

PUBLIC HEARING– MINUTES

Minutes for the Public Hearing scheduled for
Tuesday, October 15, 2019 at 7:00 p.m. in Council Chambers at
Village Hall, 2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen (Chair)
Councillor Polly Krier
Councillor Tim Laidler
Councillor Paul Weverink

ABSENT

Councillor Kim Trowbridge

OTHERS PRESENT

Juli Halliwell, CAO
Karen Elrick, Manager of Corporate Services
Jason Smith, Manager of Development Services

1. Call to Order

The public hearing was called to order 7:00 p.m.

2. Opening Statement by Chair – Mayor John McEwen

Mayor John McEwen read the public hearing statement which is included as Attachment 1 and forms part of these minutes.

The Corporate Officer confirmed that legislative requirements for notice of the each of the public hearings were met and that no written submissions were received for either public hearing.

3. Presentation of Zoning Bylaw Amendment Bylaw No. 600-2019 (Zoning Bylaw Amendments)

Councillor Polly Krier excused herself from the public hearing for Zoning Bylaw Amendment Bylaw No. 600-2019 due to a conflict of interest.

Mr. Smith overview of proposed amendments to the Zoning Bylaw which include:

- Siting exceptions – projections
- Off street parking and front yard setbacks
- Garages and coach houses
- Accessible parking space P-1 Civic Institutional Zone
- Construction equipment and large vehicles on double fronting lots

a. **Comments from public**

Bruce Scatchard, Anmore, spoke regarding the 2017 revision to the Zoning Bylaw which increased the allowable dwelling area of a coach house but included garage area in the calculation of allowable area resulting in reduction of allowable building size. Staff reported that inclusion of the garage area was to address concerns regarding persons who have unlawfully finished garage space. Mr. Scatchard does not agree with this approach which restricts all residents as a strategy for bylaw enforcement for those who unlawfully convert garage space to living space.

Leigh Scatchard, Anmore, spoke regarding her concerns that a one acre lot would allow for construction of a house greater than 10,000 square feet including below grade with a garage of 968 square feet or an addition of 5,000 square feet to the principal residence but only a 150 square meter (approx. 1,600 sq. feet –sic) accessory building, including garage is permitted. Ms. Scatchard expressed concern with challenges related to aging in place and additional requirements such as wider doors, railings, sheltered accessible parking, and different use of space to meet unexpected challenges would not result in needing less space to meet these requirements. Ms. Scatchard expressed her view that Anmore aggressively restricts construction of coach house buildings.

Doug Richardson, Anmore, provided comments regarding the 2017 effort to expand coach houses resulted in the shrinking of accessory buildings. Mr. Richardson expressed his view that restrictions are being used as bylaw enforcement and punishing everyone for the few that have building infractions. Mr. Richardson expressed concern regarding below grade area definition. Mr. Richardson expressed concern regarding the East Road and Leggett Drive front and back definitions and his view that this change punishes other people for a particular infraction by Cllr. Krier's house. Mr. Richardson disagrees with creation of a bylaw to address one situation and if screening requirements are changed then they should apply to all residents. Mr. Richardson expressed his view that the proposed changes are not minor as described.

Mayor McEwen called for speakers for the 2nd time:

Bruce Scatchard, Anmore, noted that the current zoning bylaw defines floor area and excludes below grade floor area and expressed concern that the new change clarifies the definition includes below grade floor area, but is concerned how the Village is administering the interpretation of the definition now and how that creates liability for the Village.

Doug Richardson, Anmore, expressed his belief that below grade area is now included in principal buildings.

Mayor McEwen called for speakers for the 3rd and final time and seeing none, closed the public hearing for Zoning Bylaw Amendment Bylaw 600-2019 at 7:15 p.m.

Councillor Krier returned to the meeting at 7:15 p.m.

4. Presentation of Zoning Bylaw Amendment Bylaw No. 597-2019 (Cordovado)

Mr. Jason Smith, Manager of Development Services, provided an overview of the Zoning Bylaw amendment for the proposed comprehensive development zone on the 13.41 acre site currently zoned RS-1. The proposed project would comprise of a 19 lot subdivision. The developer has offered a series of community amenities as part of the proposal including a road dedication for the portion of Sunnyside Road that has been determined encroach on private lands, construction of a trail network, construction to energy step code 3 standards, and a community amenity contribution of \$493,000.

a. Comments from public

Doug Richardson, Anmore, expressed concern regarding if there is a tree management plan applied to this rezoning he can't find in the notes or attachments for this meeting. Mr. Richardson believes that there was no requirement for a tree management bylaw for this proposal based on second hand information that he received from the Advisory Planning Commission meeting. Mr. Richardson cited tree retention requirements in the Village of Anmore Tree Management Bylaw 587-2018 and expressed concern regarding tree retention at Bella Terra development and does not want that to happen at Cordovado.

Mayor McEwen called speakers for the second time:

Tony Spring, Anmore, spoke regarding road access as he lives on Sunnyside and he would prefer the roadway to come in further south closer to First Avenue.

Linda Weinberg, Anmore spoke regarding septic fields for 1/3 acre lots and her assumption that they will all be engineered fields but expressed concern that as small lots with septic fields are developed the Village would get closer to connections to a sewer system which would be expensive and change the nature of the Village. Ms. Weinberg urged caution with the number of small septic fields allowed in the Village.

Stephane Mitchell, Anmore, spoke regarding his concern of buffer and distance from his property to the roadway into the development and is requesting that he would like to see the layout and what the roadway will look like.

Doug Richardson, Anmore, spoke regarding his concern that if this development was developed as RS-1 with 10-11 lots rather than the additional 8-19 lots under the proposed comprehensive development zone the community amenity contribution would be 1.2 – 1.3 million and expressed his view that the community amenity contributions should be at least 1.2 million for this development.

5. **Close of Public Hearing**

Mayor McEwen called for speakers for the third and final time and seeing none declared the public hearing closed at 7:25 p.m.

Karen Elrick
Corporate Officer

John McEwen
Mayor