

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

May 27, 2020

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mary Degan
	Members	Bob Morris Rod Moorcroft Dougald Macdonald Nara Brenchley Anne Cochran Mike Doyle Karen Mahoney Urszula Dragowska
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Public	1
REGRETS:	Member	Rick Horsley

CALL TO ORDER 7:06 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Rob Bone regarding Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade)

Applicant Rob Bone addressed the APC regarding a request to vary the required front lot line setback from 5 metres to 0 metres to permit an addition and alteration to an existing single family dwelling and construction of a new engineered retaining wall system. It was noted the proposal had neighbours' support, and the requested variance would not affect anyone's views.

MINUTES

Area E Minutes

The Area E APC minutes of April 22, 2020 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 29, 2020
- Halfmoon Bay (Area B) APC Minutes of April 28, 2020
- West Howe Sound (Area F) APC Minutes of April 29, 2020
- Planning and Community Development Committee Minutes of April 9, 2020

REPORTS

Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade)

The APC discussed the staff report regarding Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade). The applicant responded to questions.

The following points were noted:

- The applicant has been working on this for a long time. When finished it will be a lot safer than it is now. Recommend acceptance of the variance.
- Concern: with an increase in sea levels, maybe the road will be changed. The water can cut way back into that road area. All the homes in that area need to be addressed; people need to be accommodated.
- Support; applicant is doing a lot more than most people. It looks fine.
- Ocean Beach Esplanade is probably the most popular walking area on the coast. There is change in sea level; storms are affecting higher on the beach. There is an unstable hill. In future, the transportation corridor is likely to become constrained. When granting long-term access to land, the SCRD should think about the cost of ensuring that both parties (private owners and the public) get access to this whole corridor and not give away a lot at this time, or put in a timeframe, so if something needs to be done along that stretch, there wouldn't be a legal impediment to doing so. It is a very important area; space will need to be designated for the public, including parking.
- There are huge road allowances in parts of Ocean Beach Esplanade.

Recommendation No. 1

*Development Variance Permit Application DVP00061
(1952 Ocean Beach Esplanade)*

The Area E APC recommended that Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade) be issued for the following reasons:

- The APC approved a similar variance request from the applicant previously, though it had lapsed. The APC is re-approving this variance.
- The work will make the area safer and more stable.
- This variance is in alignment with others that have needed to be made in the area.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING June 24, 2020

ADJOURNMENT 8:07 p.m.