



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2013-OCT-15 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Carey Avender
Jim Goldsack
Michael Harrison

Brian Anderson
Chris Cross
Ted Greves

MEMBERS ABSENT:

Sarah Boyd
Darwin Mahlum

Jim Kipp
Randall Taylor

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Dave Stewart, Planner
Chris Jackson, Manager, Community Planning
Cindy Hall, Recording Secretary

OTHERS PRESENT:

Maureen Pilcher, Maureen Pilcher & Associates
Blair Gjevre, Mid Island Coop
Tonia Winchester, Lafitte Ventures Ltd.
Brendan Kennedy, Privateer Holdings Inc.
Members of the Public: 6

1. Call to Order

The meeting was called to order at 5:00 pm.

2. Adoption of Minutes from 2013-SEP-17

It was moved and seconded that the Minutes from 2013-SEP-17 be adopted. The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved with the addition of RA325 (1100 Maughan Road).

4. Correspondence

None.

5. Presentations

None.

6. Information Items

- a. OCP68 – Harewood Neighbourhood Plan
D. Jensen advised that the APC recommended approval of the application on 2013-JUN-18. Council gave 1st and 2nd readings to the bylaw on 2013-JUL-08 and amended 2nd reading on 2013-AUG-12. A Public Hearing was held on 2013-OCT-03 and Council gave 3rd reading to the bylaw on 2013-OCT-03.
- b. OCP76 – Regional Context Statement
D. Jensen advised that the APC recommended approval of the application on 2013-JUN-18. Council gave 1st and 2nd readings to the bylaw on 2013-JUL-08 and amended 2nd reading on 2013-SEP-09. A Public Hearing was held on 2013-OCT-03 and Council gave 3rd reading to the bylaw on 2013-OCT-03.
- c. OCP75 – School District 68 / City of Nanaimo Land Exchange
D. Jensen advised that the APC recommended approval of the application on 2013-JUL-16. Council gave 1st and 2nd readings to the bylaw on 2013-SEP-09. A Public Hearing was held on 2013-OCT-03 and Council gave 3rd reading to the bylaw on 2013-OCT-03.
- d. OCP74 / RA318 – Boxwood Road (Edgewood)
D. Jensen advised that the APC recommended approval of the applications on 2013-JUL-16. Council adopted Bylaws 6500.024 and 4500.046 on 2013-SEP-23.
- e. OCP59 / 60 and RA306 / 307 – 533, 537, 555, 575 Milton Street
D. Jensen advised that the APC recommended approval of the applications on 2013-APR-16. Council adopted Bylaw 6500.019 on 2013-JUN-24 and Bylaw 4500.041 on 2013-AUG-12.

7. Old Business

None.

8. New Business

- a. Rezoning Applications
 - i. RA322 – 2155, 2157, 2161 Boxwood Road – To permit a card lock facility and future office / warehouse uses.

M. Pilcher gave a presentation. Some of her comments were:
 - A two storey office / warehouse building will be located on the Northfield Road location and will be utilized by approximately 20 administrative staff as well as providing warehouse space for convenience store products.
 - The Northfield Road site will also provide the large lot required for a cardlock facility, and will allow trucks easy on / off access to the Parkway without negatively affecting inner city roads. The newly built primary access will be a right in / right out access from Northfield Road and will provide quick entry to the site.

- The new site will also reduce the number of trucks having to manipulate their way through the busy Northfield Road / Bowen Road intersection.
- The existing cardlock site at Bowen Road / Labieux Road has limited space and is difficult to access and egress for the large trucks that use the facility.
- As the cardlock use will generate little traffic, it does not require a large customer parking lot.
- The traffic study clearly indicates that the new intersection (signalized) at Northfield Road and Boxwood Road will continue to operate at acceptable levels once the cardlock is established. Trip generation for a cardlock is generally much lower than a typical gas station.
- Sight distances (stopping and turning) will meet or exceed requirements for the site conditions. Traffic engineers have indicated that the proposed site accesses are properly located with no sight distance mitigation required, as well as meeting the suggested minimum clearances from intersections and driveways.
- A landscape plan has been designed that builds on the natural attributes of the property to ensure that this site becomes part of the Northfield gateway to the city.

Committee Comments

The Committee inquired about the two houses on Boxwood Road, the Northfield Road access, and what the overall plan for Boxwood Road is on the north side of Northfield Road. They voiced concern regarding trucks having to turn both ways into single lane traffic, and questioned how the trucks would maneuver through the site.

M. Pilcher advised that the developer acquired the two houses in order to incorporate them into the site to assure safe access and egress. The Northfield Road access will be right in and right out and there will be an access lane coming off of Northfield Road. The traffic impact study indicated that trucks slowing down to make the turn will not impact the traffic behind them.

D. Stewart advised that the Boxwood Road connector is in the five-year plan as a DCC project, and that Northfield Road is identified in the Transportation Master Plan.

B. Gjevre noted that few b-train trucks frequent the Island; the site is large enough for them to drive through.

The Committee inquired how many trucks would be coming on site to fuel up, whether this application is supported by City staff, and if there have been any comments received from the Esso across the street.

M. Pilcher stated that the estimate used is from Langford, and that it is approximately eight customer trucks per hour. As the site is designated industrial in the OCP, it is supported by staff, and they have received no correspondence from Esso.

F. Taylor advised that the Western Neighbourhood Association has heard no concerns from neighbourhood residents about the proposal.

