-2 (Rural Residential 2) be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Stanhope, SECONDED Director Biggemann, that the application to rezone Lot B, District Lot 136, Nanoose District, Plan 41092 from R-2 (Rural Residential 2) to R-2.54 (Rural Residential 2.54) be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Stanhope, SECONDED Director Biggemann, that "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 1285.15, 2011" 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. 1285.15, 2011" be delegated to Director Biggemann and co-chaired by Director Stanhope.

CARRIED

Director Holme rejoined the meeting.

Bylaw No. 1400.03 - OCP Amendment - Fairwinds – The Lakes District Neighbourhood Plan – Area ‘E’.

MOVED Director Holme, SECONDED Director Burnett, that the summaries of the Public Information Meetings held on June 28, 2010 and January 31, 2011, be received.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.03, 2011", be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that the Public Hearing on "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.03, 2011" be delegated to Director Holme or his alternate.

CARRIED

Bylaw No. 1400.04 - OCP Amendment – Fairwinds - Schooner Cover Neighbourhood – Area ‘E’.

MOVED Director Holme, SECONDED Director Stanhope, that the summaries of the Public Information Meetings held on June 28, 2010, and February 1, 2011, be received for information.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.04, 2011", be given 1st and 2nd reading.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that the Public Hearing on "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.04, 2011", be delegated to Director Holme or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2009-287 – Roberts – 2270 South Lake Road – Area ‘H’.

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit Application No. PL2009-287, to permit the construction of a cabin within 15 meters of the natural boundary of Horne Lake be approved subject to the conditions outlined in Schedules No. 1 - 2.

CARRIED

**Development Permit & Site Specific Exemption Application No. PL2010-090 – Cowan – 2502
Blokker Road – Area ‘E’.**

MOVED Director Holme, SECONDED Director Stanhope, that Development Permit and Site Specific Exemption Application No. PL2010-090 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules No. 1 - 3.

CARRIED

**Development Permit Application No. PL2010-189 – McCaskell – 3728 Horne Lake Caves Road –
Area ‘H’.**

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit Application No. PL2010-189, to permit the construction of an addition to an existing cabin within 15 metres of the natural boundary of Horne Lake, be approved subject to the conditions outlined in Schedules No. 1 - 2.

CARRIED

Development Permit Application No. PL2010-223 – Low – 492 Martindale Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Young, that Development Permit Application No. PL2010-223 to permit the construction of a dwelling unit and an accessory building be approved subject to the conditions outlined in Schedules No. 1 to 3.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 7:09 PM

CHAIRPERSON