

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, JULY 12, 2011 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director J. Stanhope	Electoral Area G

Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	Gen. Mgr., Development Services
D. Lindsay	Manager of Current Planning
N. Hewitt	Recording Secretary

LATE DELEGATIONS

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

CARRIED

Richard Coll re Zoning Amendment Application No. PL2011-023 and Development Permit with Variance Application No. PL2011-24 – Fern Road Consulting Ltd. – 883 & 899 Island Highway West – Area ‘G’.

Mr. Coll submitted a 50 person petition against the zoning amendment application and voiced his concerns with respect to the proposal.

Bruce and Marlene Feddema, re Zoning Amendment Application No. PL2011-023 and Development Permit with Variance Application No. PL2011-24 – Fern Road Consulting Ltd. – 883 & 899 Island Highway West – Area ‘G’.

Mr. Feddema operates the Shell gas station on the property to the south and is concerned about access to fuel trucks. He expressed concern that he will be out of business if access is not available.

Helen Sims, re Zoning Amendment Application No. PL2011-023 and Development Permit with Variance Application No. PL2011-24 – Fern Road Consulting Ltd. – 883 & 899 Island Highway West – Area ‘G’.

Ms. Sims declined to speak.

MINUTES

MOVED Director Stanhope, SECONDED Director Burnett, that the minutes of the regular Electoral Area Planning Committee meeting held June 14, 2011 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Zoning Amendment Application No. PL2011-023 and Development Permit with Variance Application No. PL2011-24 – Fern Road Consulting ltd. – 883 & 899 Island Highway West – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Young, that the Summary of the Public Information Meeting held on April 14, 2011, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Young, that the Summary of the Public Information Meeting held on May 30, 2011, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Young, that Zoning Amendment Application No. PL2011-023 to rezone the subject property from Commercial 2 (CM2) to French Creek Landing Comprehensive Development Zone (CD48) be denied.

CARRIED

MOVED Director Stanhope, SECONDED Director Young, that staff review drive-thru’s within the context of the Board’s Strategic Plan, the Regional Growth Strategy and Official Community Plan targets for greenhouse gas reductions, and provide options for the Boards consideration.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2011-101 – Donaldson – 901 Shorewood Drive – Area ‘G’.

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit Application No. PL2011-101 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Schedules 1 - 3.

CARRIED

Development Permit Application No. PL2011-017 – Fern Road Consulting Ltd. – 6076 Island Highway West – Area ‘H’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit No. PL2011-017 in conjunction with a two lot bare land strata subdivision be approved subject to the conditions outlined in Schedules 1 - 2.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2011-084 – Keith Brown Associates Ltd. – 1922 and 1940 Schoolhouse Road – EA ‘A’.

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

CARRIED

MOVED Director Burnett, SECONDED Director Young, that Development Permit with Variance Application No. PL2011-084 to permit a fascia sign on a new industrial building and a compacted gravel parking area be approved subject to the conditions outlined in Schedule 1 - 3.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2011-093 – Heringa and Ladouceur – 3142 and 3146 Meadow Drive – Area ‘C’.

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

CARRIED

MOVED Director Young, SECONDED Director Burnett, that Development Variance Permit Application No. PL2011-093 be approved subject to the conditions outlined in Schedules No. 1 - 3.

CARRIED

Development Variance Permit Application No. PL2011-107 – Sitler – 3095 Lear Road – Area ‘A’.

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

CARRIED

MOVED Director Burnett, SECONDED Director Young, that Development Variance Permit Application No. PL2011-107 be approved subject to the conditions outlined in Schedules No. 1 - 3.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Stanhope, that this meeting terminate.

CARRIED

TIME: 6:45 PM

CHAIRPERSON