

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

June 26, 2019

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

PRESENT: Chair Mary Degan
Members Dougald Macdonald
Mike Doyle
Rod Moorcroft
Nara Brenchley
Ken Carson

ALSO PRESENT: Electoral Area E Director Donna McMahon
Recording Secretary Diane Corbett
Public 5

REGRETS: Members Rick Horsley
Sandra Cunningham
Lynda Chamberlin
Ann Cochran
Bob Morris

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as circulated.

An attachment to the staff report on BC Timber Sales (BCTS) Operations 2019-2023 was received.

MINUTES

Area E Minutes

The Area E APC minutes of April 24, 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
- West Howe Sound (Area F) APC Minutes of April 23, 2019
- Planning and Community Development Committee Minutes of April 11 & May 9, 2019

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Elphinstone APC Minutes of April 24, 2019

There was discussion about the process related to a section of the April APC minutes being expunged by an SCR D staff person under the *Freedom of Information and Protection of Privacy Act (FOIPPA)*.

A member requested clarity regarding minutes protocol, thus to be clear on the APC's role. The member felt that a change of the APC minutes should be communicated by staff with the APC Chair, who could communicate with APC members.

REPORTS

Subdivision Application SD000060 (Caerus Construction Limited for Dempster)

The APC discussed the staff report regarding Subdivision Application SD000060 (Caerus Construction Limited for Dempster) at Sunnyside Road, Gibsons. The following points were noted:

- It is pretty straightforward.
- It is aligned with the OCP and other bodies.

Recommendation No. 1 *Subdivision Application SD000060 (Caerus Construction Limited for Dempster)*

The Elphinstone Advisory Planning Commission recommended that Subdivision Application SD000060 be supported for the following reasons:

- It is in alignment with the OCP.
- The application meets all the criteria for a subdivision in this area.
- The APC has no objection to this proceeding.

BC Timber Sales (BCTS) Operations 2019-2023

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

- We would be in a stronger position if we had an optimal use for the forest system. Engage with the Forests Ministry and First Nations to showcase this wonderful forest. Put a trail through, an easier trail than the Suncoaster Trail; build a few bridges. The value of selling logs would be offset by the trail system. Manage the forest for its remarkable qualities. Consider the value of tourism to the area. This could be a truly remarkable spot, good for generations to come. Identify the social value. For this particular band of forest, logging it is not the best use. There are better uses of the land.
- We don't have an overall land use plan that takes into account the local use and respects what the local people want to do with it. Thus it makes it difficult to ask for what we want. We need our land management plan.
- We aren't gaining anything out of this current sale and there is no value added. A trail system would create an attraction.
- SCR D could make strong recommendations on the community interface area.
- What detriment does logging do to lands below in terms of erosion? There is a negative impact if harvested, versus a positive impact regarding tourism.

- Concern: even with all the forest fires, BCTS still tries to get their allowable yearly cut and doesn't make allowance.

The Chair invited questions or comments from members of the public. Comments included:

- A resident from just below Reed Road forest listed local residents' concerns around the issue of logging DL1313: water run off, impact on downhill wells, lack of having anything to walk in and enjoy, the beauty of it, all the wildlife and ecosystems. It affects house values; it affects an entire area. Everybody is worried, concerned. Farmers down the road are concerned. It is not that residents are against logging, but are against complete clear cutting. BCTS should listen to the community.
- Need to scale things down a bit; you won't be able to log at the same capacity with climate change, fires, and so on.
- Sunshine Coast is tourism; people come here because of the forests and trails.

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

The Elphinstone Advisory Planning Commission recommended support for the recommendations as noted in the staff report of June 27, 2019, and support for the points expressed by the Elphinstone APC in the APC minutes of April 25, 2018:

- Strong opposition in Area E to the logging of DL 1313.
- BCTS has been notified for several years now that they need to take DL1313 off their list on a permanent basis. As world populations grow, so grow the Coast's and Area E's population. People and animals require green space and the Reed Road Forest is a true gem and the only substantial forest in our area. Immediate neighbours of Lot DL1313 are very concerned about erosion and loss of watershed for their wells. They believe that their properties, downslope of this forest, would be at huge risk if the forest cover were logged.
- Logging in an urban interface area is example of poor landscape management.
- Discussion of BCTS operations and research projects and APC members' perspectives on the recent BCTS workshops and field trip for SCR D advisory committee members.
- Lack of a land and resource management plan on the Sunshine Coast.
- The Sunshine Coast has old forests that may not be found anywhere else in the province.
- There would probably be more value to the community over the next thirty years to retain the forest than have a revenue stream from forestry. This needs to be addressed in these plans.
- We are short of land to be conserved, short changed. Would like the same conservancy rate as other areas of the province.
- There are many and varied different forms of recreation here. Add up all the cash flows that result from keeping something like that, and it adds up.
- They need to take all of these considerations into account. Overall the Province and their planning may not be reflecting what the values of this community are. They may not reflect in our bioregion how we are utilizing the woods. There are different ways we might be utilizing the woods as a community. We are the back yard and playground for the Lower Mainland. We can provide a lot of unique things like the Coastal Douglas Fir zone that isn't available in other parts of the province. There are things like that that need to be taken into consideration when they consider that value, and what is generated for the province financially and overall. We are providing safe spaces for people to be doing healthy recreation.
- There is a huge appetite for what we have got over here. If you are going to start

chopping down a mountain, could it have an impact on real estate values?

- The SCRD's response to this issue is lukewarm. They should say that we need this much public recreation space; the forest is really important and we have to protect that. SCRD should say we see advantages for protecting certain lots, and come forth with stronger arguments. Need to bring everybody together and say long term this is what we will do.
- Right now it is a standoff, not a process.
- Want BCTS to leave the south and east flanks of Mount Elphinstone.
- An excerpt pertaining to District Lot 1313 from the Elphinstone Official Community Plan (Bylaw No. 600) was read aloud from Section B-10.3 Community and Regional Park Policies, point 3, advocating that the SCRD acquire DL 1313 (Old Gibsons Watershed Reserve), a 48 hectare (120 acre) site *"covered by the largest areas of mature coniferous forest and wetland identified in the Sunshine Coast Sensitive Ecosystem Inventory (2003) within the Elphinstone OCP"*, as a community or regional park *"that protects the surface and ground water resources so that they can continue to be available to the Town of Gibsons and the Regional District for community water and reservoir purposes."*

NEW BUSINESS

Discussion of APC Meeting Attendance

There was discussion of potential protocols to apply in the case of the repeated absence from APC meetings of an APC member. There was a general consensus that the Chair contact members absent for more than three consecutive meetings to inquire of their continued interest in participation on the Advisory Planning Commission.

Recommendation No. 3 *Advisory Planning Commission Meeting Attendance*

The Elphinstone Advisory Planning Commission recommended that the Sunshine Coast Regional District put an attendance clause in the APC Bylaw No. 453.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 24, 2019 *(No meeting scheduled in August)*

ADJOURNMENT 8:15 p.m.