

REGIONAL DISTRICT OF NANAIMO

ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, FEBRUARY 12, 2013

6:30 PM

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

MINUTES

2 - 4 Minutes of the regular Electoral Area Planning Committee meeting held Tuesday, January 8, 2013.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

UNFINISHED BUSINESS

DEVELOPMENT PERMIT APPLICATIONS

5 - 16 Development Permit Application No. PL2012-167 – 639582 BC Ltd. Lot A, District Lot 28, Nanoose District, Plan VIP60624 – 1395 Island Highway West, Electoral Area 'G'.

OTHER

17 - 28 Zoning Amendment Application No. PL2012-119 – Justin Holder Inc. – Lot 36, District Lot 6, Nanoose District, Plan 23588 – 2470 Apollo Drive, Electoral Area 'E'.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JANUARY 8, 2013 AT 6:30 PM IN THE
RDN BOARD CHAMBERS

In Attendance:

Director G. Holme	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G
Director W. Veenhof	Electoral Area H

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
J. Holm	Mgr. Current Planning
J. Hill	Mgr. Administrative Services
P. Thompson	Mgr. Long Range Planning
T. Nohr	Recording Secretary

ELECTORAL AREA PLANNING COMMITTEE MINUTES

MOVED Director Stanhope, SECONDED Director Veenhof, that the Minutes of the Electoral Area Planning Committee meeting held, November 13, 2013 be adopted.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2012-143 – Guy Robertson – 902 Barclay Crescent South, Electoral Area ‘G’.

MOVED Director Stanhope, SECONDED Director Fell, that Development Permit with Variance Application No. PL2012-143 to permit the construction of a detached garage be approved subject to the conditions outline in Schedule 1.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2012-157 – Fern Road Consulting Ltd. – 3511 Shetland Place, Electoral Area ‘E’.

MOVED Director Veenhof, SECONDED Director McPherson, that Development Variance Permit No. 2012-157 to reduce the minimum required setback from the interior side (west) lot line and rear lot line from 2.0 metres to 0.0 metres, be approved subject to the conditions outlined in Schedule 1.

CARRIED

Development Variance Permit Application No. PL2012-037 – Glencar Consultants Inc. – Wally’s Way & Undeveloped Stanhope Road, Electoral Area ‘G’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the Development Variance Permit Application No. PL2012-037 to reduce the setback from “Other Lot Lines” adjacent to the existing walkway (lane) within the subject properties be approved subject to the conditions outlined in Schedule 1 to 3.

CARRIED

OTHER

Development Permit Application and Request of the Minimum 10% Perimeter Frontage Requirement/Subdivision PL2012-161 & PL2012-111 – 1965 Widgeon Road, Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director McPherson, that Development Permit Application No. PL2012-161 to permit a proposed two lot subdivision be approved subject to the Conditions of Approval outlined in Schedules 1 and 2.

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that the request to relax the minimum 10% perimeter frontage for the proposed two lot Subdivision Application No. PL2012-111 be approved subject to the conditions outlined in Schedules 1 and 2.

CARRIED

Regional District Agricultural Advisory Committee (Revised Terms of Reference).

The Regional District Agricultural Advisory Committee revised Terms of References was removed from the Electoral Area Planning Agenda and placed on the January 8, 2013 Committee of the Whole Agenda.

Secondary Suites Study and Consultation Plan.

MOVED Director Fell, SECONDED Director Veenhof, that the Secondary Suite Study and Consultation Plan be referred for review to an Electoral Area Directors Seminar.

CARRIED

ADJOURNMENT

The meeting was called adjourned at 6:55 p.m.

CHAIRPERSON

CORPORATE OFFICER



RDN REPORT	
CAO APPROVAL	
EAP	✓
GOW	
FEB 04 2013	
RHD	
BOARD	

MEMORANDUM

TO: Jeremy Holm
Manager of Current Planning

DATE: January 31, 2013

FROM: Kristy Marks
Planner

FILE: PL2012-167

SUBJECT: Development Permit Application No. PL2012-167 – 639582 BC Ltd.
Lot A, District Lot 28, Nanoose District, Plan VIP60624 - 1395 Island Highway West
Electoral Area 'G'

PURPOSE

To consider an application for a development permit to allow an addition to an existing commercial building.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Carsten Jensen Architect on behalf of 639582 BC Ltd. for a development permit to allow the construction of an addition to an existing commercial building (Central Builders Supply Parksville), including landscaping and other site improvements (see Attachment 1 for location of subject property).

The property is approximately 1.9 ha in area and is zoned Commercial 3 (CM3), Subdivision District 'Q' in accordance with the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (see Attachment 1 for location of subject property). The property currently contains an existing commercial building, areas for outdoor storage, landscaping, and parking, as approved through previous Development Permits No. 76 in 1994 and No. 76a in 1995.

The subject property is designated within the following applicable development permit areas pursuant to the "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008":

- Multi Residential, Intensive Residential, Industrial and Commercial Form and Character; and
- Environmentally Sensitive Features – Aquifer Protection.

The applicants have applied to amend the CM3 zone under Zoning Amendment Application No. PL2011-070 to increase the maximum permitted Floor Area Ratio (FAR) from 0.1 to 0.2 in order to permit the proposed addition. The associated Amendment Bylaw 500.372, 2012 was given third reading by the Board on December 11, 2012 and is anticipated to proceed concurrently with this development permit application to the Board for consideration of adoption.

Proposed Development

The applicant is proposing to construct a 1,286 m² addition to the existing commercial building to enclose a portion of the existing outdoor storage area. The proposed addition will be located at the rear of the property directly behind the existing building. In order to address the development permit guidelines the applicant is proposing additional landscaping and other on-site improvements.

ALTERNATIVES

1. To approve Development Permit No. PL2012-167 subject to the conditions outlined in Schedule 1.
2. To deny Development Permit No. PL2012-167.

LAND USE IMPLICATIONS

Development Implications

The applicant has submitted a site plan, building elevations, and a landscape plan, including cost estimate and security deposit to address the commercial form and character development permit area guidelines concerning site design, parking and loading, and landscaping and screening.

In order to enclose a portion of the outdoor storage area the applicant proposes to construct a 1,286 m² addition at the rear of the property directly behind the existing building (see Schedule 2 for site plan). The addition will help to improve site aesthetics, provide weather protection for more sensitive products and provide a covered area where contractors can pick up bulk materials. The proposed addition will have a similar elevation to the existing building and will include steel siding and a sloped asphalt shingle roof designed to resemble the character of the surrounding residential neighborhood.

The applicant proposes to retain existing landscaping, including trees, shrubs and fencing and to provide additional landscaping throughout the site to improve screening and to compensate for some loss of plants since Development Permit No. 76 was approved (see Schedule 4 for Landscaping Plan). The landscape plan includes a variety of native and ornamental trees, shrubs, and groundcover generally in keeping with the plan approved under Development Permit No. 76 to be planted along the front of the property, throughout the parking area and along the fence separating the parking and outdoor storage area. In order to improve screening of the outdoor storage area from the residential neighbourhood to the west an additional seventy (70) coniferous trees will be planted within the existing 3.0 metres wide buffer. The existing 2.0 metre wide landscape buffer and fence along the eastern property boundary will be retained and adequately addresses the form and character development permit area guidelines.

The applicant proposes to provide additional off-site landscaping within a portion of the Sumar Lane right-of-way along the northern property boundary as a community amenity contribution as secure through Zoning Amendment Application No. PL2011-070. This planting will further screen the proposed development, enhance site aesthetics and improve the landscaping treatment along the streetscape. Planting will include a hedge and groundcover in addition to the existing trees to be retained within the right-of-way (see Schedule 4). The proposed landscaping improvements will require a separate permit from the Ministry of Transportation & Infrastructure.

The applicant has provided a cost estimate and landscape security deposit in the amount of \$15,433.50 in order to secure the landscaping improvements both on-site and within the Sumar Lane right-of-way.

In accordance with the development permit guidelines the existing outdoor loading area will be relocated from the parking area at the front of the site to the center of the service yard adjacent to the existing building and behind the fence (see Schedule 2). This separation will enhance public safety and ensure the loading area is properly screened. Seven additional parking spaces will be provided in place of the relocated loading area to comply with Development Permit No. 76. A total of ninety-eight (98) parking spaces and two loading spaces will be provided.

