

## SUNSHINE COAST REGIONAL DISTRICT

### HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

April 28, 2020

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RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD VIA ZOOM MEETING DUE TO COVID-19 RESTRICTIONS.

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<b>PRESENT:</b>	Chair	Frank Belfry
	Members	Barbara Bolding Bruce Thorpe Nicole Huska Elsie Rudland Eleanor Lenz Dieter Greiner Jim Noon
<b>ALSO PRESENT:</b>	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	Recording Secretary Public	Sandy Goldsmith 1
<b>REGRETS:</b>	Members	Catherine Ondzik Marina Stjepovic
<b>ABSENT:</b>	Members	Alda Grames

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**CALL TO ORDER** 7:00 p.m.

**AGENDA** The agenda was amended and adopted as follows:

To include the report with subject of Telus Telecommunications Tower at Crawley Point – Request for Local Government Concurrence.

#### **MINUTES**

##### Area B Minutes

The Area B APC minutes of January 28 & February 25, 2020 were adopted as presented.

##### Minutes

The following minutes were received for information.

- Egmont / Pender Harbour (Area A) APC Minutes, February 26, 2020
- Elphinstone (Area E) APC Minutes, February 26, 2020

- West Howe Sound (Area F) APC Minutes, February 25, 2020
- Planning and Community Development Committee Minutes, February 13, 2020 and March 12, 2020

## REPORTS

### Zoning Amendment Bylaw No. 310.189 (Cramer)

The Area B APC discussed the staff report regarding Zoning Amendment Bylaw No. 310.189 and after Mr. Cramer presented his proposed plans for his Lot, the following issues were noted and clarified by Mr. Cramer:

- support from neighbours
- driveway access is along property line
- proper septic placement and size in place and addition of a small treatment facility will be added

### **Recommendation No. 1**     *Zoning Amendment Bylaw No. 310.189 (Cramer)*

The Area B APC supports the staff recommendation on this and the Zoning Bylaw Amendment.

### BC Timber Sales (BCTS) Operating Plan 2020-2024

The staff report was received and discussed.

### **Recommendation No. 2**     *BC Timber Sales (BCTS) Operating Plan 2020-2024*

The Area B APC agreed with and supported SCRD staff comments included in their April 2020 report.

AND THAT, the APC requests the Province improve the management of stormwater following block harvesting to avoid adverse impacts on site and downstream and that the Province facilitate salvage of waste wood by local citizens to allow for beneficial reuse. “

The intent is that storm water management procedures be improved to avoid post harvesting adverse impacts both onsite and downstream. Also, instead of burning wood waste piles or leaving them to rot, that the province develop procedures such that the wood waste can be recycled for beneficial use i.e. fire wood, or other uses by local citizens.

### Development Variance Permit Applications DVP00058 & DVP00059 (Mulligan for Corbett)

### **Recommendation No. 3**     *Development Variance Permit Applications DVP00058 & DVP00059 (Mulligan for Corbett)*

The Area B APC supports staff recommendations for this development variance permit.

Discussion of concern about the fire hazard posed by the roof connection between the two structures.

### Telus Telecommunications Tower at Cawley Point – Request for Local Government Concurrence

The staff report was received and discussed.

**Recommendation No. 4**     *Telus Telecommunications Tower at Cawley Point – Request for Local Government Concurrence*

The Area B APC agreed with and supported the staff comments as to the appropriateness of the location of this proposed facility as being consistent with SCRD policies and support for this proposal subject to the review of public consultation and referral feedback.

**DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**     May 26, 2020

**ADJOURNMENT**     8:20 p.m.