

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, April 27, 2009 at 6:00 p.m.

PRESENT: His Worship Mayor E. F. Mayne

Councillors: C. R Burger
A. R. Greir
M. Lefebvre
T. C. Patterson
S. E. Powell
C. J. Powell-Davidson

Staff: F. Manson, Chief Administrative Officer
G. Jackson, Director of Community Planning
L. Butterworth, Director of Finance
D. Banks, Fire Chief
B. Russell, Manager of Current Planning
N. Gray, Planner
P. Lovegrove, Manager of Budgets and Special Projects
A. Haywood, Recording Secretary

1. **MINUTES**

Lefebvre - Burger

THAT the minutes of the Committee of the Whole meeting held April 15, 2009 be adopted. **CARRIED.**

2. **PUBLIC PRESENTATIONS**

a) Maciej Dembeck and Darryl Horton gave a presentation on the proposed development at 703 and 739 Turner Road.

3. **CORRESPONDENCE** - Nil

4. **DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE**

5. **STAFF PRESENTATIONS**

Mayor Mayne noted that all recommendations adopted by the Committee at this meeting will be forwarded to Council for consideration at their May 4, 2009 meeting.

RECOMMENDATIONS:

a) **Manager of Budgets & Special Projects - 2009-2013 Final Financial Plan**

Mayor asked for comments on the final 2008 budget from the public in attendance.

There was no response.

Lefebvre - Greir

THAT staff be directed to prepare all relevant budget, property tax and other required bylaws for the 2009-2013 Financial Plan for Council's consideration.

CARRIED.

b) **Director of Community Planning - Historical Plaque Program Phase 2 - Sustaining Parksville's Cultural Capital**

Lefebvre - Patterson

THAT the report from the Director of Community Planning dated April 1, 2009 providing a status report on Phase 2 of the City's Cultural History Plaque Program and development of a historical walk in and around the City's core area, be received for information.

CARRIED.

c) **Director of Community Planning - Introduction of Updated Sustainable Community Builder Checklist and New Accessible Community Builder Checklist**

Lefebvre - Patterson

THAT the report from the Director of Community Planning dated April 2, 2009 entitled "Introduction of an Updated Sustainable Community Builder Checklist and a New Accessible Community Builder Checklist", be received;

AND THAT the revised Sustainable Community Builder Checklist and a new Accessible Community Builder Checklist attached to the report from the Director of Community Planning dated April 2, 2009, be accepted;

AND FURTHER THAT the Accessible Community Builder Checklist be referred to Parksville's Measuring Up Committee and the Oceanside Development Construction Association.

CARRIED.

d) **Director of Community Planning - Implementation of a Zoning Bylaw Amendment to Permit Urban Food Gardens**

Patterson - Powell-Davidson

THAT the report from the Director of Community Planning dated April 2, 2009 regarding the implementation of a zoning amendment bylaw to permit urban food gardens, be received;

AND THAT an amendment to "Zoning and Development Bylaw, 1994, No. 2000" be brought forward to permit urban food gardens use and establish appropriate regulations.

CARRIED.

e) **Director of Community Planning - Updating Home Occupation Regulations**

Greir - Powell-Davidson

THAT the report from the Director of Community Planning dated April 2, 2009 regarding implementation of an update to home occupation regulations, be received;

AND THAT an amendment to "Zoning and Development Bylaw, 1994, No. 200" be brought forward to update the home occupation regulations contained in this bylaw.
NO VOTE.

Greir - Powell-Davidson

THAT the report from the Director of Community Planning dated April 2, 2009 regarding implementation of an update to home occupation regulations, be deferred to the next Committee of the Whole meeting on May 11, 2009.

CARRIED.

- f) **Director of Community Planning - Request for Support to Canada Mortgage and Housing Corporation for an Affordable Housing Project at 1350 Greig Road**

REMOVED FROM AGENDA

- g) **Director of Community Planning - Development Permit to permit a 24 Unit Townhouse Development [703 and 739 Turner Road]**

Greir - Patterson

THAT the report from the Director of Community Planning dated April 16, 2009 for the issuance of a development permit at 703 and 739 Turner Road be received;

AND THAT a development permit be issued to 614871 B.C. Ltd. to permit a 24 unit townhouse development and overall site works on Lot 9, District Lot 3, Nanoose District, Plan 7127; Lot 10, District Lot 3, Nanoose District, Plan 7127 except part in Plan 39802 (703 and 709 Turner Road);

AND THAT where the Qualified Environmental Professional's report dated November 15, 2007 as prepared by EBA Engineering Consultants, describes an area designated as Streamside Protection and Enhancement Area that development activities within the Streamside Protection and Enhancement Area shall be conducted only in accordance with the Qualified Environmental Professional's assessment report and with appropriate Provincial Government approvals;

AND THAT proof of lot consolidation be received prior to the issuance of the permit;

AND FURTHER THAT a landscaping letter of credit in the amount of \$267,364.90 be received prior to the issuance of the permit, for the purpose of assuring the completion of site landscaping.

CARRIED.

- h) **Director of Community Planning - Development Permit to permit a 3-Storey Mixed Use Building with Commercial/Retail Unit and Parking [173 Weld Street]**

Greir - Powell-Davidson

THAT the report from the Director of Community Planning dated April 15, 2009 for the issuance of a development permit at 173 Weld Street be received;

AND THAT a development permit be issued to 449631 B.C. LTD., (INC #449631) to permit a 3-storey mixed use building with a commercial/retail unit and parking on the ground floor; 2nd floor professional office space and 3rd floor that contains 2

residential units on Lot 33, District Lot 13, Nanoose District, Plan 1565 (173 Weld Street);

AND FURTHER THAT a landscaping letter of credit in the amount of \$2,300.00 be received prior to the issuance of the permit, for the purpose of assuring the completion of site landscaping.

CARRIED.

6. **NEW BUSINESS** - Nil

7. **ADJOURNMENT**

Lefebvre - Greir

Rise and Report to Council at their May 4, 2009 meeting.

The meeting ended at 8:10 p.m.

Mayor