

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, APRIL 14, 2015 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Alternate	
Director L. Derkach	Electoral Area G

Regrets:

Director J. Stanhope	Electoral Area G
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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
T. Osborne	Gen. Mgr. Recreation & Parks
J. Hill	Mgr. Administrative Services
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 Director Derkach to the meeting.

LATE DELEGATIONS

MOVED Director Young, SECONDED Director Fell, that late delegations be permitted to address the Board.

CARRIED

Garry Bentham re Development Permit with Variance Application No. PL2015-028 – Electoral Area ‘H’.

Garry Bentham described the rational and proposed works for Development Permit with Variance Application No. PL2015-028.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

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

MOVED Director McPherson, SECONDED Director Fell, that the minutes of the regular Electoral Area Planning Committee meeting held March 10, 2015, be adopted.

CARRIED

DEVELOPMENT PERMIT APPLICATION

Development Permit Application No. PL2015-035 – 902 Barclay Crescent South, Electoral Area ‘G’.

MOVED Director Derkach, SECONDED Director Young, that Development Permit No. PL2015-035 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATION

Development Permit with Variance Application No. PL2015-028 – 5509 Deep Bay Drive, Electoral Area ‘H’.

MOVED Director Young, SECONDED Director Rogers, that Development Permit with Variance Application No. PL2015-028 be referred back to Regional District of Nanaimo staff.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2015-020 – 403 & 395 Lowry’s Road, Electoral Area ‘G’.

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

CARRIED

MOVED Director Derkach, SECONDED Director Fell, that Development Variance Permit No. PL2015-020 to reduce the required setback for buildings housing livestock from 30.0 metres to 24.0 metres be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

Development Variance Permit Application No. PL2015-013 – 1005 Coldwater Road, Electoral Area ‘G’.

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

CARRIED

MOVED Director Derkach, SECONDED Director Fell, that Development Variance Permit No. PL2015-013 to reduce the north westerly side yard setback from 8.0 metres to 2.0 metres to permit the construction of an accessory building be approved.

CARRIED

Development Variance Permit Application No. PL2015-030 – 85 Blackbeard Drive, Electoral Area ‘H’.

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

CARRIED

MOVED Director Rogers, SECONDED Director Fell, that Development Variance Permit No. PL2015-030 to reduce the setback from the watercourse on the subject property from 18.0 metres from the stream centre line to 10.0 metres from the present natural boundary be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

Development Variance Permit Application No. PL2015-034 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2014-134 – 3389 Jingle Pot Road, Electoral Area ‘C’.

MOVED Director Young, SECONDED Director McPherson, that staff be directed to complete the required notification for Development Variance Permit No. PL2015-034.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that Development Variance Permit No. PL2015-034 to increase the permitted parcel depth for proposed Lot 1 from 40% to 43% of the length of the perimeter of the parcel and for proposed Lot 2 from 40% to 44% of the length of the perimeter of the parcel be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 1 and proposed Lot 2 in relation to subdivision application PL2014-134 be approved.

CARRIED

ZONING AMENDMENT APPLICATIONS

Zoning Amendment Application No. PL2014-087 – Horne Lake Road and Inland Island Highway, Electoral Area ‘H’ – Amendment Bylaw 500.398 – 1st and 2nd Reading.

MOVED Director Rogers, SECONDED Director Young, that the Summary of the Public Information Meeting held on January 26, 2015, be received.

CARRIED

MOVED Director Rogers, SECONDED Director Young, that the conditions set out in Attachment 2 of the staff report be completed prior to Bylaw No. 500.398, 2015", being considered for adoption.

CARRIED

MOVED Director Rogers, SECONDED Director Young, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.398, 2015", be introduced and read two times.

CARRIED

MOVED Director Rogers, SECONDED Director Young, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.398, 2015", be chaired by Director Veenhof or his alternate.

CARRIED

Zoning Amendment Application No. PL2015-021 – 2790/2800 Benson View Road, Electoral Area 'C' – Amendment Bylaw 500.399 – 1st and 2nd Reading.

MOVED Director Young, SECONDED Director McPherson, that the Summary of the Public Information Meeting held on March 26, 2015, be received.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that the conditions set out in Attachment 2 of the staff report be completed prior to Bylaw No. 500.399 being considered for adoption.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015", be introduced and read two times.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.399, 2015", be chaired by Director Maureen Young or her alternate.

CARRIED

ADJOURNMENT

MOVED Director Rogers, SECONDED Director Fell, that this meeting be adjourned.

CARRIED

TIME: 6:52 PM

CHAIRPERSON

CORPORATE OFFICER