



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2009-APR-28 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Carey Avender
Allan Davidson
Jane Gregory
John Hofman
Shirley Lance
Ralph Meyerhoff
Gord Turgeon

Brian Anderson
Ryan Brown
Chris Erb
Michael Harrison
Ric Kelm
Darwin Mahlum
Michael Schellinck
Joan Wagner

REGRETS:

Nadine Schwager

STAFF:

Bruce Anderson, Manager, Community Planning
Deborah Jensen, Planner, Community Planning
David Stewart, Planner, Current Planning
Cindy Hall, Recording Secretary

1. Call to Order

B. Holdom called the meeting to order at 5:00 pm.

2. Adoption of Minutes from 2009-MAR-24

MOVED by M. Harrison, SECONDED by C. Erb that the Minutes from 2009-MAR-24 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by J. Gregory, SECONDED by A. Davidson that the Agenda as circulated be approved. CARRIED

4. Correspondence

None.

5. Presentations

None.

6. Information Items

None.

7. Old Business

None.

8. New Business

a) Zoning Bylaw Update

i. Property Amendments

D. Stewart provided information to PNAC on the following properties that are being recommended to Council for rezoning in order to have them comply with the OCP:

- Linley Valley properties – from A-3 to A-2
- 2350 Northfield Road – from I-2 to RS-1
- Part of 2700 Rosstown Road – from RS-1 to A-2
- 2453 and 2461 East Wellington Road – from RS-1 to A-2
- 2660 East Wellington Road – from P-2 to A-1
- Part of 1865 Bowen Road – from C-7 to I-2

PNAC Comments

The Committee inquired about the Parkway setback, whether all property owners have agreed to the proposed rezoning, and what the liability is to the City.

D. Stewart advised that when the Parkway was built, no development was permitted within a specified distance. Regarding owner compliance, two formal rejections have been received. He added that the *Local Government Act* permits the City to adopt these zoning changes. B. Holdom also noted that some of the properties proposed to be rezoned to A-1 or A-2 are in the Agricultural Land Reserve and the City does not have jurisdiction to allow them to develop out to what they are presently zoned for. They are also outside of the UCB. In some cases, the proposed rezoning recognizes what has been their long-term use.

The Committee asked about the proposal to rezone properties in the Linley Valley from A-3 to A-2, and questioned whether that would reduce urban sprawl because the allowable number of houses that could be built would decrease.

D. Stewart replied that the City wants to limit growth prior to a master plan being received for that area.

Clarification was requested regarding the proposed rezoning on Bowen Road, as the Committee previously opposed an application at the end of Island Diesel Way because they were adamant about the property not getting split zoning.

Bruce Anderson advised that this proposed rezoning for Bowen Road is a result of what the Committee recommended with the implementation of the OCP (i.e. Corridor on the front portion and Industrial on the rear).

D. Jensen advised that the Island Diesel Way application was a request to change the land use designation in the OCP during the review process.

B. Holdom added that this proposed rezoning would be the zoning change to implement the OCP designation that PNAC voted for.

Regarding 2350 Northfield Road, an inquiry was made as to why it is not being included with the parks zoning, if it has been identified as a 'Future Park'.

D. Stewart replied that the City does not own the property. B. Holdom added that when an application comes in to develop the property, the site including the ecologically sensitive area, will be reviewed for park status.

MOVED by G. Turgeon, SECONDED by S. Lance to recommend that Council proceed with the rezoning of the properties as presented. CARRIED

ii. Watercourse Amendments

D. Stewart provided information to PNAC on the following proposed changes to the Zoning Bylaw as a result of provincial regulation changes (RAR) and the adoption of the new OCP:

- Cottle Creek – increase setback from 15 m to 30 m
- Lower Chase River (Park Avenue-Chase River Estuary) – increase setback from 15 m to 30 m
- Unnamed tributary to the Millstone River (2453 E. Wellington Road) –remove two small agricultural field drainage ditches

PNAC Comments

The Committee inquired how many houses would be impacted by the proposed Cottle Creek change, whether the property owners affected by all of the proposed changes have been notified, and whether a public hearing would be held.

D. Stewart responded he did not have information regarding the total number of houses affected, and advised that notification is not required at this stage. If Council approves the proposed bylaw, it will go to public hearing.

In response to a question of what would happen if the City didn't make these watercourse amendments, Bruce Anderson replied that the required review would go from being a simple one to a major review, based on provincial regulations.

MOVED by G. Turgeon, SECONDED by D. Mahlum to recommend that Council approve the watercourse zoning amendments as presented. CARRIED

b) Regional Growth Strategy Review

i. Sustainability Principles

Committee Comments

People sometimes do not show up to public participation events if they are in favour of the subject, and the people who do show up are the ones that get listened to. As participation sometimes sways things the wrong way, there

should be other ways to consult people other than public hearings. Need to explore this further.

Considers “sustainability” as being able to pass things on to the next generation in decent condition. May want to include something about stewardship in comments back to RDN.

ii. Amending the RGS

Committee Comments

The RGS should be considered a working document, but with limits.

The RDN will have to be very clear about what is considered a “minor” amendment and “major” amendment. What might be a minor change to one person could be a major change to a neighbour.

Sustainability needs to be comprehensive (i.e. economic, social and environmental). The social aspect has fallen behind as it is not easily solvable. Need to look at how addressing the various aspects of sustainability affects affordability.

Suggest that there be regional support for investigating grey water use in construction.

PNAC will continue reviewing the backgrounders at their next meeting.

9. Next Meeting

The next regular meeting of PNAC is scheduled for 2009-MAY-19.

10. Adjournment

The meeting adjourned at 6:15 pm.

File: 0360-20-P07-02
g:\commplan\pnac\agendas minutes\2009\agendas\2009 04 28 pnac minutes.doc

APPROVED:

Chair

Date