

SUNSHINE COAST REGIONAL DISTRICT

**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION**

February 25, 2020

RECOMMENDATIONS FROM THE AREA B ADVISORY PLANNING COMMISSION MEETING
HELD IN THE COOPERS GREEN COMMUNITY HALL AT COOPERS GREEN PARK, 5500
FISHERMAN ROAD, HALFMOON BAY, BC

PRESENT:	Chair	Frank Belfry
	Members	Elise Rudland Eleanor Lenz Alda Grames Catherine Onzik Bruce Thorpe Jim Noon Marina Stjepovic Barbara Bolding (Recorder)
ALSO PRESENT:	Electoral Area B Director	Lori Pratt (Non-Voting Board Liaison)
	Public	1
REGRETS	Members	Nicole Huska Dieter Greiner

CALL TO ORDER: 7:00 p.m.

Meeting minutes taken by an APC member.

ELECTION OF CHAIR AND VICE CHAIR

Frank Belfry accepted the nomination to chair of the APC and was acclaimed.
Barbara Bolding accepted the nomination to vice chair of the APC and was acclaimed.

AGENDA: The agenda was adopted as circulated

MINUTES

Area B Minutes

The Area B APC minutes of January 28, 2020 were adopted as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of January 29, 2020

- Planning and Community Development Committee Minutes of January 9, 2020

REPORTS

First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)

Kelsey Oxley, delegate on behalf of Nicole Huska and Secret Cove Heights informed the committee that the current issue for consideration is site specific rezoning and that Dynamic Rural Zoning was not part of the application.

Key points arising from a lengthy discussion amongst all members include:

- Zoning for small lots in the area contradicts the OCP.
- Spot zoning for small lots sets an unacceptable precedent for the area.
- Densification should be closer to a commercial hub, not on the edge of forested land.
- Potential problems of arsenic in wells and poor soil need to be considered.
- The concept of a “Dynamic Rural Zone” has potential, but not in this location.
- SCRDP rather than a proponent should be looking at Dynamic Rural Zoning.
- In the Dynamic Rural Zone as described, lot coverage could be problematic i.e. 35% house plus 50% greenhouse.
- This is the third time that the issue of subdivision (with “Dynamic Rural Zoning”) for this particular property has come to the APC. It has been rejected twice. The APC questioned why this proposal has gone to first reading in light of recommendations from both the APC and SCRDP staff.

Recommendation No. 1 *First reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)*

For the reasons stated in the Report, the Halfmoon Bay APC supports Option A of the Staff Report to the Planning and Community Development Committee—January 9, 2020 to abandon the Zoning Bylaw and the OPC amendment as proposed.

Recommendation No. 2 *Dynamic Rural Zone*

The Halfmoon Bay APC recommends that further investigation into the concept of a Dynamic Rural Zone and be supported and that the issue be referred to the SCRDP Planning Department rather than the proponent, for study and potential integration into the regional growth strategy.

NEW BUSINESS

The Notice of BCTS Operations Plan was received

DIRECTORS REPORT

The Director’s report was received.

NEXT MEETING March 24, 2020

ADJOURNMENT 9:00 p.m.