

**SUNSHINE COAST REGIONAL DISTRICT
EGMONT/PENDER HARBOUR (AREA A) ADVISORY PLANNING COMMISSION
October 30, 2024**

RECOMMENDATIONS FROM THE EGMONT/PENDER HARBOUR (AREA A) ADVISORY PLANNING COMMISSION MEETING HELD AT PENDER HARBOUR SATELITE OFFICE, 12828 LAGOON DRIVE, MADEIRA PARK, B.C.

PRESENT: Chair Dennis Burnham
Members Bob Fielding
Jane McOuat
Gordon Littlejohn (until 5:30)

ALSO PRESENT: GM, Planning & Development Ian Hall
Manager, Planning & Development Jonathan Jackson
Electoral Area A Director Leonard Lee
(Non-Voting Board Liaison)
Electoral Area A Alternate Director Christine Alexander
(Non-Voting Board Liaison)
Administrative Assistant/Recorder A. O'Brien

REGRETS: Members Alan Skelley
Sean McAllister
Tom Silvey
Yovhan Burega
Catherine McEachern

CALL TO ORDER 4:36 p.m.

AGENDA The agenda was adopted as presented.

ELECTION OF CHAIR Dennis Burnham was elected Chair for the purpose of this meeting.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of September 25, 2024 were approved as circulated.

The following minutes were received for information:

- Roberts Creek (Area D) APC Minutes of September 16, 2024.
- West Howe Sound (Area F) APC Minutes of September 24, 2024.

REPORTS

Official Community Plan Update – Project Status Update

Jonathan Jackson, Manger, Planning & Development provided a presentation regarding the Official Community Plan Project Status Update. The presentation included the following points:

- “Love Where You Live” theme and logo.
- Summary of the OCP team: SCRD staff and consultant team KPMG and McElhanney.
- Project Overview and summary of Phases 1 – 4.
- The project will renew and harmonize the policies and regulations within SCRD’s OCPS and zoning bylaws.
- SCRD has five Electoral Areas with eight OCPs.
- OCPs help to implement objectives, policies and land use designations.
- OCPs are the backbone for the community growth.
- OCP legislative requirements and optional content per the *Local Government Act*.
- Seven themes identified for building the OCP: Equity, Climate Resiliency, Housing, Transportation and Mobility, Economic Development, Parks & Recreation, Servicing and Infrastructure.
- APC feedback is invited for local context and community engagement.

Points from the discussion with APC members and SCRD staff included:

- APC asked for clarification around the process from the previously adopted OCP to what’s happening now.
- Development Approvals Process Review (DAPR) project recommendation to have consistency across OCP policies and results of the Regional Growth Baseline research have informed this process.
- Since the last OCP, there have been changes in the area and general shifts in the world which could influences changes in the OCP (ex. COVID, seniors housing development at Lily Lake)
- The Area A OCP is the newest of all the plans in the SCRD (adopted in 2018).
- The Province has prescribed things that local governments must do in OCPs.
- Mandatory update of the Housing Needs report and inclusion of housing in OCPs.
- Draft Housing Needs report going forward to the Nov. 21 Electoral Area Services Committee meeting.
- APC discussion around property zoning of Residential / Commercial in order to encourage business development in Area A.
- Discussion around the need for age-in-place opportunities and how to care for older people with service needs in Area A.
- Discussion around clarity of definitions “harmonized” vs. “making all one OCP”.
- Identify the consistencies between all the Electoral Areas but recognize the uniqueness of each area is critical.
- Discussion around less government involvement.
- APC suggested that the past committee members who worked on the 2018 OCP be

brought back together and work on updating the OCP to conform to the new SCRD guidelines and Provincial initiatives. The 2018 Committee worked well and had a good cross section of Area A residents including shishalh Nation representative

- Question around the cost of the project. Approx. \$700k
- APC expressed frustration with the implementation of the previous OCP and not aligning with Zoning Bylaw 337.
- APC feels that the majority of the work done by the 2018 OCP Committee is covered in the bullet points of the required content, but there may be some areas that have not been looked at yet.
- Discussion around need for home care services and affordable rents for businesses to be viable.
- Potential areas of growth: Madeira Park and Kleindale (light industrial area)
- Requirement for a sewer system and infrastructure for growth to occur.
- Discussion around servicing plans.
- Suggestion for guidelines for developers on what can be done on a property (based on zoning).
- Development Finance Servicing opportunities prior to the creation of new development (subdivisions, water treatment plants, type of housing, rural)
- The current OCP has a good base and it will be useful for building upon.
- Clarification that the seven themes from the background report are not listed in a priority sequence.
- Discussion around First Nations approval for future development.
- Important priority: Sewer and water system expansion. The APC asked that if there was a community plan in the OCP would the SCRD help to get the water system expanded.
- Staff stated that the Infrastructure department would need to identify the costs for expansion and then use Development Cost Charges (DCCs) to support the financing of growth. Currently, only water DCCs are being charged. Other DCCs are parks, fire departments, highways.
- Septic system in Pender Landing could be extended to Irvine's Landing / Lee Bay.
- Grants available: pollution clean up, speciality housing.
- Density or subdivisions are hindered in Area A because of a lack of water/sewage systems.
- Affordable housing in Area A without infrastructure is not doable.
- Discussion around SCRD building the water/sewer infrastructure so that developers can be incentivized to build.
- Discussion around the wording used in the OCP background report. Feels like there are too many descriptive adjectives. Suggestion to avoid using extra words and be more concise and direct.
- APC suggestion to focus on water, sewer and infrastructure servicing.
- Community sewer needed in Egmont for waterfront area. Potential for economic development in this area if the servicing was in place.
- Potential in Irvine's Landing to create and develop smaller lots.
- Financial assistance and grants to incentivize property owners to create secondary suites would be successful.
- South Pender water system expansion.

- Discussion around the word “Harmonizing”: what do you see is the same about each area and what is different about each area.
- Lakefront property owners are passing down the land to their children. The younger generation is more amenable to change / development.
- Desire to protect the waterfront areas of Area A. There are certain areas that the locals don’t want to be developed.
- Preservation of Pender Harbour values.
- Topography considerations for future development.
- Discussion around privately held commercial property.
- Could look at a Community Standards bylaw

Discussion around local context and advice for holding public engagement sessions and key groups to include in Pender Harbour and area:

- Staff are in receipt of the feedback on this topic which was emailed from APC member Catherine McEachern prior to the start of the meeting.
- During the last OCP process at the community hall, each of the OCP committee members hosted a topic of discussion and the public could circulate and provide feedback. This worked well and was a good format for providing feedback.
- APC suggests that local community groups should host the meeting and invite the SCR D to come present on the OCP.
- Suggestion to include the Pender Harbour Health Care Centre. Contact Nick Gaskin, new Executive Director and reach out to Marlene Cymbalist who conducted an “Envisioning” process.
- Wooden Boat Festival and Winter Fest
- Madeira Park IGA: Lunchtime and afterschool until closing are busiest times.
- Madeira Park Legion: Friday night and Sunday meat draw.
- Hosted events by the Rotary, Pender Harbour Community Association, Chamber of Commerce, School of Music, Library, Living Heritage Society.
- Suggestion to use a local moderator to open the meeting and set the ground rules.
- Discussion around the lessons learned from the Dock Management Plan experience and advice on how to engage with the public in Pender Harbour area.

The General Manager, Planning & Development summarized the key points that staff heard from the APC and will consider going forward.

The Area A APC thanked the SCR D Planning and Development staff for attending the meeting.

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING November 27, 2024

ADJOURNMENT 7:17 p.m.