

THE CORPORATION OF THE VILLAGE OF WARFIELD

Committee of the Whole Meeting #03-21

Minutes of the Committee of the Whole Meeting of the Village of Warfield, held Friday, February 19, 2021 at 4:00 p.m. In an electronic/video format due to the inability to provide COVID-19 spacing under the Province of B.C. Ministerial Order 192.

Present: Mayor D. Langman
Councillor C. Yunkws (Arrived at 3:55 p.m.)
Councillor A. Parkinson
Councillor R. Masleck
Councillor J. Hill

Staff Present: Jody-Lynn Cox, Chief Financial Officer/Corporate Officer
Lila Cresswell, CAO
Melissa McGee, Administrative Clerk II

Gallery: Chen Peng
Jared Dalziel
Erika Blackie

Call to Order

Mayor Langman called the meeting to order at 3:37 p.m.

Council Resolution for Electronic Meeting

Moved: Councillor Parkinson

Seconded: Councillor Hill

THAT the Council of the Village of Warfield approve the electronic meetings to continue being held due to the inability to provide COVID-19 spacing under Province of BC Ministerial Order 192.

CARRIED 2021-05

Agenda Approval

Moved: Councillor Parkinson

Seconded: Councillor Hill

THAT the agenda for Committee of the Whole meeting for February 19, 2021 be adopted as circulated.

CARRIED 2021-06

WSP Presentation – Zoning Bylaw Key Recommendations

a) WSP PowerPoint – Zoning Bylaw and Development Permit Area Guidelines Update

Chen Peng, MEDes, RPP, MCIP, WSP Ltd.

WSP discussed the Zoning Bylaw process including a Community Engagement Newsletter, impacts of the new Zoning Bylaw, Short-term Rentals, Economic Development and Development Permit Areas. Clarification was given on current zoning in the Emerald Ridge neighbourhood and zoning opportunities for live-work developments. WSP reviewed potential processes surrounding Short-Term Rentals and parking issues within the Village.

Councillor Yunkws joined the meeting at 3:55 p.m.

b) Council Queries

Council required further clarification on Emerald Ridge development zoning. WSP confirmed the need to legally zone existing buildings and the importance of zoning future properties in accordance with the new Zoning Bylaw. Current legally zoned properties in Emerald Ridge would remain unaffected by the new Zoning Bylaw. Council further discussed Live-work zoning, which would allow for more flexibility with home-based businesses and contribute to the affordable housing market. Increased zoning opportunities within the community would provide economic development options for residents. Council discussed the possible concerns and benefits of Short-Term Rental Licenses.

WSP consultants left the meeting at 4:20 p.m.

Council Discussion

Council debated potential opportunities for in person community engagement events and changing the new Zoning Bylaw deadline. It was determined that moving forward with current engagement plan and deadline is sufficient.

Council discussed concerns surrounding the negative impacts of Short-Term Rentals including scarcity in the rental market and the limited parking capacity within the Village. Further discussion determined that with proper licensing, inspection and regulations, opportunities for legal Short-Term Rentals could benefit the Village and help to support the local economy.

Report to Next Council Meeting

Moved: Councillor Masleck

Seconded: Councillor Yunkws

RECOMMENDATION: THAT Council's concerns regarding Short-Term Rentals be forwarded to WSP.

CARRIED 2021-07

Adjournment

On a motion by Councillor Hill, the meeting adjourned at 4:48 p.m.

I hereby certify the preceding to be a true and correct account of the Committee of the Whole meeting #03-21 held by Council on February 19, 2021.

Diane Langman
Mayor

Jody-Lynn Cox
Corporate Officer