With respect to the Environmentally Sensitive Features - Aquifer Protection Development Permit Area the applicant has submitted a preliminary hydrogeological assessment prepared by Waterline Resources Inc. dated August 23, 2010. This report recognizes the storage and handling of potentially hazardous chemicals on site related to the retail of building supplies (e.g. paint, pesticides, etc.) and confirms that the proposed addition represents a low risk of adverse impact to the underlying aquifer or to nearby surface water resources. To ensure this risk is properly managed the assessment recommends:

- underground storage tanks should not be used at the site;
- a spill prevention, response and management plan should be created and implemented, with measures to limit or prevent potential contaminants from entering into the rainwater management system through the storm drains.

A Section 219 restrictive covenant must be registered on the property title prior to the adoption of associated Amendment Bylaw 500.372, 2012 to ensure the site is developed in accordance with the recommendations in this assessment. In addition, the covenant will also require the applicant to submit the spill prevention, response and management plan prepared by a qualified professional prior to construction of the proposed addition.

The property is currently serviced by RDN sanitary sewer (French Creek) and a community water system (EPCOR). The applicant has submitted a site servicing report prepared by Park City Engineering dated June 26, 2012 which confirms that these systems are adequately sized for the proposed building addition. Given that the site is predominantly impervious the Engineer has advised that the proposed development will not result in additional runoff from the site or impacts on the existing storm sewer system or downstream. This report notes that there are currently several catch basins throughout the site; however the Engineer recommends the installation of an oil/water separator to ensure no harmful chemicals enter the storm system. These improvements must be completed prior to the issuance of a building permit for the proposed addition as outlined in Schedule 1.

Intergovernmental Implications

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposed development and advised that it does not have any concerns with the proposed development, including the proposed landscaping within the Sumar Lane right-of-way. The applicant will be required to obtain a permit from MOTI for landscaping improvements within the right-of-way (see Schedule 1).

Sustainability Implications

Staff have reviewed the proposed development permit application and identified the following sustainability implications:

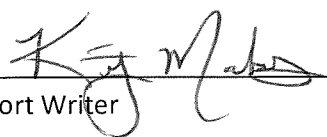
- a rainwater harvesting system will be installed on the west side of the addition to collect water for landscaping irrigation;
- native plantings will be maintained and augmented within an existing buffer around the perimeter of the site.

SUMMARY/CONCLUSIONS


This is an application for a development permit to allow the construction of an addition to an existing commercial building including landscaping and other site improvements on the subject property. The applicant has submitted a site plan, building elevations, landscaping plan including a cost estimate, a security deposit, preliminary hydrogeological assessment and site servicing report in support of the application. The proposed development is consistent with the guidelines of the Commercial Form and Character and Environmentally Sensitive Features for Aquifer Protection Development Permit Areas and is consistent with the plan presented through Rezoning Application No. PL2011-070. Therefore, staff recommends that the Board approve the proposed Development Permit No. PL2012-167.

RECOMMENDATION


That Development Permit No. PL2012-167 to allow the construction of an addition to an existing commercial building be approved subject to the conditions outlined in Schedule 1.



