



Land Use and Planning Committee

Minutes

February 28, 2022, 6:15 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Joe Calenda, Acting Director of Planning and Development
Services
Debbie Johnstone, Deputy Corporate Officer

Public 2

1. **CALL TO ORDER**

Councillor Kristjanson, Chairperson

The meeting was called to order at 6:20 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2022-LU/P-001 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for February 28, 2022, as circulated.

Motion CARRIED (6 to 0)

3. **ADOPTION OF MINUTES**

Motion Number: 2022-LU/P-002 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the November 22, 2021, meeting as circulated.

Motion CARRIED (6 to 0)

4. **EARLY REVIEW OF REZONING APPLICATION - 14056 NORTH BLUFF ROAD**

Corporate report dated February 28, 2022 from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 14056 North Bluff Road".

Note: The application proposes to change the zoning of the subject site from One Unit Residential (RS-1) Zone to Three Unit (Triplex) (RT-2) Zone.

The Acting Director of Planning and Development Services provided an overview of the application.

The following discussion points were noted:

- Lot coverage (floor area of the building) appears to be higher than permitted (45%) - this must be defined / review within the zoning bylaw
- Concern with the size of garages
- Consider removal the garages
- Unit square footage
- Concern with the density
- Appears narrow for triplex - duplex may be a better fit for the site

Motion Number: 2022-LU/P-003 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 14056 North Bluff Road to the next stage in the application review process.


Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (4 to 2)

5. **CONCLUSION OF THE FEBRUARY 28, 2022 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:43 p.m.

Councillor Kristjanson, Chairperson



Tracey Arthur, Director of Corporate Administration