

ADVISORY PLANNING COMMISSION MEETING MINUTES

VILLAGE OF ANMORE



Minutes of the Advisory Planning Commission Meeting held on Monday, January 11, 2016 in the portable classroom at Anmore Elementary School, 30 Elementary Road, Anmore BC

Members Present

Mario Piamonte (Chair) (via telephone)
Mark Roberts (Vice-Chair)
Garnet Berg
Herb Mueckel
Steven Siblock
Darren Smurthwaite

Members Absent

Nil

Others Present

Mayor John McEwen
Councillor Ann-Marie Thiele (council liaison)

1. CALL TO ORDER

Vice-Chair Roberts called the meeting to order at 8:00 p.m.

2. ADDITIONS AND DELETIONS TO THE AGENDA

Nil

3. APPROVAL OF THE AGENDA

It was Moved and Seconded:

"That the agenda be approved."

Carried Unanimously

4. DELEGATIONS

Nil

5. MINUTES

(a) **Minutes of the Advisory Planning Commission Meeting held on December 14, 2015**

It was Moved and Seconded:

“That the minutes of the Advisory Planning Commission meeting held on December 14, 2015 be adopted as circulated.”

Carried Unanimously

6. BUSINESS ARISING FROM THE MINUTES

(a) Zoning Bylaw Review and Update: Issue Identification Summary Report

Vice-Chair Roberts reminded the commission that focus of discussion should be on the community's interests as opposed to individual interests, and advised that if a member with conflict of interest participates in discussions of land use matters, there is a risk to the reputation of the APC and the public's trust that the decisions are based on the broader public's interest. He then provided an opportunity for members to recuse themselves from the meeting if they felt there were in conflict of interest.

Highlights of discussion regarding the previously issued report dated November 17, 2015 from Brent Elliott and Ken Berglund, CitySpaces, and correspondence from members Mark Roberts, Herb Mueckel and Mario Piamonte are as follows:

- Herb Mueckel spoke to his correspondence that was previously provided to the Village planner noting that residents, depending on the circumstance, should be given an opportunity to subdivide their one-acre lots.
- A member stated that, with stringent rules and regulations, he is not opposed to infill.
- Some members agreed that they do not wish to 'blanket' the Village with half-acre lots, but with specific requirements and the public's input, infill zoning could be something positive for Anmore.
- A member questioned why infill zoning is being considered when the process of adopting a new OCP was just completed which is contraire to normal planning practice.
- Vice-Chair Roberts spoke to his email dated December 11, 2015, noting his concerns with infill housing.
- There is confusion over the process of where infill discussions should take place, specifically if it is more appropriate at the OCP or Zoning Bylaw review stage.
- A member noted that he was opposed to re-opening the OCP if that is the proper process.
- A member felt that a recommendation to Council regarding infill should be brought forward with the current commission prior to the appointment of new members.

It was Moved and Seconded:

“That we recommend that Council does not support infill development that is not cohesive with the current OCP.”

Carried

One member opposed

7. UNFINISHED BUSINESS

Nil

8. NEW BUSINESS

(a) Term Wrap-Up

Mayor McEwen thanked the members of the commission for putting their time and effort into their term of 2014-2015.

9. ADJOURNMENT

It was Moved and Seconded:

“That the meeting be adjourned.”

Carried Unanimously

The meeting adjourned at 9:17 p.m.

Certified Correct:

C. MILLOY

Christine Milloy
Manager of Corporate Services

Approved:

M. ROBERTS

Mark Roberts
Vice-Chair