

## ADVISORY PLANNING COMMISSION MEETING – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, July 10, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



### MEMBERS PRESENT

Garnet Berg  
Steve Hawboldt (Vice-Chair)  
Ken Juvik  
Herb Mueckel  
Mario Piamonte (Chair)

### MEMBERS ABSENT

Sandra Parfeniuk  
Bruce Scatchard

### OTHERS PRESENT

Jason Smith, Manager of Development Services

#### 1. CALL TO ORDER

Chair Piamonte called the meeting to order at 7:05 p.m.

#### 2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

**“THAT THE AGENDA BE APPROVED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

#### 3. Minutes

##### (a) **Minutes of the Meeting held March 13, 2017**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING HELD ON MARCH 13, 2017 BE ADOPTED.”**

The Chair reported that he was absent from that meeting, and there might be a concern with quorum for that meeting; and he requested to Table the item.

#### 4. Business arising from the Minutes

Nil

**5. Unfinished Business**

Nil

**6. New Business****(a) Infill Development Review**

Jason Smith discussed the Infill Development report dated January 31, 2017. Highlights of discussions are noted as follows:

- A report was presented to council in February, 2017
- Public meeting was held early April, 2017
- Council directed staff to begin drafting an OCP amendment and infill development policy for their consideration in early May, 2017
- Funds were allocated for a development finance consultant to provide a report on recommendations for possible amenity charges
- Mayor's Task Force on land was created which provided a policy statement to include:
  - Infill development needs to remain with semi-rural character
  - Scoped where infill development might be considered
  - Only allowed in RS-1 zone on lots between 1 acre and 2 acres
  - 25 m (roughly 50 ft.) min road frontage to preserve semi-rural character
  - Explored lot averaging
  - Unanswered question was "how many?"
- Restrict to valley floors
- Roughly 35 - 70 lots could be eligible for infill development
- Should be on existing roads (no extension to road infrastructure), water and septic
- More than enough capacity for 70 lots, after confirming with village engineer

Jason Smith explained the following items he requires further input on:

- How to preserve the semi-rural character
- Tree retention
- 25 m setback for road frontage
- Maintenance of RS-1 setbacks
- Character of homes
- House sizes that relate to existing lot and neighbourhood
- Landscaping, retaining wall requirements
- Trail corridors and linkages
- Neighbourhood impacts on construction, noise, having people too close and parking
- Define areas of infill developments
- Increase permitted density allowed for infill development
- Layout community amenity charges

Further discussions continued with the commission and key highlights are noted as follows:

- A member noted that he believed infill housing wasn't going to be discussed for years down the road
- Some confusion over how, where and when to discuss infill housing in the past
- The possibility of infill has always been discussed, therefore the mayor's task force was created
- Ensure accurate information for specific designations are noted within the OCP i.e. hillside residential
- It was questioned if there is a mechanism to remove the designation of hillside residential for a specific lot? Yes, through an OCP amendment, but it would not be in anyone's interest to do so, as hillside residential has access to higher density and does not restrict in developing property
- Infill development is not an entitlement, right, or guarantee
- Zero liability for the village, even if all the terms are met; will be council's decision in the end
- Some members were concerned over those lots designated as hillside development and agreed that there should be a mechanism to allow property owners to challenge the designation
- Need to set parameters very clear with significant remunerations to the village and protect the community
- Advantage to the village; increase in property tax income with no need to increase infrastructure.

### 3. Minutes

#### (a) **Minutes of the Meeting held March 13, 2017**

Chair Piamonte reported that, on further consideration of this item, he was actually at the meeting; and then he requested that the minutes be adopted.

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE MEETING HELD ON MARCH 13,  
2017 BE ADOPTED AS PRESENTED.”**

**CARRIED UNANIMOUSLY**

Action item: *Jason Smith to send his presentation to members who are not currently present.*

Action item: *Jason Smith to send the draft materials to members for review prior to the next scheduled meeting.*

7. ADJOURNMENT

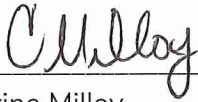
It was MOVED and SECONDED:

**“TO ADJOURN.”**

**CARRIED UNANIMOUSLY**

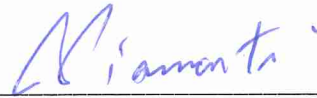
The meeting adjourned at 8:28 p.m.

Certified Correct:



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Christine Milloy  
Manager of Corporate Services

Approved:



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Mario Piamonte  
Chair, Advisory Planning Commission