

CITY OF PARKSVILLE  
ADVISORY PLANNING COMMISSION

MINUTES OF MEETING

Date: July 15, 2010  
Time: 8:00 am  
Place: PCTC, The Forum  
Chair: D. Luke

Members Present:

<u>X</u> _____	<b>J. S. Baldwin</b>	<u>X</u> _____	<b>E. Chabot</b>
<u>X</u> _____	<b>T. Knight</b>	<u>X</u> _____	<b>D. Luke</b>
<u>X</u> _____	<b>K. Paskin</b>	<u>X</u> _____	<b>L. Taylor</b>
<u>X</u> _____	<b>R. Thompson</b>		

Others:

B. Russell, Manager of Current Planning  
S. Harbottle  
5 members of the public

1. **Call to Order:**

The meeting was called to order at 8:02 am by the Chair.

2. **Adoption of Minutes:**

Moved by T. Knight                      Seconded by E. Chabot

That the minutes of the meeting of May 20, 2010 be approved. CARRIED

### 3. Application Status Update

B. Russell, Manager of Current Planning presented the current rezoning, development permit and subdivision applications to the membership. The members asked questions regarding the various applications.

### 4. Presentation: The Difference between Rezoning and Development Permits

B. Russell, Manager of Current Planning presented a PowerPoint presentation regarding the difference between rezoning and development permits.

The Chair invited the members of the gallery to comment and ask questions.

#### Discussion:

Question: Is it law that a building that is rezoned be built?

Answer: You cannot build contrary to the bylaws so if the bylaw provides specific details they would be constrained by those details when they choose to build. That being said, the municipality does not have the authority to require someone to build a building on private property.

Question: When a property is rezoned and the applicant doesn't proceed is there not a means that if it is not within done a certain period of time that the property shall devolve back to its original zoning?

Answer: You can't zone time, only use, setback height and density. Such a topic would have to be raised by Council to look into the possibility of down zoning. The reality is that such a down zoning would not likely be supported by the Official Community Plan polices and would therefore be contrary to the bylaw. In addition, a property owner who is affected by such a down zoning would likely have recourse against the City for any off-site works provided as part of their original rezoning. The only way to have someone complete their building is once the building is under construction at the building permit stage.

Question: Regarding Renz Road; asking for single family development; why multifamily on site? The Development Permit doesn't match the zone.

Answer: The Development Permit guidelines for the area envision a comprehensive development with a mix of building forms from townhouses, apartment and single family residential. The development permit reflects this envisioned mix. In this instance, the development permit is only able to regulate the general street pattern and overall landscaping. The site is zoned RS-1 so the entire property could ultimately be developed as single family residential, as is the property owner's right under zoning. If the multifamily portion proceeds then that part of site would have to be rezoned.

Question: Is there a water limit?

Answer: The planning and modeling for water infrastructure is based on the envisioned population established at 25,000 in the current Official Community Plan. This is the basis of the Arrowsmith Dam. Lower

population growth or better use of our water resources delays when additional infrastructure will need to come on-stream. The City has a water intake constraint right now. Water usage trends will determine when additional infrastructure that has been planned for, will need to be built.

Question: What is the status of the Official Community Plan Review?

Answer: The Official Community Plan Review will be conducted by the consultant in starting in the fall. Members of the public are encouraged to participate. There will be an Official Community Plan Advisory Committee set-up to guide the consultant, Staff and Council throughout the consultation process. You are encouraged to participate.

The role of the Advisory Planning Commission will be to review the bylaw in the final draft stages.

**4. Adjournment:**

Moved by J. S. Baldwin      Seconded by E. Chabot

There being no further business, the meeting adjourned at 9:07 am

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Chair

BR/sh