



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD ON TUESDAY, 2009-JAN-20 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Ric Kelm
Darwin Mahlum
Carey Avender
Nadine Schwager
Ryan Brown
Gord Turgeon
Shirley Lance

Jane Gregory
Chris Erb
Brian Anderson
Allan Davidson
Michael Schellinck
Michael Harrison
Shelley Serebrin

REGRETS:

Ralph Meyerhoff

David Hill-Turner

STAFF:

Bruce Anderson, Manager, Community Planning
Deborah Jensen, Community Development Planner
Cindy Hall, Recording Secretary

OTHER:

John and Marina Burns, Applicants, OCP47
Norman Blattgerste, Mt. Benson Developments Inc., OCP47
Glenn Brower, Cable Bay Lands Inc., Applicant, OCP46
Councillor Fred Pattje

1. Call to Order

Chair B. Holdom called the meeting to order at 5:00 pm. New PNAC members were introduced, and it was clarified that S. Lance and S. Serebrin could participate but not make any motions at tonight's meeting due to pending committee appointments.

2. Adoption of Minutes for 2008-NOV-18

Bruce Anderson advised that if PNAC considered an application to be significant, they could decide to hold a public meeting regarding the application.

MOVED by J. Gregory, SECONDED by R. Kelm that the Minutes from 2008-NOV-18 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by C. Erb, SECONDED by B. Anderson that the agenda be approved with the addition of a 'Park Zone' update. CARRIED

4. Old Business

a) Park Zone

Bruce Anderson advised the parks zoning bylaw is sitting at 2nd reading. Some issues have taken longer to address than anticipated because of their complexities (e.g. beach accesses in the city are road rights-of-way.)

Discussion followed:

- There will be a range of park zone categories in the bylaw.
- Most municipalities in BC have park zoning. From a land use perspective, there is also motivation to define the differences between the parks.
- The bylaw will also be an accurate cataloguing of what parks exist now.

Staff will provide further information on this item at the February meeting.

b) Regional Growth Strategy

Bruce Anderson advised that the RDN has held public consultation for the Strategy review. Discussion papers will now be prepared on six topics. The papers will be presented to PNAC in stages in order for them to provide comments.

5. Correspondence

None.

6. Presentations

None.

7. Information Items

None.

8. New Business

a) New OCP Applications

1) *5600 Vanderneuk Road, 5190 Lone Lynx Lane (OCP 47)*

D. Jensen advised the application is for redesignation from 'Urban Reserve' to 'Neighbourhood' to allow for a lot line adjustment that would permit the construction of a single family dwelling, and provided background information.

J. Burns, applicant, submitted an information package and gave a presentation to PNAC advising the lot was purchased to build a rancher-style home. However, due to the area's topography and adjacent building pattern, the building's site was located in the wrong location. This resulted in a significant reduction of buildable area on their lot. He also stated there are no environmental impacts associated with the proposed construction as it is located on a natural plateau.

PNAC Comments

The Committee questioned whether there are any stability issues, if blasting will be required, and whether site preparation has been completed. The Committee also inquired whether the neighbourhood had been consulted, if this development would affect other residences, and whether any wildlife corridors would be affected.

J. Burns responded that the property has been geotched, the existing building site will be used, and only one residence will be located on the property. He added that there will be no impact to other properties and has already spoken to two other property owners who had no concerns.

N. Blattgerste added that only a small portion of the house would be sited on the area proposed to be added, reiterating that the neighbours had been spoken to. He also indicated the area had been previously reviewed for wildlife trails, but none were identified.

PNAC Comments

Will a portion of 5190 Lone Lynx Lane be dedicated into the Urban Reserve in exchange for that area proposed to come out?

J. Burns responded that, if necessary, this could be done.

Bruce Anderson added this type of adjustment would be relatively simple as it does not require a survey; it requires adjusting a line on the OCP mapping. He also added that the neighbourhood would be notified of the proposed change, and would have an opportunity to speak at the public hearing if the application moves forward.

2) 950 Phoenix Way (Cable Bay Lands)

D. Jensen advised this application is for redesignation from 'Industrial' to 'Resort Centre' to allow for additional lands to be included in Cable Bay's proposed development, and provided background information.

G. Brower gave a presentation to PNAC, advising the increased land area under application would be used to develop a championship golf course. He indicated the existing parcel currently has a split land use, they would like to include it in the Cable Bay Master Plan, and servicing would "piggyback" with the adjacent property. He also indicated the property would later revert to Island Timberlands, would still be subject to an environmental development permit (ESA603), but proposed uses for the site may include a boat launch, marina and trail.

