

SUNSHINE COAST REGIONAL DISTRICT

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

May 27, 2020

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

PRESENT:	Chair	Peter Robson
	Members	Dennis Burnham Jane McOuat Yovhan Burega Tom Silvey (part) Janet Dickin Sean McAllistar Gordon Littlejohn Gordon Politeski Alan Skelly Alex Thomsom Catherine McEachern
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Senior Planner	Yuli Siao
	Recording Secretary	Kelly Kammerle
	Public	4

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted and amended with the following addition:

Strata Moorage Report CRN00107 Provincial Referral 2412342
(Sunaccess William Island Investment Inc)

DELEGATIONS

Mitchell Jacobson, British Columbia Ferry Services Inc. and Courtney Gosselin, AECOM regarding, Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove):

- Tom Silvey, Egmont resident, re BC Ferries Earls Cove impact on Cove Restaurant

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of April 29, 2020

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of April 28, 2020
- Elphinstone (Area E) APC Minutes of April 22, 2020
- West Howe Sound (Area F) APC Minutes of April 28, 2020
- Planning and Community Development Committee Minutes of April 9, 2020

REPORTS

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

Note: APC member Tom Silvey recused himself from the portion of the meeting with respect to BC Ferries Earls Cove as he manages the Cove Restaurant adjacent to the subject property.

Mitchell Jacobson and Courtney Gosselin presented the BC Ferries proposal to consolidate several blocks of property leased by BC Ferries at Earls Cove into a single new M1 (Marine Transportation) zone that would better reflect use of the properties as they exist today. The Proposal included draft parameters and future uses for the proposed new zoning designation and would therefore require an OCP amendment.

Mitchell Jacobson and Courtney Gosselin also introduced a Terminal Development Plan, a 25-year plan currently under development to decide on for future development options at the Earls Cove properties. This will include phased strategies and actions to meet operational needs and improve customer experience. BC Ferries is seeking input community members and community groups.

Recommendation No. 1 *Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove)*

The Area A APC recommends approval of Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove) with the following comments and recommendations:

- The food and retail sales component of the M1 zoning be either removed from the list of proposed uses completely or otherwise modified so that no food or retail sales be allowed on the property unless the Cove Restaurant ceases business.
- That BC Ferries consider purchasing the adjacent property which includes the Cove Restaurant and a residence. This would eliminate any potential conflicts between BC Ferries and the owners of the adjacent property and eliminate the need for removing the food and retail clause noted above.
- That the official status of the road allowance fronting the Cove Restaurant be investigated by MoTI as the APC is concerned that the previous road allowance was

taken over by BC Ferries and has subsequently limited public access to the Cove Restaurant.

- A proper sewage treatment system be put in place within a maximum of 12 months, though preferably immediately
- The BC Ferries proposal states that no new development is proposed for the existing terminal. As such, the public be consulted prior to any future terminal development.

Strata Moorage Report CRN00107 Provincial Referral 2412342 (Sunaccess William Island Investment Inc)

Recommendation No. 2 *Strata Moorage Report CRN00107 Provincial Referral 2412342 (Sunaccess William Island Investment Inc)*

The Area A APC would like updated drawings before a recommendation is made for Strata Moorage Report CRN00107 Provincial Referral 2412342 (Sunaccess William Island Investment Inc) and has the following comments and concerns:

- As the length of the proposed dock could potentially impact safe navigation by vessels transiting in and out of Pender Harbour, the APC would like to see updated drawings showing the dock structure and its relation to the existing adjacent red (starboard-hand) beacon to assure there is adequate room for safe passage between the two.
- That the proposal meets all criteria of the Canadian Navigable Waterways Act and does not interfere with the public's right to safe navigation.
- That consideration be given to installing some form of aid to navigation to the outboard end of the dock so that mariners are aware that the dock will preclude close in navigation along the south shore of Williams Island.

ELECTION OF VICE CHAIR

Vice Chair position has been tabled until the June meeting.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING June 30, 2020

ADJOURNMENT 9:15 p.m.