



**VILLAGE OF BELCARRA  
ZONING ADVISORY COMMITTEE  
Village Hall  
February 22, 2017  
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held Wednesday, February 22, 2017 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

*AMENDED:  
p. 4*

Members in Attendance

John Stubbs, Chair	Martin Greig, Vice Chair
Rob Begg	Braam LeRoux
John Carlson	Ken Mikkelsen (arrived at 6:51 pm)
Jim Chisholm	Adrienne Peacock (departed at 7:57 pm)
Rex Crider	Don Reid
Paul Degraaf	John Reynolds
Bruce Douglas	Des Wilson
Clive Evans	

Members Absent

Carolina Clark  
Deborah Struk

Council in Attendance

Jamie Ross, Councillor

Planning Consultants in Attendance

Richard White, RWPAS Ltd.  
Laura Beveridge, Brook Pooni Associates

Staff in Attendance

Lorna Dysart, Chief Administrative Officer  
Larry Scott, Superintendent of Public Works/Building Inspector  
Paula Richardson, Administrative Services Assistant

**1. Call to Order**

Chair Stubbs called the meeting to order at 6:31 pm.

**2. Approval of the Agenda**

**2.1 Agenda for February 22, 2017**

It was Moved and Seconded:

That the Agenda for February 22, 2017 be amended by adding;

- The Parking Bylaw as it relates to the Zoning Bylaw and approved as amended.

**CARRIED**

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

It was Moved and Seconded:

That the Minutes of the Zoning Advisory Committee meeting held February 15, 2017 be amended by adding;

- Under Chair's comments: "Whether consultants may look at environmental considerations in other municipalities."

and approved as amended.

**CARRIED**

**4. CHAIR'S REMARKS**

Chair Stubbs provided the following remarks:

- Committee Members are requested to send information to Lorna Dysart, who will then forward the information to the Planning Consultants and to Committee Members. Relevant information will be brought forward to later meetings.
- The Village website has the ZAC agendas, approved minutes and meeting presentations posted.
- Questions regarding feedback material will be discussed with the Planning Consultants.

**5. PRESENTATION – Richard White**

Richard White made the following presentation and answered questions from Committee Members.

- What we heard at the February 15, 2017, Meeting # 2
  - Top priorities identified on the worksheet were;
    1. Height (34 points, 12 votes)
    2. Bylaw simplicity (31 points, 9 votes)
    3. Density (27 points, 8 votes)
    4. Sustainability, efficiency and greenhouse gas emissions (17 points, 6 votes)
    5. Maximum house/building size (17 points, 4 votes)
- Discussion ensued with regard to;
  - Simplicity of bylaw – clear or short, easy to administer;
  - Clarity;
  - Respect the vision of Official Community Plan (OCP);
  - What residents value and the rural nature of the Village;
  - The Zoning Bylaw is regulatory; the OCP is an expression of what residents value;
  - The regulatory difference between the OCP and the Zoning Bylaws.

- Objectives of today's meeting - February 22, 2017, Meeting #3
  - Different approaches and considerations in zoning
  - Addressing issues outside the Zoning Bylaw
  - Review of what a Zoning Bylaw can and cannot regulate
- Overview of different approaches and considerations in zoning
  - Traditional approach
  - Geographical considerations
  - Lot size considerations
  - Slope considerations
  - Shoreline considerations
- Addressing issues outside the zoning bylaw
  - Non-conformance and non-compliance
  - Variances – Board of Variance
  - Site-specific rezonings
- Discussion ensued with regard to the:
  - Feasibility of 3 zones within the Village
  - Role of Board of Variance (BOV)
  - Ability to appeal to Council if rejected by the BOV
  - Definition of hardship
  - Notwithstanding clause used in other communities
  - Rezoning and consistency with the OCP
  - Use of energy efficient building as incentive to adding incentives

A 10 minute break was called at 7:25 pm.

## **6. PRESENTATION – Larry Scott**

- Building Code and Building bylaw

Larry Scott provided a PowerPoint presentation regarding Residential Building Design Influenced by Federal and Provincial Legislation. The presentation included:

- Introduction
- Building Codes and Municipal Building Bylaws may regulate
- Building Codes and Village Bylaws can influence
- Not all lots are created equal
- Plan Review Process requires compliance with
  - Federal & Provincial Statutes
  - The BC Building Code
  - Zoning and other Municipal Bylaws
  - Covenants & Easements
  - Development and the Board of Variance
  - Site Services
- Conclusion
- Overview of Energy Step Code



Considerable discussion ensued with regard to:

- Rebuilding in the event of catastrophic loss
- The effect of current regulations on property regardless of a new Zoning Bylaw
- Covenants
- Clarification of the Parking Bylaw
- Council has provided for the ZAC to have significant input into drafting a new Zoning Bylaw
- The possibility of energy efficiency as incentive
- The BC Building Code is a minimum standard
- Committee members becoming aware of the Village from all views including from the water and from the land

## 7. QUESTION AND ANSWER SESSION

A Committee member queried with regard to the notwithstanding clause in other municipalities. Staff will provide a response.

## 8. GROUP ACTIVITY

As an introduction to “build form”, ten posters were displayed of homes in other municipalities. Committee members were provided 5 “dots” and asked to place a dot on each residence they thought was appealing. Also provided was information regarding bylaws, incentives, house sizes, lot sizes and pictures of houses and views from different perspectives. Locations of the photos were not disclosed until the exercise was completed.


Discussion ensued regarding the exercise and the use of results to analyze the following:

- Techniques used in the respective municipalities
- The OCP and “rural” zoning requirements
- Properties with slopes and/or on the waterfront
- Basic size and shape of buildings

The results of the exercise were disclosed as follows:

- Whistler – 12
- Port Moody – 8
- Lions Bay – 6
- Richmond – 6
- Anmore – 5
- District North Van – 5
- Oak Bay – 3
- Qualicum Beach – 3
- District of West Van – 2
- Sooke – 1

MAR. 8/17  
AMENDMENT  
ADD  
CONCERNS WERE  
RAISED WITH  
REGARD TO  
THE VALUE  
AND PURPOSE  
OF THE  
EXERCISE.



**9. ADJOURNMENT**


It was Moved and Seconded:

That the February 22, 2017 meeting be adjourned at 8:47 pm.

**CARRIED**

**Next Meeting Date:** Wednesday, March 8, 2017

  
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Lorna Dysart  
Chief Administrative Officer

  
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John Stubbs  
Chair