

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, SEPTEMBER 13, 2011 AT 6:30 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:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, 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, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Area ‘H’.

Mr. Crawford and Ms. Hildebrand of Baynes Sound Investments Ltd. presented a visual and verbal overview of their proposed development.

BOARD MINUTES

MOVED Director Holme, SECONDED Director Burnett, that the minutes of the regular Electoral Area Planning Committee meeting held July 12, 2011 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

OCP Amendment Application No. PL2011-060- Baynes Sound Investments – Area ‘H’.

MOVED Director Burnett, SECONDED Director Stanhope, that the applications to amend the Regional Growth Strategy and the Electoral Area 'H' Official Community Plan be held in abeyance until after the Village Centre Study has been completed.

CARRIED

MOVED Director Burnett, SECONDED Director Stanhope, that the proposal for creation of a new village centre in Deep Bay be considered in the Village Centre Study.

CARRIED

MOVED Director Burnett, SECONDED Director Stanhope, that staff investigate establishing a fee for requested changes to the Regional Growth Strategy.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2011-113 – Hay – 1483 Mason Trail – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Burnett, that Development Permit Application No. PL2011-113 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules No.1 to 4.

CARRIED

Development Permit Application No. PL2011-141 - Fern Road Consulting Ltd. – 865 Crocus Corner – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit Application No. PL2011-141 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules No. 1 to 3.

CARRIED

Development Permit Application No. PL2011-122 - Request for Frontage Relaxation on Subdivision Application No. PL2009-721 and Request for Parkland – TimberWest - Nanaimo Lakes Road – Area ‘C’.

MOVED Director Young, SECONDED Director Burnett, that Development Permit Application No. PL2011-122 in conjunction with a lot line adjustment subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 14 be approved.

CARRIED

MOVED Director Young, SECONDED Director Burnett, that the offer to dedicate park land be accepted in the amount and location outlined in Schedule No. 2 and subject to the conditions outlined in Schedule No. 1.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2011-127 – Whittall – 960 Woodpecker Place – Area ‘G’.

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

CARRIED

MOVED Director Stanhope, SECONDED Director Holme that Development Permit with Variance Application No. PL2011-127 be approved subject to the conditions outlined in Schedule 1.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Permit with Variance Application No. PL2011-125 – Dorset - 1921 & 1949 Akenhead 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 Variance Application No. PL2011-125, in conjunction with a lot line adjustment subdivision, be approved subject to the conditions outline in Schedule No. 1.

CARRIED

Development Permit Application No. PL2011-137 & Frontage Relaxation – Yamato Development – Boat Harbour Road – Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that Development Permit Application No. PL2011-137 in conjunction with a five lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

MOVED Director Burnett, SECONDED Director Young, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 2 be approved

CARRIED

Request for Parkland (Subdivision Application No. PL2011-079) – 0885538 BC Ltd – 564 Wembley Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lots 7, 8, 9 and 10 be approved.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that the request to accept the dedication of park land, as outlined in Schedule No. 1, be accepted.

CARRIED

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

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that correspondence be sent to the Ministry of Transportation & Infrastructure requesting to have the trees remain in the road allowance.

CARRIED

OTHER

Request for Frontage Relaxation on Subdivision Application No. PL2011-066 – Fern Road Consulting Ltd. – Wembley Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 7 be approved.

CARRIED

Temporary Use Permit (Renewal) Applications No. PL2011-146 and PL2011-147 – Earthbank Resources Systems & Fern Road Consulting – Hodges Road – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that Temporary Use Permit (renewal) Applications No. PL2011-146 and PL2011-147 to continue to permit an existing commercial composting operation and accessory retail sales, for a period of three years after the expiration date of the original TUPs, be approved subject to the Conditions of Permit outlined in Schedule No. 2.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 7:10 PM

CHAIRPERSON