

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

July 25, 2023

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

PRESENT: Chair (Acting) Kelsey Oxley
Members Len Coombes
Barbara Bolding
Ellie Lenz
Alda Grames
Matt Garmon
Suzette Stevenson (Recorder)

ALSO PRESENT: Director, Electoral Area B Justine Gabias
(Non-Voting Board Liaison)

ABSENT: Members Nicole Huska

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of April 25, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 26, 2023
- Elphinstone (Area E) APC Minutes of April 26 & June 28, 2023
- West Howe Sound (Area F) APC Minutes of April 25 & May 23, 2023

REPORTS

Regional Growth Framework Baseline Research

Key points of discussion:

- The baseline framework around transportation was insular to the coast and should include the need for transit ferry to ferry.
- The lack of transportation north of Sechelt, which is concerning for seniors, and others, for whom cycling is not an option, needs to be addressed.
- It was noted that Handy Dart service does not adequately bridge the gap in the lack of taxi service.
- Concern for a sustainable pace of development in regard to water, fire departments, schools (all infrastructure) must see parallel growth to match development.
- As has been in the past, attendance by a staff member to the APC meeting would provide clarity around jurisdiction and proposed management of water inline with development growth.

Recommendation No.1 *Regional Growth Framework Baseline Research*

The Area B APC recommends that the baseline framework around transportation recognize the coastal connection to the lower mainland and Powell River, as well as the lack of transportation north of Sechelt which focuses on ablist and creates a car dependent society, by including provision for a ferry to ferry transit route which could also provide insular transportation for communities north of Sechelt.

Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection Amendments

Key points of discussion:

- Concern around the inclusion of the word “ponds” and the wording, “whether or not usually containing water” in the “proposed add” to Bylaw 722, Section 4.3.1 a) which is also included in the “proposed amendment” to Bylaw 337, Section 402 (iv).
- Consideration of the removal of the word “pond”, and “whether or not usually containing water” from the proposed add to Bylaw 722 section 4.3.1 a) and from the “proposed amendment” to Bylaw 337, Section 402 (iv).
- An SCR D staff member should be present to give context to the document wording so the APC can comment more contextually on the proposed changes. For example; p.24 and the calculation of minimum parcel area when not including a) and b) listed SPEAs

Recommendation No.2 *Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection Amendments*

The Area B APC recommends that an all APC joint meeting be scheduled with SCR D staff present to create clarity around jurisdiction, and how SCR D will manage water services with area growth, which would provide opportunity for stronger input from all APCs for the proposed changes to the Bylaws 722 and 337.

REPORT

The Director's report was received.

NEXT MEETING Tuesday, September 26, 2023 via Zoom

ADJOURNMENT 7:55 p.m.