

SUNSHINE COAST REGIONAL DISTRICT

**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION**

June 24, 2020

RECOMMENDATIONS FROM THE AREA A – EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM DUE TO COVID-19 RESTRICTIONS

PRESENT:	Chair	Peter Robson
	Members	Dennis Burnham Jane McOuat Yovhan Burega Sean McAllistar Gordon Littlejohn Alan Skelly Alex Thomsom Catherine McEachern Janet Dicken Gordon Politeski
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Recording Secretary	Kelly Kammerle
	Guests	3
REGRETS:	Member	Tom Silvey

CALL TO ORDER 7:15 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Mary McLeod & Shane McLeod - Owners Development Variance Permit Application DVP00056 (5986 Bluff Place)

Will Dong - Developer Subdivision Application SD000068 (Tudor Grove Road)

MINUTES

The Egmont/Pender Harbour (Area A) APC Minutes of May 27, 2020 were received.

The following minutes were received for information:

- Roberts Creek (Area D) APC Minutes of May 19, 2020
- Elphinstone (Area E) APC Minutes of May 27, 2020
- Planning and Community Development Committee Minutes of May 14, 2020

REPORTS

Development Variance Permit Application DVP00056 (5986 Bluff Place)

Key points of discussion:

- The APC is very concerned that the septic system, of which no details were given, will be adequate for a five-bedroom home given the small lot size. The APC is concerned that if the system is not adequate, it could cause sewage runoff into Ruby Lake. Because of this, the APC would like to see the layout and location of the septic system and approval from Vancouver Coastal Health as part of the Variance Application before commenting.
- Notifications by the SCR D to the neighbours were sent out June 19, 2020 too late for the Area A APC to receive comments for their June 24, 2020 meeting. The APC would like to see letters to the neighbours sent out far enough ahead of time so that it can consider any comments during its review of applications.
- The APC would like to see the details of the restricted covenant and the statutory right of way on title as part of in the Application, given the small lot size and potential restrictions due to those items.
- The APC questions the need for such a large (approx. 2,500 sq ft) home on such a small lot.
- The APC would like confirmation that the square footage of the proposed home meets the maximum building size for a lot of this size. Perhaps the applicant should consider a more suitable square footage.
- The APC requests clarification from SCR D staff as to the implications of non-compliance with the OCP specified 20 metre setback.
- The APC questioned the hardship of the purchaser of the lot given the purchaser was aware of the limitations for building a home on such a small lot.
- Fisheries and Oceans should be consulted to assure the proposed 15 metre setback from the shore adequately protects fisheries values.
- The APC recommends deferring a recommendation on Development Variance Permit Application DVP00056 (5986 Bluff Place) until further information is provided. Of most concern is assuring that the septic system will be adequate for this five-bedroom home and not adversely affect the waters of Ruby Lake.

Subdivision Application SD000068 (Tudor Grove Road)

Recommendation No. 2 *Subdivision Application SD000068 (Tudor Grove Road)*

The Area A APC recommends approval of Subdivision Application SD000068 (Tudor Grove Road) with the following comments and recommendations:

- The APC recommends approval of Phase 1.
- However, the APC is concerned how some of the infrastructure such as the access road, sanitary easement, common septic field, water supply and such will be dealt with in Phase 1 as the APC understands that these will only partially be built out in Phase 1.
- The APC has serious concerns with Phase 2 and 3 as those portions of the development

appear to be very complicated and not clear enough to properly evaluate.

- The APC is concerned that the applicant may not be aware of all the steps necessary to complete Phase 2 and 3. The APC suggests the applicant have further meetings with the SCRCD and other necessary government agencies to assure they have all the correct information to move forward.
- The APC would like to know more about the required Park Dedication and suggest any park dedication be required in Phase 1 in case Phase 2 and 3 don't get developed.

Provincial Referral CRN00111 for a Private Moorage 2408385 (Maple and King)

Recommendation No. 3 *Provincial Referral CRN00111 for a Private Moorage 2408385 (Maple and King)*

The Area A APC recommends approval of Provincial Referral CRN00111 for a Private Moorage 2408385 (Maple and King) with the following concerns:

- There is concern that the proposed dock may hinder access to the neighbour's dock.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 29, 2020

ADJOURNMENT 9:20 p.m.