

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

July 23, 2019

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

PRESENT:	Chair	Fred Gazeley
	Members	Doug MacLennan Susan Fitchell Kate-Louise Stamford (<i>via telephone</i> 7:02-7:59 pm)
ALSO PRESENT:	Director, Electoral Area F Recording Secretary Public	Mark Hiltz Diane Corbett 1
REGRETS:	Member	Gretchen Bozack
ABSENT:	Members	Bob Small John Rogers

CALL TO ORDER 7:02 p.m.

AGENDA The agenda was adopted as amended:

- Add under New Business: Invasive Species Management Strategies 2018 Report

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound APC Minutes of June 25, 2019 were approved as circulated.

Minutes

Received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 19, 2019
- Halfmoon Bay (Area B) APC Minutes of June 25, 2019
- Elphinstone (Area E) APC Minutes of June 26, 2019
- Planning and Community Development Committee Minutes of June 13, 2019

DELEGATION

Applicant regarding Development Variance Permit DVP00043

The Applicant for Development Variance Permit DVP00043, responded to members' questions and comments.

The applicant noted that:

- There is close to 15 feet of right of way between the property line and Marine Drive. Next to that road is a ditch, a cedar hedge and a road.
- Wants to create a path to be able to walk through that buffers and is separate from Marine Drive.
- Lot 15 is the only lot that has to be a slab on grade (other lots to be built on grade). Could bring the grade up but cannot dig down. Once constructed, it would be closer to the natural grade.
- Retaining wall would be 8 to 10 feet high.
- All the systems have to be engineered.
- There would be no accesses onto Marine Drive except the path. The path, on MoTI property between the hedge and the property line, would be at least five feet wide.

REPORTSDevelopment Variance Permit DVP00043 (Wright)

The APC discussed the staff report regarding Development Variance Permit DVP00043 (Wright) to vary the minimum setback of retaining walls from the front and side parcel lines from 5m and 1.5m respectively to 0 for lots 13 to 16, located at the intersection of North Road and Marine Drive.

The following points were noted:

- Would support as long as MoTI are in favour of the wall.
- There is a plan for a bike path on that side of the road. Would have no problem as long as the future bike and walking path could go in without a lot of extra expense, and would not be impacted by a retaining wall.
- Concern that there is quite a difference in elevation between top of retaining wall and road. It would be problematic if MoTI were going to widen under where that retaining wall is; cutting out under that would be a problem.
- Concern about traffic conditions in that location, with kids getting off busses to go to Hopkins beach, and lots of cars going down (towards Hopkins) and turning around.
- Regarding drainage issues: there is more water coming down Marine Drive than North Road or properties. The ditch works well. There is a cross culvert that goes down to Hopkins Landing, on the Gibsons side. There is a tremendous amount of water coming down Marine Drive; there is a constant issue with that, with gravel also coming down.

Recommendation No. 1 *Development Variance Permit DVP00043 (Wright)*

The APC recommended that Development Variance Permit DVP00043 (Wright) be authorized to proceed under the condition that it would not impact plans for a bike path, and for the following reasons:

- It would help to create functional building sites for steep and small lots without negative impact on surface drainage or septic fields of surrounding areas.
- It is good that people pursue developing difficult lots.

BC Timber Sales (BCTS) Operations 2019-2023

The APC received for information the staff report regarding BC Timber Sales (BCTS) Operations 2019-2023. A recommendation on this item was made at the June 2019 APC meeting.

The following comments were made:

- The June 27 report is very detailed and thoughtful.
- Love the trail idea if done properly; but logging is such an important part of our economy. As much as tourism is a part of the Regional District, it isn't always a positive impact. The Coastal Douglas Fir (CDF) Conservation Partnership notes that the natural CDF ecosystem is competing with human pressures, including development, industrial uses, invasive species, and recreational use. It would be good for people to hear that; there is the perception recreational use is light impact.
- Support staff recommendation that BCTS continue to work collaboratively with the Sunshine Coast Trails Society to inform plans for community trail restoration and safety work.
- This communication line with BCTS is open; let's enhance it and continue that communication.
- Like the considerations for a land and resource management plan, the idea of looking at a plan across the coast. Fits into the work being done in Howe Sound.
- If you went to the Ministry of Forests workshops, you can see the process and how technical it is. That is why we encourage BCTS to put on workshops more often. There are always new people involved; bring people up to speed on the process.
- A lot of the cedar is dying out; you can see the impact of climate change, especially in this dry CDF zone.

NEW BUSINESS

Invasive Species Management Strategies 2018 Report

The West Howe Sound APC would like to receive the Invasive Species Management Strategies 2018 report, for information.

It was noted that there would be interest on the islands in a workshop on invasive species, if the opportunity were to arise.

There was discussion about the provincial "Report a Weed" and "Report Invasives" reporting lines (<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/invasive-species/reporting-invasive-species>).

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING September 24, 2019

ADJOURNMENT 8:24 p.m.