

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

November 30, 2021

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD AT COOPERS GREEN HALL LOCATED AT 5500 FISHERMANN ROAD, HALFMOON BAY, B.C.

PRESENT	Chair	Frank Belfry
	Members	Kelsey Oxley Catherine Ondzik Jim Noon Barbara Bolding (recorder) Eleanor Lenz (via phone) Alda Grames (via phone)
	Applicants	Eugene Evanetz (Creus Engineering) Tom Lamb (Applicant) Andy Lamb (Applicant)
	Public	1
REGRETS:	Members	Nicole Huska Bruce Thorpe Lori Pratt, Area B Director (Non-Voting Board Liaison)

CALL TO ORDER 7:10 p.m.

AGENDA The agenda was adopted as amended with two additions to New Business as follows:

- Response to Area A APC letter dated March 18, 2021 regarding Staff-Proposed Administrative Changes.
- Plan to replace outgoing Chair and Vice-Chair positions

DELEGATIONS

Eugene Evanetz, Tom Lamb, and Andy Lamb presented regarding Subdivision Application SD000084 (Lot B Redrooffs Rd).

MINUTES

Area B APC Minutes

The Area B APC minutes of September 28, 2021 were approved as circulated.

Other Minutes

The following minutes were received for information:

- Planning and Community Development Committee Minutes, September 2, 2021 and October 21, 2021

REPORTS

Subdivision Application SD000084 (Lot B Redrooffs Road)

The APC discussed the staff report regarding Subdivision Application SD000084 (Lot B Redrooffs Road).

The following concerns/points/issues were noted:

- Road Access—Information provided in the package from staff and the road is approved by Ministry of Transportation and Infrastructure (MoTI)
- Road Grade—Information is in the package. 20% grade acceptable to SCR D and used in other areas. Still seems very steep especially with a frost. MoTI does not have requirements for private roads. Where will owners park if access is difficult e.g. in ice or snow?—Apparently there are spaces at the bottom of the hill.
- Garbage collection—Garbage will be taken by residents to collection point near Redrooffs Road. If truck cannot access the private road. We don't know if trucks will make the trip.
- Fire Hydrant locations—addressed in info package.
- Septic disposal—covenant area on each lot approved by VCH.
- Other comments/discussion points:
 - Development is consistent with other developments along Redrooffs Road. Fits the character of the neighbourhood.
 - Access to lands beyond per MoTI—private road does not make provisions for extension onto private property
 - Were/are any design guidelines contemplated e.g. gates at the bottom—Not at this early stage. Would be more appropriately considered as plans for lot sales are closer.
 - Emergency access e.g. ambulances—Fire Dept. has not objected so ambulances should not be a problem.
 - Tom Lamb (applicant) commented on the development proposal:
 - the private road will be 7.0m wide, same as other public roads.
 - it is not practical to extend the road to access adjacent properties due to the adjacent creek.
 - there is a vehicle turn around part way along the private road.

Recommendation No. 1 *Subdivision Application SD000084 (Lot B Redrooffs Road)*

The Area B APC recommended that Subdivision Application SD000084(Lot B Redrooffs Road) be supported for the following reasons:

- Concerns identified at the September 2021 meeting have been substantially addressed.

NEW BUSINESS

Response to Area A APC letter dated 18 March 2021 regarding Staff-Proposed Administrative Changes

- Draft response letter was circulated prior to the meeting.
- Discussion of the response letter was generally supportive. Barb will make a few editorial corrections, then pass it to Kelsey for final review. Kelsey will then forward it to Frank who will sign and submit it to the SCR.D.

Plan to replace outgoing Chair and Vice-Chair positions

- Area B APC needs new members. Board needs to plan for replacements.
- We need to know whose terms are up in January 22, 2022. The APC Chair will email the SCR.D for a current list.

NEXT MEETING January 25, 2022

ADJOURNMENT 8:05 p.m.