



MINUTES

Hyde Creek Advisory Planning Commission (APC)

Held on Wednesday, April 6th, 2016 at 7:00pm,
at the Hyde Creek Community Hall,
1105 Hyde Creek Road, Hyde Creek

Attendance:

Chair
Members

Walter Eggenberger
Guylaine Longpre
Jim McIntee
Lynn Iskra
Mike Green
Pam McIntee
Sharon Barratt

Other:
Regrets

Jeff Long, Manager of Planning & Development
Andrew Hory, Electoral Area C Director

1. Meeting called to order at 1903 by Chair Walter Eggenberger.
 - a. Adoption of agenda. Addition of preliminary subdivision application in new business put forth by Jeff Long. Lynn Iskra adopted agenda as amended with Sharon Barratt seconding. Moved/Seconded/Carried
 - b. Review and adoption of March 2nd minutes. Moved/Seconded/Carried
2. Old Business
 - a. High speed internet – no update.
 - b. Green space update: Ministry of Forest (MOF) contacted Jeff Long to advise planting of trees to be undertaken on Crown land strip between highway 19 and Petro Canada property. Jeff Long contacted business owner regarding alternative to apply for Crown land tenure for landscaping and maintenance purposes and owner has advised he wishes to pursue that option instead of having Ministry plant trees.
Action: Jeff to email MOF about business owner's interest in landscaping instead of replacing trees.
 - c. Beach access signs: no update.
 - d. Hyde Creek Hall Signage:
Sharon Barratt sent word that she had contacted Bill Cessford about signage for the Hall and ball diamonds. No funding available to make sign. Experience vandalism to signs in the past.
Action: Members to ask Andrew Hory about any slush fund money to be used for Hyde Creek Hall signage.
 - e. Ditch cleaning:
On the corner of Lanqvist and Hyde Creek Road, there is a concrete block covering culvert. Another culvert identified on Hyde Creek Road, just after Jekyll is plugged therefore creating challenges with water flow.
 - f. Bylaw no. 613 – Hyde Creek Official Community Plan – deferred to next meeting on agreement by membership.
3. New business
 - a. Preliminary subdivision application: 508 Nimpkish Heights was a 5 acre lot and it was subdivided in 1999 with a frontage relief variance in order to accommodate the fact that the owners constructed a second dwelling which was contrary to the zoning bylaw. Owners wants to subdivide again to accommodate the shop as part of existing Lot B instead of Lot A which it is presently part of. This will require more frontage relief which is already quite significant. Prior to subdivision approval, a new septic system and water well would have to be provided as the two lots currently share these services. Much discussion occurred including reviewing the Provincial legislation that applies in relation to frontage requirements and the lotting pattern of the community was reviewed in detail. There are no geographical or environmental implications or other planning considerations requiring the requested frontage relief.

There is opportunity to make it a strata with a shared driveway. Jeff will investigate other options if any.

Resolution: THAT the Hyde Creek Advisory Planning Commission, upon review of the Preliminary Subdivision Application (MOTI File 2016-01518 / RDMW File 2016-SUB-01) with respect to the properties at 508A and 508B Nimpkish Heights Road, objects to the proposed subdivision design on the basis that it would necessitate further approval of significant frontage relief in order to accommodate an existing accessory building and that this may set an undesirable precedent as it relates to other subdivision proposals in future. Move/Seconded/Carried

4. Next meeting date: May 4th, 2016.
5. Adjournment at 2050. Moved and Carried

Certified Correct

Pam McIntee, Secretary

Walter Eggenberger, Chair