



# MINUTES

## Hyde Creek Advisory Planning Commission (APC)

Held on Tuesday, January 9th, 2017 at 6:30 pm,  
at the Regional District of Mount Waddington

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Attendance:

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

1. Meeting called to order at 1835 by Chair Walter Eggenberger.
2. Adoption of agenda with addition of zoning request. Motion carried.
3. No review of minutes as wanting to spend time on zoning request and OPC.
4. Old Business
  - a. OCP review starting on page 7.  
**Action:** All members to review page 7 and 8 in regard to vision statement or goal and objectives. Provide input and propose ideas electronically by February 1.
5. New Business
  - a. Incorrect signage on roads
    - i. Action: Pam to send Jeff email regarding the incorrect spelling of Lanqvist Road on signage as it is spelled Lanquist. Indicate location of sign and any relevant details.
  - b. Zoning change request
    - i. Jeff indicated that the RDMW is in receipt of a development application, requesting consideration of a change in the applicable zoning classification for the property addressed as 904 Lanqvist Road.
    - ii. The subject property is shown on the attached Location Map. It is 4.348 acres in size with the front lot line being adjacent to Lanqvist Road and the rear lot line forming the natural boundary with the ocean (Broughton Strait).
    - iii. The proposal is to subdivide the subject property into two lots such that a single-family dwelling can be located on each. This cannot be undertaken under the present zoning category, the Rural Residential RU-1 Zone, which permits a minimum lot size of 10 acres. The proposed Rural Residential RA-1 Zone allows lots of 2.5 acres that are serviced by an on-site well and septic disposal system and this would not permit subdivision of the subject property into two lots given it is less than a total of 5 acres. This having been said, the Rural Residential RA-1 Zone does permit lots of 2 acres where are serviced by on-site well and the Hyde Creek sanitary sewer system.
    - iv. It is proposed that the subject property and future lots be serviced by the Hyde Creek sanitary sewer system and the applicant has submitted a written request to the RDMW asking that the property be included in the service area associated with the sewer system.
    - v. This will require an amendment to the service establishment bylaw for the Hyde Creek sewer system and the property owner will pay for extension of the actual sewer main from its present terminus to the east on Lanqvist Road.
    - vi. It is noted that the residential lots to the west are included in the Restricted Residential RR-1 Zone. The regulations of this zoning category permit a single-family dwelling and a guesthouse on each existing lot that is included within the Restricted Residential RR-1 Zone and these lots are all less than 2 acres in size and no further subdivision is permitted.

*Resolution:* The Hyde Creek APC supports the rezoning application. Guylaine moved. Sharon 2<sup>nd</sup>. Motion carried.

c. Industrial zoning

i. Jeff indicated that 901 Lanqvist has industrial 3 designation. The property is paying more for taxes.

*Resolution:* The Hyde Creek APC support RDMW staff to discuss the possibility of rezoning property from IND-3 to RA-1 with the property owner to determine if this would work for them. Jim moved. Lynn 2<sup>nd</sup>. Motion carried.

d. February 7<sup>th</sup> community meeting

i. Jeff proposed that four topics effecting Hyde Creek residents to be reviewed. These include:

- Fire Department
- Public Access
- Electoral Area Boundary
- OCP process review

*Action:* Jeff to complete and send out Hyde Creek Holler to residents with proposed date.

Jeff to send notice to paper and utilize other forms to spread the word about upcoming meeting.

6. Next meeting date: February 13th at 6:30 pm at the RDMW office with focus on OCP.

7. Adjournment at 2040

Certified Correct

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Pam McIntee, Secretary

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Walter Eggenberger, Chair