

**MINUTES**  
SPECIAL COUNCIL MEETING (PUBLIC HEARING)  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,  
80 COMMERCIAL STREET, NANAIMO, BC  
THURSDAY, 2017-JUL-06 AT 7:00 P.M.

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PRESENT: Mayor W. B. McKay, Chair

Members: Councillor M. D. Brennan (entered at 7:03 p.m.)  
Councillor G. W. Fuller  
Councillor J. Hong  
Councillor J. A. Kipp  
Councillor I. W. Thorpe

Absent: Councillor W. L. Bestwick  
Councillor W. M. Yoachim

Staff: L. Rowett, Manager of Current Planning and Subdivision  
T. Rogers, Planner  
S. Snelgrove, Deputy Corporate Officer  
J. Vanderhoef, Steno  
S. Griffin, Recording Secretary

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER:

The Special Council Meeting was called to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

22917 It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3. CALL THE PUBLIC HEARING TO ORDER:

The Pubic Hearing Meeting was called to order at 7:02 p.m. Mayor McKay spoke regarding the purpose a public hearing, advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and advised of the standard protocols for a Public Hearing.

Councillor Brennan entered the Shaw Auditorium at 7:03 p.m.

4. PUBLIC HEARING AGENDA:

Lainya Rowett, Manager, Current Planning and Subdivision, explained the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*.

(a) Bylaw 4500.109

Bylaw 4500.109 – RA374 – 1875 Boxwood Road/1900 and 1990 Griffiths Road was introduced by Tamera Rogers, Planner.

Presentation:

1. Doug Backhouse, Island West Coast Developments Ltd., on behalf of the applicant, Blue Cube Developments Ltd., Green Rock Developments Ltd., and Nanaimo Industrial Space Ltd, spoke in favour of the application for 1875 Boxwood Road/1900 and 1990 Griffiths Road and stated:
  - Proposed zoning changes are intended to align the zoning boundaries with the proposed subdivision boundaries and to ensure compatibility with the neighbouring land uses,
  - Proposed community contribution is the extension of Boxwood Road to connect with East Wellington Road via Madsen Road,
  - The applicant held a public information meeting on June 29<sup>th</sup> to get feedback, and
  - Development is consistent with Official Community Plan and transportation master plan.

Mayor McKay called for submissions from the public:

1. Gordon Grossman, 101 – 1820 Summerhill Place, representing business at 1890 East Wellington Road, Nanaimo Minute Men, in favour, stated:
  - Rezoning follows the community plan,
  - Allows access from Boxwood Road to East Wellington Road, and
  - Would have less impact on residential roads by providing commercial traffic with a direct route.
2. Keith Maybin, 2090 East Wellington Road, undecided, stated:
  - Commented that the intersection of Westwood Road and East Wellington Road is busy and he is concerned about the flow of traffic to this intersection.

No written submission were received from the public with respect to Rezoning Application No. 374 – 1875 Boxwood Road.

(b) Bylaw 4500.110

Bylaw 4500.110 – RA376 – 5030 Hammond Bay Road was introduced by Tamera Rogers, Planner.

Presentation:

1. Keith Brown, Keith Brown & Associates Ltd., spoke on behalf of applicant, Diane Iveson, spoke in favour of the application for 5030 Hammond Bay Road and stated:
  - Rezoning will allow smaller residential lots near amenities,
  - Proposed infill development would allow 4 new homes with secondary suites similar to lots on Renee Place. The existing home is proposed to be upgraded,
  - Cash in lieu of park land dedication will be provided through the proposed subdivision,
  - There is a regional transit stop nearby on Hammond Bay Road,
  - Applicant consulted some of the neighbours,
  - Some mature trees along rear property line will need to be removed to accommodate sanitary line. Could hire arborist to determine trees retention opportunities,
  - All access will be directly onto Williamson Road,
  - Site grading will eliminate low points and improve existing drainage, and
  - The proposed lots will be large enough to accommodate individual garages and driveways to meet the parking requirements.

