

## SUNSHINE COAST REGIONAL DISTRICT

### AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

February 27, 2019

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RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING  
HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

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<b>PRESENT:</b>	Chair	Mary Degan
	Members	Bob Morris Lynda Chamberlin Rod Moorcroft Nara Brenchley Michael McLaughlin Mike Doyle Ken Carson Rick Horsley Ann Cochran
<b>ALSO PRESENT:</b>	Electoral Area E Director Recording Secretary Public	Donna McMahon Diane Corbett 7
<b>REGRETS:</b>	Member	Sandra Cunningham
<b>ABSENT:</b>	Member	Dougald Macdonald

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**CALL TO ORDER** 7:00 p.m.

#### **ELECTION OF CHAIR AND VICE CHAIR**

Mary Degan was elected Chair by acclamation.

Rod Moorcroft was elected Vice Chair by acclamation.

#### **AGENDA**

The agenda was adopted as presented.

#### **MINUTES**

The Chair requested that the Elphinstone APC minutes of November 28, 2019 be distributed next time, as they were not yet received by the APC.

The following minutes were received for information:

- Planning and Community Development Committee Minutes of December 13, 2018 & January 10, 2019

## REPORTS

### Subdivision Application Referral SD000053 (Stanton)

The APC discussed the staff report regarding Subdivision Application Referral SD000053 (Stanton) to relocate a lot line between two existing parcels. The following points were noted:

- Lack of information in referral package. There was a request that the SCRDC provide information needed by the APC to be able to understand what the issue is.
- Proposed subdivision would enable construction of a two-story home on the smaller lot.
- Importance of maintaining the rural atmosphere
- It appears to be a *fait accompli*. Do not know why the application was referred.
- The proposed subdivision would create a more usable space, increase the value of the small lot, and increase lot frontage.
- There are non-conforming lots in the area.
- Benefit of the proposed subdivision: it would create a lot that would be “affordable”.
- It seems this has been sent for information.
- Place a covenant on title restricting height of building on proposed Lot G.
- A two-story home would restrict view of uphill owner and limit light into their garden.

It was noted that there will be a change in ownership of the subject property and that the subdivision application will continue.

Neighbours' concerns included:

- Application is by the previous owner. If the new owner has no plans to build or sell, why is this being done? Concern: that the new lot line will create a buildable lot, and there will be a 1900 square foot house there, versus a small cottage.
- Potential increased density in the neighbourhood
- That the application is being made by someone who no longer owns the property

### **Recommendation No. 1** *Subdivision Application Referral SD000053 (Stanton)*

The Elphinstone APC recommended that Subdivision Application Referral SD000053 (Stanton) to relocate a lot line be supported with the following condition: that, in order to stay within the form and character of the neighbourhood, a covenant be placed on proposed Lot G to restrict construction to a cottage size dwelling that will not interfere with the view and light corridor.

## NEW BUSINESS

### Site Visits for APC Members

Discussion ensued regarding site visits by APC members and the exercise of due diligence in regard to application referrals.

**DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      March 27, 2019

**ADJOURNMENT**      8:34 p.m.