

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

June 25, 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 Members	Fred Gazeley Gretchen Bozack Susan Fitchett
ALSO PRESENT:	Director, Electoral Area F Applicant/Owner Recording Secretary Public	Mark Hiltz David Morgan Diane Corbett 7
REGRETS:	Members	Doug MacLennan Kate-Louise Stamford John Rogers
ABSENT:	Member	Bob Small

CALL TO ORDER 7:10 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of April 23, 2019 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 24 & May 29, 2019
- Halfmoon Bay (Area B) APC Minutes of April 23, 2019
- Roberts Creek (Area D) APC Minutes of April 15 & May 13, 2019
- Elphinstone (Area E) APC Minutes of April 24, 2019
- Planning and Community Development Committee Minutes of April 11 & May 9, 2019

REPORTS

Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605)

The Applicant provided background information regarding: a previous ALR-non ALR land swap on the adjacent property; the request to exclude land in the area closest to services, where the applicant intended to construct a residence for a family member, and to remove the need to construct an access road through the ALR to the currently designated non-ALR land; inaccuracies in records from BC Assessment and the Agricultural Land Commission; agrology reports; recent process and actions followed regarding the application. The applicant noted that the inclusion-exclusion proposal was an even trade of 1.16 hectares and would create a contiguous agricultural swath with the adjacent property.

The Chair invited members of the public to comment or question the applicant. Points noted included:

- Concern and resulting confusion about discrepancies of size of lands proposed to be included/excluded as indicated in written materials.
- Sense that there was no process for hearing views of the concerned public. "We didn't see a clear process for the community to understand what was going on, and have access to that process in any way, shape or form."
- Experience of the public at the March 2019 meeting of the Agricultural Advisory Committee.
- Optics regarding the process: the application was advertised in a newspaper that is not the main newspaper in circulation on the Sunshine Coast; "poster-size" notice was posted on Port Mellon highway in low visibility spot; how the process was conducted left concern about the end result and question as to the full extent of the proposed development.
- Concern that the proposal would affect the community of YMCA Road by removing ALR land from the boundary closest to the residential area, which residents hoped would remain and flourish, potentially opening it up to "any kind of development". Concern that the intent is to build more than just a house for a family member.
- Concern about multiple ALR lots being removed from the ALR on the Sunshine Coast.

The APC discussed the staff report regarding Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605).

The following points were noted:

- An APC member, also on the Agricultural Advisory Committee (AAC), discussed the March 2019 AAC meeting at which the application was on the agenda. The public was in attendance but not allowed to speak to the application as it was understood by the AAC that there would be further opportunities for people to comment on the proposed development, and the AAC mandate was to look at the ALC application. The member perceived it was a mistake not letting the public speak at the AAC. It was noted that members of the public who live adjacent to the ALR should keep an eye on the ALR regulations, which often change; any number of things could happen, such as installation of a brewery.
- It is an improvement to the agricultural land.
- Planning and development applications may be required if the ALC allows the swap and the applicant proposes development. There may be opportunities for public input depending on the type of planning application.
- The trade is a 1:1 swap.
- The YMCA subdivision was a weird subdivision: the mill was expanding; it was outside of the fire district and many services but there was so much pressure for affordable housing.

Recommendation No. 1 *Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605)*

The APC recommended that Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605) be supported under conditions as noted in the staff report, and for the following reasons:

- It is logical to take the non-agricultural piece out of the ALR and put in piece of higher class ALR land to create a contiguous swath.
- The existing configuration would have to allow an access road into that non-ALR section, taking up agricultural land.
- The non-ALR portion is near the creek; making the switch will protect the creek more.

BC Timber Sales (BCTS) Operations 2019-2023

The APC discussed the draft staff report regarding BC Timber Sales (BCTS) Operations 2019-2023. The following points were noted:

- Appreciation that the Ministry is sharing the information with local governments.
- The comments from last year are equally effective this year.
- We can't keep putting crown land aside for other uses; need to keep some for revenue as well.
- The draft staff report of June 27, 2019 was not included in staff report.
- One of the biggest risks to any urban forest is invasive species.

Recommendation No. 2 *BC Timber Sales (BCTS) Operations 2019-2023*

The APC recommended that, although the draft staff report to the June 27, 2019 Corporate and Administrative Services Committee on BC Timber Sales (BCTS) Operations 2019-2023 was not included in the agenda package, the Director provided the report with recommendations and the APC agrees with the recommendations.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 23, 2019

ADJOURNMENT 9:15 p.m.