

It was moved by Mayor Heintzman,
seconded by Councillor Kent,
THAT Council waive the ADP review requirements for Development Permit
No. 425: Lizzy Bay (37830 Third Avenue)
OPPOSED: Councillor Race, Councillor Chapelle and Councillor Elliott
MOTION FAILED

Councillor Prior returned to the meeting at 2:22 pm

(iii) Drive-Thru Business and Auto Oriented Business Discussion

S. McJannet, Planner attended to follow up on discussion from June 7 Community Development Standing Committee meeting.

- OCP and Zoning omnibus included restricting drive-thrus in 2013
- Drive-thru amendments (restrictions) were removed in 2014
- Suggestion for a drive-thru policy in draft OCP

Questions and comments from the Committee:

- Which zones allow drive-thrus?
 - C3, specific parcels in C4, C9 as well as I1, and I9
- Committee suggestion that drive-thrus be removed from all zones and all new drive-thrus must be approved by Council
 - Legal implications need to be considered
- DP Area guidelines for drive-thrus was suggested
- Financial institutions and site specific considerations
- Difference between drive-thru restaurants and automotive drive-thru businesses
- Benefits of having policy in OCP to avoid unnecessary applications coming to Council

It was moved by Mayor Heintzman,
seconded by Councillor Chapelle,
THAT Council direct staff to remove “drive-thru” from all zones and bring forward changes for consideration in the next Zoning Bylaw amendment that existing and functioning drive-thrus be grandfathered into those specific parcels, and that all new drive-thru-related applications as of July 5, 2016, including Development Permits and Building Permits, be deferred until a new drive-thru DP area guideline be developed and brought to Council for consideration, specifically to address the unique challenges with regard to drive-thrus.

CARRIED

(iv) Official Community Plan Phase 2 Update

S. McJannet, Planner, M. Gunn, Planner and C. Moore, Communications Manager attended to advise Council on Phase 2 of the Official Community Plan Update:

- Phase 3, the Plan is the Bylaw drafting phase and will take place over the summer
- Phase 2 activities summaries were presented
- ‘OCPizza’ guides and workbooks were commented on

Councillor Kent left the meeting at 3:02 pm and returned at 3:05 pm

- Review of policy direction changes and community feedback was reviewed
- Opposition to integrate Squamish Estuary Land Designations was received – suggestion to separate Mamquam Blind Channel from discussion

- Employment land vs. Industrial lands – wording considerations
- Neighbourhood futures mapping activity was reviewed
- Next steps for Phase 3 were introduced

Questions and comments from the Committee:

- Suggestion to make the information readable and not too technical; explain the ‘why’ of the policy and make the document visually appealing similar to the Annual Report
- Incorporate climate change through the entire document, not just one section

5. COUNCIL

A. STATUS OF RECOMMENDATIONS TO COUNCIL -Nil

B. REFERRALS FROM COUNCIL - Nil

6. ROUNDTABLE DISCUSSION

7. TERMINATION

It was moved by Councillor Elliott,
seconded by Councillor Prior,
THAT the meeting be terminated.
CARRIED

Meeting terminated at 3:26 p.m.

Councillor Karen Elliott, Chair