



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, November 12, 2020
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AMENDED AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Chris Hergesheimer, Director of Programs and Innovation, One Straw Society
Regarding Sunshine Coast Food Charter ANNEX A
pp 1 - 5
3. Development Variance Permit Application DVP00054 (4355 Lake Road) Verbal
 - i. Lorna Vanderhaeghe (Owner/Applicant)
 - ii. Martin Aidelbaum (Adjacent Property Owner)

REPORTS

4. Development Variance Permit Application DVP00054 (4355 Lake Road)
Manager, Planning and Development ANNEX B
pp 6 - 68
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
5. Development Variance Permit Application DVP00063 (5642 Mintie Road)
Senior Planner ANNEX C
pp 69 - 161
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)
→REMOVE Attachment B pp 95 - 161 →INSERT
pp 95
6. 698 Leek Road, Roberts Creek – Covenant Amendment
Senior Planner ANNEX D
pp 162 - 176
Rural Planning (Voting – A, B, D, E, F)
7. Gibsons and District Aquatic Facility (GDAF) Re-opening Report
Manager, Recreation Services ANNEX E
pp 177 - 183
Community Recreation Facilities (Voting – B, D, E, F, ToG, DoS, SIGD)
8. Coopers Green Hall Public Consultation Process
General Manager, Planning and Community Development ANNEX F
pp 184 - 193
Community Parks (Voting – A, B, D, E, F)
9. Coopers Green (tituls) Park Boat Launch
General Manager, Planning and Community Development ANNEX G
pp 194 - 208
Community Parks (Voting – A, B, D, E, F)
10. Dakota Ridge Snowmobile Replacement and UTV Repair Options
Parks Planning Coordinator ANNEX H
pp 209 - 211
Dakota Ridge Recreation Service Area (Voting – All)

11. Seaview Cemetery - Additional Columbarium Purchase
Parks Superintendent
Cemetery Services (Voting – All) ANNEX I
pp 212 - 213
12. Communications Plan for Step Code Implementation
Chief Building Official
Building Inspection Services (Voting – A, B, D, E, F, SIGD) ANNEX J
pp 214 - 215
13. RFP 2011602 - Fire Department Apparatus Replacement Award Report
Manager, Protective Services
Fire Protection (Voting – B, D, E, F, and ToG) ANNEX K
pp 216 - 217
14. Sunshine Coast Regional District Policing and Public Safety Committee Meeting
Minutes of October 15, 2020
(Voting – All) ANNEX L
pp 218 - 219

COMMUNICATIONS

15. Raguel Kolof, Hough Heritage Farm, 367 Hough Road, Elphinstone dated October 4, 2020
Regarding Restricting Industrial Cannabis Production on Agricultural Land ANNEX M
pp 220 - 223
16. Peter Luckham, Chair, Islands Trust Council, dated October 2, 2020
Regarding Letter to Minister of Transportation and Infrastructure and Minister of Transport regarding New Brighton Dock, Gambier Island. ANNEX N
pp 224 - 225
17. Dr. Bonnie Henry, Provincial Medical Health Officer, Ministry of Health dated October 14, 2020
Regarding use of facilities for public immunization clinics ANNEX O
pp 226
18. Hon. Marc Garneau, M.P., Minister of Transport, received October 30, 2020
Regarding Response to September 30, 2020 Letter regarding New Brighton Dock from Patrick Weiler, M.P. West Vancouver – Sunshine Coast – Sea to Sky Country ANNEX P
pp 227 - 228

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (e), (k) and 2(b) of the Community Charter – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality”, “the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality”, “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public” and “the consideration of information received and held in confidence relating to negotiation between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party”.

ADJOURNMENT

Attachment B – Summary of Community Comments

Staff have so far received approximately 50 submissions regarding the proposed development and variance application from the community. Comments in favour of the development and the variance application are expressed by 30 members of the public in their submissions and through responses to social media posts; and comments opposing the development and application have been received from 11 members of the public. These comments can be summarized as follows.

Favourable comments indicate that:

- The redevelopment of the Halfmoon Bay General store has community benefits of offering convenient grocery shopping for local residents, amenity for visitors and economic opportunities for a local business, strengthening the vitality of the existing community hub in this location and revitalizing this historic place in Halfmoon Bay.
- There is a need for commercial facilities in this location to serve the surrounding community, and such facilities can continue to coexist with surrounding residential neighborhoods.

Common concerns expressed by those opposing the development and variance application are:

- The existing business operation of the general store has negative impacts on the surrounding residential neighborhood: congestion of traffic and on-street parking, lack of loading space, noise, delivery vehicle blocking driveway and fire hydrant access, hazard to pedestrians, loss of privacy and ocean view, garbage bin left on street.
- The proposed development is perceived as out of scale of the existing buildings and business operation.
- The proposed variances further contravene the zoning bylaw.
- The existing uses on the property are perceived as non-conforming to the zoning bylaw, and therefore should not be allowed to expand.