



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
November 29, 2017
6:30 pm
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held November 29, 2017 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Members in Attendance

John Stubbs, Chair
Robb Begg
John Carlson
Jim Chisholm
Carolina Clark
Rex Crider
Bruce Douglas (departed at 8:00 pm)
Clive Evans
Braam LeRoux (arrived at 7:03 pm)
Ken Mikkelsen (arrived at 6:57 pm)
Adrienne Peacock
Deborah Struk
Des Wilson

Members Absent

Paul Degraaf
Martin Greig
John Reynolds

Council Member in Attendance

Jamie Ross, Councillor

Planning Consultants in Attendance

Dan Watson, Brook Pooni
Richard White, RWPAS Ltd.

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Connie Esposito, Recording Secretary

1. CALL TO ORDER

Chair Stubbs called the meeting to order at 6:34 pm.

2. APPROVAL OF THE AGENDA**2.1** Agenda for November 29, 2017

It was Moved and Seconded:

That the Agenda be amended by adding:

- Item 5. e) Draft Council Report;
- f) Letter of Correspondence; and

That the Agenda for November 29, 2017 be approved as amended.

CARRIED

3. ADOPTION OF MINUTES**3.1** Minutes of November 15, 2017**3.2** Action Items: None

It was Moved and Seconded:

That the Minutes of the Zoning Advisory Committee meeting held November 15, 2017 be adopted.

CARRIED

4. CHAIR'S REMARKS

Chair Stubbs made comments regarding:

- The proposed schedule for 2018:
 - January 10, 2018 – Preparation for the Open House;
 - January 24, 2018 – Open House;
 - February 7, 2018 – Final Meeting to discuss outcomes of the Open House;
 - February 26, 2018 – Final ZAC Report and recommendation to be submitted to Council;
- He thanked Village staff for their contribution to ZAC;
- Chair Stubbs reminded ZAC members of proper meeting protocol.

5. RECOMMENDATIONS TO COUNCIL**a) Outstanding Items List**

Committee members and the Consultants reviewed the Outstanding Items List.

Discussion highlights included but were not limited to:

- Public road access to Farrer Cove;
- Short-term rental accommodation;
- Wildfire Threat (incentives for suppression);
- The definition of Derelict Vehicles in the Bylaw;
- Bylaw regulation 210(1) regarding automobile, boat and machinery servicing repair in Home-Based Business Uses;
- Ancillary commercial uses in Civic zones;
- Good neighbor advisory panel;
- Potentially revisiting the OCP.

A break was called at 7:50 pm and the meeting reconvened at 8:00 pm

- b) Draft Zoning Bylaw
- c) Draft Zoning Map – 4 Residential Zones

Considerable discussion ensued relative to the potential for more than 3 zones within the Village.

Ken Mikkelsen presented a proposal for a Subcommittee to evaluate an alternative point of view that would then be sent to the broader Committee, who would then forward the information to the Planning Consultants.

The Subcommittee agreed to provide their alternative view to the broader Committee on December 11th for comments. The broader Committee will discuss and provide the information to the Planning Consultants by December 18th.

- d) Draft Zoning Map – 6 Residential Zones
- e) Draft Council Report

Chair Stubbs made comments regarding the framework for the final ZAC report to Council that will include a resolution put forward by the Committee to Council.

The Committee created an 'Additional Topics' list for Council consideration.

Items included:

- o Road access to Farrer Cove;
- o Air BnB;
- o Derelict vehicles definition;
- o A Good Neighbour advisory panel;
- o A suggestion to revisit Official Community Plan (OCP);
- o Derelict vehicles and derelict vehicles definition;
- o Camp Howdy operations;
- o Setbacks;
- o Wildfire issue.

This list will be forwarded to Council at the completion of the ZAC process.

6. NEXT STEPS

7. ADJOURNMENT

It was Moved and Seconded:

That the November 29, 2017 meeting be adjourned at 9:35 pm.

CARRIED

Next Meeting Date: Wednesday, January 10, 2018

Certified Correct:

Lorna Dysart
Chief Administrative Officer

John Stubbs
Chair