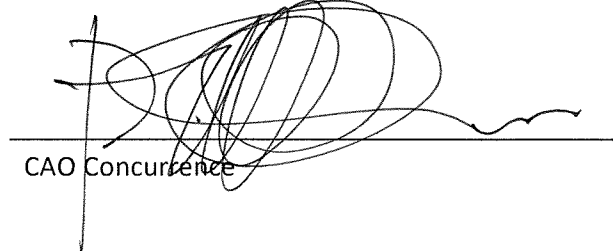
Report Writer



General Manager Concurrence



Manager Concurrence



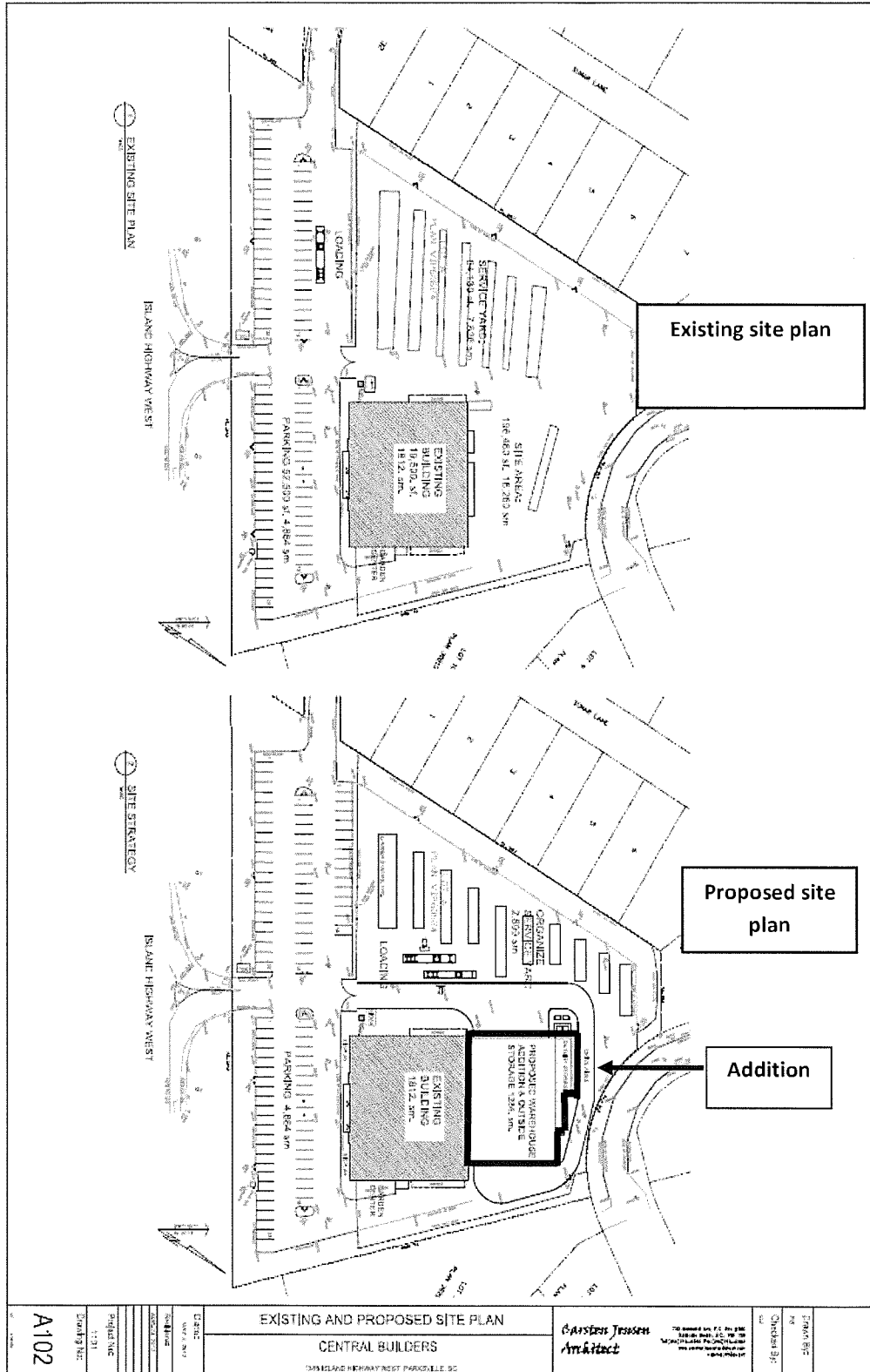
CAO Concurrence

**Schedule 1
Conditions of Approval**

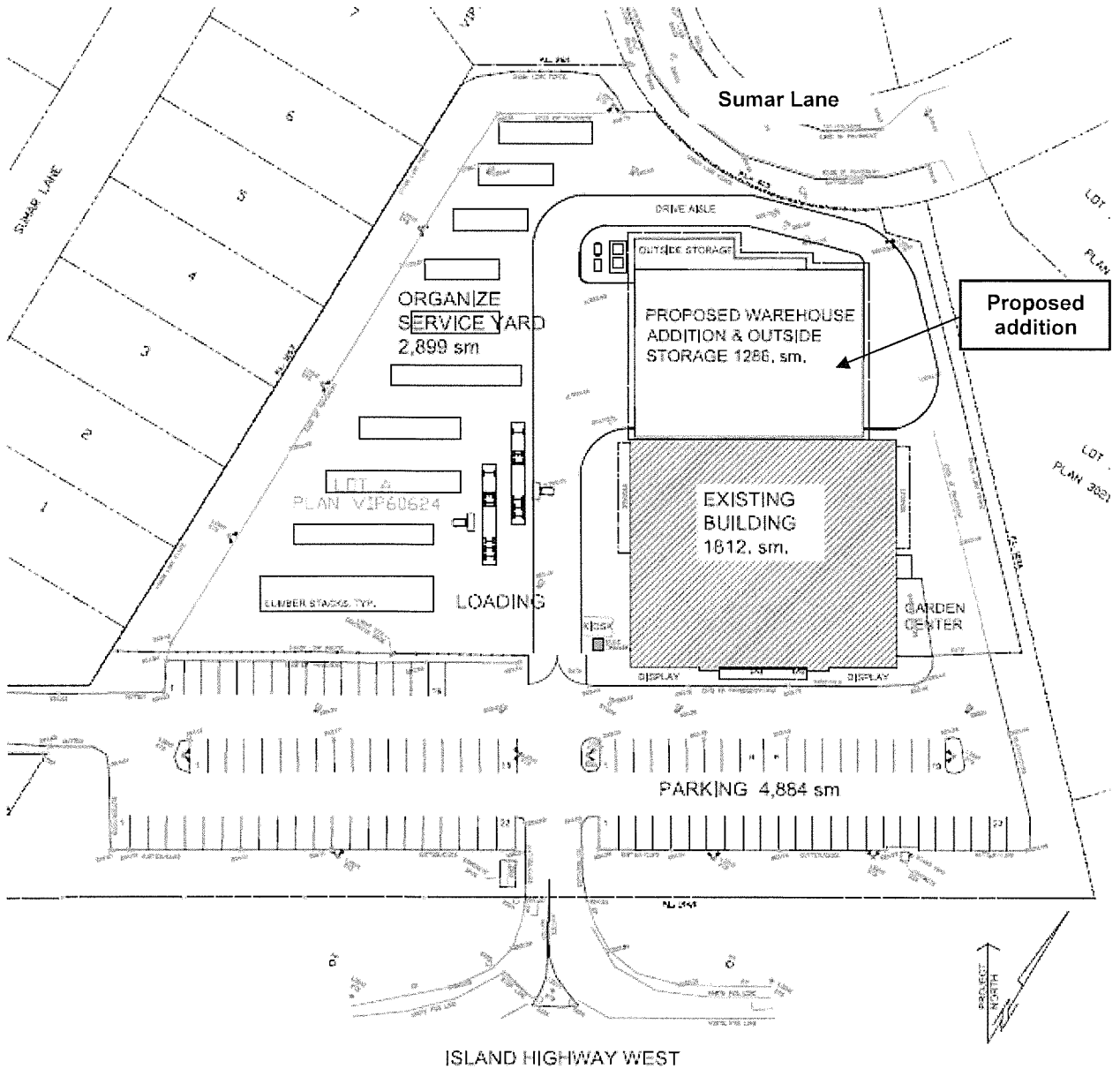
The following conditions are to be completed as part of Development Permit Application No. PL2012-167:

1. The proposed building addition shall be sited substantially in accordance with the site plan prepared by Carsten Jensen Architect Inc. dated May 3, 2012 and revised on August 28, 2012 and attached as Schedule 2.
2. The proposed building addition shall be constructed substantially in accordance with the elevation drawings prepared by Carsten Jensen Architect Inc. dated March 22, 2011, and revised on April 21, 2011, and attached as Schedule 3.
3. The applicant shall provide landscaping improvements as proposed through Zoning Amendment Application No. PL2011-070 as a community amenity contribution within the Sumar Lane right-of-way along the northern property boundary in general compliance with the Landscaping Plan prepared by Macdonald Gray dated April 16, 2012 and attached as Schedule 4.
4. Prior to the issuance of building permit for the addition, the applicant shall install or secure an oil/water separator in accordance with the recommendations contained in the letter from Parks City Engineering dated June 26, 2012. The applicant is to provide written confirmation to the Regional District of Nanaimo from a qualified professional verifying the completion of these works in accordance with the recommendations of the Engineer.

Schedule 2
 Proposed Site Plan

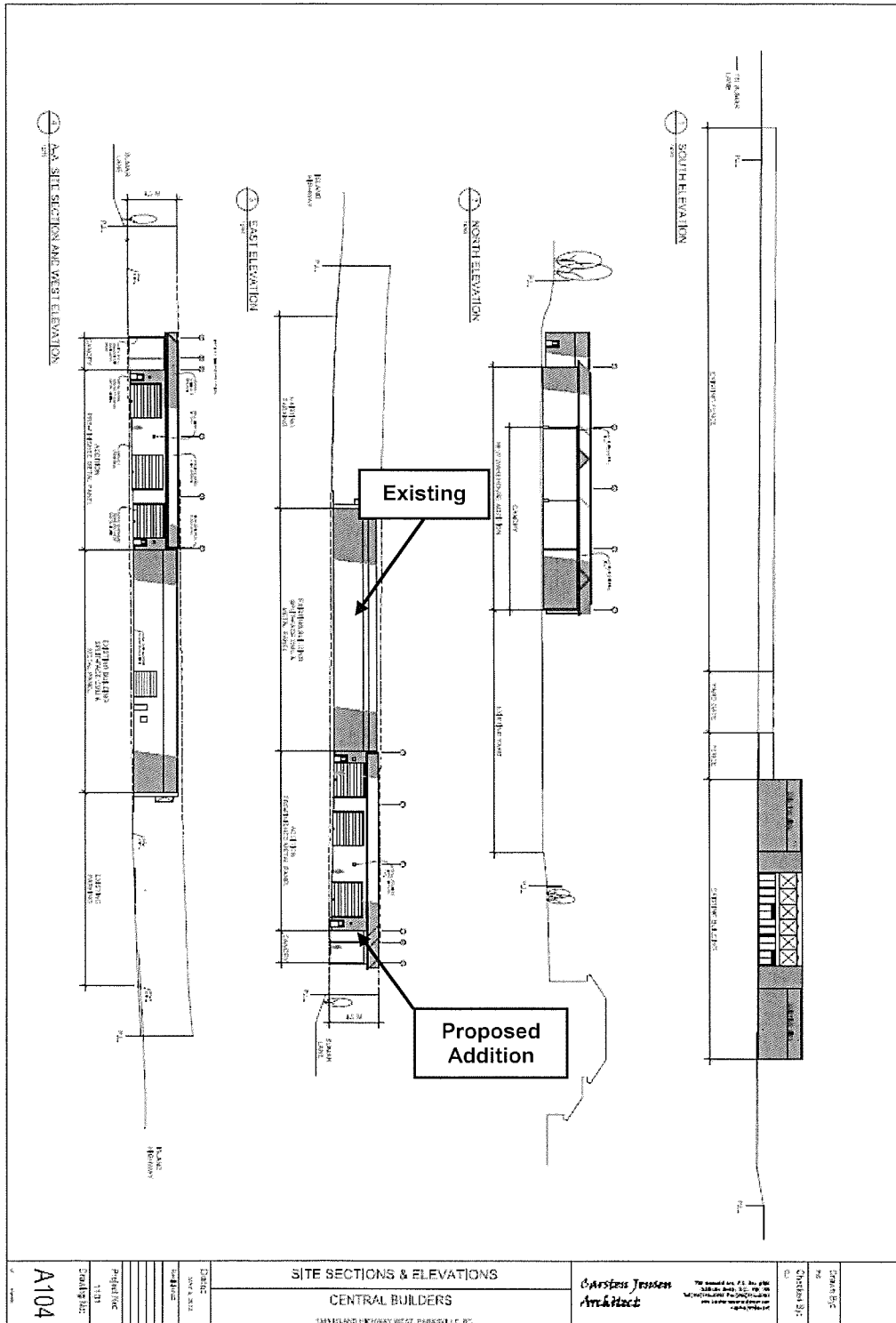


Schedule 2
Proposed Site Plan – Detail (Page 2 of 2)



