

SUNSHINE COAST REGIONAL DISTRICT

**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION**

July 29, 2020

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING
HELD ONLINE VIA ZOOM DUE TO COVID-19 RESTRICTIONS

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

CALL TO ORDER 7:15 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of June 24, 2020 were approved as circulated

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of June 23, 2020
- Roberts Creek (Area D) APC Minutes of June 15, 2020
- Elphinstone (Area E) APC Minutes of June 24, 2020
- West Howe Sound (Area F) APC Minutes of June 23, 2020
- Planning and Community Development Committee Minutes of June 11 & July 9, 2020

REPORTS

Development Variance Permit Application DVP00064 (PODS)

Key points of discussion:

The Area A APC deferred making a recommendation on Development Variance Permit Application DVP00064 (PODS). Further information from the Planning Department that the Area A APC would like to see is:

- Why the proposed structures were not designed to fit their allowable space in the first place. The Area A APC would like an explanation as to the reasons why the buildings need to intrude on the 15-metre setback from the current natural boundary.
- More information on where the sewage easement is located and whether the PODS buildings and the water tank could be moved back out of the 15-metre setback.
- The Area A APC finds it hard to justify any variance without compelling facts justifying non-compliance with existing law (OCP and zoning bylaws). The Area A APC is trying to be consistent with its treatment of hardship applications, so every staff report must provide the applicant's rationale supporting why the variance is required.
- The current natural boundary is significantly different from the actual shoreline (limit of fill) as the survey was likely done a century ago and subsequently the shoreline has been filled in, extending the actual shoreline out of Joe Bay by a minimum of 15 metres in places. If the actual shoreline was to be used as the baseline, there would be no intrusion into the 15-metre setback. The Area A APC would like to know why the actual shoreline could not be used as the baseline for the 15-metre setback and thus eliminate the issue of building within the setback.
- Has a geotechnical study been made for the fill area?
- The Area A APC would like further information concerning the ownership of the land between the old natural boundary and the actual current shoreline. To this end, will the applicant be required to acquire the formal right to build on this property either through acquiring a leasehold interest, or alternatively through proceeding with the purchase of the land in question?
- The Area A APC feels they are not able to give an informed recommendation. The Area A APC would like to see an additional staff report, with recommendations, provided to it prior to the next Area A APC meeting.

TELUS Telecommunication Tower – Madeira Park – Request for Local Government Concurrence

Recommendation No. 2 *TELUS Telecommunication Tower – Madeira Park – Request for Local Government Concurrence*

The Area A APC recommends approval of TELUS Telecommunication Tower – Madeira Park – Request for Local Government Concurrence with the following comments and recommendations:

- As this structure will likely be the first thing people will see when arriving at Madeira Park, the APC would like to see the tower camouflaged / disguised better.
- Can it be moved further back from the road to make it less conspicuous?
- Why was this specific location chosen for the tower?
- What is the coverage area the tower will serve? The APC would like to see a coverage map.

NEW BUSINESS

The APC would like to arrange a meeting with the SCRD Planners to discuss:

- The parameters of variances and how relevant is hardship.
- Why are the questions raised in our minutes not answered by SCRD staff?
- The Area A APC would like some overall guidance from Planning as to why we receive some referrals and not others—what is the criteria?
- The Area A APC would like more specific information on setbacks.
- Why is the format of Staff Reports so varied in their content?

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING September 30, 2020

ADJOURNMENT 8:55 p.m.