

CITY OF NANAIMO

**MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE
HELD ON THURSDAY, 2004-JUN-17, AT 4:45 P.M.
IN THE BOARDROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.**

PRESENT:

Councillor Cantelon – Chair
Chris Erb
Ralph Meyerhoff
Bill Forbes

APPLICANTS:

Duncan Watt
Cam Watt
Brian Senini
Keith Brown

STAFF:

Dale Lindsay, Manager of Planning, Planning Division, DSD
Jeremy Holm, Planner, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 5:10 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Meyerhoff, SECONDED by Mr. Erb that the minutes of the 2004-MAY-27 RAC meeting be approved.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA000124: Application from Watt Ventures Ltd., requesting a site specific text amendment to the C-21 zone to permit "Liquor Store" at 6950 Island Highway North (Jeff's property).

Mr. Lindsay provided background information on the recent rezoning application and LRS criteria as they apply to the subject property.

Mr. Cameron Watt indicated the location of the proposed LRS on the site plan, noting that the plan shows the site at 5,000 ft² but is actually more likely to be 3,500 ft² to 4,000 ft².

The plans include relocating the license from the Balmoral (to be proposed as social housing once the license is removed) to a new wine-tasting room. The proposal has been discussed with Sergeant Gordon of the RCMP, including plans for a community policing station as part of the proposal.

Mr. Forbes asked how the application would be impacted if they were unable to move the Balmoral license.

Mr. Cameron Watt responded that he felt it unlikely as the RCMP would support a reduction of seats from 140 to 40, as this plan includes.

Mr. Forbes asked if the applicant's would be willing to covenant the Balmoral as previously agreed to.

Mr. Cameron Watt agreed that they would be willing to covenant, adding that it was discussed with Councillor Tyndall that a covenant be placed on the Balmoral preventing liquor use.

Mr. Meyerhoff asked if the applicants would consider placing the LRS at another location on the site to keep it farther from the Skateboard Park.

Mr. Cameron Watt responded that they would be willing to do so, but added that he does not believe there is a problem with the proposed location or that there is a better location on the site as it relates to the skateboard park, adding that there will be a grade change of 9 ft. from the skateboard park to the property.

Mr. Meyerhoff asked that the record show that the Southend Citizen's expressed support to removing liquor uses at the Balmoral.

Mr. Erb MOVED that the application be accepted as presented. SECONDED by Mr. Forbes.

CARRIED

Mr. Meyerhoff noted that he voted against this application based on the relocation of the license and the proximity to the Skateboard Park.

RA000125: Application from Keith Brown Associates (on behalf of Mr. & Mrs. A. Magrum and Mr. Terry Smith) to rezone property located at 3800 Jingle Pot Road, from A-1 to RS-1 in order to develop three single-family lots.

Mr. Lindsay presented the background on this application for the group.

Mr. Brown noted that this is a difficult site due to mine workings and easements. He added that the site is adjacent to the Avonlea subdivision and is the last parcel of land

before leaving the City. Mr. Brown noted that the site will be one-acre lots and will result in nice infill.

Mr. Meyerhoff MOVED that the application be accepted as presented.
SECONDED by Mr. Erb.

CARRIED

4. **NEW BUSINESS**

5. **ADJOURNMENT**

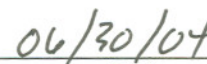
Councillor Cantelon MOVED that the meeting be adjourned at 5:37 p.m.
SECONDED by Mr. Forbes.

CARRIED

APPROVED:



Chair



Date