



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
January 10, 2018
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held January 10, 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
Paul Degraaf
Bruce Douglas
Clive Evans (departed at 9:34 pm)
John Reynolds
Ken Mikkelsen (arrived at 7:03 pm)
Adrienne Peacock
Deborah Struk
Des Wilson

Members Absent

Martin Greig
Braam LeRoux

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
Paul Wiskar, Building Inspector

1. CALL TO ORDER

Chair Stubbs called the meeting to order at 6:30 pm.

2. APPROVAL OF THE AGENDA

The Agenda was reordered due to a proposal regarding a minority report. Chair Stubbs suggested awaiting the discussion until Ken Mikkelsen arrived. Agenda items were discussed in the following order:

- Item 4
- Item 5
- Item 2.1
- Item 3.1
- Item 5
- Item 6

The Minutes are written in the original order of the Agenda.

2.1 Agenda for January 10, 2018

It was Moved and Seconded:

That the Agenda for January 10, 2018 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES**3.1 Minutes of November 29, 2017****3.2 Action Items: None**

It was Moved and Seconded:

That the minutes from the Zoning Advisory Committee meeting held November 29, 2017 be corrected by:

Deleting the last paragraph on the last page under Item 5 from “The Committee created”....to.... Wildfire Issue”; and

That the Minutes of the Zoning Advisory Committee meeting held November 29, 2017 be adopted as amended.

CARRIED

4. CHAIR’S REMARKS

Chair Stubbs made comments regarding:

- A thank you card received from Laura Beveridge, Brook Pooni & Assoc., to Committee members for the baby gifts she received;
- An email sent to the Committee from Braam LeRoux expressing his regrets for not being able to attend the ZAC meeting;
- Committee members are being encouraged to be presenters at the Open House with assistance provided by the Consultants;
- The invitation to the Open House in the form of a mail drop that will be sent to residents on January 11, 2018.

Chair Stubbs expressed his regrets at not being able to attend the Open House.

5. RECOMMENDATIONS TO COUNCIL

- Confirmation of consensus items from previous meeting (review of “Final Items for Discussion/Confirmation”)

Considerable discussion ensued regarding the review of Final Items noting:

- A BC Land Surveyor would be able to make the final determination on average natural grade of a property;
- Approval of duplexes in certain areas;
- The proposed number of zones;
- Potential wording of the “Sustainability improvement” section;
- Clarification of the proposed zoning and the new proposal;
- The existing definition of what constitutes a family has been defined by the Courts.

Discussion ensued relative to the list of Additional Items for Council Consideration with the following to be removed from the list:

- Public road access to Farrer Cove;
- Short-term rental accommodation;
- Official Community Plan (OCP);
- Wildfire threat.

It will be suggested to Council that these items should be dealt with separately from the Committee.

Discussion ensued relative to Derelict Vehicles:

- The need to clarify the definition of a derelict vehicle;
- Limiting the number of derelict vehicles;
- Suggested wording for the draft bylaw;
- A display board will be added for the Open House requesting feedback on the subject of derelict vehicles.

Discussion ensued relative to:

- Home-based businesses;
- Clarification of principal building versus an accessory use building;
- Car and boat repair service as a possible permitted home-based business;
- The potential danger of certain home-based businesses;
- Seeking feedback from the public on home-based businesses;
- Ancillary commercial uses in Civic Zones;
- Difficulty in regulating viewscales.

Considerable discussion ensued regarding:

- The intent and role of a Good Neighbor Advisory Panel and how the process could work;
- How such a panel would impact the building permit process;
- The Primary role of the Good Neighbor Advisory Panel would be to encourage dialogue between neighbors;
- It was determined that the Good Neighbor Advisory Panel will remain on the list of suggestions to Council.

A break was called at 8:13 pm for 10 minutes.

6. OPEN HOUSE MATERIAL REVIEW

- Draft Open House Display Boards

Comments were provided regarding the Display Boards which included:

- Wording surrounding the OCP and its relationship to the Zoning Bylaw;
- The issue of non-conforming buildings.

- Review of Draft Comment Form Questions

Discussion ensued relative to the draft Comment Form:

- Questions on the Comment Form will be numbered.

Chair Stubbs asked if Committee members will consider being presenters at the Open House and for the presentation to Council.

7. NEXT STEPS

8. ADJOURNMENT

- 9.** It was Moved and Seconded:

That the January 10, 2018 meeting be adjourned at 9:48 pm.

CARRIED

Next Meeting Date: Open House
Wednesday, January 24, 2018
5 pm to 8 pm

Certified Correct:

Lorna Dysart
Chief Administrative Officer

John Stubbs
Chair