



**MINUTES**  
**ADVISORY PLANNING COMMITTEE**  
**MEETING HELD TUESDAY, 2012-SEP-18 AT 5:00 PM**  
**ROTARY FIELD HOUSE, 850 THIRD STREET**

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**MEMBERS PRESENT:**

Fred Pattje, Chair  
Chris Cross  
Ted Greves  
Nadine Schwager

Brian Anderson  
Jim Goldsack  
Michael Harrison  
Randall Taylor

**MEMBERS ABSENT:**

Carey Avender  
Jim Kipp  
Ellen Ross

Sarah Boyd  
Darwin Mahlum

**STAFF PRESENT:**

Andrew Tucker, Director of Planning  
Deborah Jensen, Community Development  
Planner

Dave Stewart, Planner, Current Planning  
Cindy Hall, Recording Secretary

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**1. Call to Order**

The meeting was called to order at 5:05 pm.

**2. Adoption of Minutes from 2012-MAY-15**

It was moved and seconded that the Minutes from 2012-MAY-15 be adopted. The motion was carried.

**3. Approval of Agenda and Late Items**

The agenda was approved as presented.

**4. Correspondence**

None.

**5. Presentations**

None.

**6. Information Items**

- a. RA275 – 560 Third Street - Rezoning application for a mixed use multi-family and single family development. D Jensen advised that the APC (formerly PNAC) recommended approval of the application on 2011-JUL-19, and it was adopted by Council on 2012-SEP-10.

- b. RA281 – 6975 Island Highway N - Rezoning application for a commercial development. D. Jensen advised that the APC (formerly PNAC) recommended approval of the application on 2011-NOV-15, and it was adopted by Council on 2012-AUG-13.
- c. RA292 - 2375 Hayes Road - Rezoning application for a recycling depot. D. Jensen advised that the APC (formerly PNAC) recommended approval of the application on 2011-APR-17, and it was adopted by Council on 2012-AUG-13.
- d. RA294 – 380 Fifth Street - Rezoning application for eight row house residential dwelling units. D Jensen advised that the APC recommended approval of the application on 2012-MAY-15, and it was adopted by Council on 2012-SEP-10.

## **7. Old Business**

None.

## **8. New Business**

### **a. Rezoning Applications**

#### **i. General Amendments**

D. Stewart explained each of the 28 general amendments proposed in his report to the APC dated 2012-SEP-18. The 19 text amendments and 9 mapping amendments are a result of minor errors and omissions that occurred when the Zoning Bylaw was re-written, as well as mapping changes required to rezone recently acquired parkland, and to realign zoning boundaries to reflect new lot boundaries.

#### **Committee Comments**

Regarding proposed amendment #12 on the report, the Committee inquired why a 6.0m setback was required on a flanking side yard. A. Tucker replied that this amendment pertains to corner lots only.

N. Schwager arrived at the meeting.

The Committee inquired whether the “two family dwellings” referred to in proposed amendment #10 would be strata? D. Stewart stated they would have to be consistent with the permitted use. A. Tucker added that to be strata, both dwellings would have to be built at the same time.

The Committee asked when the property referred to in amendment #21 was acquired by the City. A. Tucker advised it was acquired approximately two years ago. F. Pattje commented that it fits in with the acquisition of marsh land on the back of the Millstone and the creation of a walkway.

The Committee inquired whether the property noted in amendment #28 is the same property that Council considered a road closure for at the Council meeting of 2012-SEP-10. A. Tucker advised that property adjacent to the property highlighted on the amendment map is being considered. He clarified a concern made at the Council meeting that the road closure would be in contempt of court, and advised that the City is seeking a legal opinion on the issue.

It was moved and seconded to recommend that Council approve the 28 proposed general text and mapping amendments to Zoning Bylaw No. 4500. The motion was carried.

ii. Industrial Zoning Amendments

A. Tucker advised that in April, 2012 the City was approached by the Greater Nanaimo Chamber of Commerce with a suggestion that the City and the Chamber work together to identify any unintended consequences of the newly adopted Zoning Bylaw No. 4500, and in particular the High Tech Industrial I-3 zone. The Chamber believed that the zone was too narrowly focused and had removed permitted uses from light industrial zones I-1 and I-2. Mr. Tucker did an overview of his report to APC dated 2012-SEP-18.

Committee Comments

The Committee noted that the I-3 zone is shown as clean high tech, and discussed whether there are food and beverage uses that are clean. A Tucker advised that an example is St. Jean's Cannery with its fish by-products. The general requirement however is that they not emit noxious odours outside of their building.

With regard to the proposal that Research facilities be permitted in the I-1 and I-2 zones rather than in just the I-3 zone, the Committee asked whether that would result in "watering down" the intent of the I-3 zone, and whether the possibility of noxious fumes had been addressed. A. Tucker replied that there are a very limited number of sites in the I-3 zone for these types of facilities, so this would allow them to operate in other areas. Regarding the noxious fumes concern, these types of operations tend to be inside an enclosed space and in locations where there is no adjacent residential use.

It was moved and seconded to recommend that Council approve the amendments arising from the Greater Nanaimo Chamber of Commerce review of the bylaw contained within the report dated 2012-SEP-18 from A. Tucker to the APC. The motion was carried.

b. OCP Amendments

i. Harewood Neighbourhood Plan - Update

D. Jensen advised the first Open House was held on 2012-MAY-26 in the University Village Shopping Centre parking lot. Approximately 150 people attended, ranging from high school students to long-time residents. This was

followed up with a Newsletter being sent to all residences in the neighbourhood plan area.

The second Open House is planned for 2012-SEP-22 at the University Village Shopping Centre. Displays will be set up on the neighbourhood planning process and feedback will be sought. An on-line survey will be posted on the City's website following the Open House.

A Neighbourhood Plan Committee consisting of 14 people with widespread backgrounds has been set up, and an urban design consultant and a transportation consultant will be contracted to look at Corridor designations, and transportation issues for the overall area.

An Issues and Opportunities Workshop will be held at the end of October or early November.

#### Committee Comments

The Committee inquired whether there was a neighbourhood association in Harewood. D. Jensen advised that there has been one there for quite some time.

It was moved and seconded that the update on the Harewood Neighbourhood Plan be received. The motion was carried.

### **9. Next Meeting**

The next regular meeting of the APC is scheduled for 2012-OCT-16.

### **10. Adjournment**

The meeting adjourned at 5:50 pm.