



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
June 14, 2017
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held June 14, 2017 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Members in Attendance

John Stubbs, Chair
Martin Greig, Vice Chair
Rob Begg
John Carlson
Rex Crider
Paul Degraaf
Bruce Douglas
Clive Evans
Adrienne Peacock
Don Reid
John Reynolds
Deborah Struk
Des Wilson

Members Absent

Jim Chisholm
Carolina Clark
Braam LeRoux
Ken Mikkelsen

Council in Attendance

Jamie Ross, Councillor (arrived at 6:46 pm)

Planning Consultants in Attendance

Richard White, RWPAS Ltd.
Laura Beveridge, Brook Pooni
Dan Watson, Brook Pooni

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Connie Esposito, Committee Clerk

1. CALL TO ORDER

Chair Stubbs called the meeting to order at 6:35 pm.

2. APPROVAL OF THE AGENDA**2.1** Agenda for June 14, 2017

It was Moved and Seconded:

That the Zoning Advisory Committee agenda for June 14, 2017 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES**3.1** Minutes of May 24, 2017**3.2** Action Items:

It was Moved and Seconded:

That the minutes of the Zoning Advisory Committee meeting held May 24, 2017 be adopted.

CARRIED

4. CHAIR'S REMARKS

Chair Stubbs made reference to the walking tour of the Village by the planners and Village staff which also included a tour of Ken Mikkelsen's home.

Richard White, Planning Consultant, made comments regarding:

- The valuable history learned as a result of the tour including changes that have taken place over time;
- The Open House Summary report provided via email to ZAC members.

5. PRESENTATION**5.1** Richard White facilitated a Group Discussion regarding Floor Area, Site Coverage and Height (This was a continuation of May 24, 2017 Meeting Discussion)

Presentation on Floor Area Ratio (FAR), Site Coverage and Height

- BC Assessment data was sent out to Committee members that references models that were posted for visualization;
- Models were highlighted with Site Coverage, Height, F.A.R. model (complex sloped site), Floor Area and potential Zoning areas for consideration;
- Under Site Coverage, different models were shown to provide a sense of the percentage of lot coverage that would depend on what is included or excluded;
- 5 potential zones have been identified in the Village;
- Topography in the Village are not simple nor uniform;
- Inclusion or exclusion of basements may be decided in 3 ways: 1) include all 2) include none 3) include a percentage above grade only;
- A presentation by the Planning Consultants will be made regarding where the Committee is at with respect to FAR;
- There may be a potential for creation of an additional zone if more houses are non-conforming.

Discussion ensued relative to:

- Why permeable structures are being brought into the site coverage discussion;
- Various features such as decks may be permitted if permeable;
- Catch basins are a solution for water flow issues;
- Water run off issues occur throughout the Village are managed as they arise;
- Definition of site coverage;
- Rationale for including or excluding basements;
- Concern that too many exclusions could lead to much larger home sizes;
- Concern regarding homes becoming non-conforming as an end result of the ZAC process;
- Consideration of accessory suites that are detached remaining a separate calculation;
- Non-conforming properties were identified and listed within Bylaw 502.

Break called at 7:54pm for 10min

5.2 Dan Watson, Planning Consultant, provided a presentation on BC Assessment Data with a question and answer opportunity

Presentation on BC Assessment Data

- 83% of properties in Belcarra are less than 1 acre, only 17% comply with existing minimum lot size;
- ½ acre is the standard size of properties in Belcarra;
- One acre minimum was set to prevent further subdivision and septic fields were a major factor for this minimum lot size requirement;
- Farrer Cove properties are excluded in part of the data provided.

Discussion ensued relative to:

- Relevancy of date of houses built may suggest that bigger houses are being built;
- Concern regarding data that is being used for analytical purposes provided by BC Assessment;
- Questions regarding the accuracy of the data being used on the visualization chart.

Laura Beveridge, Planning Consultant, brought forward an update with respect to a discussion with a representative from the Energy sector regarding the new Step Code noting that:

- The Step Code is not yet a requirement of the Building Code;
- The new Step Code may be implemented in either the Zoning Bylaw or Building Bylaw at the discretion of the municipality;
- At the July 24, 2017 ZAC meeting, models will be made available to show how each of the Step Codes may potentially look like;
- The models will help to provide background information for ZAC members for further discussion.

Discussion ensued regarding the incorporation of the new Step Code into the Zoning Bylaw and/or Building Bylaw and how it may be implemented.

6. NEXT STEPS

7. ADJOURNMENT

It was Moved and Seconded:

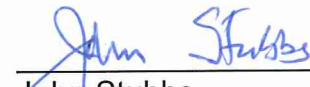
That the May 24, 2017 Zoning Advisory Committee meeting be adjourned at 8.55 pm.

CARRIED

Next Meeting Date: Wednesday, July 26, 2017



Lorna Dysart
Chief Administrative Officer



John Stubbs
Chair