

SUNSHINE COAST REGIONAL DISTRICT

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

April 28, 2021

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

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

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of March 31, 2021 were approved as circulated.

The following minutes were received for information:

- Planning and Community Development Committee Minutes of March 18, 2021

REPORTS

TELUS Telecommunication Tower – Egmont Mine – Request for Local Government Concurrence

Key points of discussion:

- The APC agrees that for safety and convenience, cell coverage is much needed in this area.

Recommendation No. 1 TELUS Telecommunication Tower – Egmont Mine – Request for Local Government Concurrence

The AREA A APC recommended approval of the Telus Telecommunication Tower located at the Egmont Mine near the Skookumchuck Narrows.

Planning Processes – Administrative Improvements

The Area A APC discussed the staff report received for information, “Planning Processes – Administrative Improvements” and had the following general comments:

- The proposed changes will reduce substantially matters to be referred to APCs for comment—altering a practice of garnering community input that has been in place for over 20 years.
- There is no data or evidence that the benefits will outweigh the obvious pitfalls; these changes will create APCs that have little or no relevance—other than portraying the illusion of public consultation
- Community input on specific applications is more relevant than ever: site sensitive knowledge and historical context are crucial to good decision making, especially in light of the current issues with sinking subdivisions, limited water supply, inadequate parking and staff turnover
- These changes fly in the face of the SCRD stated strategic goal of: proactively engaging with residents by fostering and promoting public consultation.
- The recommendations below are to be considered in the context of the APC letter to be sent to the Board (See Recommendation No.9 below)

Recommendation RE: Planning Processes – Administrative Improvements (DVP Applications)

Points of Discussion:

- As these are site specific changes to adopted by-laws, a degree of public engagement is desirable as changes affect more than just the immediate neighbours
- Site sensitive knowledge and historical context are crucial to decisions to alter by-law application
- APC referral can also provide applicants with an early indicator of community concerns
- Given current SCRD Board procedures, it would be difficult for even notified neighbours to provide a meaningful response or garner support within the limited time frames
- Lake and ocean setback variances affect a larger community group

Recommendation No.2: The Area A APC recommended that All Area A DVP variance applications continue to be referred to the Area A APC for comment, until such time as Planning staff, after meaningful consultation with the APC, establish a criteria, to be approved by the SCRD Board, for minor variances that would not automatically be referred.

Recommendation No.3: The Area A APC recommended all Area A DVP applications be posted on the SCRD website.

Recommendation RE: Planning Processes - Administrative Improvements – Subdivision Applications

Points of Discussion

- Current subdivision applications are more complicated and in Area A the suggested criteria would potentially involve large land masses, where public consultation is merited
- In our area, current minimum lot sizes reflect public consultation that occurred 20+ years ago and that are not aligned with current OCP

Recommendation No.4: The Area A APC recommended all subdivision applications in Area A greater than 5 lots or greater than 10 hectares be referred to the APC for referral, as well as any subdivisions which either Staff or the Board recommend for APC referral.

Recommendation No.5: The Area A APC recommended all subdivision applications be posted on the SCRD website and any person may request to be given e-mail notice of the Board meeting considering such subdivision referral.

Recommendation RE: Planning Processes and Administrative Improvements - Provincial referrals

Recommendation No. 6: The Area A APC recommended Rural Area APC members be provided with information regarding Provincial FLNROD Referrals.

Recommendation No.7: The Area A APC recommended such notices, together with SCRD responses be posted to the SCRD website.

Recommendation RE: Planning Processes and Administrative Improvements - General

Recommendation No.8: The Area A APC recommended implementation of the planning processes and administrative improvements be delayed until there is more time to consider all of the ramifications of the changes about to be implemented, as they shall severely curtail the opportunity for public input.

Recommendation No. 9: The Area A APC recommended that given the impact of these changes, The Area A APC forward a letter to the SCRD Board setting out in detail the specific concerns and recommendations of the Area APC on these Planning Processes and Administrative Changes, as this APC has been advised that such detailed rationale and recommendations discussion are not appropriate to be included in these minutes.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING May 26, 2021

ADJOURNMENT 8:30 p.m.