2 SITE STRATEGY
1500

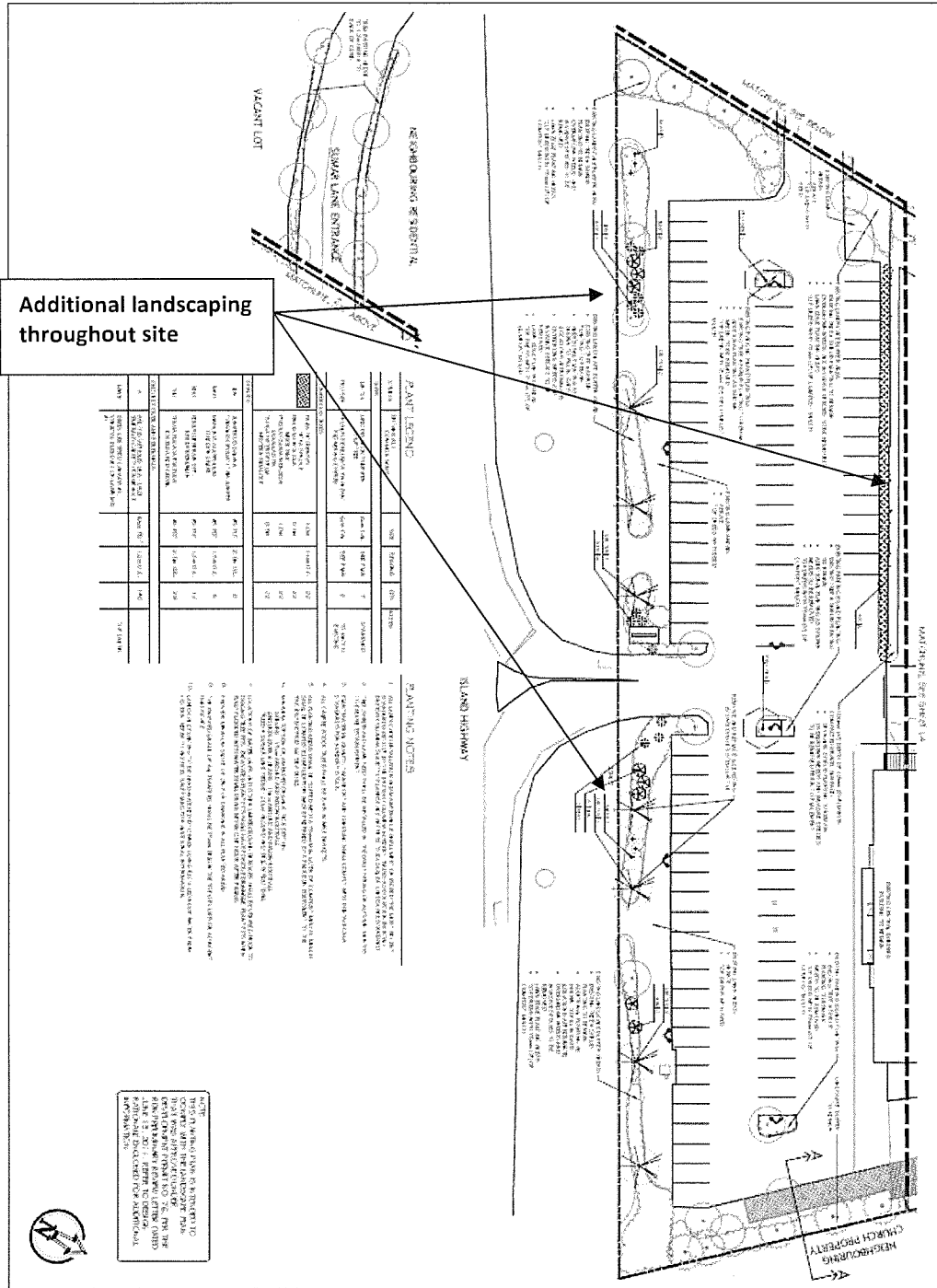
Schedule 3
 Building Elevations (Page 1 of 2)



Schedule 3
Building Elevations – Detail of Proposed Addition (Page 2 of 2)

AD-1	Drawing No. 1121	Project Name 1121	Scale 1/8" = 1'-0"	Date 01/31/13	BUILDING SECTIONS CENTRAL BUILDERS <small>1345 ELMORE HIGHWAY WEST, PARKVILLE, SC</small>	<i>Caroline Truesdell</i> Architect <small>Professional Seal and Stamp License No. 1121 State of South Carolina Exp. 12/31/13</small>
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Schedule 4 Landscaping Plan (Page 1 of 2)



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PLANTING PLAN

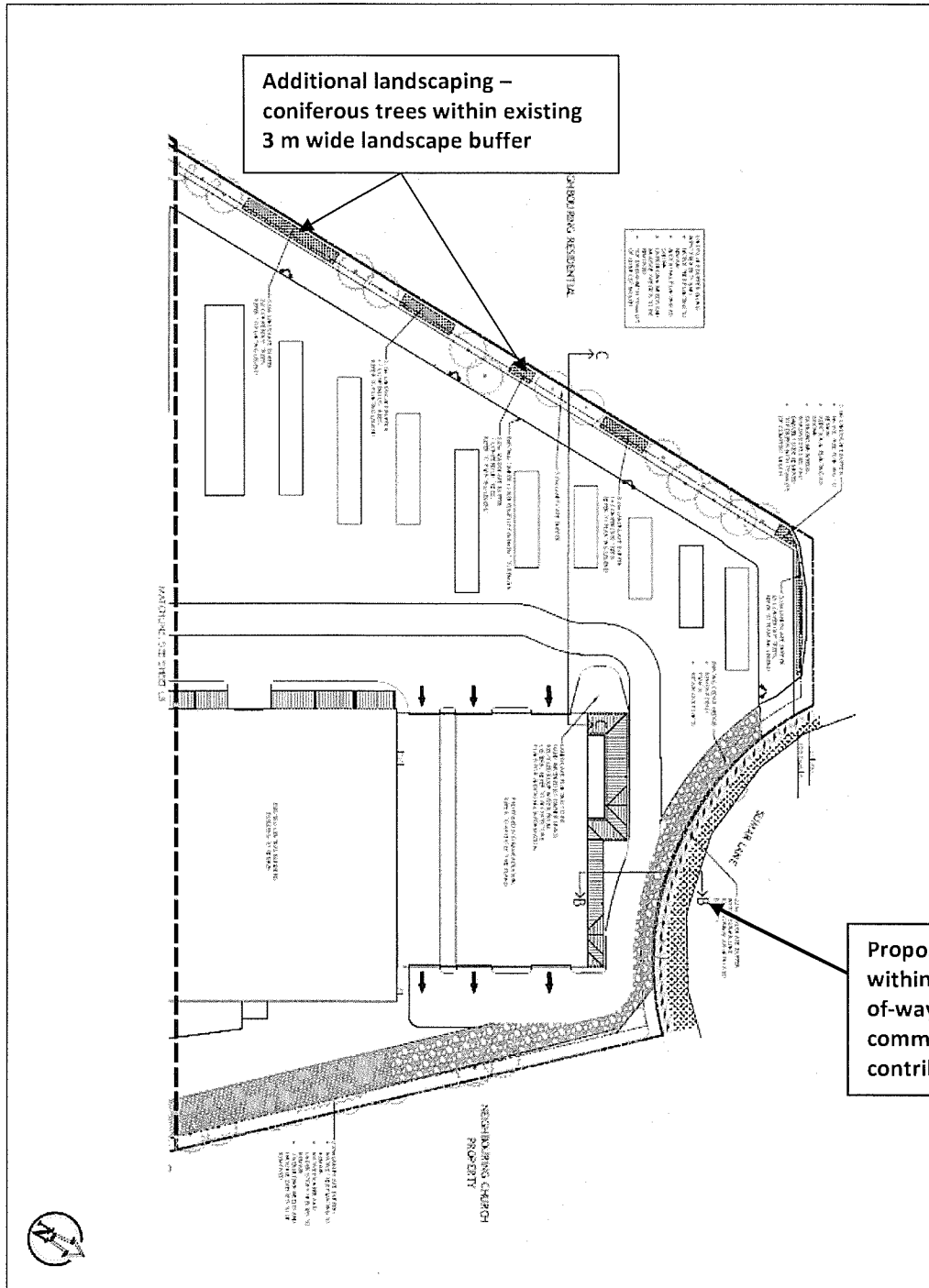
Date: 2013.01.31
 Checked: [Signature]
 Scale: 1/2" = 10'-0"

FRANKS HEWLER L3 of 5

Central Builders Storage Addition
 Central Builders Parkville
 Regional District of Nanaimo

mccormick gray
 2110 Commercial Drive, Nanaimo, B.C. V9S 3T1
 Tel: 250.754.8800 Fax: 250.754.8801

