

SUNSHINE COAST REGIONAL DISTRICT

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

February 24, 2021

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

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|----------------------|---------------------------|---|
| PRESENT: | Chair Members | Peter Robson Dennis Burnham Jane McOuat Gordon Littlejohn Alan Skelley Catherine McEachern Janet Dickin |
| ALSO PRESENT: | Electoral Area A Director | Leonard Lee (Non-Voting Board Liaison) |
| | DVP00069 (Applicants) | Margaret Macleod Tiffany Grisdale Shane Grisdale Walter Powell (Architect) |
| | Recording Secretary | Kelly Kammerle |
| | Public | 2 |
| REGRETS: | Members | Tom Silvey Sean McAllistar Gordon Politeski Alex Thomson Yovhan Burega |

CALL TO ORDER 7:15 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Peter Robson was nominated as Chair and was elected by acclamation.
Vice Chair position has been tabled until the March meeting.

AGENDA The agenda was adopted as presented.

MINUTES

[Area A Minutes](#)

The Egmont/Pender Harbour (Area A) APC Minutes of September 30, 2020 (Corrected) & January 27, 2021 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of January 26, 2021
- Planning and Community Development Committee Minutes of January 21, 2021

REPORTS

Development Variance Permit DVP00069 (5986 Bluff Place)

Key points of discussion:

- All SCRD requirements are met.
- There were four guests from the proponent, including the architect and two opposing neighbours. Discussion of this variance went on for almost two hours with many, many concerns raised by the APC and neighbours.
- This is a very small lot (0.5 acres) and under the normal requirements for a 30-metre Riparian setback and 20-metre building setback from the Lake, the lot would be un-buildable. The owners should have considered that prior to purchase.
- The approx. 2,700 sq. ft house is designed for five bedrooms and takes up a very large portion of the buildable area, with minimal setbacks from the neighbour's property and the proposed 15-metre setback. The house is too large.
- Will the proposed 15-metre setback be adequate to protect the water quality of the lake given the proposed septic system?
- Will the proposed 15-metre Streamside Protection and Enhancement Area (SPEA) of 15 metres adequately protect the native vegetation?
- The extent of the shadowing of the new building on the existing neighbour's cottage compared to the shadowing of the current existing structure?
- Will approving this variance set a precedent and result in a flood of applications to reduce setbacks based on "If he/she can do it, why can't I?" This is a major concern of the APC moving forward.
- The existing dilapidated/unsafe cottage should be demolished as soon as possible.
- The APC would like to have seen letters from any neighbours submitted regarding this application.

Recommendation No. 1 *Development Variance Permit DVP00069 (5986 Bluff Place)*

The Area A APC recommends the approval of the proposed 15 meter setback for Development Variance Permit DVP00069 (5986 Bluff Place) subject to the proponent reducing the size of the currently-proposed home.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING March 31, 2021

ADJOURNMENT 9:10 p.m.