

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

April 29, 2020

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING
HELD ONLINE VIA ZOOM

PRESENT:	Chair	Peter Robson
	Members	Dennis Burnham Catherine McEachern Jane McOuat Yovhan Burega Tom Silvey Janet Dickin Sean McAllistar Gordon Littlejohn Gordon Politeski Alan Skelly
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Recording Secretary	Kelly Kammerle
	Public	6
REGRETS:	Member	Alex Thomson

CALL TO ORDER 7:00 p.m.

ELECTION OF VICE CHAIR

Vice Chair position has been tabled until the May meeting.

AGENDA The agenda was adopted with amendment to remove Report #13 Telus
Telecommunication Tower at Cawley Point as per the Planning Department

DELEGATIONS

- Sue Grayson, Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove)
- Development Variance Permit Application DVP00054, (Vanderhaeghe)
 - Lorna Vanderhaeghe – homeowner, Amy Adams – representing the designer, Kai Jenkins – contractor
 - Martin & Barbara Aidelbaum – neighbours

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of February 26, 2020 & March 25, 2020 Meeting Cancelled were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of February 25, 2020
- Roberts Creek (Area D) APC Minutes of February 24, 2020
- Elphinstone (Area E) APC Minutes of February 26, 2020
- West Howe Sound (Area F) APC Minutes of February 25, 2020
- Planning and Community Development Committee Minutes of February 13 & March 12, 2020

REPORTS

Development Variance Permit Application DVP00054 (Vanderhaeghe)

Recommendation No. 1

*Development Variance Permit Application DVP00054
(Vanderhaeghe)*

The Area A APC reviewed Development Variance Permit Application DVP00054 (Vanderhaeghe) and recommends the following:

- Subject to the applicant's strict compliance with the conditions set out in the staff report, the scope of the variance requested does not seem unreasonable.
- The Area A APC has serious concerns with a variance being granted in the face of daily continued construction where two stop-work orders have been issued, setting a dangerous precedent. We recognize the applicant has suffered significant delays through the planning process, but if the variance is granted, penalties may be appropriate to ensure compliance.
- The Area A APC notes that only very recently have notices been sent by the SCRD to the relevant neighbours and we have heard from the adjacent neighbour who has strong objections to the variance. The Area A APC feels it is important that the SCRD board receive and hear neighbours input prior to making any decision on this application.

Provincial Referral – shashishalhem Proposed Names – Area A & D

Recommendation No. 2 & D

Provincial Referral – shashishalhem Proposed Names – Area A

The Area A APC discussed the following:

The APC is strongly opposed to the proposed name change which would see the designation Madeira Park being dropped entirely.

The proposed name change ignores the historical importance to our local community of the name Madeira Park, ignores the inconvenience and cost that will be the lot of those of us living here as we are forced to change our addresses, and turns a blind, forgetful eye to the coming together of European and local indigenous peoples exemplified by the union of Joseph Gonsalves and his First Nations wife, Susan, and the well-earned progress of their family and descendants, many of whom bear a version of the Gonsalves's name to this day.

The APC feels has been little meaningful attempt by the Provincial Government to consult local residents, and no consideration given to the historical importance of Madeira Park.

The discussion in staff's report of pronunciation and IT difficulties has little relevance to today's residents of Madeira Park.

And so, as committed as our Federal, Provincial and Regional Governments are to reconciliation, the APC feels that true reconciliation should be a meaningful positive process for all parties and this measure will lead us away from that and should be abandoned in favour of measures more likely to further harmonious reconciliation.

BC Timber Sales (BCTS) Operating Plan 2020-2024

Recommendation No. 3 BC Timber Sales (BCTS) Operating Plan 2020-2024

The Area A APC declines to make a recommendation on cut blocks outside of Area A and will defer comments about those cut blocks to the appropriate APCs. The APC has not reviewed the planning details of the two cut blocks referred to as Britain West and defer making a recommendation about them at this time with the following comments:

- The APC supports the SCR D's request that the harvest plans should incorporate cumulative impacts, including groundwater impacts and storm runoff, into their harvest plans and recommends the establishment of a cumulative effects impact assessments framework.
- The APC recommends that the BCTS 2020–2024 Operating Plan be denied until there is a meaningful consultation with stakeholders and specifically regarding the imminent 2020 cut plan. It appears that there has been a consistent lack of response to SCR D concerns since about 2010.
- The 2020 harvest plans are already in motion and we feel the BCTS is moving ahead with just token lip service to address concerns of those impacted by their harvest plans.
- The APC is especially concerned about the density of harvest areas for the North Lake/Egmont area which this APC believes will significantly impact both tourism and water quality in the area. The APC has requested meaningful consultation with other stakeholders in the past, yet the harvest plans detailed in Attachment B do not reflect any changes to BCTS's current harvest plans.

- The APC requests that the Ministry Forests, Lands, Natural Resources & Rural Development refer all harvesting plans for SCR D areas including Area A and SCR D refer those plans to the appropriate APC. This includes Forest Licences and other forest harvesting tenures located on the Sunshine Coast.

Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove)

Recommendation No. 4 *Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove)*

The APC would like more information before an informed recommendation can be made. The following comments/concerns were voiced:

- Sue Grayson neighbour and owner of the Cove Restaurant has concerns with the rezoning proposal as there was no consultation with neighbouring property owners.

- The ferries could construct a fence around the terminal, as they did in Langdale, basically cutting off the Cove Restaurant.
- BC Ferries is talking about putting food services and allowing food trucks in and this would have a huge financial impact on the current, long-established restaurant.
- Would like consultation with BC Ferries to see what their future plans are.
- Is there a possibility of eliminating restaurant and food truck use from the Marine Transportation Zone.

Provincial Referral CRN00105 for a Private Moorage 2412248 (Watton)

Recommendation No. 5
(Watton)

Provincial Referral CRN00105 for a Private Moorage 2412248

The Area A APC recommends the approval of Provincial Referral CRN00105 for a private Moorage 2412248 (Watton) with the following recommendations:

- SCR D requirements are met.

NEW BUSINESS

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING May 27, 2020

ADJOURNMENT 9:45 p.m.