**Schedule 4
 Landscaping Plan (Page 2 of 2)**



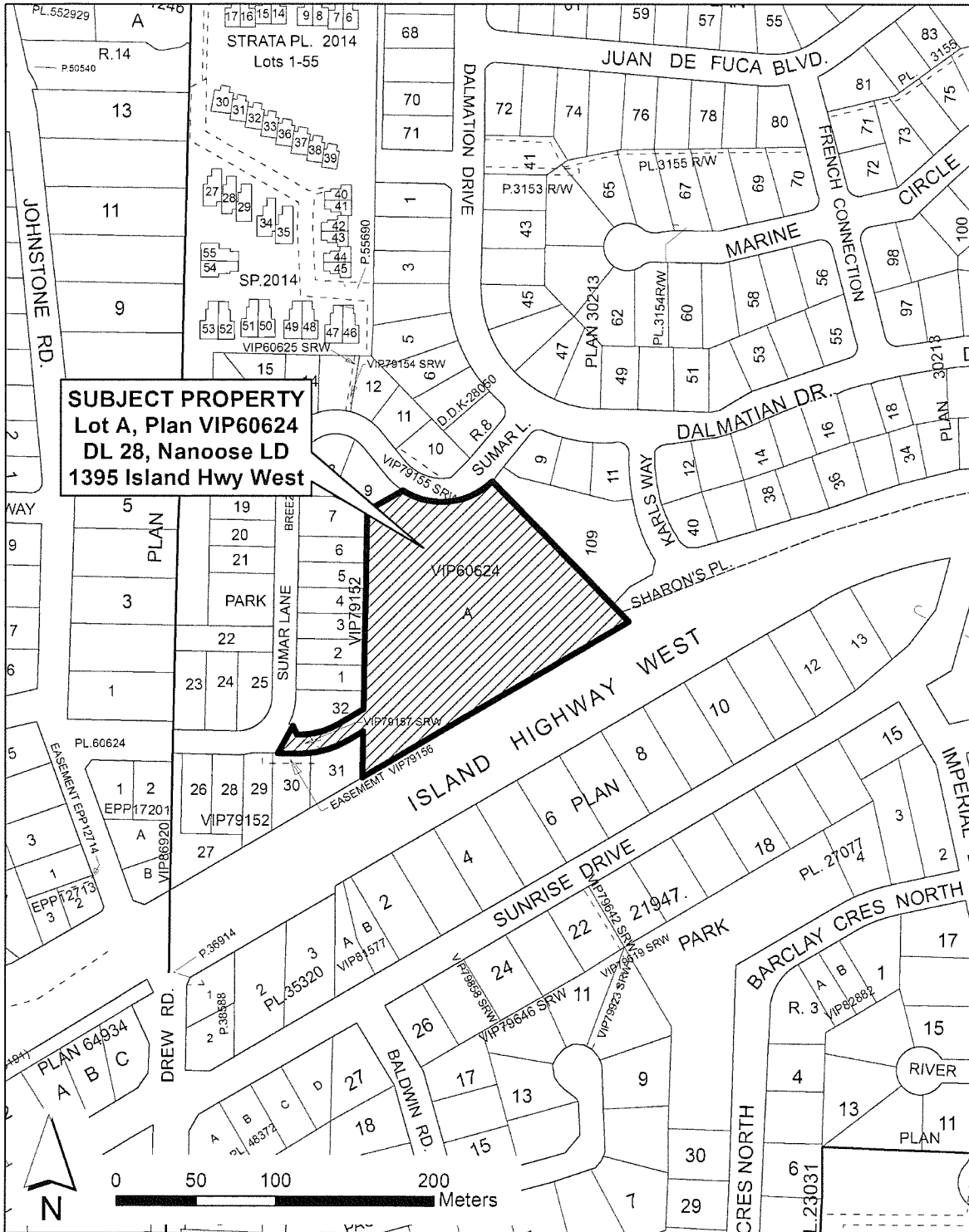
REVISIONS	
#	DATE
1	04/11/12
2	07/18/12

PLANTING PLAN	
Date:	April 15, 2012
Drawn:	CG
Scale:	1:200 (ASAP)
Project Number:	12-051
Sheet Number:	L4 of 5

Central Builders Storage Addition
 Central Builders Parkville
 Regional District of Nanaimo



Attachment 1
Subject Property Map



BCGS MAPSHEET: 92F.039.1.3



RDN REPORT		[Handwritten initials]
CAO APPROVAL		
EAP	✓	
COW		
FEB 04 2013		
RHD		
BOARD		

MEMORANDUM

TO: Jeremy Holm
Manager, Current Planning

DATE: January 28, 2013

FROM: Angela Buick
Planner

FILE: PL2012-119

SUBJECT: Zoning Amendment Application No. PL2012-119 – Justin Holder Inc.
Lot 36, District Lot 6, Nanoose District, Plan 23588 - 2470 Apollo Drive
Electoral Area 'E'

PURPOSE

To consider an amendment of the existing zoning on the subject property in order to permit the conversion of an existing open carport and attached accessory buildings into dental office floor space.

BACKGROUND

A zoning amendment application has been received from Reama Holder (Agent) to amend the existing Commercial 7 (CM7) zoning by increasing the Floor Area Ratio (FAR) for 'office' use from 0.2 to 0.3 on the subject property. The purpose for the amendment is to facilitate the enclosure and renovation of an existing carport and attached accessory buildings to become additional floor space to their existing dental office. The applicants have indicated that the additional commercial floor space is required to better accommodate patients and emergency visits.

In 2001, the subject property was re-zoned from Residential 1 (RS1) to (CM7) though Zoning Amendment Application No 3360 30 0102 in order to legalize an existing medical office. At that time the owner was operating a medical office as a home-based business which did not comply with the home-based business regulations. A concurrent form and character development permit area was also approved at the time (application no. 3360 30 0101).

The site area of the subject property is approximately 1067 m² (see Attachment 1 for subject property map). The existing zoning is CM7 Subdivision District 'N' pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (see Attachment 2 for existing zoning). The subject property is bound by Northwest Bay Road and commercial and public zoned lots (Nanoose Place) to the east, Apollo Drive and a manufactured home park to the north, commercial zoned lots (Red Gap Shopping Centre) to the west and residential zoned lots to the south (see Attachment 2 for zoning). The existing uses on the subject property currently include a dental office and an attached dwelling unit.

The proposed amendment to increase the Floor Area Ratio would enable the applicant to expand their existing business. They have indicated that the additional commercial floor area is necessary to better accommodate patients and emergency visits for the local residents.

Pursuant to “Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005” the subject property is designated within the Form and Character Development Permit Area (see Attachment 3); therefore a development permit will also be required prior to construction of the proposed renovation.

ALTERNATIVES

1. To approve Zoning Amendment Bylaw No. 500.380, 2013 (see Attachment 4) to amend the existing Commercial 7 zoning on the subject property to increase the office use Floor Area Ratio from 0.2 to 0.3 for first and second reading.
2. To not approve Zoning Amendment Bylaw No. 500.380, 2013 as submitted.

LAND USE IMPLICATIONS

Official Community Plan Implications

Pursuant to “Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005” the subject property is located within the Urban Containment Boundary and designated as the “Red Gap Village Centre”. This designation supports commercial uses that are compatible within the Centre, improve its form and character, and encourage a high level of design. The proposed amendment would enable an existing business to expand within the Centre in keeping with the OCP policies.

Development Implications

The proposed additional office floor space of 35 m² will be located on the ground floor of the eastern portion of the building and will replace an existing carport and two small accessory buildings (see Schedules 1 and 2). The applicants have indicated that the additional commercial floor area is necessary to better accommodate patients and emergency visits. The proposed addition will be consistent with the existing structure in terms of design and building height and it will be located within the same building footprint and meet the setback requirements of the CM7 zone. Furthermore, the additional floor area will be used for office use only.

The replacement of the carport with the proposed addition will require the relocation of existing parking spaces. The proposed expansion will also require two additional parking spaces based on the requirement of one parking space per each additional 15 m² as per the “Regional District of Nanaimo Bylaw No. 500 Schedule ‘3B’ – Off-Street Parking & Loading Spaces”. While the applicant has provided a conceptual parking layout to demonstrate the additional parking can be accommodated on site, the parking requirements will be reviewed in detail through a development permit application to address the form and character development permit area guidelines.

The site is currently well screened by existing and established landscaping around the perimeter of the property as well as in front of the entrance to the commercial space. A detailed landscaping review will also be completed through the development permit process.

The applicants intend to submit a Development Permit application concurrently with the rezoning should the Bylaw No. 500. 380, 2013 receive third reading.

