

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, MARCH 8, 2016 AT 6:02 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director J. Stanhope	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
Director W. Veenhof	Electoral Area H

Also in Attendance:

D. Trudeau	Interim Chief Administrative Officer
G. Garbutt	Gen. Mgr. Strategic & Community Development
J. Harrison	Director of Corporate Services
J. Holm	Mgr. Current Planning
P. Thompson	Mgr. Long Range Planning
M. O'Halloran	A/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.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, February 9, 2016.

MOVED Director Veenhof, SECONDED Director Rogers, that the minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, February 9, 2016, be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Paul Christensen, re Agriculture Bylaw and Policy Updates Project – Revisions to Bylaws No. 500.402 and 1285.26.

MOVED Director Young, SECONDED Director Veenhof, that the correspondence from Paul Christensen regarding Agriculture Bylaw and Policy Updates Project – Revisions to Bylaws No. 500.402 and 1285.26 be received.

CARRIED

Clem and Debbie Remillard, re Agriculture Bylaw and Policy Updates Project – Revisions to Bylaws No. 500.402 and 1285.26.

MOVED Director Young, SECONDED Director Veenhof, that the correspondence from Clem and Debbie Remillard regarding Agriculture Bylaw and Policy Updates Project – Revisions to Bylaws No. 500.402 and 1285.26 be received.

CARRIED

LATE DELEGATIONS

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

CARRIED

Clem and Debbie Remillard, re Agriculture Bylaw and Policy Updates Project – Revisions to Bylaws No. 500.402 and 1285.26.

Clem and Debbie Remillard voiced their concerns regarding the proposed amendments to setback allowances to the Agriculture Bylaw which will cause a hardship for farmers with smaller acreages.

DEVELOPMENT PERMIT

Development Permit Application No. PL2016-003 – 410 and 418 Martindale Road, Electoral Area ‘G’.

MOVED Director Veenhof, SECONDED Director Rogers, that Development Permit No. PL2016-003 to permit the construction of a dwelling unit be approved subject to the conditions outlined in Attachments 2 and 3.

CARRIED

Development Permit Application No. PL2016-022 – 1704 Fry Road, Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Veenhof, that Development Permit No. PL2016-022 to allow the completion of improvements to an existing dwelling unit that were under construction without a building permit be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE

Development Permit with Variance Application No. PL2016-002 – 3850 Island Highway West, Electoral Area ‘G’.

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 No. PL2016-002 for a free-standing sign with a height variance from 4.0 m to 5.18 m be approved subject to the conditions outlined in Attachment 2.

CARRIED

Development Permit with Variance Application No. PL2015-085 – Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to 6371 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 No. PL2015-085 to increase the permitted parcel depth of Lots 1, 2 and 3 be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

MOVED Director Veenhof, SECONDED Director Fell, that the request to relax the minimum 10% perimeter frontage requirements for proposed Lots 1 and 3 in relation to Subdivision Application No. PL2015-046, be approved.

CARRIED

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit Application No. PL2015-173 – 3478 Grilse Road, Electoral Area 'E'.

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

CARRIED

MOVED Director Rogers, SECONDED Director Young, that Development Variance Permit No. PL2015-173 to increase the maximum dwelling unit height from 8.0 metres to 9.25 metres to allow the construction of a single family dwelling unit be approved subject to the conditions outlined in Attachments 2 to 5.

CARRIED

ZONING AMENDMENT

Zoning Amendment Application No. PL2009-153 – Bylaw No. 500.403 – 2248 and 2250 Maxey Road, Electoral Area 'C'.

MOVED Director Young, SECONDED Director McPherson, that the Summary of the Public Information Meeting held on February 25, 2016, be received.

CARRIED

MOVED Director Young, SECONDED Director McPherson, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.403, 2016" 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. 500.403, 2016", be chaired by Director Young or her alternate.

CARRIED

Zoning Amendment Application No. PL2013-022 – Bylaw No. 1285.25 – 1720 Whibley Road, Electoral Area 'F' and Manufactured Home Park Bylaw No. 1738 – Electoral Area 'F'.

MOVED Director Fell, SECONDED Director Veenhof, that the Summary of the Public Information Meetings held on May 25, 2015 and January 21, 2016, be received.

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016", be introduced and read two times.

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016", be chaired by Director Fell or his alternate.

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 1285.25 being considered for adoption.

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that "Electoral Area 'F' Manufactured Home Park Regulations Bylaw No. 1738, 2016" be introduced and read three times.

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that the Board direct staff to prepare a report on an amendment to Regional District of Nanaimo "Building Regulations Fees and Charges Bylaw No. 1595, 2010" and "Regional District of Nanaimo Building Regulations Bylaw No. 1250, 2010" to establish fees and regulations for issuing Manufactured Home Park Permits.

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that the Board direct staff to prepare a report and recommendation on potential amendments to the Electoral Area 'F' Official Community Plan to provide clarification on Official Community Plan policies within the Commercial/Industrial Land Use Designation.

CARRIED

OTHER

Agriculture Bylaw and Policy Updates Project – Revisions to Bylaws No. 500.402 and 1285.26.

MOVED Director Veenhof SECONDED Director Young, that Bylaw No. 500.402 – Part B, Section 1 be amended by amending the definition of grazing area to add:

“and does not include a confined livestock area or feedlot;”

CARRIED

MOVED Director Veenhof, SECONDED Director Rogers, that Bylaw No. 500.402 – Part B, Section 10 be amended by replacing Subsection C) i) c. with the following:

“Four agri-tourism accommodation sleeping units shall be permitted on any parcel and one additional sleeping unit shall be permitted per hectare on parcels greater than or equal to 1.0 ha up to a maximum of ten (10) sleeping units per farm or parcel;”

CARRIED

MOVED Director Fell, SECONDED Director Rogers, that Bylaw No. 1285.26 – Part B, Section 10 be amended by replacing Subsection 3. c) with the following:

“Four agri-tourism accommodation sleeping units shall be permitted on any parcel and one additional sleeping unit shall be permitted per hectare on parcels greater than or equal to 1.0 ha up to a maximum of ten (10) sleeping units per farm or parcel;”

CARRIED

MOVED Director Fell, SECONDED Director Veenhof, that Bylaw No. 1285.26 – Part B, Section 17 be amended by amending the definition of grazing area to add:

“and does not include a confined livestock area or feedlot;”

CARRIED

MOVED Director Veenhof, SECONDED Director Rogers, that the Community Engagement Results attached as Attachment 1, be received.

CARRIED

MOVED Director Veenhof, SECONDED Director Rogers, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.402, 2016" be introduced and read two times.

CARRIED

MOVED Director Veenhof, SECONDED Director Rogers, that "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.26, 2016" be introduced and read two times.

CARRIED

MOVED Director Veenhof, SECONDED Director Rogers, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.402, 2016" be chaired by Director Veenhof or his alternate.

CARRIED

MOVED Director Veenhof, SECONDED Director Rogers, that the Public Hearing on "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.26, 2016" be chaired by Director Fell or his alternate.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:41 PM

CHAIRPERSON

CORPORATE OFFICER