

**SUNSHINE COAST REGIONAL DISTRICT
HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION**

June 25, 2024

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

PRESENT:	Chair	Nicole Huska
	Members	Len Coombes Bob Baziuk Ellie Lenz Kelsey Oxley Kim Dougherty Suzette Stevenson Alda Grames Barbara Bolding (Recorder)
ALSO PRESENT:	Director, Electoral Area B	Justine Gabias (Non-Voting Board Liaison)
DELEGATION:	Cove Beach Rd. Proponent	Martin & Michelle Gerber (Owners) Eric Pettit (Architect) Jim Green (Consultant)
MEMBERS OF THE PUBLIC:		Darlene Tymo

CALL TO ORDER 7:07 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of March 24, 2024 were approved as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of March 27, 2024
- Roberts Creek (Area D) APC Minutes of March 18, 2024

- Elphinstone (Area E) APC Minutes of March 26, 2024
- West Howe Sound (Area F) APC Minutes of May 28, 2024

REPORTS

Advisory Planning Commission Questionnaire Results Summary

Information was received with thanks to Staff for providing the information and feedback to us.

Development Variance Permit DVP00099 (7531 Cove Beach Road) –Electoral Area B

- Owners and Architect provided background information including:
 - Intent of this project
 - History and chronology of the permitting process for this build, Staff advice received over time, challenges of building through the transition of Bylaws (310 to 722).
 - Provisions made for fire suppression involving a private well and the pool in question.
- APC members' discussed numerous issues related to both variances being considered. Discussion brought us to the point where we agreed that we needed more information before making a recommendation to approve or deny the variances in question. Our main concerns form Recommendation No. 1 (below).

Recommendation No.1 *Development Variance Permit DVP00099 (7531 Cove Beach Road)* *–Electoral Area B*

The Area B APC recommended that before making a recommendation regarding the DVP further information be provided on at least the following points:

- SCRD's view of the chronology/history of events surrounding the various permit applications—what, who, when (especially as they relate to the transition from Bylaws 310 to 722).
- Explanation of how this subdivision meets the 5 DVP criteria that are listed on page 4 of the Staff Report to the EAS committee that was included in the APC's agenda package.
- How to prevent this DVP from becoming a precedent, both in the local area and throughout the SCRD
- Current reports relevant to this DVP, especially impact from proposed new structures (pool and adu) from qep(s), geotech, fire service. and if qep and geotech reports do not address it, foreshore/ocean impact, storm and flood damage prevention

- Calculation of Maximum Parcel Coverage especially as it relates to the original subdivision of this property. Was there an error or omission made at the time of subdivision by not changing the subdivided lots in the Cove from RU1 to a more suitable zone? Apparently different, yet still appropriate zoning would have allowed a Maximum Coverage of >15%.
- ADU floor area and height. Does it conform to 722 or is a variance part of this DVP application?
- What can and cannot occur on the ocean side of a 7.5 M setback from the natural ocean boundary e.g.
 - Types of structures
 - Types of landscaping
 - Construction access

AND THAT a member of the SCRD planning staff be present when the Area B APC meets to discuss the information that we receive, to clarify points and answer questions that will surely arise.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 23, 2024

ADJOURNMENT 9.20 p.m.