PNAC Comments

The Committee inquired whether any soil remediation had been done and whether an appropriate buffer width had been determined (due to potential conflicts between industrial and residential land uses).

G. Brower responded this is a virgin site as the mill site is not part of it. No remediation has been done because this site has not been tampered with, but an environmental assessment would have to be done to see if any pollution does exist on the site, as well as looking at the plants and species on the site. He added that he is attempting to demonstrate the potential for development within the area. If Island Timberlands chooses to develop, there would be covenants put on the properties that buyers could, for example, expect noise issues from the mill.

Bruce Anderson added that a master plan would first be submitted, then the property owner would come forward with a rezoning application in keeping with the OCP. At that point we might see Island Timberlands come forward. The master plan would have a phased development agreement with the zoning bylaw as its tool. The property owners would need to agree to the complete development.

PNAC Comments

The Committee reiterated its concern with the buffer, questioned the siting of the firehall, and inquired as to the change in the number of residential units.

G. Brower responded that Island Timberlands is interested in having the property designated Resort Centre, and an overall plan would identify the land uses, including the golf course, residential subdivision, and firehall location. He added that potential future buildout was calculated to determine servicing levels (total 3500). The number of units indicated in the master plan is 2500, which includes hotel rooms.

PNAC Comments

Concern was expressed regarding a loss of industrial land, but industrial tax rate would remain until property was rezoned; tax would then be generated from residential development. Would like to see trail extended so the public could access Joan Point.

This application will be put on the next agenda for further consideration and recommendation.

Councillor Fred Pattje, who attended the meeting, was introduced.

b) OCP General Amendments

S. Lance temporarily left the discussion.

An information package was distributed. Bruce Anderson advised that these are minor map and text amendments. They will be brought forward to the Committee in two batches. Bill 27 amendments that staff are presently working on will also be brought to the February PNAC meeting.

1) 1350 Fielding Road

Proposal to realign the Urban Containment Boundary and redesignate from Resource Protection to Neighbourhood to reflect updated positioning of the Agricultural Land Reserve boundary.

In response to a question from the Committee, D. Jensen suggested that the amount of property in question is approximately 80 feet in width.

2) Estevan Road Area

Proposal to redesignate from Neighbourhood to Corridor to reflect OCP policies and continue mixed use development along major routes.

In response to questions from the Committee, Bruce Anderson advised that this would allow for a higher density and allowable height, and that residents along Chestnut Street would be contacted if the amendment moves forward. Additional information on this item will be provided at the next PNAC meeting.

M. Schellinck left the meeting.

S. Lance returned to the meeting.

3) Figure 3 - Planning Areas

Bruce Anderson advised that the planning areas are based on census data, and that these changes will reflect the 2006 census release. They are relatively minor and will not have an impact on neighbourhood association boundaries.

4) Floodplain

Bruce Anderson noted that including this information would be useful in order to advise people whether they may be in a floodplain and might want to do further assessment. It will be represented as a 'Figure' rather than a 'Map' due to the general nature of the information.

5) Text Amendment - Industrial Uses Within Corridor Areas

Bruce Anderson advised that Industrial areas in Wellington and the South End will likely see some investment and should have some provision for rezoning and development permits for industrial uses. This amendment will add policy to the OCP for these interim transitional uses. More information on this amendment will be available at the next PNAC meeting.

6) Text Amendment - Implementation Strategy

Bruce Anderson advised that the Implementation Strategy will be updated to show the completion dates for the Downtown Urban Design Plan and Guidelines, and the Harm Reduction and Housing First Strategy.

7) Text Amendment - Southend Neighbourhood Area

Bruce Anderson advised that this text amendment will clarify the South End Neighbourhood Area as its own distinct area that does not include Nob Hill. He explained that this amendment is to remove the Nob Hill reference because it is part of the Old City Association and would not be part of a South End Neighbourhood Plan.

MOVED by J. Gregory, SECONDED by N. Schwager that PNAC approve OCP General Amendments Nos. 1,3,4 and 6 as noted, and that Nos. 2 and 5 be deferred to the next PNAC meeting.

CARRIED

MOVED by J. Gregory, SECONDED by B. Anderson that PNAC approve OCP 47 (5600 Vanderneuk Road/5190 Lone Lynx Lane).

CARRIED

Staff were also requested to provide information at the next meeting on the amount of Industrial land in the city.

The Chair reminded the Committee members that approvals at the Official Community Plan amendment stage encourage subsequent rezoning and set the desire to find solutions required at that point.

9. Next Meeting

The next regular meeting is scheduled for 2009-FEB-17 at 5:00 pm in the City Hall Board Room.

10. Adjournment

The meeting adjourned at 6:56 pm.

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