

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING  
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON  
TUESDAY, NOVEMBER 12, 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
T. Osborne	Gen. Mgr. Recreation & Parks
D. Trudeau	Gen. Mgr. Transportation & Solid Waste
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
J. Holm	Mgr. Current Planning
J. Hill	Mgr. Administrative Services
C. Golding	Recording Secretary

**CALL TO ORDER**

The Chairperson called the meeting to order.

**DELEGATIONS**

**Syd Lee, re Development Variance Permit Application No. PL2013-108.**

Syd Lee spoke in support of his Development Variance Permit Application No. PL2013-108, and asked the Board for a variance for his wind turbine to support off-grid green energy to operate radio equipment for emergency communications in the event of a natural disaster.

**LATE DELEGATIONS**

MOVED Director Stanhope, SECONDED Director Veenhof, that late delegations be permitted to address the Board.

CARRIED

**Andy Lankester, re Development Variance Permit Application No. PL2013-108.**

Andy Lankester spoke in opposition to Development Variance Permit Application No. PL2013-108, stating that the wind turbine detracts from his view.

**Donald Rakowski, re Development Variance Permit Application No. PL2013-111.**

Donald Rakowski spoke in support of his Development Variance Permit Application No. PL2013-111, and requested a variance to permit the construction of a house.

**ELECTORAL AREA PLANNING COMMITTEE MINUTES**

MOVED Director Stanhope, SECONDED Director Veenhof, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, October 8, 2013, be adopted.

CARRIED

**DEVELOPMENT PERMIT APPLICATIONS**

**Development Permit and Site Specific Exemption Application No. PL2013-099 – Jim Hamm – 6161 Island Highway West, Electoral Area 'H'.**

MOVED Director Veenhof, SECONDED Director Fell, that Development Permit and Site Specific Exemption Application No. PL2013-099 to allow the construction of a studio on the subject property be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

**DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS**

**Development Permit with Variance & Site Specific Exemption Application No. PL2013-106 – Fern Road Consulting Ltd. – 168 Cochrane 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 and Site Specific Exemption to the Floodplain Management Bylaw Application No. PL2013-106 to reduce the required setback to a watercourse for construction of a dwelling unit be approved subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED

**Development Permit with Variance Application No. PL2013-103 – Whittall – 960 Woodpecker Place, Electoral Area 'G'.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director McPherson, that Development Permit with Variance Application No. PL2013-103 to permit the construction of an accessory building on the subject property be approved subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED

**Development Permit with Variance Application No. PL2013-110 – Manhas – 5469 Island Highway West, Electoral Area 'H'.**

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

CARRIED

MOVED Director Veenhof, SECONDED Director Stanhope, that Development Permit with Variance Application No. PL2013-110 to reduce the minimum required setback from the western lot line from 5.0 metres to 1.6 metres to legalize the siting of a garage, and to permit the construction of a deck and fire escape be approved subject to the conditions outlined in Attachments 2-4.

CARRIED

**DEVELOPMENT VARIANCE PERMIT APPLICATIONS**

**Development Variance Permit Application No. PL2013-108 – Sydney Lee – 1266 Marina Way, Electoral Area 'E'.**

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

CARRIED

MOVED Director Stanhope, SECONDED Director Veenhof, that Development Variance Permit Application No. PL2013-108 to reduce the minimum required setback to the sea and increase the maximum permitted accessory structure height to legalize the siting of a residential scale wind turbine on the subject property be approved subject to the terms and conditions outlined in Attachment 2.

CARRIED

**Development Variance Permit Application No. PL2013-072 – Ashton – 1965 Stewart Road, Electoral Area 'E'.**

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. PL2013-072 to reduce the setback from the interior lot line from 8.0 metres to 0.3 metres to legalize the siting of a shop be approved.

CARRIED

**Development Variance Permit Application No. PL2013-111 – Rakowski – 1716 Vowels Road, Electoral Area 'A'.**

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

CARRIED

MOVED Director McPherson, SECONDED Director Young, that Development Variance Permit Application No. PL2013-111 to reduce the interior lot line setback from 8.0 metres to 7.0 metres to permit the construction of a dwelling unit be approved.

CARRIED

**OTHER**

**Regulatory Amendments to Address Marihuana for Medical Purposes Regulations.**

MOVED Director Fell, SECONDED Director Stanhope, that the Board direct staff to prepare land use regulation amendments to address the Marihuana for Medical Purposes Regulations in order to limit the location of medical marihuana production facilities to parcels in the Agricultural Land Reserve (ALR) for Bylaw 500.

CARRIED

MOVED Director Fell, SECONDED Director Stanhope, that the Board direct staff to prepare land use regulation amendments to address the Marihuana for Medical Purposes Regulations in order to limit the location of medical marihuana production facilities to parcels within the A-1 and I-2 zones for Bylaw 1285.

CARRIED

MOVED Director Fell, SECONDED Director Stanhope, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.387, 2013", be introduced and read two times.

CARRIED

MOVED Director Fell, SECONDED Director Stanhope, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.387, 2013", be chaired by Chairperson Stanhope or his alternate.

CARRIED

MOVED Director Fell, SECONDED Director Stanhope, that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285.18, 2013", be introduced and read two times.

CARRIED

MOVED Director Fell, SECONDED Director Stanhope, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285.18, 2013", be chaired by Director Fell or his alternate.

CARRIED

**Zoning Amendment Applications No. PL2012-096 & PL2012-097 – Lakes District & Schooner Cove – Electoral Area 'E' – Amendment Bylaws 500.384, 500.385, 500.388.**

MOVED Director Stanhope, SECONDED Director Fell, that the Summary of the Public Information Meeting held on September 23, 2013, be received.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.384, 2013" be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.385, 2013" be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.388, 2013", be introduced and read two times.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaws No. 500.384, 500.385, and 500.388", be scheduled concurrently with the Public Hearing for the Regional District of Nanaimo/Fairwinds Phased Development Agreement, and that the Public Hearing be chaired by Director Holme or his alternate.

CARRIED

**ADJOURNMENT**

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

CARRIED

TIME: 6:56 PM

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CHAIRPERSON

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CORPORATE OFFICER