B Gjevre advised that in addition to the eight customer trucks per hour refueling, there will be approximately one tanker truck every couple of days filling tanks.

The Chair commented that the primary purpose of Northfield Road is to get people on and off the Parkway in the most efficient way, and has concerns around adding trucks into the equation.

M. Pilcher replied that if the trucks are coming in off of the Parkway, they won't be using city roads. Also, the truck route is Highway 19, not 19A and it is a more direct route to Duke Point.

It was moved and seconded to recommend that Council approve RA322. The motion was carried.

ii.RA325 – 1100 Maughan Road – To allow for medical marihuana growing and production.

D. Stewart introduced the item.

Tonia Winchester of Lafitte Ventures Ltd. and Brendan Kennedy of Privateer Holdings Inc. gave a presentation. Some of their comments were:

- About four months ago, they were asked by Health Canada to look at the state of the medical marihuana industry in Canada.
- The Marihuana for Medical Purposes Regulation (MMPR) will come into effect on 2014-APR-01. At that time cultivation in residences will no longer be permitted, and cultivation will be licensed to commercial producers only. They distributed a flow chart of MMPR authorized activities in the cultivation, production and sale of medical marihuana.
- Their company spent four months looking for an ideal site in Canada for a commercial production site. They eventually found a warehouse on Maughan Road in the Duke Point area that had been vacant for the last two years.
- Doctors will authorize who will be able to obtain the medical marihuana, and nurse practitioners will assist in the facilitation.
- As required under the new MMPR licensing requirements, they have contacted Nanaimo's police department, fire department, and the City Manager.
- The new regulations require production and processing on site, and for the marihuana to be sent via registered mail or by bonded courier. There will be no retail sales on site.
- The medical marihuana industry around the world is fragmented. It needs solid infrastructure, patient verification, quality assurance – a professional approach.
- They plan to create a large, successful and profitable company that will produce jobs and pay taxes to the municipality.

Committee Comments

The Committee inquired when production will begin and what area the product will be shipped to. They asked what the product will consist of, whether there will be security onsite, and the type of shipping method to be used.

The applicants advised that Health Canada's concern is meeting patient demand in April, May and June of 2014. Therefore, production will start no later than February 2014, and the product shipped on approximately April 1, 2014. The shipping area will be in Canada only, and all packages will be tracked. The product consists of the flower (bud) of the plant; no infused products will be produced. There will be 20 different strains produced, as different strains are used for different ailments.

There will be an extensive 24/7 security system designed and installed by a security firm including security cameras so that there is no unauthorized access from the perimeter of the property. The security level will be between 9-11. There will be a vault inside the facility to house the product, and on site security will check employees and anyone coming onto the site. A license to operate will not be issued until the security system is approved by Health Canada.

Customers will choose how they would like their product shipped, possibly using Fedex or Purolator. Shipping of the packages will be tracked.

The Committee inquired how many people will be employed, what the anticipated production amounts and cost will be, what will be done to eliminate or reduce any odour emanating from the plant, and what kind of power will be used.

The applicants advised that 20 to 40 people will be employed, approximately 5000 kg will be produced the first year, and that the price will be between \$4 and \$6 per gram.

Regarding odour, air scrubbers and charcoal filters, and possibly hepa filters, will be installed on the air filtration system; Health Canada requirements will be adhered to. It was noted that other businesses in the area already emit odours from fish processing, processing pulp, and composting. The applicants will have open dialogue with the community and will be a good neighbour.

Electricity will be the main power source but gas is also available at the site.

It was moved and seconded to recommend that Council approve RA325. The motion was carried.

iii. ZA1-51 – General Amendments

D. Stewart explained the general text and mapping amendments proposed for the Zoning Bylaw.

Committee Comments

The Committee inquired what a park model trailer is, what the fine will be for home based business uses that are not permitted by the Zoning Bylaw, and what the impact on taxes will be by adding an office use as a site specific use for properties noted on Labieux Road.

D. Stewart advised that a park model trailer is basically a small mobile home on a trailer; the home based business fine will be \$200; and the impact on taxes regarding the properties on Labieux Road will be minimal.

The Committee also inquired whether the City owns the property noted on Park Street, which is proposed to be rezoned from Community Service Two (CS2) to Single Dwelling Residential (R1); and whether the property noted on Howard Avenue acquired for nature park is park or creek.

D. Stewart replied that the City does own the property on Park Street, which will eventually become the Holly Street connector; and that the Howard Avenue property becoming a nature park will recognize the creeks (nature parks are undeveloped).

It was moved and seconded to recommend that Council approve ZA1-51 - General Amendments. The motion was carried.

b. South Downtown Waterfront Initiative

C. Jackson advised that the first public event, a Harbour Fair, was held on October 5th with approximately 300 people in attendance. The next events will be a Ideas Forum on November 13th and a Design Charrette on November 14th to 16th. Information will then be compiled and the South Downtown Waterfront Committee will determine whether there is a scenario that comes to the forefront. It was noted that the plan will be a concept only, and will be non-binding.

c. OCP Five Year Review

D. Jensen advised that the first step in the Review will be for City staff to discuss and prioritize possible amendments internally.

d. Food Charter / Food Strategy Update

D. Jensen advised that the strategy is being written, after which it will go out for public consultation, then back to APC for review.

9. Next Meeting

The next regular meeting of the APC is scheduled for 2013-NOV-19.

10. Adjournment

The meeting adjourned at 6:45 pm.

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