

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

September 28, 2021

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM.

PRESENT:	Chair	Frank Belfry
	Members	Barbara Bolding (recorder) Eleanor Lenz Dieter Greiner Catherine Ondzik Kelsey Oxley Jim Noon
ALSO PRESENT:	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	TELUS Representative	Chad Marlatt (Invited Guest)
REGRETS:	Members	Bruce Thorpe Nicole Huska
ABSENT:	Member	Alda Grames

CALL TO ORDER 7:02 p.m.

AGENDA The agenda was adopted as amended to include the addition of two items under Unfinished Business (Draft letter re: APC role changes; and Chair and Vice Chair replacements) and two items for information updates under New Business (Wood Bay Estates subdivision and Disc Golf).

MINUTES

Area B APC Minutes

The Area B APC minutes of June 22, 2021 were approved with a correction to the attendance record to include Jim Noon who was present at the June meeting.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, June 30, 2021
- Roberts Creek (Area D) APC Minutes, June 21, 2021
- Elphinstone (Area E) APC Minutes, June 23 & July 28, 2021
- West Howe Sound (Area F) APC Minutes, June 22 & July 27, 2021
- Planning and Community Development Committee Minutes, June 17 & July 15, 2021

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

From the minutes of June 22, 2021

- Update re: draft letter to SCRD regarding changes to APC role. B. Bolding will provide background information to K. Oxley who draft letter.
- Chair and Vice-Chair terms are ending in December, 2021 and replacements need to be appointed.

REPORTS

One representative from TELUS attended the meeting.

TELUS Telecommunication Tower – Coast Gravity Park (BC109146) – Request for Local Government Concurrence

The APC discussed the staff report regarding TELUS Telecommunication Tower – Coast Gravity Park (BC109146) – Request for Local Government Concurrence.

The following points were noted:

- This will be one of the last Sunshine Coast improvements proposed by TELUS. (There could be one more Tower near Tillicum Marina).
- The Tower will improve service south into Sechelt and north 3-4 km.
- 65 m tall, therefore will be above the treeline.
- Tower will not affect Coast Gravity Park.

Recommendation No. 1 *TELUS Telecommunication Tower – Coast Gravity Park (BC109146) – Request for Local Government Concurrence*

The Area B APC recommends that the TELUS application to install a Telecommunication Tower at Coast Gravity Park as described in the September 28, 2021 SCRD Referral be supported.

Subdivision Application SD000084 (Lot B Redroofs Road)

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

The following concerns were noted:

- Road safety hazard due to access onto Redroofs Road being very close to a bend in Redroofs Road.
- A portion of the planned access road/driveway to the 5 lots, close to Redroofs Road is very steep. Does road grade exceed MOTI standards? Can MOTI requirements be ignored if planned road/driveway is on a private lot? Can emergency vehicles manage the grade in all seasons?
- Management of garbage pickup is not described.
- Are there a sufficient number of fire hydrants?
- The SCRD subdivision review does not ask for any specific action from the APC. Are we to review the application for information, or to review and provide a recommendation? The APC chose to review the application and provide comments.

Recommendation No. 2 *Subdivision Application SD000084 (Lot B Redroofs Road)*

The Area B APC recommended that further comment on the proposal be deferred due to lack of information;

AND THAT in order to comment further a fuller information package is required which should include:

- Road grade details including a road profile and cross section.
- Road maintenance plan.
- Clear detail of fire hydrant locations.
- Garbage collection plan.
- Septic disposal plans, especially in relation to building sites.
- All drawings (legible) listed on the Creus Engineering drawing Key-2 (p 47 of the agenda package) including:
 - Key 1 General Notes
 - R1 Roadworks Notes
 - R 2 Traffic Management Notes

NEW BUSINESS

For APC members information:

- Application from Disc Golf Association for a new course in Welcome Woods/Connor Park came to SCRD Planning and Development Committee June 17, 2021. While not opposed to the proposal, it was deferred until a comprehensive management plan for both parks is available. Confirmed by SCRD Board at June 24, 2021 meeting.

K Oxley (who is also Secretary Treasurer of the Disc Gold Association) provided further information.

- The Disc Golf Association has signed a memo of understanding to take on stewardship/maintenance responsibilities for the existing Disc Golf Course at Shirley Macey Park
- Perhaps the proposal could be modified and brought forward again.
- Subdivision and sale of 9 lots on Wood Bay Heights seems to be proceeding. APC members wondered why we have been presented with information regarding a 7-lot subdivision (Redrooffs Road. this meeting) and not this 9 lot subdivision, with the potential for many more lots in the immediate area?

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING October 26, 2021

ADJOURNMENT 8:51 p.m.