

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING  
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON  
TUESDAY, JULY 8, 2014 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 B. Veenhof	Electoral Area H

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
D. Trudeau	Gen. Mgr. Transportation & Solid Waste
T. Armet	Mgr. Building, Bylaw & Emergency Planning Services
J. Holm	Mgr. Current Planning
J. Hill	Mgr. Administrative Services
C. Golding	Recording Secretary

**CALL TO ORDER**

The Chairperson called the meeting to order.

**ELECTORAL AREA PLANNING COMMITTEE MINUTES**

**Minutes of the regular Electoral Area Planning Committee meeting held Tuesday, June 10, 2014.**

MOVED Director Stanhope, SECONDED Director Young, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, June 10, 2014, be adopted.

CARRIED

## **COMMUNICATION/CORRESPONDENCE**

**Dan Cullon, re Zoning Amendment Application No. PL2014-028 – Bylaw 500.393 – Steve Atkinson/Steed – 3119 Jameson Road, Electoral Area ‘C’.**

MOVED Director Stanhope, SECONDED Director Fell, that the correspondence from Dan Cullon, regarding Zoning Amendment Application No. PL2014-028 – Bylaw 500.393 – Steve Atkinson/Steed – 3119 Jameson Road, Electoral Area ‘C’, be received.

CARRIED

**Rob Williams, French Creek Residents’ Association, re Zoning Amendment Application No. PL2014-034 – Bylaw No. 500.394 – Fern Road Consulting Ltd. – 1032 Lowry’s Road, Electoral Area ‘G’.**

MOVED Director Stanhope, SECONDED Director Fell, that the correspondence from Rob Williams, French Creek Residents’ Association, regarding Zoning Amendment Application No. PL2014-034 – Bylaw No. 500.394 – Fern Road Consulting Ltd. – 1032 Lowry’s Road, Electoral Area ‘G’, be received.

CARRIED

## **DEVELOPMENT PERMITS**

**Development Permit Application No. PL2014-039 – Robinson/Bauer – 1559 Stone Lake Drive, Electoral Area ‘E’.**

MOVED Director Stanhope, SECONDED Director McPherson, that Development Permit Application No. PL2014-039 to address the construction of a stepped retaining wall and associated remediation works within the Watercourse Protection Development Permit Area be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

**Development Permit Application No. PL2014-048 – Barry O’Neill – 1965 Walsh Road, Electoral Area ‘A’.**

MOVED Director McPherson, SECONDED Director Young, that Development Permit Application No. PL2014-048 to permit a proposed subdivision in the Nanaimo River Floodplain and the Watercourse and Fish Habitat Protection Development Permit Areas be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

## **DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS**

**Development Permit with Variance Application No. PL2014-022 – Herold Engineering Ltd. – 1475 Island Highway East, Electoral Area ‘E’.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director McPherson, that Development Permit with Variance Application No. PL2014-022 to permit a proposed industrial building addition and related site improvements be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

**Development Permit with Variance Application No. PL2014-040 – Fern Road Consulting Ltd. – Flamingo Drive, Electoral Area ‘G’.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that Development Permit with Variance Application No. PL2014-040 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

**Development Permit with Variance Application No. PL2014-061 – Sepos / Fern Road Consulting Ltd. – 1070 Price Road, Electoral Area ‘F’.**

MOVED Director Fell, SECONDED Director McPherson, that staff be directed to complete the required notification.

CARRIED

MOVED Director Fell, SECONDED Director McPherson, that Development Permit with Variance Application No. PL2014-061 be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

**DEVELOPMENT VARIANCE PERMIT APPLICATIONS**

**Development Variance Permit Application No. PL2014-052 DeClark – 2181 Addison Way, Electoral Area ‘A’.**

MOVED Director McPherson, SECONDED Director Young, that staff be directed to complete the required notification.

CARRIED

MOVED Director McPherson, SECONDED Director Young, that Development Variance Permit Application No. PL2014-052 to reduce the minimum setback requirement from the eastern lot line from 8.0 metres to 3.7 metres be approved subject to the conditions outlined in Attachments 2 to 3.

CARRIED

**Development Variance Permit Application No. PL2014-055 – J.E. Anderson & Associates – 1634 Brunt Road, Electoral Area ‘E’.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that Development Variance Permit No. PL2014-055 to legalize the siting of an existing dwelling unit, deck, stairs and two concrete walls be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

## **ZONING AMENDMENT APPLICATION**

### **Zoning Amendment Application No. PL2014-028 – Bylaw No. 500.393 – Steve Atkinson/Steed – 3119 Jameson Road, Electoral Area ‘C’.**

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

CARRIED

Mr. Atkinson spoke in support of the zoning amendment process in regard to Zoning Amendment Application No. PL2014-028 – Bylaw No. 500.393 and requested that the Regional District of Nanaimo not attach the proposed conditions as outlined in the report to this application.

MOVED Director Young, SECONDED Director Stanhope, that the Summary of the Public Information Meeting held on June 11, 2014, be received.

CARRIED

MOVED Director Young, SECONDED Director Stanhope, that the conditions set out in Attachment 2 of the staff report be completed prior to Bylaw No. 500.393 being considered for adoption.

CARRIED

MOVED Director Young, SECONDED Director Stanhope, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.393, 2014", be introduced and read two times.

CARRIED

MOVED Director Young, SECONDED Director Stanhope, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.393, 2014", be chaired by Director Young or her alternate.

CARRIED

### **Zoning Amendment Application No. PL2014-034 – Bylaw No. 500.394 – Fern Road Consulting Ltd. – 1032 Lowry’s Road, Electoral Area ‘G’.**

MOVED Director Stanhope, SECONDED Director Veenhof, that the Summary of the Public Information Meeting held on June 25, 2014, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.394 being considered for adoption.

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.394, 2014", be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.394, 2014", be chaired by Director Stanhope or his alternate.

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.394, 2014", be scheduled following written confirmation from EPCOR that it can provide sufficient water to service the proposed development.

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that the applicant provide a concept design of a fence, landscaping and tree retention, where feasible, along the rear lot line of the lot proposed to back onto Lowry's Road and the re-named Robertson Boulevard prior to staff scheduling a Public Hearing.

CARRIED

**Zoning Amendment Application No. PL2013-062 – Bylaw No. 500.392 - Keith Brown Associates Ltd. - 1868 Fielding Road, Electoral Area 'A'.**

MOVED Director McPherson, SECONDED Director Young, that the Summary of the Public Information Meeting held on April 28, 2014, be received.

CARRIED

MOVED Director McPherson, SECONDED Director Young, that the conditions set out in Attachment 2 of the staff report be completed prior to Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014, being considered for adoption.

CARRIED

MOVED Director McPherson, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014", be introduced and read two times.

CARRIED

MOVED Director McPherson, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.392, 2014", be chaired by Director McPherson or his alternate.

CARRIED

**ADJOURNMENT**

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

CARRIED

TIME: 6:56 PM

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CHAIRPERSON

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CORPORATE OFFICER