

# CITY OF NANAIMO

## MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2007-OCT-04, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

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PRESENT: Brian Anderson - Chair  
Bill Forbes

STAFF: Dale Lindsay, Manager, Planning Division, DSD  
Sheila Smith, Planner, Planning Division, DSD

APPLICANTS: Keith Brown, Keith Brown & Associates Ltd.  
Ken Grewal, KSG Consulting Ltd.

### 1. CALL TO ORDER

The meeting was called to order at 4:45 p.m.

### 2. ADOPTION OF MINUTES

Minutes could not be adopted as a quorum was not present.

### 3. NEW AND PENDING APPLICATIONS

RA193: Keith Brown and Associates has submitted an application to rezone the subject property at 2834 Norwell Drive from RS-1 (Single Family Residential Zone) to C-13 (Service Commercial Zone) in order to expand the existing Kal Tire Ltd. from the adjacent property (2800 Norwell Drive) to the subject property. Kal Tire Ltd. offers retail, service, and repair facilities.

Mr. Brown gave a brief presentation regarding the proposal:

- Expansion will include an additional five bays for full service operation.
- Middle, larger bay has option to be a covered area.
- Road widening on the expanded property, not on the existing property.
- Will Melville is designing a full landscape plan.
- Rear of lot has potential for six residential lots, will be included in landscape plan for fencing and screening.
- Project not to get underway for approximately one year.
- Will fit into neighbourhood as area is entirely commercial.

**RA194:** KSG Consulting Ltd. has submitted an application to rezone the subject property at 6000 Hammond Bay Road from RS-1 (Single Family Residential Zone) to RS-6 (Single Family Residential Small Lot Zone) and RM-2 (Residential Triplex and Quadraplex Zone) in order to accommodate eight RS-6 lots and one RM-2 lot.

Mr. Lindsay gave a brief overview of the proposal:

- This property is located directly across from the Brickyard Medical Clinic on the north side of Hammond Bay Road.
- Currently has one single-family on the lot and is just over 40,000 ft<sup>2</sup>.
- The extension of Newport Drive through Brickyard Road will be a condition of this rezoning, which will connect the property to the subdivision currently to the west of the subject property. 8.25 metres of the rear of the property will be used for the road extension.
- Property is designated as "Neighbourhood" in the OCP and a variety of housing forms are encouraged.
- 8 small-lot RS-6 lots and an internal lot of RM-2 are being proposed. The four lots off of Hammond Bay Road will have a common access to the rear of the property.

Mr. Anderson asked if any neighbourhood residents have raised any concerns regarding the proposal.

Mr. Grewal noted that he has not received any calls regarding the project from neighbourhood residents. The neighbour to the north is in support and he has been unable to contact the neighbour adjacent to Hammond Bay Road. Will continue to try and contact him prior to the public hearing.

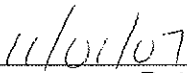
4. **NEW BUSINESS**

5. **ADJOURNMENT**

The meeting was adjourned at 5:01 p.m.

APPROVED:

  
Chair

  
Date