

CULTUS LAKE ADVISORY PLANNING COMMISSION OPEN MEETING MINUTES

Wednesday, December 18, 2019
12:00 pm
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Present:

Chair, Darcy Bauer
Vice-Chair, Larry Payeur
Commissioner, Joe Lamb
Commissioner, David Renwick

Regrets:

Commissioner, Casey Smit

Staff Present:

Jennifer Kinneman, Acting CAO
Graham Daneluz, Director of Planning and Development
Julie Mundy, Planning Technician
Kristin Webb, Planning Assistant

Also Present:

Director Taryn Dixon, Electoral Area H
Gail Smit (Owner), with respect to Item 4.1
Francis Wallace (Planning Consultant), with respect to Item 4.2
Approximately twelve members of the public

1. CALL TO ORDER

Chair Bauer called the meeting to order at 12:03 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By PAYEUR
Seconded By LAMB

THAT the Agenda, Addenda and Late Items for the Cultus Lake Advisory Planning Commission Meeting of December 18, 2019 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. MINUTES/MATTERS ARISING

3.1 Cultus Lake Advisory Planning Commission - August 21, 2019

Moved By PAYEUR
Seconded By RENWICK

THAT the Minutes of the Cultus Lake Advisory Planning Commission of August 21, 2019 be adopted.

CARRIED

4. NEW BUSINESS

4.1 Application for Development Variance Permit 2019-32 to vary parking regulations - 126 First Avenue

Discussion ensued regarding the width of the travelled portion of the road and road right-of-way, the size of the lot, and the definition of “renovation.” Non-conforming regulations from *The Local Government Act* were discussed and confirmation was received that the footprint of the building was to remain the same. Conversation amongst the Commissioners regarding finding a consistent approach for parking in the community that works for their unique circumstances; particularly for the “waterfront lots.”

Moved By PAYEUR
Seconded By LAMB

THAT the Cultus Lake Advisory Planning Commission support Development Variance Permit 2019-32 for 126 First Avenue, Cultus Lake, to waive the requirement for on-site parking from two (2) spaces to zero (0) spaces; resulting in no on-site parking. Parking would be located in the non-travelled portion of the road.

CARRIED

4.2 Application for Development Variance Permit 2019-17 - 155 First Avenue

Discussion ensued regarding liability for approving a reduction of the Flood Construction Level (FCL) and whether “water proofing” a basement would be an acceptable alternative. The property owner’s Planning Consultant gave a quick presentation of their case. Commissioners discussed the need for a future parking study and asked if FVRD staff would be available to attend a January Park Board meeting. Commissioners were all in favour of deferring the three proposed variance requests contained within the application.

Moved By LAMB
Seconded By PAYEUR

THAT the Cultus Lake Advisory Planning Commission defer Development Variance Permit 2019-17.

CARRIED

5. ADJOURNMENT

Moved By PAYEUR
Seconded By RENWICK

THAT the Cultus Lake Advisory Planning Commission Meeting of December 18, 2019 be adjourned.

CARRIED

The Cultus Lake Planning Advisory Commission Meeting adjourned at 1:47 p.m.

MINUTES CERTIFIED CORRECT:

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Darcy Bauer, Chair