Mayor McKay called for submissions from the public:

1. Janet Skinner 5059 Vista View Crescent – undecided, stated:
  - Concerned about additional volume of traffic on Williamson Road during school pick up and drop off times, and
  - Concerned about the ability to retain the Apple and Cherry trees located on the proposed lots.

Sky Snelgrove, Deputy Corporate Officer, advised one written submission in opposition had been received from the following residents:

Stephen and Adrienne Epp, 5048 Renee Place,  
Rebecca Hauca, Darren and Teresa Hauca, 5046 Renee Place,  
Jason and Paula Kuffler, 5038 Renee Place,  
Gursharan Gurm, 5036 Renee Place, and  
Boota Bhatti, 5034 Hammond Road.

(c) Bylaw 4500.111

Bylaw 4500.111 – RA377 – 5616 Big Bear Ridge was introduced by Tamera Rogers, Planner.

Presentation:

1. C. (Jeet) Manhas, Anayk Home Builders Ltd., applicant, spoke in favour of the application for 5616 Big Bear Ridge and stated:
  - Suitable for rezoning and large enough lot for duplex,
  - This area is in transition with some existing lots already been rezoned and developed as duplexes,
  - Proposing a single storey attached duplex with side-entry garages that will give the appearance of a single family home,
  - Design oriented to families and the elderly as there are no stairs and it is close to amenities, services and transit, and
  - Provides more affordable housing options.

Mayor McKay called for submissions from the public:

No one in attendance wished to speak with respect to Rezoning Application No. 377 – 5616 Big Bear Ridge.

Sky Snelgrove, Deputy Corporate Officer, advised that 9 written submissions had been received from the following residents:

Caroline Schuppler-Carefoot, 5607 Big Bear Ridge, in favour,  
Ben Clarke, 5617 Big Bear Ridge, in favour,  
Dwight Gray, 5646 Big Bear Ridge, in favour,  
Tammy Cote, 5646 Big Bear Ridge, in favour,  
Dan Sabberton, 5557 Big Bear Ridge, in favour,  
Dan Sabberton, 5450 Big Bear Ridge, in favour,  
Tyler Schon, 5551 Big Bear Ridge, in favour,  
C. Beaulieu, 5606 Big Bear Ridge, in favour, and  
Linda Nelson, 5556 Big Bear Ridge, in favour.

5. FINAL CALL FOR SUBMISSIONS:

Mayor McKay announced that following the close of a Public Hearing, no further submission or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

6. ADJOURNMENT OF THE PUBLIC HEARING:

23017 It was moved and seconded that the Public Hearing adjourn at 7:40 p.m. The motion carried unanimously.

7. BYLAWS:

(a) "Zoning Amendment Bylaw 2017 No. 4500.109"

23117 It moved and seconded that "Zoning Amendment Bylaw 2017 No. 4500.109 (RA374 - To rezone portions of the subject properties at 1875 Boxwood Road, 1900 Griffiths Road and 1990 Griffiths Road from:

- Light Industrial [I2] to Highway Industrial [I1];
- Highway Industrial [I1] to High Tech Industrial [I3];
- Highway Industrial [I1] to Light Industrial [I2]; and,
- High Tech Industrial [I3] to Highway Industrial [I1])" pass third reading.

The motion carried unanimously.

(b) "Zoning Amendment Bylaw 2017 No. 4500.110"

23217 It was moved and seconded that "Zoning Amendment Bylaw 2017 No. 4500.110" (RA376 - To rezone 5030 Hammond Bay Road from Single Dwelling Residential [R1] to Single Dwelling Residential - Small Lot [R2]) pass third reading. The motion carried unanimously.

(c) "Zoning Amendment Bylaw 2017 No. 4500.111"

23317 It was moved and seconded that "Zoning Amendment Bylaw 2017 No. 4500.111" (RA377 - To rezone 5616 Big Bear Ridge from Single Dwelling Residential [R1] to Duplex Residential [R4]) pass third reading. The motion carried unanimously.

8. ADJOURNMENT:

23417 It was moved and seconded at 7:46 p.m. that the meeting terminate. The motion carried unanimously.

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CERTIFIED CORRECT:

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CORPORATE OFFICER