

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

JULY 28, 2020

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD VIA ZOOM MEETING DUE TO COVID-19 RESTRICTIONS

PRESENT:	Chair	Frank Belfry
	Members	Barbara Bolding Nicole Huska Elise Rudland Eleanor Lenz Dieter Greiner Jim Noon Alda Grames Marina Stjepovic
ALSO PRESENT:	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	Recording Secretary	Sandy Goldsmith
	Public	4
REGRETS:	Members	Bruce Thorpe Catherine Ondzik

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area B Minutes

The Area B APC minutes of June 23, 2020 were adopted as presented.

Minutes

The following minutes were received for information:

- Elphinstone (Area E) APC Minutes of June 24, 2020
- Egmont / Pender Harbour (Area A) APC Minutes of June 24, 2020
- Roberts Creek (Area D) APC Minutes of June 15, 2020
- West How Sound (Area F) APC Minutes of June 23, 2020
- Planning and Community Development Committee Minutes of June 11, 2020

REPORTS

Developmental Variance Permit DVP00063 (Halfmoon Bay General Store)

The following comments were made regarding the parking and set back variance:

- The parking available be expanded to avoid limiting it to in front of the buildings providing improved street appeal as visitors enter the area and preservation of the present appeal.
- The preservation of the heritage appearance and the use of any present architectural structures as well as historical items be incorporated into the plans as much as is feasible.
- The need to maintain the non-conforming setbacks in order to maintain the historical character was discussed and understood.
- The committee commended the architect as well as the owners of the property on their desire to invest in the community and their plans to preserve the character and heritage of the buildings and area.

Recommendation No. 1 *Developmental Variance Permit DVP00063 (Halfmoon Bay General Store)*

The Area B APC agreed with and accepted the plans as presented. The Area B APC also recommends the following:

- The SCRD investigate other parking possibilities and opportunities for additional parking perhaps near the SCRD dock.
- That perhaps some of the blackberry bushes presently there be cleared to allow for more parking.
- The possibility of parking up closer to the highway around the SCRD park be explored.
- The SCRD meet with the Ministry of Transportation and Infrastructure to investigate safety measures and parking along Minty Road.

Telus Telecommunication Tower – Mercer Road – Request for Local Government Concurrence

The following concerns regarding the proposed plans were raised:

- The proximity to the gas pipe line.
- The obstruction of views for residents in the area.
- The appearance of the tower as viewed from the highway in its present proposed location.
- There are other areas that are in greater need of improved service where there is no service at present most especially in more dangerous areas i.e. Trout Lake.

Recommendation No. 2 *Telus Telecommunication Tower – Mercer Road – Request for Government Concurrence*

After extensive discussion regarding the above concerns, the Area B APC recommends:

That **no** decision be made until the SCRD has additional information regarding the decision process and requests that Telus explore other non-residential sites and report back to the SCRD.

The following suggestions for alternate site locations were put forward:

- Trout Lake
- Middle Point
- Upper San Souci Water Tower Site
- Quarry between the two Mercer Road intersections with the Sunshine Coast Highway

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING September 22, 2020

ADJOURNMENT 8:55 p.m.