Public Consultation Implications

A public information meeting was held on November 26, 2012 at Nanoose Place. Notification of the meeting was advertised in the Parksville-Qualicum News, along with a direct mail-out to all property owners within 200 metres of the subject property. Following the applicant's presentation of the overview of the proposal two members of the public provided their comments (see Attachment 5 "Summary of Minutes of the public information meeting"). The issues raised at the public information meeting included noise from the heat pump and venting system on the existing building and concerns about potential health impacts from the suction venting system. If the proposed Amendment Bylaw receives first and second reading the proposal will proceed to public hearing.

Sustainability Implications

The following sustainability implications were identified through the review of this application:

- The proposed development is a minor expansion of an existing commercial use which is compatible with the surrounding commercial uses within the Red Gap Village Centre.
- The proposed addition is within an existing portion of the building and will not expand the building footprint.

Inter-governmental Implications

Ministry of Transportation and Infrastructure has no concerns with the proposed amendment application provided that all buildings or structures meet or exceed the minimum 4.5 metre setback requirement from public road boundaries as specified by B.C. Regulation 513/04. All buildings and structures comply with the Ministry's required setbacks.

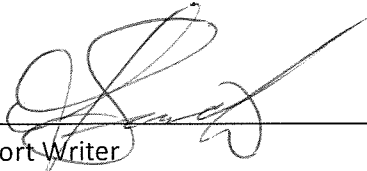
SUMMARY/CONCLUSIONS

A zoning amendment application has been received from Reama Holder (Agent) to amend the existing CM7 zoning on the subject property (see Attachment 2) to increase the FAR from 0.2 to 0.3 in order to permit the renovation of an existing open carport into additional dental office floor space. The proposal is consistent with the OCP policies for the Red Gap Village Centre and would better accommodate the operation of an existing dental business. Given that the proposed amendment complies with the OCP policies, staff recommends that the proposed Zoning Amendment Bylaw No. 500.380, 2013 receives first and second reading and proceed to public hearing.


RECOMMENDATIONS

1. That the summary of the public information meeting held on November 26, 2012, be received.
2. That Zoning Amendment Application No. PL2012-119 to amend the existing Commercial 7 (CM7) zoning of the subject property to permit an additional Floor Area Ratio of 0.1 for office use be approved.

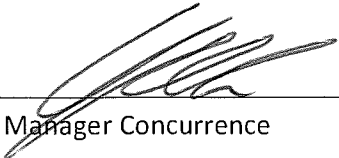
- 3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.380, 2013", be introduced and read two times.
- 4. That the public hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.380, 2013", be chaired by Director George Holme or his alternate.



