



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
November 15, 2017
6:30 pm
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held November 15, 2017 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Members in Attendance

John Stubbs, Chair
Martin Greig, Vice Chair
Robb Begg
John Carlson
Jim Chisholm
Carolina Clark
Rex Crider
Paul Degraaf
Bruce Douglas
Clive Evans (departed at 9:23 pm)
Braam LeRoux
Ken Mikkelsen (arrived at 6:47 pm)
Adrienne Peacock
Deborah Struk
Des Wilson

Members Absent

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 6:32 pm.

2. APPROVAL OF THE AGENDA

2.1 Agenda for November 15, 2017

It was Moved and Seconded:

That the Agenda for November 15, 2017 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes of October 18, 2017

3.2 Action Items: None

It was Moved and Seconded:

That the Minutes of the meeting held October 18, 2017 be adopted.

CARRIED

4. CHAIR'S REMARKS

Chair Stubbs made the following comments:

- Rob Begg was welcomed back to the Committee;
- Committee members who completed the questionnaire were thanked;
- Appreciation was expressed for the detailed comments that were submitted as part of the questionnaire.

5. RECOMMENDATIONS TO COUNCIL

a) Committee Questionnaire Responses

Committee members and the Consultants reviewed responses to the questionnaire completed by Committee members including:

- Definitions;
- Regulations;
- Zoning Recommendations – All Zones;
- RS-1 – One Family Residential Zone;
- RM-1 Duplex or One or Two-House Zone;
- RM-2 Farrer Cove South Zone;
- RM-3 Duplex or Four-House Zone (not prezoned).

Considerable discussion ensued with regard to various aspects of the questionnaire. Discussion highlights included:

- Highest building face;
- Overall building height;
- Clarification of definitions;
- Size and height of coach houses;
- Size of garage;
- Parameters surrounding permeability;
- Establishment of 2 zones;
- 1 or 2 proposals to be put forward to Council for consideration;
- Maintaining viewsapes;

- Exemptions and exclusions regarding gross floor and floor area ratio
- Maintaining setbacks as established;
- Definitions of height.

Richard White advised that:

- A Good Neighbor Bylaw would not be effective as part of the Building Bylaw;
- The design of a single family home cannot be controlled;
- Section 208 of the draft Zoning Bylaw lists the exclusions.

A break was called at 8:40 pm and the meeting reconvened at 8:50 pm

Discussion ensued with regard to the Questionnaire:

- Buildings and Structures: average height of 9.6m;
- Using natural grade for calculation of average height;
- Building setbacks;
- Height of accessory building;
- Consistency with Official Community Plan (OCP);
- Principal building versus coach house;
- Legal definition of the term 'use';
- Maintaining lot size at ½ acre minimum.

Councillor Ross noted that it is important to receive updates on the ZAC progress through Open House venues, as it is important to communicate this progress with the Community.

The Planning Consultants will bring back recommendations on potential zones that may be included in the Zoning Bylaw.

- b) Zoning Map
- c) Draft Zoning Bylaw
- d) Open House #2 – Feedback Summary

6. OUTSTANDING ITEMS

None

7. NEXT STEPS

Chair Stubbs made comments regarding:

- The Meeting Schedule;
- The plan leading up to the final Open House in January 2018.

Richard White provided a summary of next steps for the next ZAC meeting.

8. ADJOURNMENT

It was Moved and Seconded:

That the November 15, 2017 meeting be adjourned at 9:34 pm.

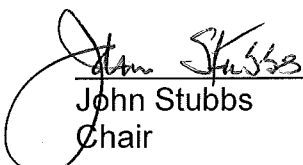
CARRIED

Next Meeting Date: Wednesday, November 29, 2017

Certified Correct:



Lorna Dysart
Chief Administrative Officer



John Stubbs
Chair