

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

March 29, 2023

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

PRESENT:	Chair	Alan Skelley
	Members	Yovhan Burega Jane McOuat Dennis Burnham Tom Silvey Gordon Littlejohn Bob Fielding
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Electoral Area A Alternate Director	Christine Alexander
	DVP00084 Applicant	Ryan Miller (part)
	Recording Secretary	Genevieve Dixon
REGRETS:	Members	Sean McAllister Catherine McEachern

CALL TO ORDER 7:40 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Alan Skelley was acclaimed as Chair.
Election of Vice Chair deferred to next meeting.

AGENDA The agenda was adopted as presented. The order of items was changed so that the DVP00084 application referral was the first item of discussion after the election.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20, 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022
- West Howe Sound (Area F) APC Minutes of June 28 & November 22, 2022

REPORTS

Development Variance Permit DVP00084 (12820 Alexander Road)

Points of Discussion:

- Deck expansion started without a permit; development variance permit (DVP) required to finish the work on the deck.
- Neighbors were notified and show support from the neighbourhood.
- Staff recommend the variance be approved.
- Applicant noted this is a deck expansion to original deck.
- Applicant noted if a building permit was applied for a DVP would have been required due to the MoTI setbacks.
- Legally it is the property owner's responsibility.
- Supports the application.
- Doesn't look like a modest deck replacement, looks like a substantial structure.
- Mention of more DVP applications being referred to APC by SCR D Board and staff.
- Owner to pay double the permit fees for construction.
- Falls back on the owner and the contractor/engineers to take initiative on what's right and what's wrong on the property.

Recommendation No.1 *Development Variance Permit DVP00084 (12820 Alexander Road)*

The Area A APC recommended the Development Variance Permit DVP00084 be approved.

Board Policy - Official Community Plan Amendments

Points of Discussion:

- SCR D staff presentation was rushed didn't provide enough information.
- Could staff supply a summary of the presentation in writing to the APC.
- Housing shortages and changes to the rules make it hard for real estate developers.
- Housing and construction costs adds to the problem.
- Area A OCP was adopted in 2018. What wasn't adopted was portion of the bylaw.
- When will Zoning Bylaw 337 be updated in the work plan?

NEW BUSINESS

The Area A APC members want to send a heartfelt thank you to Peter Robson for his time spent as the Chair on the APC.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING April 26, 2023

ADJOURNMENT 8:37 p.m.