

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, FEBRUARY 28, 2012
7:00 PM**

(RDN Board Chambers)

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Ohalloran, Matt

RDN REPORT		
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FEB 27 2012		
RHD		
BOARD	✓	Correspondence

From: Peter Tessier [mailto:bruins_fan72@hotmail.com]
Sent: Saturday, February 25, 2012 10:52 AM
To: j.stanhope@shaw.ca; Holm, Jeremy
Subject: french creek landing

mr stanhope. my name is peter tessier. me and my family live behind the shell gas station in french creek. my adress is 803 sanderson rd. we are in favour of redevelopment of french creek landing. i think that new buildings would benifit every one. to me the whole place looks run down. lets make it look better.

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Ohalloran, Matt

From: Sandcastle Bakery [<mailto:sandcastlebakery@shaw.ca>]
Sent: Monday, February 27, 2012 1:15 PM
To: Holm, Jeremy; jstanhope@shaw.ca
Cc: Sandcastle Bakery
Subject: RDN Property Development- 899 West Island HWY Parksville

Dear Mr Stanhope and The Staff at the RDN,

My name is Vince Hall, I am the owner of Sandcastle Bakery at 899 West Island Hwy., Parksville BC. I have owned the bakery for 11 years, we moved to the current location 7 years ago with the hopes of the property one day being developed and renovated.

I am in favour of the redevelop plan for the property.

I believe the benefits would be:

- safe and more efficient access on/off the Island Hwy. Left turns lanes.
- New and modern buildings will improve the overall appearance for existing businesses and will draw future businesses to the area. This in turns creates more jobs.
- Economic improvement. Currently my business is supported by wholesale; with what we ship out, it would be nice to improve on the foot traffic. Renovating and redeveloping the property will draw more customers.
- Overall clean up of the area. This will make a positive impact for the entire community.

In today's economy it's nice to see a developer wanting to invest in the property and create jobs in the community.

I am available anytime to comment further on this project.

Thank you
 Vince Hall
 Sandcastle Bakery
 Owner
 250-248-9111

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RHD		
BOARD	✓	Correspondence

Ohalloran, Matt

From: Laura Jones <laura@pacificlandgroup.ca>
Sent: Monday, February 27, 2012 3:29 PM
To: Ohalloran, Matt; Hewitt, Nicole
Cc: Holm, Jeremy; Rowett, Lainya; 'Wylie, Bob TRAN:EX'
Subject: DP No. PL2011-024
Attachments: Pacific Land Group_Shell Canada Memo_re DP PL2011-024.pdf

Regional Board,

Please find the attached letter outlining Shell Canada's concerns regarding the proposed Development Permit at 883 & 899 Island Highway West, we ask that it be included in the agenda for tomorrow's meeting. In the letter we request an amendment to Schedule 1 to require the registration of a cross access agreement prior to DP issuance.

Should you have any questions or comments do not hesitate to contact us at 604 501 1624, we will also be in attendance at tomorrow's meeting to answer any questions.

Sincerely,

Laura Jones



Vancouver | Surrey

Suite 1500 – 701 West Georgia Street
 Vancouver, British Columbia
 Canada V7Y 1C6

Suite 101 – 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8

Tel: 604-501-1624
<http://www.pacificlandgroup.ca/>

Fax: 604 -501-1625
<mailto:laura@pacificlandgroup.ca>

Date: February 24, 2012
Our File: 11-923

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Attention: Regional Board of Directors

Dear Sir or Madam,

Re: Development Permit No. PL2011-024 at 883 & 889 Island Highway, Nanaimo BC.

Upon reviewing the Regional District's January 31, 2012 Board report regarding the proposed Development Permit and Variance Permit for 883 and 889 Island Highway we provide the following input to the permit review process on behalf of Shell Canada.

We confirm that Shell is willing to register a reciprocal access agreement for the proposed 6 metre wide driveway illustrated on the proposed site plan (Schedule 2) so that vehicles may pass through both sites. Furthermore, we are willing to survey an access easement on both properties to finalize the reciprocal access agreement. We request that the Regional District of Nanaimo require the access agreement be registered on the subject (Hill) property as a condition of Development Permit issuance.

A reciprocal access agreement between the two properties ensures safe onsite traffic flow during peak periods and prevents unnecessary movements back on to the highway in order that customers requiring services from both parties can travel safely between both commercial properties.

The reciprocal access agreement does not resolve Shell's fuel truck delivery issue as it is not considered safe practice nor is it permitted to have a fuel truck reverse out of a defueling location. In May 2011 an application with the Ministry of Transportation for a Highway access at the north property line was made and Shell will now have to revert back to this option.

