



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
April 26, 2017
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held April 26, 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
 Jim Chisholm
 Carolina Clark
 Rex Crider
 Paul Degraaf
 Clive Evans (departed 8:18 pm)
 Braam LeRoux
 Ken Mikkelsen (arrived 6:48 pm)
 Don Reid
 Deborah Struk

Members Absent

Bruce Douglas
 John Reynolds
 Adrienne Peacock
 Des Wilson

Council in Attendance

Jamie Ross, Councillor

Planning Consultants in Attendance

Richard White, RWPAS Ltd.
 Dan Watson, Brook Pooni
 Robert Bradbury, Bradbury Architecture

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
 Connie Esposito, Committee Clerk
 Paul Wiskar, Building Inspector
 Maurice Wutzke, Interim Superintendent of Public Works

1. CALL TO ORDER

Chair Stubbs called the meeting to order at 6:36 pm.

2. APPROVAL OF THE AGENDA**2.1** Agenda for April 26, 2017**3.** It was Moved and Seconded:

That the Agenda for April 26, 2017 be approved as circulated.

CARRIED

4. ADOPTION OF MINUTES**4.1** Minutes of March 29, 2017**4.2** Action Items: None**5.** It was Moved and Seconded:

That the Minutes of the meeting held March 29, 2017 be adopted.

CARRIED

6. CHAIR'S REMARKS

Chair Stubbs made the following comments:

- He made positive mention of the Open House and the good attendance;
- He encouraged members to bring concerns and comments to the scheduled ZAC meetings and to use email messages for the purpose of distributing articles, etc;
- He requested that ZAC members review the Terms of Reference of the Committee located in their binders which provides the mandate for the Committee;
- He noted that there are four components to the Terms of Reference which includes: 1) To approve changes to the Zoning Bylaw; 2) To ensure that appropriate community input occurs; 3) The objectives of the Committee; and 4) The Committee to make recommendations on the Zoning Bylaw.

Discussion ensued relative to:

- Concern regarding the budget for the Zoning Bylaw update;
- The approval of the budget which was set by Council.

Councillor Jamie Ross noted that:

- The utility of using email messages between Committee members is to distribute information and not to engage in conversations which are most beneficial when they take place during a ZAC meeting;
- The Terms of Reference was laid out by Council at the outset of the Committee;
- Budgets are approved in advance by Council;
- Questions regarding the budget should be brought to Council;
- Professional services can only be engaged at the going rate.

Discussion ensued relative to the cost for the zoning bylaw to be re-written which requires the services of a professional planner.

Richard White, Planning Consultant, noted that an outline of a bylaw prototype will be handed out to be 'filled in' as the process enters Phase 2.

Committee members concurred with Martin Greig making a presentation at the next meeting. Richard White offered assistance to Martin if requested.

Discussion ensued relative to the formation of a sub-committee which did not receive concurrence from Committee members.

7. PRESENTATION

7.1 Robert Bradbury, Bradbury Architecture, provided insight into the complexities of a zoning bylaw noting:

- His experience with different strategies in various BC municipalities and other countries around the world;
- Various tools that may be used to calculate floor area ratio;
- The City of Vancouver is making strides in becoming a green city with various green requirements but do face challenges.

Richard White, Planning Consultant, noted that:

- Lot coverage is a complex issue that is not easy to define;
- The Board of Variance and Council may allow variances to the Zoning Bylaw as long as legislation permits.

Discussion ensued relative to:

- The demographics of Belcarra residents and the need for affordable housing;
- Municipalities that provide vision with prescribed exclusions and inclusions;
- The impact of improved septic systems that accommodates the ability to build larger homes;
- How to incorporate green technology;
- Maintaining viewscales;
- Rezoning and development variance permit's (DVP's) are another other way to build a house other than what is permitted in the Zoning Bylaw;
- House size limits and common house sizes in Belcarra.

A 10 minute break was called at 8:15 pm

Chair Stubbs thanked Robert Bradbury, Bradbury Architecture, for his attendance and input at the meeting.

Councillor Jamie Ross reiterated the importance for Committee members to discuss the Zoning Bylaw Committee work in meetings.

8. NEXT STEPS

Handout

Dan Watson provided ZAC members with a handout of a Zoning Bylaw prototype to be worked on at the next ZAC meeting.

Discussion ensued relative to:

- Definitions and conclusion of floor area ratio to be addressed which will include discussion around building height and setbacks;
- Consensus among ZAC members to be reached prior to moving forward in the process;
- The necessity of inclusions/exclusions that must be affirmed in order for the process to proceed;

- Definitions of terms to be discussed at the next meeting;
- Once definitions have been decided discussion will take place regarding inclusions and exclusions.

9. ADJOURNMENT

It was Moved and Seconded:

That the April 26, 2017 meeting be adjourned at 9:01 pm.

CARRIED

Next Meeting Date: Wednesday, May 24, 2017