



SUNSHINE COAST REGIONAL DISTRICT
RECOMMENDATIONS FROM THE ELECTORAL AREA SERVICES COMMITTEE
MEETING

June 19, 2025
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHLT, B.C.

PRESENT: Chair: K. Stamford, Electoral Area F
D. McMahon, Electoral Area E
L. Lee, Electoral Area A
J. Gabias, Electoral Area B
K. Backs, Electoral Area D

ALSO PRESENT: T. Perreault, Chief Administrative Officer
S. Reid, Corporate Officer
J. Jackson, Manager, Planning and Development
J. Huntington, Manager, Parks Services
K. Jones, Assistant Manager, Planning and Development
J. Clark, Senior Planner
S. Koberwitz, Senior Planner
N. Copes, Planner II
K. Lamb, Planning Technician II
K. Gower, Legislative Assistant
A. O'Brien, Recorder
Public: 9
Media: 1

CALL TO ORDER

The Electoral Area Services Committee meeting was called to order at 9:30 a.m.

AGENDA

Adoption of Agenda

The agenda was adopted as presented.

PRESENTATIONS AND DELEGATIONS

Re-Membering Youth Student Delegation: Natalie Gerum, Maggie-Rose Hershler, Phoenix Thompson and Lucia Pelly

The Re-Membering Youth Student Delegation: Natalie Gerum, Maggie-Rose Hershler, Phoenix Thompson and Lucia Pelly addressed the Committee regarding Re-Membering Youth: Reflections on Community and Youth Engagement in the Official Community Plan (OCP).

REPORTS

The following reports were received for information

- Item No. 4.1: ReMembering Youth Project Engagement Summary Report
- Item No. 4.2: Official Community Plan Renewal Project Status Report #5 - June 2025

LCRB Lounge Area Endorsement and Special Event Area Endorsement Application Referral (REF00007) – Foragers Meadery at 801 Leek Road (Electoral Area D)

Recommendation No. 1

The Electoral Area Services Committee recommended that SCRD recommends approval of a Lounge Area Endorsement and Special Event Area Endorsement for Foragers Meadery (REF00007) to the LCRB, subject to:

- a) That additional off-street parking provided for special events be temporary and must not interfere with the agricultural productivity of the land;
- b) That signage be provided along Leek Road directing patrons to designated parking areas on the property;
- c) That no outdoor amplified music be permitted;
- d) That a maximum of 10 non-farm special events be permitted per calendar year;
- e) That the total combined person capacity of all liquor service areas during a special event be limited to 120 patrons subject to the provision of 27 off-street parking spaces; and
- f) That a secondary emergency access be provided from the orchard area to Leek Road.

Director McMahon opposed.

Development Variance Permit DVP00113 (3024 Green Way) - Electoral Area D

Recommendation No. 2

The Electoral Area Services Committee recommended that Development Variance Permit DVP00113, to facilitate construction of a proposed secondary suite on the property located at 3024 Green Way, be issued to vary Zoning Bylaw No. 722 as follows:

- (a) Section 7.2.4 to increase the maximum parcel coverage for all buildings and structures for lots equal to or greater than 3,500 square meters in the Residential Two (R2) zone from 15% to 24.2%.

Development Variance Permit DVP00114 (8653 Redrooffs Road) - Electoral Area B

Electoral Area B Director Gabias recused herself from the meeting at 10:29 a.m. due to a conflict of interest as the applicant for Development Variance Permit DVP00114 is her appointed Alternate Director for Electoral Area B.

The Chair invited members of the public to provide comments on Development Variance Permit DVP00114.

Landon Dix, Applicant/Agent, Development Variance Permit DVP00114 stated that the purpose of the application was to reconstruct an existing deck that was in a state of disrepair.

Recommendation No. 3

The Electoral Area Services Committee recommended that Development Variance Permit DVP00114, to allow for the reconstruction of a deck on the property located at 8653 Redrooffs Road, be issued to vary Zoning Bylaw No. 722 as follows:

(a) Section 5.16.1 to reduce the minimum setback for all buildings and structures from the natural boundary of the ocean from 15 m to 6 m.

Director Gabias rejoined the meeting at 10:33 a.m.

The Electoral Area Services Committee meeting recessed at 10:33 a.m. and reconvened at 10:40 a.m.

Frontage Waiver FRW00026 (2061 Twin Creeks Road) - Electoral Area F**Recommendation No. 4**

The Electoral Area Services Committee recommended that proposed Lot 3 be exempt from the 10% minimum parcel frontage on a highway required by Section 512 of the Local Government Act to facilitate the proposed three-lot subdivision of 2061 Twin Creeks Road/2170 Port Mellon Highway.

Frontage Waiver FRW00017 (13685 Lee Road) - Electoral Area A**Recommendation No. 5**

The Electoral Area Services Committee recommended that the FRW00017 Frontage Waiver application be referred to the Electoral Area A Advisory Planning Commission for feedback and comments.

Electoral Area D Advisory Planning Commission Meeting Minutes of April 29, 2025**Recommendation No. 6**

The Electoral Area Services Committee recommended that the Roberts Creek (Area D) Advisory Planning Commission meeting minutes of April 29, 2025 be received for information.

Electoral Area E Advisory Planning Commission Meeting Minutes of April 29, 2025

Recommendation No. 7

The Electoral Area Services Committee recommended that the Elphinstone (Area E) Advisory Planning Commission Meeting Minutes of April 29, 2025 be received for information.

Electoral Area F Advisory Planning Commission Meeting Minutes of April 29, 2025**Recommendation No. 8**

The Electoral Area Services Committee recommended that the West Howe Sound (Area F) Advisory Planning Commission Meeting Minutes of April 29, 2025 be received for information.

Electoral Area A Advisory Planning Commission Meeting Minutes of May 5, 2025**Recommendation No. 9**

The Electoral Area Services Committee recommended that the Egmont/Pender Harbour (Area A) Advisory Planning Commission Meeting Minutes of May 5, 2025 be received for information.

Electoral Area B Advisory Planning Commission Meeting Minutes of May 6, 2025**Recommendation No. 10**

The Electoral Area Services Committee recommended that the Halfmoon Bay (Area B) Advisory Planning Commission Meeting Minutes of May 6, 2025 be received for information.

Ports Monitors (POMO) Committee Meeting Minutes of May 7, 2025**Recommendation No. 11**

The Electoral Area Services Committee recommended that the Ports Monitors (POMO) Committee meeting minutes of May 7, 2025 be received for information.

IN CAMERA

The Committee moved In Camera at 10:58 a.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1)(a) and (e) of the Community Charter - "personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality" and "the acquisition, disposition or expropriation of land or improvements..."

The Committee moved out of In Camera at 11:11 a.m.

ADJOURNMENT

The Electoral Area Services Committee meeting adjourned at 11:12 a.m.

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