



MINUTES

Hyde Creek Advisory Planning Commission (APC)

Held on Wednesday, May 3rd, 2017 at 7:00 pm,
at the Hyde Creek Community Hall, 1105 Hyde Creek Road.

Attendance:

Chair:	Mike Green
Members:	Jim McIntee Lynn Iskra Sharon Barratt Guylaine Longpre
Secretary:	Pam McIntee
Electoral Area C Director:	Andrew Hory
Manager of Planning	Jeff Long
Public	Muriel and Gord Oppen
Regrets	Walter Eggenberger

1. Meeting called to order at 1906 by Chair Mike Green.
 - a. Adoption of agenda as amended. Moved by Sharon Barrett, Jim McIntee 2nd. Carried.
 - b. Review and acceptance of March 1st minutes. Moved by Sharon Barrett, Lynn Iskra 2nd. Carried
2. Old Business
 - a. Review of beach access notes.
 - i. Whitey's way:
 1. Access is functional
 2. Top of roadway could have brambles removed so clear path to beach access.
 3. Beach access signage up
 - ii. Hyde Creek Road:
 1. Access is functional.
 2. Trail is short, but would be improved with a ramp.
 - iii. Velie Lane:
 1. Access is not functional.
 2. This is priority path that needs to be cleaned out and a functional trail developed to beach.
 3. Needs signage indicating beach access, no turnaround.
 - iv. Beach Lane:
 1. Access is functional.
 2. Alders growing at bottom over sewer clean out area.
 3. Question about sewer line crossing the road at top.
 4. Needs signage indicating beach access, no turnaround
 - v. Jekyl Road East
 1. Access is functional
 2. Needs signage indicating beach access, no turnaround
 - vi. Mine Road
 1. Non-functioning beach access

Action:

- Jeff to check with Patrick about whether cars can drive down over sewer pipes at top of the road.
- Jeff to check about cleaning out brush/alders at bottom sewer clean out area at Beach Lane beach access.
- Andrew looking at using \$3,000 funding to work on non-functional access on Velie Lane

Andrew to send Pam tourism grants for follow-up
Sharon to connect with Velie Lane Beach Access neighbours to review need of access and possible future work.

- b. Ditch Cleaning in Hyde Creek:
 - i. Machine recently through Hyde Creek with some alders trimmed down.
- c. Telus Fibre Optics
 - i. Jeff provided brief update and handout.
- d. Guesthouse and Secondary Suites discussion
 - i. It was reaffirmed that no guest houses for rent or secondary suites were approved
 - ii. Lynne moved a motion and Guylaine 2nd THAT Hyde Creek Zoning Bylaw No. 648 be revised to include new definitions for “Guesthouse” and “Accessory Building or Accessory Structure” as follows:

Guesthouse: Means a detached dwelling accessory to an existing principal dwelling. A guesthouse must be built upon a foundation and does not include a mobile home, trailer, or recreational vehicle. A guesthouse is to be utilized for residential purposes only and must not be used for Home Commerce or other commercial purposes, including the provision of rental accommodation.

Accessory Building or Accessory Structure: Means buildings and structures that are clearly subordinate to, customarily and typically incidental to, and exclusively devoted to the principal use or principal building on the same lot.

- 3. Next meeting date: June 7th at 7pm
- 4. Adjournment at 2115

Certified Correct

Pam McIntee, Secretary

Mike Green, Vice Chair