

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

November 24, 2020

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING
COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Gretchen Bozak
	Members	Sarah Macdonald Doug MacLennan Susan Fitchell Fred Gazeley
ALSO PRESENT:	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
REGRETS:	Members	Kate-Louise Stamford John Rogers

CALL TO ORDER 7:06 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 23, 2020 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 24, July 29, September 30, 2020
- Halfmoon Bay (Area B) APC Minutes of June 23, July 28, 2020
- Roberts Creek (Area D) APC Minutes of June 15, 2020
- Elphinstone (Area E) APC Minutes of June 24, 2020
- Planning and Community Development Committee Minutes of June 11, July 9, September 10, October 8, 2020

REPORTS

Development Variance Permit DVP00068 (1269 Burns Road)

The Area F APC discussed the staff report regarding Development Variance Permit application DVP00068 (1269 Burns Road) to vary Zoning Bylaw 310, Section 601.4, to reduce the front yard setback from 5 metres to 1.1 metres and the side yard setback from 1.5 metres to 0.46 metres to permit a recently constructed parking deck structure. The following points were noted:

- A stop work order had been issued on the parking structure as no building permit had been obtained. The new parking space was double the size of the previous parking spot.
- The structure would provide parking on a steep lot. It goes further into the lot than the previous parking spot and wouldn't create a visual impact.
- It is tricky parking, right on the corner.
- It would be beneficial for the Area F APC to know what the neighbourhood response is. The referral went out on November 20th. It is difficult for the Area F APC to comment when there has not been adequate time to hear back from the neighbours.

Recommendation No. 1 *Development Variance Permit DVP00068 (1269 Burns Road)*

The APC recommended that the SCRDC proceed with issuance of DVP00068 (1269 Burns Road) provided there are no negative comments from the neighbours that have been contacted.

Monthly Provincial Referral Review

The Area F APC discussed the staff report regarding the Monthly Provincial Referral Review. Discussion ensued on the application for Community Facility Lease 2412377, to authorize an existing public wharf, the New Brighton dock, divested by Transport Canada to the Squamish Nation.

The Director noted that the Gambier Island Community Association would appear as a delegation regarding the New Brighton dock at the December 10, 2020 (electronic) meeting of the Planning and Community Development Committee. The SCRDC is engaged in a dialogue on the future of this facility. There was a placeholder for the New Brighton dock process in the SCRDC 2021 budget discussions.

The Area F APC discussed the regulatory process pertaining to the dock and had many questions about it, including about the Provincial referral process, and how it will incorporate SCRDC and Area F APC input in future developments of the dock. The Area F APC hopes to get more information going forward.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING January 26, 2021

ADJOURNMENT 8:30 p.m.