

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING  
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON  
TUESDAY, SEPTEMBER 8, 2015 AT 6:30 PM IN THE  
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof Alternate	Chairperson
Director K. Wilson	Electoral Area A
Director M. Young Alternate	Electoral Area C
Director K. Lowe	Electoral Area E
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G

Regrets:

Director A. McPherson	Electoral Area A
Director B. Rogers	Electoral Area E

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
J. Harrison	Director of Corporate Services
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
D. Trudeau	Gen. Mgr. Transportation & Solid Waste
J. Holm	Mgr. Current Planning
C. Golding	Recording Secretary

**CALL TO ORDER**

The Chairperson called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

The Chairperson welcomed Alternate Directors Wilson and Lowe to the meeting.

**DELEGATIONS**

**Nigel Lutz, Joe Ringwald, re Property at 1417 Pilot Way, Electoral Area 'E'.**

Nigel Lutz expressed his wish to re-locate a cottage to his property and asked the Committee for an exemption to the building code to allow him to do this.

## **ELECTORAL AREA PLANNING COMMITTEE MINUTES**

### **Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, July 14, 2015.**

MOVED Director Stanhope, SECONDED Director Fell, that the minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, July 14, 2015, be adopted.

CARRIED

### **Minutes of the Special Electoral Area Planning Committee meeting held Tuesday, July 28, 2015.**

MOVED Director Stanhope, SECONDED Director Fell, that the minutes of the Special Electoral Area Planning Committee meeting held Tuesday, July 28, 2015, be adopted.

CARRIED

## **COMMUNICATIONS/CORRESPONDENCE**

### **Nigel and Annerose Lutz, re Property at 1417 Pilot Way, Electoral Area 'E'.**

MOVED Director Stanhope, SECONDED Director Young, that the correspondence from Nigel and Annerose Lutz regarding the property at 1417 Pilot Way, Electoral Area 'E', be received.

CARRIED

### **Klaus and Elizabeth Schmitt, re Development Variance Permit Application No. PL2015-098 – 2957 Dolphin Drive, Electoral Area 'E'.**

MOVED Director Stanhope, SECONDED Director Young, that the correspondence from Klaus and Elizabeth Schmitt regarding Development Variance Permit Application No. PL2015-098 – 2957 Dolphin Drive, Electoral Area 'E', be received.

CARRIED

## **DEVELOPMENT PERMIT**

### **Development Permit Application No. PL2015-109 – 1421 and 1429 Greig Road, Electoral Area 'G'.**

MOVED Director Stanhope, SECONDED Director Fell, that Development Permit Application No. PL2015-109 to permit the construction of an addition to each of the two existing dwelling units on the subject property be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

## **DEVELOPMENT VARIANCE PERMIT**

### **Development Variance Permit Application No. PL2015-068 – 1542 Madrona Drive, Electoral Area 'E'.**

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

CARRIED

MOVED Director Lowe, SECONDED Director Fell, that Development Variance Permit Application No. PL2015-068 to permit the extensive renovation and expansion of a dwelling unit and the construction of a freestanding deck be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

### **Development Variance Permit Application No. PL2015-098 – 2957 Dolphin Drive, Electoral Area 'E'.**

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

CARRIED

MOVED Director Lowe, SECONDED Director Stanhope, that Development Variance Permit Application No. PL2015-098 to permit the construction of a deck be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

**Development Variance Permit Application No. PL2015-101 – 3216 Bay Road, Electoral Area ‘H’.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Young, that Development Variance Permit Application No. PL2015-101 to increase the maximum floor area of an accessory building be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

**Development Variance Permit Application No. PL2015-103 – 2160 Spurs Road, Electoral Area ‘E’.**

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

CARRIED

MOVED Director Lowe, SECONDED Director Fell, that Development Variance Permit Application No. PL2015-103 to reduce the side yard setback from 8.0 metres to 2.0 metres for a covered riding ring be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

**ZONING AMENDMENT**

**Zoning Amendment Application No. PL2015-062 – 921 & 925 Fairdowne Road, Electoral Area ‘F’ – Amendment Bylaw No. 1285.25, 2015 – 1st and 2nd Reading.**

MOVED Director Fell, SECONDED Director Young, that the Summary of the Public Information Meeting held on June 25, 2015, be received.

CARRIED

MOVED Director Fell, SECONDED Director Young, that the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 1285.25 being considered for adoption.

CARRIED

MOVED Director Fell, SECONDED Director Young, that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2015", be introduced and read two times.

CARRIED

MOVED Director Fell, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2015" be chaired by Director Fell or his alternate.

CARRIED

**ADJOURNMENT**

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

CARRIED

TIME: 6:45 PM

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CHAIRPERSON

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CORPORATE OFFICER