

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, APRIL 9, 2013 AT 6:00 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
R. Alexander	Gen. Mgr. Regional & Community Utilities
T. Armet	A/Gen. Mgr. Strategic & Community Development
J. Holm	Mgr. Current Planning
P. Thompson	Mgr. Long Range Planning
J. Hill	Mgr. Administrative Services
N. Tonn	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order.

DELEGATIONS

Baynes Sound Investments Ltd., re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments.

Ms. Hildebrand, speaking on behalf of Baynes Sound Investments, presented an overview of the proposed application and their efforts to comply with the Regional Growth Strategy.

Margaret Healey, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments.

Ms. Healey spoke in support of Official Community Plan Amendment Application No. PL2011-060 and provided Committee members with a copy of her presentation.

Keith Reid, Odyssey Shellfish Ltd., re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments.

Mr. Reid raised his concerns with water quality in Baynes Sound with the addition of a large development in the area and spoke in support of Official Community Plan Amendment Application No. PL2011-060 stating that the developers have accommodated the concerns of the shellfish growers in this respect.

Ralph Nilson and Dan Hurley, Vancouver Island University, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments.

Mr. Nilson spoke in support of the development and stressed the importance of high level water quality in the planning of any development.

Jacqueline Pipes, re 2925 Turnbull Road, Electoral Area 'H' (Zoning Amendment Application No. PL2011-179).

Ms. Pipes declined her opportunity to speak.

LATE DELEGATIONS

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

CARRIED

Dianne Eddy, Mapleguard Ratepayers Association, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area 'H'.

Ms. Eddy spoke in opposition to Official Community Plan Amendment Application No. PL2011-060 and stated the importance of the existing Official Community Plan and Regional Growth Strategy as the voice of the area residents.

Dave Bartram, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area 'H'.

Mr. Bartram spoke in support of Official Community Plan Amendment Application No. PL2011-060 noting the need for the residents to hear the application process prior to making a final decision.

Nelson Eddy, Mapleguard Ratepayers Association, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area 'H'.

Mr. Eddy urged the members of the Committee to respect the two reports commissioned by the Regional District of Nanaimo and to respect the opinions of local residents reflected in the Official Community Plan and Regional Growth Strategy.

Patty and Steve Biro, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area 'H'.

Ms. Biro spoke in support of the Official Community Plan Amendment Application No. PL2011-060 and stressed the need for careful and responsible planning. Ms. Biro further requested that the application be referred to Regional District of Nanaimo staff for further review.

Ian MacDonell, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

Mr. MacDonell spoke in opposition of Official Community Plan Amendment Application No. PL2011-060 raising his concerns with a large development.

Greta Taylor, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

Ms. Taylor raised her concerns regarding a proposed second rural village centre within Electoral Area ‘H’, and requested that the Board review the Regional Growth Strategy and the Official Community Plan.

Diane L. Sampson, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

Ms. Sampson spoke in opposition of Official Community Plan Amendment Application No. PL2011-060 raising her concerns with the protection of existing water quality.

Bob Leggett, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

Mr. Leggett spoke in opposition of Official Community Plan Amendment Application No. PL2011-060 and requested that the application be denied or tabled until a broad and comprehensive community review is conducted.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

MOVED Director Stanhope, SECONDED Director McPherson, that the minutes of the Electoral Area Planning Committee meeting held March 12, 2013 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Len Walker, re OCP Amendment Application No. 2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the correspondence from Len Walker regarding Official Community Plan Amendment Application No. 2011-060, be received.

CARRIED

Ann and Christian Jaeckel, re OCP Application No. 2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the correspondence from Ann and Christian Jaeckel regarding Official Community Plan Amendment Application No. 2011-060, be received.

CARRIED

Marci Katz, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the correspondence from Marci Katz regarding Official Community Plan Amendment Application No. 2011-060, be received.

CARRIED

Becky, Shave, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the correspondence from Becky Shave regarding Official Community Plan Amendment Application No. 2011-060, be received.

CARRIED

Phyllis Gauthier Taylor, re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the correspondence from Phyllis Gauthier Taylor regarding Official Community Plan Amendment Application No. 2011-060, be received.

CARRIED

Bruce Cook, Lorindale Holdings Ltd., re OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Veenhof, that the correspondence from Bruce Cook regarding Official Community Plan Amendment Application No. 2011-060, be received.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. PL2012-106 – York Lake Equities Ltd. – 1764, 1768 & 1774 Cedar Road, Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Stanhope, that Development Permit Application No. PL2012-106 in conjunction with a proposed lot line adjustment and three-lot subdivision be approved subject to the conditions outlined in Schedules 1 to 3.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2012-157 – Fern Road Consulting Ltd. – 3511 Shetland Place, Electoral Area ‘E’.

MOVED Director Stanhope, SECONDED Director Young, that Development Variance Permit Application No. PL2012-157 to reduce the minimum required setback from the interior side (west) lot line and rear lot line from 2.0 metres to 0.0 metres, be approved subject to the conditions outlined in Schedule 1.

CARRIED

Development Variance Permit Application No. PL2013-015 – Allin – 1401 Marina Way, Electoral Area ‘E’.

MOVED Director Stanhope, SECONDED Director Young, that Development Variance Permit Application No. PL2013-015 to reduce the minimum setback from the natural boundary of the sea from 15.0 metres to 12.8 metres for a deck be approved subject to the conditions outlined in Schedule 1.

CARRIED

ZONING AMENDMENT APPLICATIONS

Zoning Amendment Application No. PL2011-19 –Jacqueline and John Pipes – 2925 Turnbull Road, Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director Stanhope, that the conditions set out in Schedule 1 of the staff report be amended such that the covenant requirements related to the provision of groundwater be met prior to building permit application for any residential dwelling on each parcel created through subdivision, rather than prior to final approval of subdivision.

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that the conditions set out in Schedule 1 of the staff report be completed prior to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.382, 2013”, being considered for adoption.

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.382, 2013” be introduced and read two times.

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.382, 2013” be chaired by Director Veenhof or his alternate.

CARRIED

OTHER

Reconsideration of RGS and OCP Amendment Application No. PL2011-060 – Baynes Sound Investments – Electoral Area ‘H’.

MOVED Director Veenhof, SECONDED Director Stanhope, that the Electoral Area Planning Committee support a review of the application of the Baynes Sound Investments for a new Rural Village Centre at Deep Bay and that the application proceed through the process to amend the Electoral Area ‘H’ Official Community Plan and the Regional Growth Strategy.

CARRIED

Request to Accept Cash-in-Lieu of Park Dedication – Keith Brown Associates Ltd. – Boat Harbour Road, Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Young, that the request to accept 5% cash-in-lieu of park land dedication in conjunction with Subdivision Application No. PL2012-141 be accepted.

CARRIED

Liquor Licence Amendment Application No. PL2013-008 – Wheatsheaf Entertainment Centre Ltd. – 1866 & 1870 Cedar Road, Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Fell, that the Board consider any written submissions or comments from the public regarding Liquor Licence Amendment Application No. PL2013-008.

CARRIED

MOVED Director McPherson, SECONDED Director Fell, that the Board adopt the resolution attached to the Liquor Licence Amendment Application No. PL2013-008 staff report as Schedule 1.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 7:29 PM

CHAIRPERSON

CORPORATE OFFICER