



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
September 20, 2017
6:30 pm
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held September 20, 2017 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Members in Attendance

John Stubbs, Chair
Martin Greig, Vice Chair
Rob Begg
Jim Chisholm
Carolina Clark
Rex Crider
Paul Degraaf
Bruce Douglas
Braam LeRoux
Ken Mikkelsen (arrived 6:49 pm)
Adrienne Peacock
John Reynolds
Deborah Struk
Des Wilson
Clive Evans (departed 9:15 pm)

Members Absent

John Carlson

Council Member in Attendance

Jamie Ross, Councillor

Planning Consultants in Attendance

Laura Beveridge, Brook Pooni
Dan Watson, Brook Pooni

Planning Consultant Absent

Richard White, RWPAS Ltd.

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Paul Wiskar, Building Inspector
Connie Esposito, Recording Secretary

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

2.1 Agenda for September 20, 2017

It was Moved and Seconded:

That the Agenda for September 20, 2017 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes of September 6, 2017

3.2 Action Items: None

It was Moved and Seconded:

That the Minutes of the meeting held September 6, 2017 be adopted.

CARRIED

4. CHAIR'S REMARKS

Chair Stubbs made the following comments:

- The status of the members' schedule for the Open House;
- The status of the ZAC process to date;
- The status on the list of items on which consensus has been reached;
- Revisiting items that have achieved consensus;
- New items put forward by Committee members to be postponed until after the Open House.

Discussion ensued relative to:

- The list of items that have reached consensus;
- Clarification of the process for posting the ZAC Agenda online;
- Removal of the Energy Step Code costing study from the Open House presentation boards;
- The purpose of the Open House which is to update residents on the status of the ZAC process;
- The various areas in Belcarra and the impact zoning may have on property values;
- How visual images may best be used to convey message;
- Belcarra's designation of 'rural' as noted by the Metro Vancouver Growth Strategy and the Official Community Plan (OCP);
- The link between the OCP and the Zoning Bylaw;
- Seeking a legal opinion regarding wording provided for notwithstanding;
- Concern regarding potential loss on sale of properties if property owner cannot rebuild to maximum potential of lot;
- The creation of a special CD Zone with parameters;
- Requesting feedback from the public regarding maximum building sizes which has not yet been defined;
- The importance of economic sustainability;
- Add notes to each option presented at the Open House to clarify parameters;

- Rebuilding of an existing home requires a legal opinion;
- Home value and house size are important matters to be discussed further by the Committee.

Staff was requested to confirm Belcarra's rural designation with Metro Vancouver.

The Chair called a recess at 8:10 pm

5. PRESENTATION

a) Presentation Boards

Laura Beveridge, Planning Consultant, provided a review of the Presentation Boards

Discussion ensued relative to:

- Correctly referencing Zoning Bylaw No 253, 1996;
- Revised wording to reference Council and not the ZAC who is legally responsible for adopting the Zoning Bylaw;
- Information provided regarding the OCP and how it relates to the Zoning Bylaw;
- Keeping presentation boards for ease of understanding by attendees;
- All ZAC material is available for residents to access on the Village website;
- Requesting feedback from residents on the 2 options being reviewed by ZAC;
- Informing residents that no final decisions have yet been made;
- Include notes and a list of non-conforming homes under each option that is presented;
- Including a statement regarding the Energy Step Code costing study and directing residents to the webinar for further information;
- Further clarification on the Energy Step Code costing study.

b) Comment Form

Discussion ensued relative to:

- The Comment Form will be edited as per suggestions;
- The importance of clear questions and fewer number of questions;
- Adding a question related to the OCP;

c) Draft Bylaw for Open House

- Draft Bylaws will be available for perusal at the Open House

Resignation

Robb Begg put forward his resignation letter citing personal circumstances and a conflict of interest.

6. **NEXT STEPS**

7. **ADJOURNMENT**


It was Moved and Seconded:

That the September 6, 2017 was adjourned at 9:56 pm.

CARRIED

Next Meeting Date: Open House
Wednesday, October 4, 2017
5 pm to 8 pm



Lorna Dysart
Chief Administrative Officer

John Stubbs
Chair