We would like to note that Pacific Land Group became aware by chance of the proposed Development Permit on Tuesday February 21, 2012. Letters notifying the Regional District of Nanaimo that Pacific Land Group were the agents for Shell Canada were submitted previously in 2011 and as noted above Pacific Land Group has also worked with the Ministry of Transportation regarding the access issues.

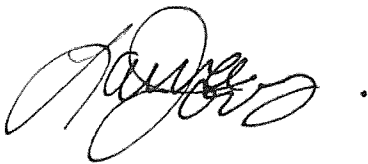
Pacific Land Group and Shell staff have been available to discuss and work out a joint access/reciprocal access prior to this application proceeding.

We request that the Regional District of Nanaimo amend Schedule 1 to include the requirement for registration of a cross access agreement between the two properties prior issuance of Development permit PL2011-024.

Please note that we will be in attendance on February 28, 2012 to answer any questions.

Sincerely,

PACIFIC LAND RESOURCE GROUP INC.

A handwritten signature in black ink, appearing to read 'Laura Jones', followed by a period.

Laura Jones BA, CBSA
Planner

CC: Regional District of Nanaimo Planning Department
Ministry of Transportation and Infrastructure

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Ohalloran, Matt

To: Holm, Jeremy
Cc: Thorkelsson, Paul; Rowett, Lainya
Subject: RE: Application - French Creek Landing Development Permit with Variance No. PL2011-024

From: M Jessen [mailto:mjessen@telus.net]
Sent: Monday, February 27, 2012 11:36 PM
To: Joe Stanhope, Dir.
Cc: Rowett, Lainya; BRussell@parksville.ca; Johnson, Stuart TRAN:EX; Laura Jones
Subject: Application - French Creek Landing Development Permit with Variance No. PL2011-024

Dir. Stanhope:

Further to our telephone conversation last week, we wish to reiterate our concerns with respect to this proposed development and its neighboring property.

1. Early last week we found that the operator of the Shell station immediately to the east of the subject property was not fully aware of this application coming back to the Board. Further he indicated that there had not been any substantive discussions between himself, the proponent, the Shell land consultant, RDN planners and Ministry of Transport personnel as was suggested or implied in our submission last summer and which you may have asked to take place if the proponent wished to pursue the application. As we asked before, "Has a 'pro forma' plan been considered for the eventual development of all three parcels" in this enclave?
2. We subsequently learned from Shell's land consultant late last week that indeed no meaningful discussions have taken place since last summer. We sent two requests to MoT analysts last week to find out what requirements are going to be put in place so that safe and efficient motor vehicle entrances and exits are provided to these two properties. We have not received any reply.
3. We discern in the proponent's design of the property little change from the previous. We recognize that the fast food drive-thru may no longer be included but virtually everything remains in place to allow a reintroduction of drive-thru services. Has the Board received the report as requested last July on the sustainability of drive-thru retailing?

MOVED Director Bartram, SECONDED Director Van Eynde, that staff review drive-thru's within the context of the Board's Strategic Plan, the Regional Growth Strategy and Official Community Plan targets for greenhouse gas reductions, and provide options for the Board's consideration.
CARRIED

4. As per our email message of July 26, we continue to press for "a more detailed look at this entire commercial enclave to ensure that it 'fits' with all neighbors and ultimately creates equal or better conditions for property owners and tenants on all three parcels".
5. Although we should not necessarily be concerned about the Parksville residential neighbors to the east we do recognize that this proposal appears to reduce their concerns with the removal of the drive-thru feature. However, as staunch supporters of the review of our OCP in 2008 and its implementation we cannot fully support the continuing comment that "parking should be at the rear of the development". We said in our earlier submission "The OCP simply states that parking should 'generally' be at the rear or side of buildings. Most commercial developments along Highway 19a have buildings toward the rear of their parcels and parking in front. Parking toward the front of the parcel provides (1) a distinct invitation to the predominantly vehicular

traffic to patronize the businesses, (2) easier security patrols and (3) reduces the risk of late-night foul play." We believe for this location, buildings located toward the rear of the property would provide a sound and fume barrier for traffic on the highway and in the parking lot.

6. Shell being the only vehicle service or fuel station in the French Creek area we are very concerned about its viability. We have advised MoT that we will oppose any access for the subject parcel that severely (dangerously) confounds all access requirements for the long-standing Shell service station.

Although many in our association and its board of directors are eager to see an improvement in the type of commercial enterprise on this property and an upgrade in appearance, we feel the above should be considered and where adjustments are needed they should be included in any list of conditions.

Michael Jessen, P.Eng.
Secretary, French Creek Residents' Association
c/o 1266 Jukes Place
Parksville, B.C.
V9P 1W5