

MINUTES

Advisory Planning Commission (APC)

Thursday, September 21, 2017 at 7:00 p.m.
Council Chambers, City Hall

PRESENT: Chair – Members – Bruce Laxdal, Tina Donovan, Mayo McDonough, D. Brian McLaurin, Christy Villiers, Jon Steininger; Council Liaison – Steve Arnett; Staff Liaison – Lisa Brinkman, Planner and Recorder.

ABSENT/REGRETS: Linda Mix

GUESTS: John de Leeuw (Applicant)

The meeting was called to order at 7:00 p.m.

1. AGENDA

It was moved, seconded and carried that the agenda of September 21, 2017 be approved.

2. WELCOME, INTRODUCTION AND ORIENTATION

L. Brinkman welcomed the commission members and provided a brief orientation. The APC members introduced themselves.

3. NOMINATION/ELECTION OF CHAIR

Bruce Laxdal was acclaimed as chair of the Advisory Planning Commission.

4. ADOPTION OF MINUTES

It was moved, seconded and carried that the APC minutes of March 17, 2016 be adopted.

5. COUNCIL REFERRALS

- a) Official Community Plan Amendment/Rezoning application 3360-17-03 J. de Leeuw (Ladysmith & District Credit Union) Lots 1-5, DL 38, Oyster District, Plan VIP84189 (1132-1142 Rocky Cr. Rd.)
L. Brinkman presented the APC staff report (Sept. 21, 2017). APC members asked questions and discussed the proposal.

It was moved, seconded and carried that the Advisory Planning Commission (APC) recommends support for permitting light industrial use at 1132, 1134, 1138, 1140, and 1142 Rocky Creek Road; and recommends that the public hearing notice be sent to the residents of the live-work units at 1154, 1156, and 1158 Rocky Creek Road so that they have a chance to review and comment on the proposal.”

b) Review of Town of Ladysmith Small Lot Zones 360-17-02

L. Brinkman presented the APC staff report (Sept. 21, 2017). APC members asked questions and discussed the proposal.

It was moved, seconded and carried that the Advisory Planning Commission (APC) recommends support to:

- Amend the R-1-HCA Zone by changing the permitted lot coverage from 33% to 35%; and removing the maximum finished floor area requirement of 175m²; and
- Amend the R-1-B Zone by removing the maximum finished floor area requirement of 121m².

The Advisory Planning Commission also cautions that they are concerned about the affordability of homes in Ladysmith and cautions that allowing greater lot coverage could be a “slippery slope”.

6. **CORRESPONDENCE**

None.

7. **NEW BUSINESS**

None.

8. **MONTHLY BRIEFING**

L. Brinkman advised that there will be an upcoming public event to present the Waterfront Area Plan.

9. **NEXT MEETING**

TBD

10. **ADJOURNMENT**

It was moved, seconded and carried that the meeting be adjourned at 8:20p.m.

Chair (B. Laxdal)

RECEIVED:

Corporate Officer (J. Winter)