

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, FEBRUARY 10, 2015 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
T. Osborne	Gen. Mgr. Recreation & Parks
D. Pearce	A/Gen. Mgr. Transportation & Solid Waste
J. Hill	A/Director of Corporate Services
J. Holm	Mgr. Current Planning
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, January 13, 2015.

MOVED Director Stanhope, SECONDED Director Young, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, January 13, 2015, be adopted.

CARRIED

DEVELOPMENT PERMITS

Development Permit Application No. PL2015-005 – Tomm’s Food Marketing Group Ltd. – 6990 West Island Highway – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Young, that Development Permit No. PL2015-005 to permit the construction of an addition to a commercial building on the subject property be approved subject to the conditions outlined in Attachment 2.

CARRIED

Development Permit Application No. PL2015-003 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2014-127 – Ballard – 745 Drew Road – Electoral Area ‘G’.

MOVED Director Stanhope, SECONDED Director Fell, that Development Permit No. PL2015-003 to permit a two-lot subdivision be approved subject to the conditions outlined in Attachment 2.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot B, as shown on Attachment 3, be approved.

CARRIED

Development Permit Application No. PL2015-004 – Buckles – 1838 Fielding Road – Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Fell, that Development Permit No. PL2015-004 to amend previously issued Development Permit with Variance No. PL2013-066, be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2014-146 – Williams – 2457 Rowland Road – Electoral Area ‘E’.

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

CARRIED

MOVED Director Rogers, SECONDED Director McPherson, that Development Variance Permit No. PL2014-146 to increase the maximum permitted accessory building floor area and reduce the minimum required setback to the interior side lot line to facilitate the reconstruction of two accessory buildings on the subject property be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Variance Permit Application No. PL2014-142 – Rinehart – 1667 Strougler Road – Electoral Area ‘E’.

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

CARRIED

MOVED Director Rogers, SECONDED Director Young, that Development Variance Permit No. PL2014-142 to increase the maximum floor area for accessory buildings, the maximum floor area for an accessory building containing a suite and the side yard setback for an accessory building containing a suite be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2015-009 — Parksville Redi-Mix Ltd. Inc. Co. BC 0620483 – 10 Nanaimo River Road—Electoral Area ‘A’.

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

CARRIED

MOVED Director McPherson, SECONDED Director Fell, that Development Permit with Variance No. PL2015-009 to permit the construction of a concrete batch plant be approved subject to the conditions outlined in Attachments 3 to 6.

CARRIED

Director Fell left the meeting at 6:43 pm citing a perceived conflict of interest with the next agenda item.

OTHER

Liquor License Amendment Application No. PL2015-001 – Smoke 'N Water Restaurant Inc. BC 0998469 – 1-1600 Stroulger Road – Electoral Area 'E'.

MOVED Director Rogers, SECONDED Director Young, that the Board consider any written submissions or comments from the public.

CARRIED

MOVED Director Rogers, SECONDED Director Young, that the Board adopt the resolution attached to the report as Attachment 2 as follows:

Be it resolved that:

1. The Board of the Regional District of Nanaimo recommends the amendment of the liquor licence to food-primary entertainment endorsement.
2. The Board's comments on the prescribed considerations are as follows:
 - a) The potential for noise if the application is approved is minimal as the potential for noise to impact the surrounding community associated with the change to food-primary entertainment endorsement is minimal given that there is no change to the hours of permitted liquor sales, the property has been in place for many years, and special and private events already take place on the subject property.
 - b) The impact on the community if the application is approved is considered to be minimal as there is no change to the hours of permitted liquor sales, the property has been in place for many years, and special and private events already take place on the subject property.
 - c) The views of the residents were solicited and no notable objections to the application were received. A notice of the Board's intent to receive public input and consider a resolution regarding a proposed amendment to the existing liquor licence was delivered to owners and tenants in occupation of land within a distance of 200 metres from the property. The Regional District of Nanaimo also provided a similar notice in the local newspaper. All interested residents were invited to attend the Board meeting and provide comments on the proposal. Prior to considering the resolution attached as *Schedule No.1*, the Board asked for comments from the gallery on this application. A notice was also posted on the property advertising that the property is the subject of a development application and directing inquiries to the Strategic and Community Development Department.

CARRIED

Director Fell returned to the meeting at 6:45 pm.

ADJOURNMENT

MOVED Director Stanhope, SECONDED Director Rogers, that this meeting be adjourned.

CARRIED

TIME: 6:45 PM

CHAIRPERSON

CORPORATE OFFICER