

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION March 28, 2023

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD VIA ZOOM

PRESENT:	Chair	Kelsey Oxley
	Members	Barbara Bolding (Recorder) Len Combes (in part) Kim Dougherty Matt Garmon Alda Grames Nicole Huska Eleanor Lenz Suzette Stevenson
ALSO PRESENT:	Director, Electoral Area B	Justine Gabias (Non-Voting Board Liaison)

CALL TO ORDER: 7:00 p.m.

In preparation for discussion of the Referral per the agenda, SCRD staff made a brief presentation to Area B and Area F APC members. Area F members joined this part of the Zoom meeting. Johnathan Jackson (Manager) and Julie Clark (Senior Planner) SCRD Planning and Development Division spoke jointly. A question/answer session followed the presentation, and the presentation was concluded at 7:40 pm.

AGENDA: The agenda was adopted as presented.

MINUTES

Area B APC Minutes

The Area D APC minutes of June 28, 2022 were approved as circulated.

REPORTS

Referral for feedback: Board Policy—Official Community Plan Amendments

The APC discussed the staff report regarding assessment of requests for OCP amendments.

The following concerns/points/issues were noted:

- Recognition of the need for interim and updated guidance for assessing OCP amendment requests.

- This APC needs additional time for a more fulsome discussion of this very important draft. The very limited time within which to discuss the document and provide feedback at this meeting is not sufficient.

The time constraints arose from the:

- Planning Division's request for presentation time.
 - Need to conduct member introductions before proceeding to discussion of the referral, due to the length of time since our last meeting (June 22) and the changes in Commission membership.
 - Need to conduct elections for the positions of Chair and Vice Chair.
- In the time that we did have available, the following points were raised:
 - Has the potential to introduce another layer of requirements, open to misinterpretation.
 - Review criteria need clarification; improved definitions e.g. "Affordable" housing is not defined. Affordable housing is not necessarily "attainable".
 - Too many categories and criteria will cause confusion.
 - Ensure final criteria are specific, measurable, achievable, relevant, time-bound.
 - Test criteria before distribution to confirm that criteria can be applied and results are useful.
 - Some criteria repetitive, duplicated in various categories.
 - Need some kind of criteria weighting system. (Nice to have, must have, Show-Stoppers).
 - How to ensure conditions imposed when granting an amendment are maintained over time, change of ownership etc.

Recommendation No. 1 *Board Policy—Official Community Plan Amendments*

The Area B APC recommended that the Board Policy—Official Community Plan Amendments be supported subject to the following conditions:

- The APC has sufficient time to identify and discuss its concerns more thoroughly in order to provide meaningful feedback. This means that whether or not there are Planning Division agenda items for the APC meeting next month,
 - a full two-hour meeting be held,
 - that the meeting be devoted to discussion of this referral, and that
 - feedback arising from discussion be received for consideration by the Planning Division.

ELECTION OF CHAIR AND VICE CHAIR

- Nicole Huska accepted the nomination and was acclaimed Chair of Area B APC
- Matt Garmon accepted the nomination and was acclaimed Vice-Chair of Area B APC

NEXT MEETING: Tuesday, April 25, 2023 at 7 PM via Zoom

ADJOURNMENT: 8:35 p.m.