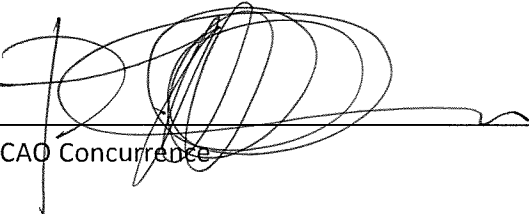
Report Writer



General Manager Concurrence

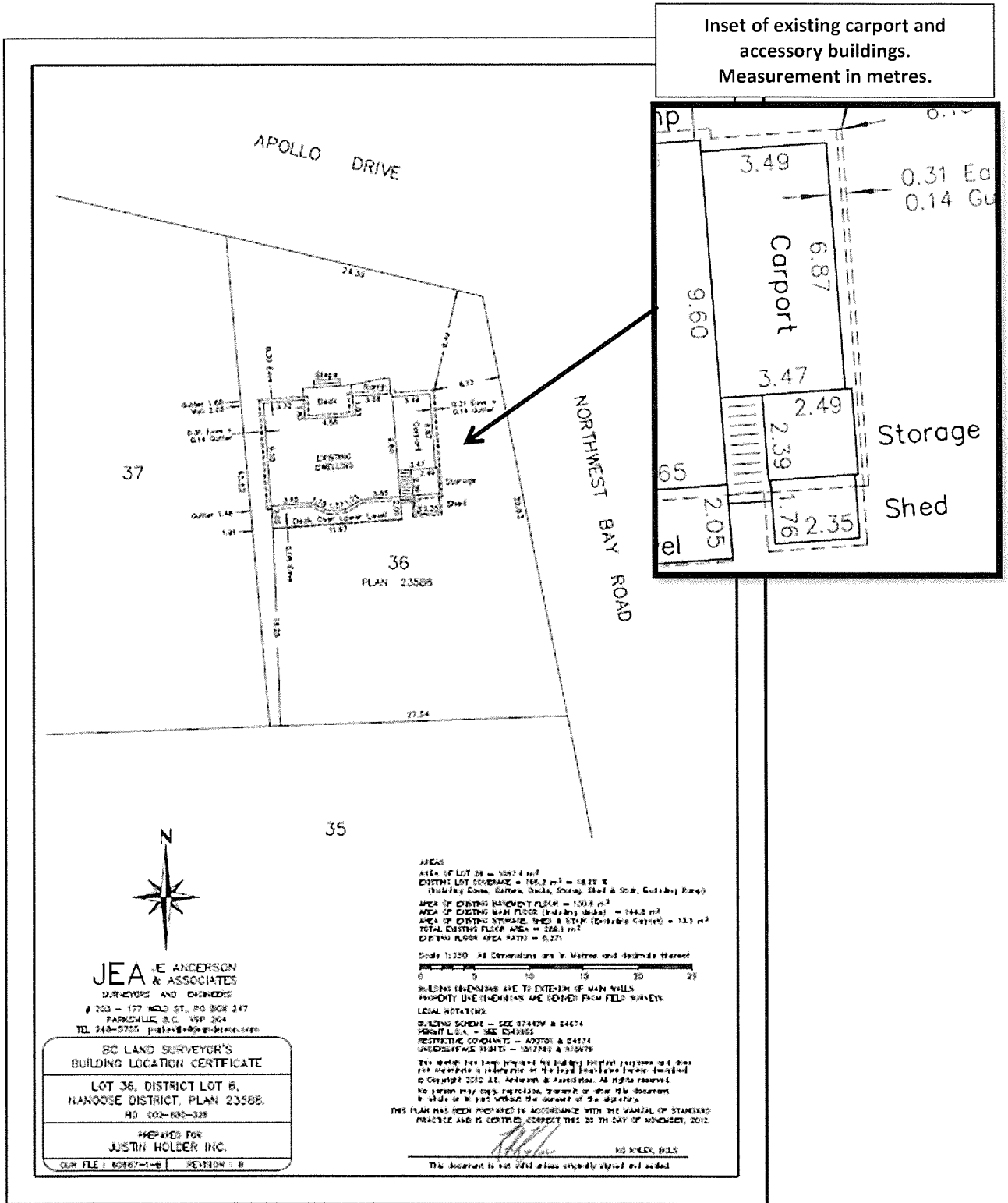


Manager Concurrence

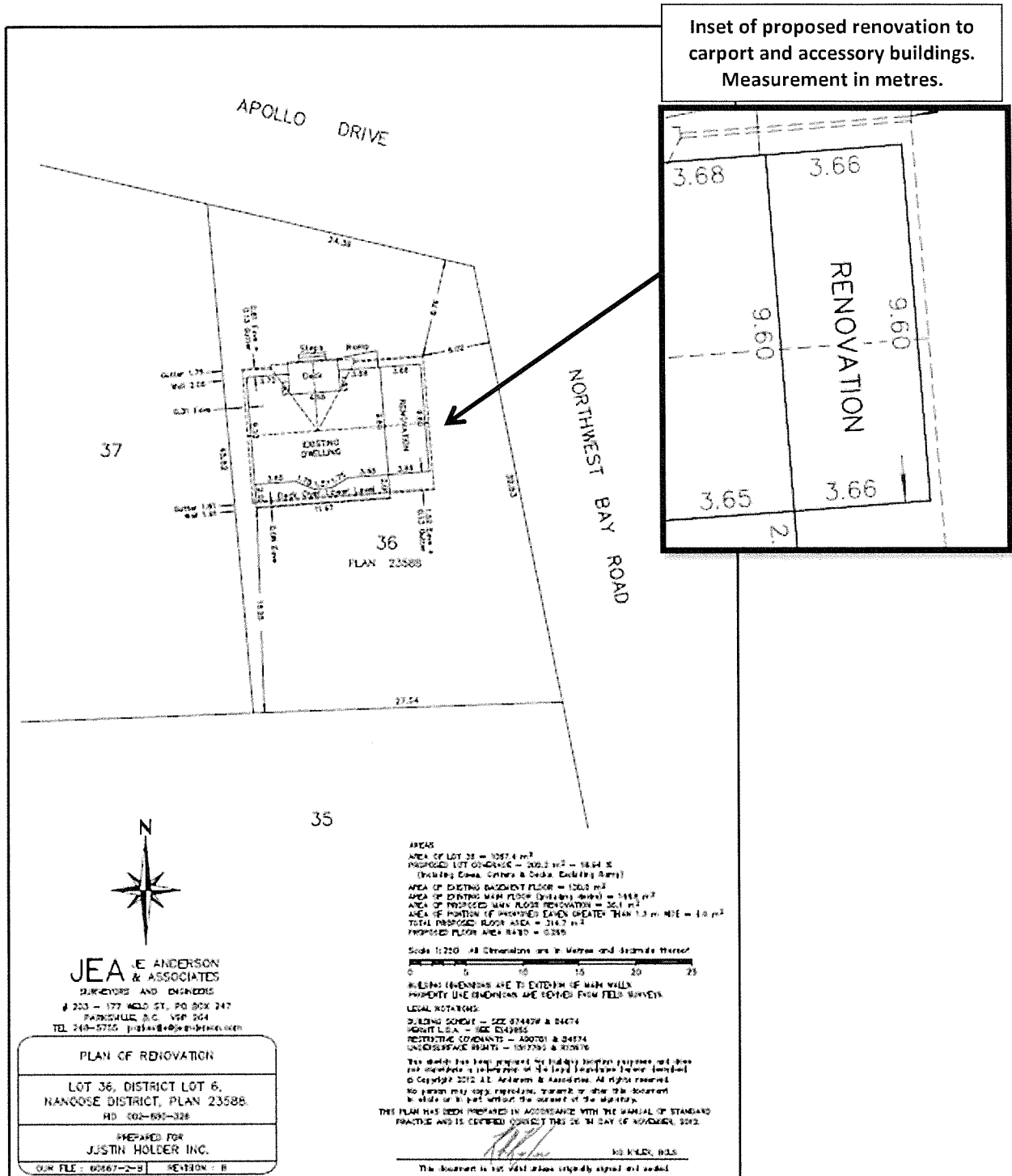


CAO Concurrence

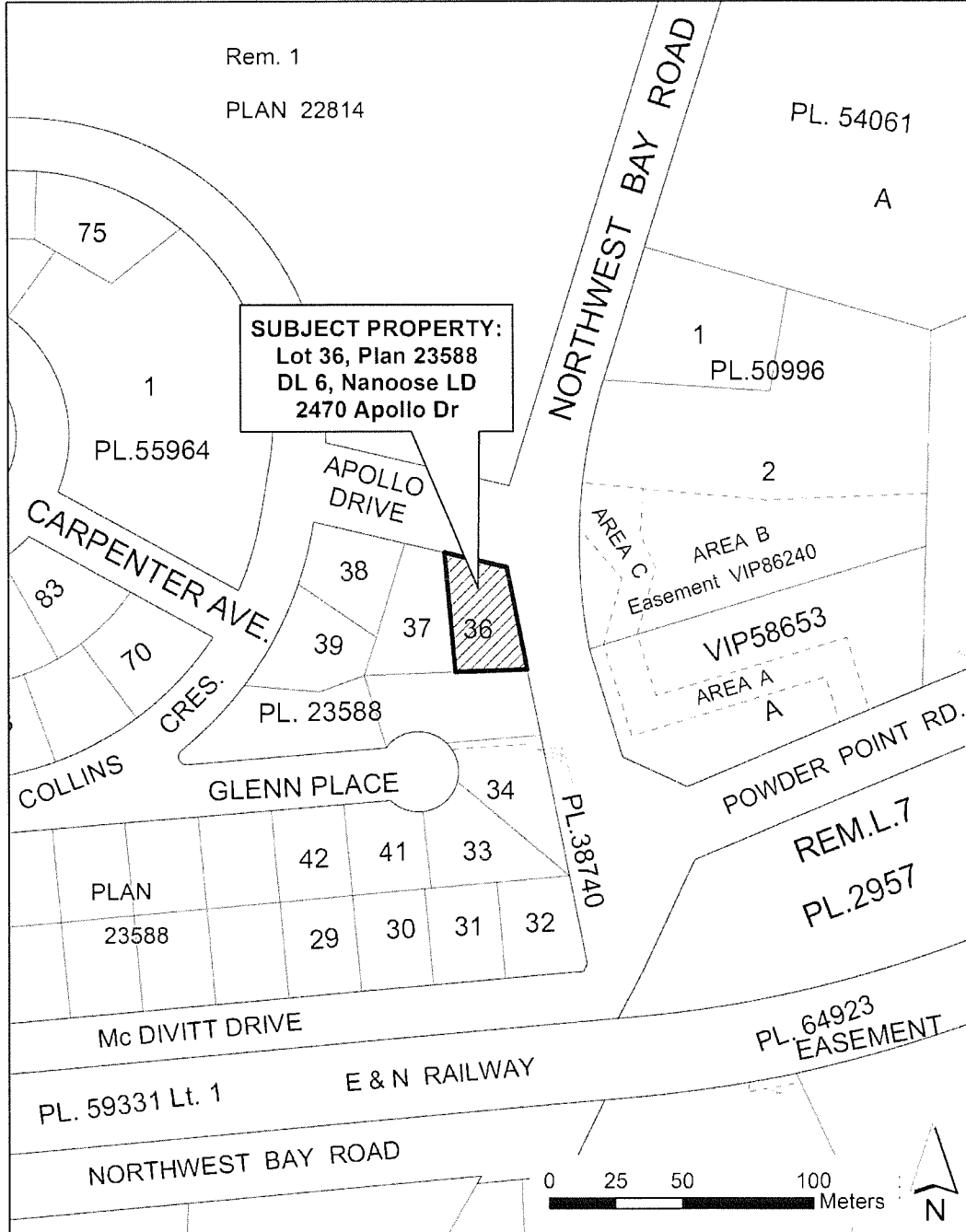
Schedule 1
Site Plan - Existing



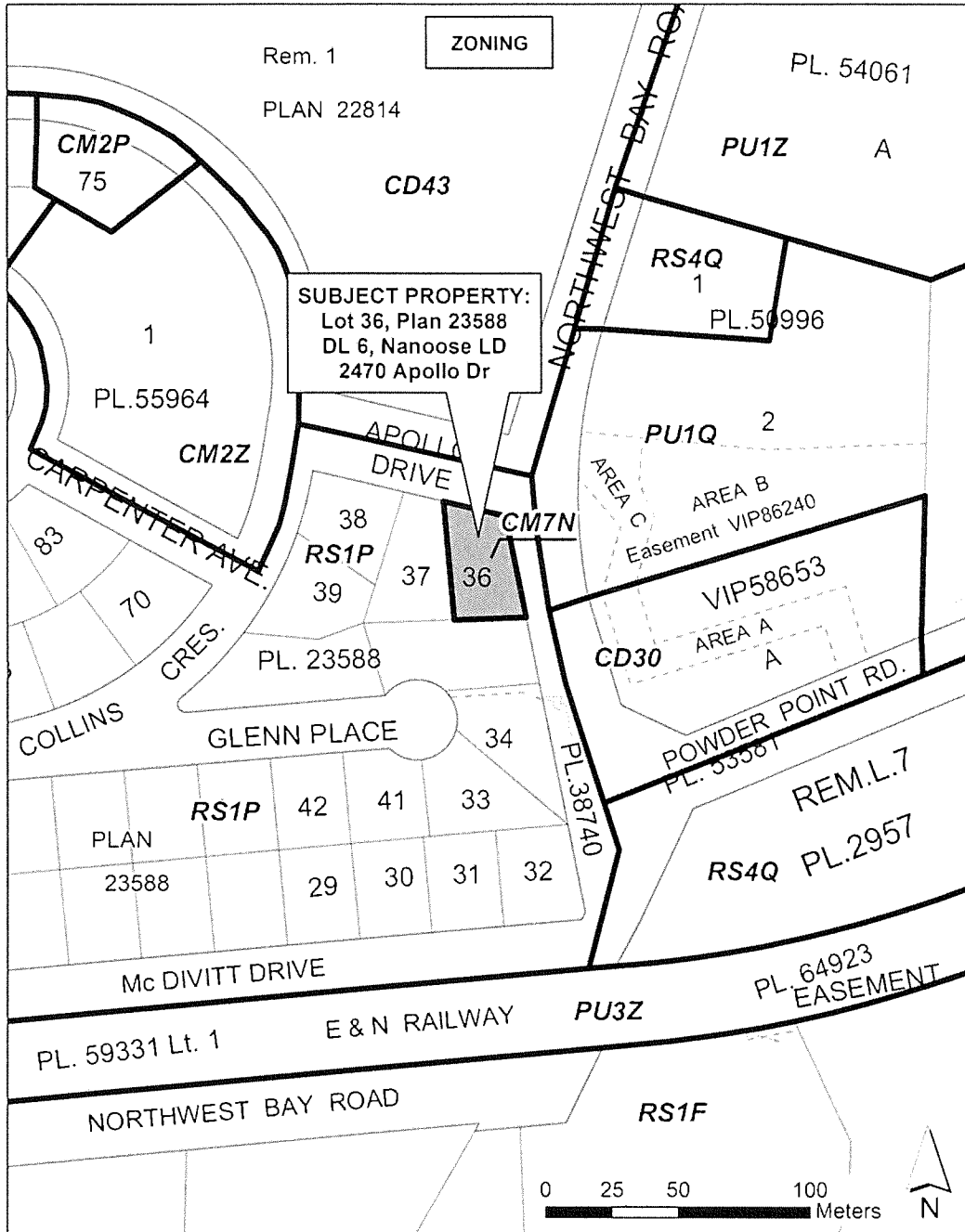
Schedule 2 Site Plan – Proposed Renovation



