

## ADVISORY PLANNING COMMISSION MEETING – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, December 18, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



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### MEMBERS PRESENT

Garnet Berg  
Herbert Mueckel  
Sandra Parfeniuk  
Mario Piamonte (Chair)

### MEMBERS ABSENT

Steve Hawboldt (Vice-Chair)  
Ken Juvik  
Bruce Scatchard

### OTHERS PRESENT

Jason Smith, Manager of Development Services

#### 1. CALL TO ORDER

Chair Piamonte called the meeting to order at 7:11 p.m.

#### 2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

**"TO APPROVE THE AGENDA."**

**CARRIED UNANIMOUSLY**

#### 3. MINUTES

##### (a) Minutes of the Meeting held on October 16, 2017

Chair Piamonte reported that he was removing item 3(a) as the Minutes had already been adopted. NB: The Minutes were not previously adopted and they will be included for adoption on the next meeting agenda.

#### 4. BUSINESS ARISING FROM THE MINUTES

Nil

#### 5. UNFINISHED BUSINESS

Nil

## 6. NEW BUSINESS

### (a) **Infill Development Review**

Jason Smith presented Infill Development Policy (draft) and text for OCP Amendment (draft).

The following key points were captured during discussion of the OCP Amendment (draft):

- Most of the policy language was borrowed from the Anmore Mayor's Task Force on Land Use.
- Density remains unchanged.
- Laying out criteria based on slope.
- Properties are based on LiDAR data, which is not considered accurate so it will not be part of the OCP amendment.
- Property owners would be required to produce a registered survey with parcel profile analysis showing that the average slope is 20% or less.
- Would be required to include building sites which are less than 20%.
- Concerns over the possibility of owners modifying their properties in order to meet the criteria. Could include wording within the OCP to eliminate this from taking place.
- A member stated her opposition for the required 25m setback and felt that the semi-rural character would not be affected.

The following key points were captured discussion of the Infill Development Policy (draft):

- Meant to be guidelines only, noting that Council has final approval.
- House size was explained. If there is an existing home on a property, the floor area be taken out of 'the entitlements' of what can be built on the new parcel.
- Community amenities portion remains unchanged. A public hearing will be organized in early-2018 to include a representative from GP Rollo and Associates, at the request of Council.
- A member noted that the intent for infill was not so much for development purposes, but to allow residents an option to retire and remain in Anmore, and to allow for family members to live close by.
- Members agreed that the language should be more general as to the possible use of CAC's.
- CAC's should not be specifically tied to a new municipal hall.
- Members agreed on the importance for 20% tree retention.
- Infill development is not considered hardship and Board of Variance deals with hardship purposes for existing zoning.

The Commission chose not to put forward a resolution to Council. Instead, members agreed to the following statement: The Advisory Planning Commission has thoroughly gone over this, and although we didn't always agree 100% on everything, we have consensus that this is the way to go forward with infill.

7. **ADJOURNMENT**

It was MOVED and SECONDED:

**“TO ADJOURN.”**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:06 p.m.

Certified Correct:

**C.BAIRD**

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Christine Baird  
Manager of Corporate Services

Approved:

**M.PIAMONTE**

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Mario Piamonte  
Chair, Advisory Planning Commission