

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT, VANCOUVER ISLAND CONFERENCE CENTRE,
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,
ON THURSDAY, 2008-DEC-04, TO CONSIDER AN AMENDMENT TO
THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"**

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor W.L. Bestwick
Councillor W.J. Holdom
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor L.D. McNabb
Councillor M.W. Unger

REGRETS: Councillor J.F. Pattje
Councillor L.J. Sherry

STAFF: D. Lindsay, Manager, Planning Division, DSD
S. Herrera, Planner, Planning Division, DSD
P. Masse, Planning Clerk, Planning Division, DSD

PUBLIC: There were 6 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:00 p.m. Mr. Lindsay explained the required procedures in conducting a public hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Lindsay read the item as it appeared on the agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading of Zoning Amendment Bylaw No. 4000.455 at the next regularly scheduled Council meeting of 2008-DEC-15.

1. BYLAW NO. 4000.451:

RA208 – 6975 Island Highway North

This bylaw, if adopted, will rezone the property from Rural 1 (RU1D) to Regional Shopping Town Centre Commercial Zone (C-21) in order to facilitate the construction of a commercial centre.

The subject property is legally described LOT A, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 12781 EXCEPT PART IN PLAN VIP62700.

Mr. Jim Crawford, Southpoint Property Group – Applicant Representative

- Has as worked closely with Staff and the Ministry of Transportation on this proposal, which has resulted in a design that they are proud of and excited to build.

Mr. Dave Hammond, 3712 Glen Oaks Drive – Owner Representative

- Cattral family owned the subject property for 40 years prior to the sale of the property; they are in full support of the proposal.

Councillor Bestwick asked for clarification on the results of the traffic impact report in relation to this proposal and, specifically, if additional traffic flows are expected on Mary Ellen Drive.

Mr. Crawford noted that the traffic impact report ascertained that there would be an increase in traffic of approximately 8% and that the applicants plan on assisting in the eventual installation of a traffic light, which, according to the traffic impact report, will solve any traffic problems existing in the area, including any increase in traffic due to the proposal.

Councillor Holdom asked for clarification on whether or not the Ministry of Transportation approved access from Island Highway North.

Mr. Crawford confirmed the Ministry of Transportation approved for access to the proposal from Island Highway North.

Councillor Holdom noted that the proposal does not affect Mary Ellen Drive.

One written submission (Schedule 'A') was received and no further verbal submissions were received for this application.

MOVED by Councillor Holdom, SECONDED by Councillor McNabb, that the meeting be adjourned at 7:07 p.m.

CARRIED

Certified Correct:

D. Lindsay
Manager, Planning Division
Development Services Department