

## ADVISORY PLANNING COMMISSION – MINUTES

Minutes for the Advisory Planning Commission Meeting scheduled for Monday, October 18, 2021 at 7:00 p.m. virtually via Zoom



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### MEMBERS PRESENT

John Burgess, Chair  
Wayne Keiser (via teleconference)  
Julia Robertson  
Olen Vanderleeden

### MEMBERS ABSENT

Tom Albanese  
Denny Arsene  
Tony Barone

### OTHERS PRESENT

Mayor John McEwen, Council Liaison  
Chris Boit, Manager of Corporate Services

#### 1. Call to Order

The meeting was called to order at 6:02 p.m.

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

That the agenda be approved as circulated.

Carried Unanimously

#### 3. Business Arising from the Minutes

None.

#### 4. Unfinished Business

None.

#### 5. New Business

##### (a) **Zoning Bylaw Amendment Bylaw No. 651-2021 – Infill Development**

Chris Boit, Manager of Development Services, provided an overview of infill zoning bylaw changes and rationale which includes the goal to keep existing homes compliant without requiring significant alterations, and an overview of the four applications.

Discussion points included:

- Minimum lot size and expectation that most new lots will be between 1/3 acre and ½ acre as included in the Infill Policy 61
- Floor Area Ratio requirement change is intended to ensure the existing home remains compliant with zone
- Accessory building floor area permits 30% in order to keep any accessory buildings subservient to the main structure
- Whether coach houses would be allowed. It was noted that in theory, yes, but the majority of the infill lots would not meet the requirements
- Rationale for setback reductions
- Parking allocation to be on lots with no street parking allowed
- Parcel coverage has been increased to ensure existing homes are compliant with zone; however, if a large home is already built on the existing lot it would fail the infill requirements

It was MOVED and SECONDED:

That the Advisory Planning Commission recommends to Council that Zoning Bylaw Amendment No. 651-2021, be supported.

Carried Unanimously

## 6. Adjournment

It was MOVED and SECONDED:

That this meeting be adjourned at 7:05 p.m.

Carried Unanimously

Certified Correct:

**“Karen Elrick”**

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Karen Elrick  
Corporate Officer

Approved:

**“John Burgess”**

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John Burgess  
Chair, Advisory Planning Commission