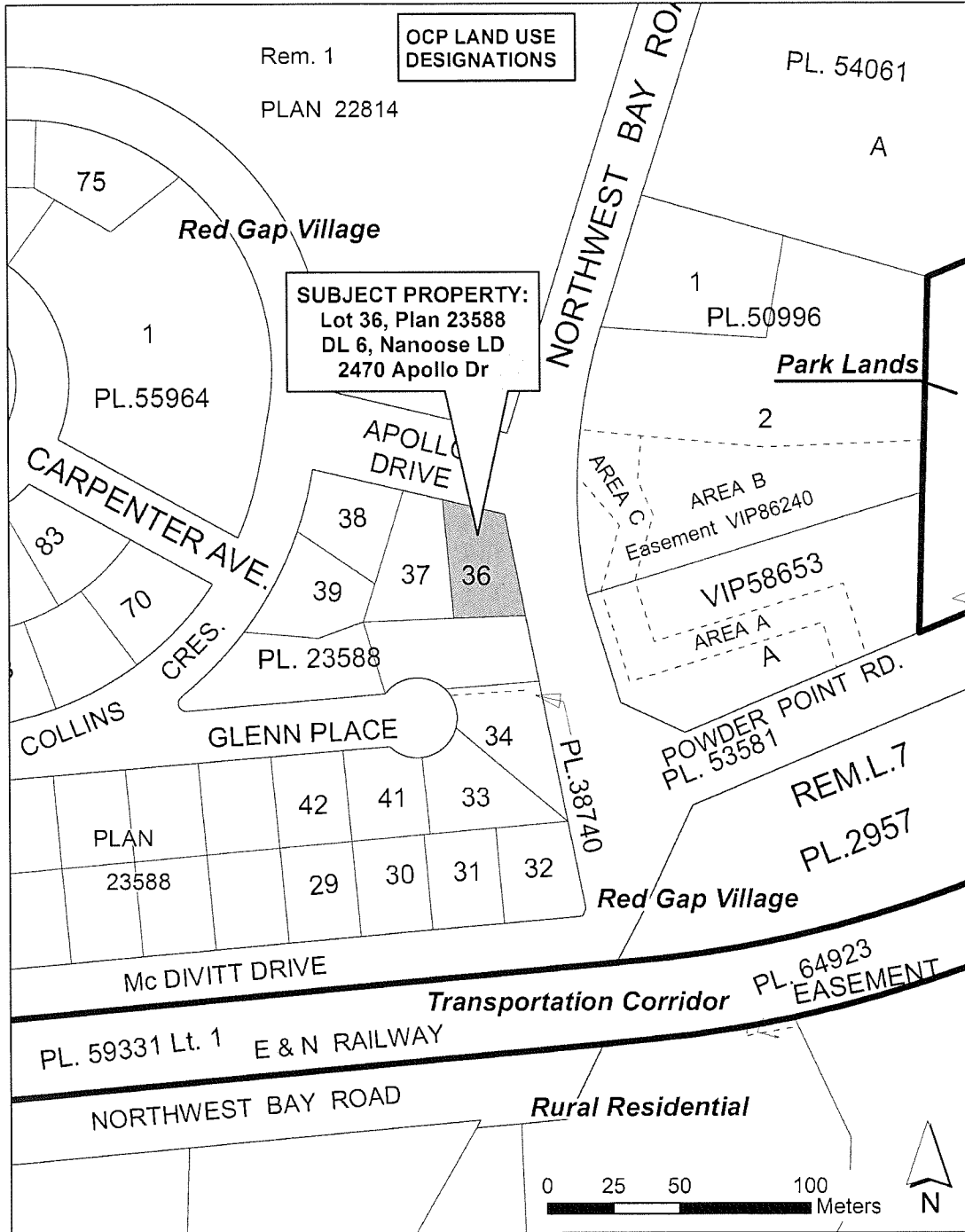
Attachment 1
Subject Property



**Attachment 2
Existing Zoning**



Attachment 3
OCP Land Use Designations



**Attachment 4
Proposed Amendment Bylaw No. 500.380, 2013**

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.380, 2013**

**A Bylaw to Amend Regional District of Nanaimo
Land Use and Subdivision Bylaw No. 500, 1987**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

- A. This Bylaw may be cited as "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.380, 2013".
- B. "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", is hereby amended as follows:
 - 1. Under **Part 3 Land Use Regulations, Section 3.4.17** by adding the following provision after "Parcel Coverage":

Notwithstanding the Floor Area Ratio noted in this zone, an additional FAR of 0.1 is permitted within a building or structure for "Office" use, up to a total maximum FAR of 0.3 for the property legally described as Lot 36, District Lot 6, Nanoose District, Plan 23588.

Introduced and read two times this ____ day of _____ 2013.

Public Hearing held this ____ day of _____ 2013.

Read a third time this ____ day of _____ 2013.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this ____ day of _____ 2013.

Adopted this ____ day of _____ 2013.

Chairperson

Corporate Officer

**Attachment 5
Minutes of a Public Information Meeting**

**Summary of Minutes of a Public Information Meeting
Held at Nanoose Library Centre
2489 Nanoose Road
November 26, 2012 at 7:00 PM**

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the public information meeting.

There were two members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director George Holme, Electoral Area 'E' (the Chairperson)
Jeremy Holm, Manager of Current Planning
Angela Buick, Planner

Present for the Applicant:

Raema Holder, Agent
Justin Holder, Subject Property Owner

The Chair opened the meeting at 7:00 pm, outlined the evening's agenda, and introduced the RDN staff and the applicant(s) in attendance. The Chairperson then stated the purpose of the public information meeting and asked RDN staff to provide background information concerning the development application.

Angela Buick provided a brief summary of the proposed zoning amendment application, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Justin Holder - presented an overview of the proposal. Mr. Holder indicated that the addition would support a treatment room, washroom, and lunch room. Currently there are four treatment rooms and having the additional space would allow for more flexibility with patients and better accommodate for emergency visits. The plan is to enclose the carport area without changing in the existing building footprint, 0.295 Floor Area Ratio (FAR) proposed. The loss in parking spaces will be made up with parking spaces in the rear of the building for employees.

Following the presentation, the Chair invited questions and comments from the audience.

Phil Neil, 2464 Apollo Drive – expressed concern about the heat pump and a suction exiting vent being located next to his house which renders his backyard too noisy to enjoy the yard space. He hoped that the applicants could look at re-routing the vent outlet and/or find another solution to the heat pump noise.

Justin Holder – A baffling board to help reduce the noise from the heat pump and vacuum. Phil Neil – asked questions regarding the health implications of having the suction vacuum ventilation system exiting at the side of the house facing his backyard.


Justin Holder – wasn't sure of any health implications, but said he would look into it. He also indicated there would be no increased use of the suction venting system as a result of the increase in the Floor Area Ratio as there would be no new suctions and he would not be installing a larger heat pump.

Raema Holder – added that the filtration system in the suction system is all regulated and there are no negative health implications that would be carried out the system through the venting outlet.

The Chairperson asked if there were any further questions or comments.

Being none, the Chairperson thanked those in attendance and announced that the public information meeting was closed.

The meeting was concluded at 7:13 pm.



Angela Buick
Recording Secretary