

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, JANUARY 12, 2016 AT 6:00 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

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

Regrets:

Director B. Rogers	Electoral Area E
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Also in Attendance:

D. Trudeau	Interim Chief Administrative Officer
R. Alexander	Gen. Mgr. Regional & Community Utilities & Solid Waste
G. Garbutt	Gen. Mgr. Strategic & Community Development
J. Harrison	Director of Corporate Services
J. Hill	Mgr. Administrative Services
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 Director Lowe to the meeting.

Staff Presentation – Board of Variance

Staff provided a visual overview detailing the process and the guidelines governing the Board of Variance.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, November 10, 2015.

MOVED Director Veenhof, SECONDED Director McPherson, that the minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, November 10, 2015, be adopted.

CARRIED

DEVELOPMENT PERMIT

Development Permit Application No. PL2015-164 – Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director Fell, that Development Permit No. PL2015-164 to permit the construction of two dwelling units and two detached accessory buildings be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE

Development Permit with Variance Application No. PL2014-147 – 5370 Gainsberg Road, Electoral Area ‘H’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that Development Permit with Variance Application No. PL2014-147 to permit the construction of a new residential dwelling, retaining wall, repair of an existing deck, and to vary the interior side setback from 2.0 m to 0.4 m be approved subject to the conditions outlined in Attachment 2.

CARRIED

Development Permit with Variance Application No. PL2015-153 – 2462 Shady Lane (Horne Lake), Electoral Area ‘H’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that Development Permit with Variance Application No. PL2015-153 to recognize the siting of an existing deck and to permit the installation of a permanent deck cover on the existing deck be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

Development Permit with Variance Application No. PL2015-148 – Island Highway West, Electoral Area ‘H’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director Young, that Development Permit with Variance Application No. PL2015-148 to reduce the watercourse setback for a retaining wall and footbridge over Nash Creek and increase the maximum height for a dwelling unit, be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Permit with Variance Application No. PL2015-126 – 5469 Island Highway West, Electoral Area ‘H’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that Development Permit with Variance Application No. PL2015-126 to legalize the siting of the existing carport, and permit additions to the dwelling and fence, be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

Development Permit with Variance Application No. PL2015-155 – 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 Application No. PL2015-155 to permit the construction of an industrial building be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit Application No. PL2015-170 – 1542 Madrona Drive, Electoral Area ‘E’.

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

CARRIED

MOVED Director Lowe, SECONDED Director Veenhof, that Development Variance Permit Application No. PL2015-170 to recognize the siting of a nonconforming dwelling unit and permit the construction of a freestanding deck be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Variance Permit Application No. PL2015-157 – 674 Hawthorne Rise, Electoral Area ‘G’.

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

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that Development Variance Permit Application No. PL2015-157 to reduce the interior side lot line setback from 2.0 metres to 1.2 metres and to reduce the other lot line setback from 5.0 metres to 1.75 metres to allow the construction of an accessory building be approved subject to the conditions outlined in Attachment 2.

CARRIED

Development Variance Permit Application No. PL2015-145 – 1304, 1304A & 1306 Alberni Highway, Electoral Area ‘F’.

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

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that Development Variance Permit Application No. PL2015-145 to vary the setback requirements for ten micro wind turbines from 4.6 m to 0.46 m from the front lot line and from 4.6 m to 1.3 m from the interior lot line be approved subject to the conditions outlined in Attachment 3.

CARRIED

OTHER

Development Permit and Site-Specific Exemption Application No. PL2015-116 – 5497 Deep Bay Drive, Electoral Area 'H'.

MOVED Director Veenhof, SECONDED Director Young, that Development Permit and Site Specific Exemption to the Floodplain Management Bylaw Application No. PL2015-116 to permit the replacement of an existing single wide manufactured home with a double wide manufactured home be approved subject to the terms and conditions outlined in Attachments 2 and 3.

CARRIED

Temporary Use Permit Application No. PL2015-152 – 1410 Alberni Highway, Electoral Area 'F'.

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

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that Temporary Use Permit Application No. PL2015-152 to permit "Outdoor Sales" use on a portion of the subject property be approved subject to the conditions outlined in Attachment 3.

CARRIED

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2015-045 – 1110 & 1120 Keith Road, Electoral Area 'H'.

MOVED Director Veenhof, SECONDED Director Fell, that the request to relax the minimum 10% perimeter frontage requirements for the proposed remainder of Lot 24 in relation to Subdivision Application No. PL2015-045 be approved.

CARRIED

Development Permit Application No. PL2015-129 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2015-137 – 1032 Robertson Boulevard, Electoral Area 'G'.

MOVED Director Veenhof, SECONDED Director McPherson, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 15 in relation to subdivision application PL2015-137 be approved.

CARRIED

MOVED Director Veenhof, SECONDED Director McPherson, that Development Permit Application No. PL2015-129 to permit a 54 lot subdivision be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

Development Variance Permit Application No. PL2015-167 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2015-081 – 1577 Brynmarl Road, Electoral Area 'E'.

MOVED Director Lowe, SECONDED Director Veenhof, that staff be directed to complete the required notification for Development Variance Permit Application No. PL2015-167.

CARRIED

MOVED Director Lowe, SECONDED Director Veenhof, that Development Variance Permit Application No. PL2015-167 to increase the permitted parcel depth for proposed Lot 2 from 40% to 41.5% of the length of the perimeter of the parcel be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

MOVED Director Lowe, SECONDED Director Veenhof, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 2 in relation to Subdivision Application No. PL2015-081 be approved.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:39 PM

CHAIRPERSON

CORPORATE OFFICER