



Village of Cumberland

Advisory Planning Commission

Minutes

The meeting of the APC was held on Thursday April 8, 2021 by video conference (due to Covid-19), commencing at 4:06pm.¹

PRESENT: Nick Ward, Chair
Roger Kishi
Neil Borecky
Jaye Mathieu

ABSENT: Dan Griffin
Janet Bonaguro
Shannon Levett

GUESTS \ STAFF: Karin Albert, Senior Planner
Meleana Searle, Planner
Cody Gold, owner – Item 4a - 2781 Maryport Avenue Property Owner

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Borecky / Kishi: THAT the agenda be amended to reverse order of items 4a and 4b and be approved as such.

CARRIED

3. APPROVAL OF MINUTES

Borecky / Mathieu: THAT the minutes of the meeting held March 11, 2021 be approved as presented.

CARRIED

¹ This meeting was held through electronic facilities as authorized under Order M192 of the Ministry of Public Safety and Solicitor General during the declaration of a state of emergency made March 18, 2020 in order to conduct business in accordance with public health advisories related to the COVID-19 pandemic.

4. REFERRALS FROM COUNCIL

(a) Development Permit & Development Variance Permit, 2781 Maryport Avenue

Kishi / Mathieu: THAT the Advisory Planning Commission receive “Development Permit & Development Variance Permit, 2781 Maryport Avenue – Referral to APC.”

CARRIED

DISCUSSION

- Staff provided an overview of the application as per the staff report
- APC comments:
 - APC noted that the landscape plan parking spaces appear to cross the property line onto Village property. The plan indicated 4 parking spaces but only 2 are required and it appears that those can be accommodated within the private property
 - APC recognizes the new owner’s efforts to legalize the non-conforming use.

Mathieu / Kishi: THAT the Advisory Planning Commission recommend approval for the Development Permit (2021-02-DP) and for Development Variance Permit (2021-02-DV) on the property described as Lot 9, Block 12, DL 21, Plan VIP522A (2781 Maryport Avenue) to Council.

CARRIED

(b) Camp Road Statement of Significance and Zoning Bylaw Setbacks

Kishi / Mathieu: THAT the “Camp Road Statement of Significance and Zoning Bylaw Setbacks” report, dated April 1, 2021 be received.

CARRIED

DISCUSSION

- Staff provided an overview of the referral
 - Options presented to amend zoning better support the protection of the character defining elements of the Camp Road neighbourhood.
- APC
 - Potential financial implications of a Heritage Conservation Area (HCA) for property owners? Staff noted that it is difficult to assess because each case is different, but an HCA can impose additional costs while often increasing the value of properties in a neighborhood.
 - Does amending the Zoning Bylaw for different setbacks mean creating a new zone? Staff stated that it might require a new zone, e.g. R1-B, but will check

into the mechanics of applying different setbacks to a subset of properties in a zone.

- What is the timing of the next OCP review? Staff did not have that information at hand but will review the Council workplan and report back to the APC.
- Public process for Zoning Bylaw changes? Staff would organize an online survey and potentially an online meeting for the public.
- The APC did not support Option 2 – changes to secondary suite permissions on Camp Road.
- The APC recognized the need to amend bylaws to more closely align legislation with the desire for heritage character preservation.

Kishi / Borecky: THAT the Advisory Planning Commission recommend that Council consult with residents of the Camp Road neighbourhood about reducing the front yard setback along their section of Dunsmuir Road.

CARRIED

Kishi / Borecky: THAT the Advisory Planning Commission recommend that a possible Heritage Conservation Area for the Camp Road neighbourhood, and possibly for other historic neighbourhoods in the Village, be explored with Cumberland residents as part of the next Official Community Plan update.

CARRIED

5. NEW BUSINESS

None

6. NEXT REGULAR MEETING

Thursday, May 13, 2021 at 4:00pm (pending any referrals from Council).

7. TERMINATION:

Mathieu: THAT the meeting terminate.

Time: 5:57pm

Certified Correct: _____ Chair	Confirmed: _____ Deputy Corporate Officer
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