

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

January 30, 2019

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING HELD AT THE PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST HIGHWAY, MADEIRA PARK, BC

PRESENT:	Chair	Alan Skelley
	Vice Chair	Janet Dickin
	Members	Alex Thomson Catherine McEachern Jane McOuat Dennis Burnham Gordon Politeski Yovhan Burega Peter Robson
ALSO PRESENT:	Area A Director	Leonard Lee
	Recording Secretary	Kelly Kammerle
REGRETS:		Gordon Littlejohn
		Tom Silvey
		Sean McAllister

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area A Minutes

The Area A APC minutes of November 28, 2018 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of November 27, 2018
- Roberts Creek (Area D) APC Minutes of November 19, 2018
- Elphinstone (Area E) APC Minutes of November 28, 2018
- West Howe Sound (Area F) APC Minutes of November 27, 2018
- Planning and Community Development Committee Minutes of November 15, 2018

REPORTS

Recommendation No. 1 *First Reading of Bylaws for PODS*

The APC is advised that the rezoning bylaw has proceeded already to First Reading. With this in mind and with a view to providing observations as the process moves forward, the following comments are offered:

- The APC supports the development proposal in general but with certain reservations.
- Concern that the proponents will have the ability to raise sufficient funds to construct and to operate the facility lest at some point financial shortfalls need to be met by taxpayers.
- Concerns about transportation, parking, neighbourhood disruption, handling of water and sewage facilities issues.
- Concern that many details of the proposal are under explained and that the concentration seems to be more on tourism than scientific research.
- Unconventional construction processes and operating systems are proposed and many of these are not well understood nor proven.
- The associated technical studies are incomplete at this stage. More reporting/studies should be required of the proponents with greater consideration being given to the operation of the various systems proposed and to the concerns highlighted herein.
- SCRD should be requiring the same level of information and reports as historically required by developments attracting comparable visitors (i.e. recent Ruby Lake Resort rezoning where maximum site occupancy was fixed at 200 persons and the SCRD requirement for parking was 115 parking spaces.)
- As the process goes forward, attention should be paid to the results of the Public Meetings being held concurrently.
- It is to be noted that two members of the APC present had little or no reservations about the development proposal, argue that the referenced unconventional building and operating systems are in fact proven and merely not understood by members of the APC, and as well would question whether it is in the purview of the APC to comment on many of the issues identified above.

NEW BUSINESS

Elections for Chair will be next month.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING February 27, 2019

ADJOURNMENT 8:35 p.m.