

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

January 29, 2020

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING
HELD AT THE PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST
HIGHWAY, MADEIRA PARK, BC

PRESENT:	Chair	Alan Skelley
	Members	Dennis Burnham Catherine McEachern Jane McOuat Yovhan Burega Gordon Politeski
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Recording Secretary Public	Kelly Kammerle 2
REGRETS:	Members	Gordon Littlejohn Tom Silvey Sean McAllistar Alex Thomson Peter Robson Janet Dickin

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Jim Green, Venture Land Management for Provincial Referral CRN00090/91 South Sakinaw Roads, Provincial File 2412156 and 2412244 (OTL Road Company Ltd) and Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of First Reading.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2019 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of November 26, 2019
- Roberts Creek (Area D) APC Minutes of November 18 & December 16, 2019
- Elphinstone (Area E) APC Minutes of November 27, 2019
- West Howe Sound (Area F) APC Minutes of November 26, 2019
- Planning and Community Development Committee Minutes of November 14 & December 12, 2019

REPORTS

Regional Inter-Jurisdictional Invasive Plant Management Strategy

Recommendation No. 1 *Regional Inter-Jurisdictional Invasive Plant Management Strategy*

The Area A APC received the Regional Inter-Jurisdictional Invasive Plant Management Strategy for information.

Provincial Referral CRN00090/91 South Sakinaw Roads, Provincial File 2412156 and 2412244 (OTL Road Company Ltd)

Recommendation No. 2 *Provincial Referral CRN00090/91 South Sakinaw Roads, Provincial File 2412156 and 2412244 (OTL Road Company Ltd)*

The Area A APC recommends the approval of Provincial Referral CRN00090/91 South Sakinaw Roads, Provincial File 2412156 and 2412244 (OTL Road Company Ltd) with the following conditions:

- SCRD requirements are met.

Provincial Referral CRN00093 for a Private Moorage 2412264 (Shortt)

Recommendation No. 3 *Provincial Referral CRN00093 for a Private Moorage 2412264 (Shortt)*

The Area A APC recommends approval of Provincial Referral CRN00093 for a Private Moorage 2412264 (Shortt) with the following comments:

- That the SCRD recommendations requiring compliance with Best Management Practices for Marine Docks, the words 'more stringent' be deleted and replaced with a requirement for compliance with the law.
- The APC would also ask that references to compliance with other requirements which are not legal requirements be deleted. The APC does not understand the imposition of such requirements to these applications.

Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.121, 2019 (Thomson)
Consideration of First Reading

Recommendation No. 4 *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of First Reading*

The Area A APC recommends the approval of Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.121, 2019 with the following recommendations:

- SCRD requirements are met.
- The bylaw wording requires that: gravel surface only, no structures be allowed in the parking area, no storage of vehicles or trailers over the winter, no 'temporary' shelters, etc. (and other safeguards as per the "Saunders parking easement", a proposed (failed) rezoning bylaw).
- The parking easement and the amending rezoning bylaw specify that the parking area will only be utilized by the owners of the four lots being created through subdivision and their guests and invitees, i.e.: there shall be no subletting or use allowed to others (no commercial renting out of the parking spaces).
- The wording of the bylaw should specify the exact location of the 630 sq. m. to be used for parking.
- A noise/visual buffer should also be required for any part of the parking area abutting a road or street as well as the lot lines.
- It would appear that a driveway off of Lee Road would be preferable for driveway access to the parking area coming off of Milne Road, given the site topography.
- There will be a prohibition against use as a parking area until such time as Crown tenure access to waterfront lots by road is terminated.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING February 26, 2020

ADJOURNMENT 8:45 p.m.