

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

November 27, 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	Mike Doyle Rick Horsley Dougald Macdonald Nara Brenchley Rod Moorcroft
ALSO PRESENT:	Electoral Area E Director	Donna McMahon Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
REGRETS:	Members	Lynda Chamberlin Anne Cochran
ABSENT:	Member	Bob Morris

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted.

MINUTES

Area E Minutes

The Area E APC minutes of October 23, 2019 were approved as circulated.

Minutes

Received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of October 30, 2019
- Halfmoon Bay (Area B) APC Minutes of October 22, 2019
- Planning and Community Development Committee Minutes of October 10, 2019

REPORTS

Subdivision Application SD000057(Kirsten Reite Architecture for Secret Beach Development Corporation)

The APC received the staff report regarding Subdivision Application SD000057 (Kirsten Reite Architecture for Secret Beach Development Corporation), to subdivide a Residential A-zoned parcel to create seven lots off Gower Point Road. Emails received by members with concerns pertaining to the application were read aloud. Discussion ensued.

Concerns were raised around: the flow of movement through the area of vehicles, pedestrians, cyclists, wildlife and water; environmental impacts of this and adjacent developments; and park, trail, and infrastructure connectivity. The adjacency of the property to the Town of Gibsons and the Gospel Rock development(s) was highlighted.

Concerns and issues included:

- Sightlines on Gower Point Road at proposed private road access point:
 - That area of Gower Point Road is considered a “high crash” zone and is already a difficult section of road for cyclists and pedestrians;
 - Need for developer consultation with Transportation Choices (TraC), Town of Gibsons and MoTI to develop best and safest options.
- Private road concerns:
 - safety regarding sightlines
 - maintenance
 - snow removal
 - garbage removal (sightline issues at Gower Point Road)
 - hydro, fire and ambulance access
 - erosion issues
 - possibility owner may be skirting some of MoTI’s requirements for land dedication.
- This development should be coordinated with the Gospel Rock plan, to optimize the flow of wildlife and transportation. Need to link with pedestrian and cycling trails from Gospel Rock developments.
- Concern about public access to trails. Request the developer include a pathway through the covenanted area.
- Need for a transportation plan for this area. It is hard to work without it.
- This should be referred to the area fire departments and maybe also ambulance.
- The area was one of the few remaining wildlife corridors to the ocean in this part of Gibsons and requires protection.
- Need for environmental assessment of impact on water run-off, creek and riparian area, especially in light of logging in Gospel Rock developments and in this lower area.
- A watercourse identified by staff within the riparian area was not mapped as part of the Riparian Areas Assessment submitted with the subdivision application.
- Other than the access, which is an issue, it looks like everything meets requirements.
- Issue: the subdivision is going ahead without a transportation plan in place. Gibsons needs to develop Shaw Road; it needs to be four lanes because of the number of properties that will be developed. There is some kind of myopia vision going on. Don’t see any plans for access including pedestrian access.

Recommendation No. 1 *Subdivision Application SD000057 (Kirsten Reite Architecture for Secret Beach Development Corporation)*

The APC recommended, regarding Subdivision Application SD000057(Kirsten Reite Architecture for Secret Beach Development Corporation), support for the following actions:

- That the applicant provides a thorough riparian area assessment submitted by a hydrologist, especially in light of the drainage issues with the Gospel Rock development above that is just one of several properties that will be developed.
- Development of a transportation plan that shows this area and Gospel Rock area in its built out state to help in planning, showing how to develop the area in a cohesive manner.
- Consideration of removing the access point off Gower Point Road, connecting with infrastructure and roadways above in Gibsons, to prevent having more traffic in this high crash zone, a location with poor visibility.
- Ensure that there is a parks plan that is cohesive between Gibsons and Elphinstone OCP and the suggested development, so that parks access is contiguous and seaward. Developing this edge between Elphinstone and Gibsons needs to have equal input from both sides; need to plan how all the services are going to be delivered before the subdivision is built.
- Private road related issues and concerns should be addressed: maintenance, snow removal, garbage removal services; hydro, fire and ambulance access.

Note to staff:

The APC requests guidance about private roads and what that means, allows, and restricts, including what the designation means in terms of public access and services access.

Development Variance Permit Application DVP00049 (Watson)

The APC discussed the staff report regarding Development Variance Permit Application DVP00049 (Watson) to vary the maximum floor area of an auxiliary dwelling unit located at Mahon Road from 55 m² to 88.5 m². The following points were noted:

- No issues with this.
- Makes no impact on the neighbourhood.
- No problems received from neighbours.
- Agreement with staff. This is something we've been asking private people to do: build and create housing. This is already something that is in the books.
- Urge SCRD to get on with proposed bylaw change regarding auxiliary dwellings, so that people will not have to keep applying for variances.

Recommendation No. 2 *Development Variance Permit Application DVP00049 (Watson)*

The APC recommended support for Option 1: to issue the permit, for the following reasons:

- It appears the applicant has completed all the criteria;
- The APC is in favour and grateful for people creating more versatile housing options.

Regional Inter-Jurisdictional Invasive Plant Management Strategy

The APC discussed the staff report regarding the Regional Inter-Jurisdictional Invasive Plant Management Strategy. The following concerns/points/issues were raised:

- Some of the invasive species are medicinal plants. Need to reframe; there may be uses for these plants. Figure out what to do with the different plants. Know the lifecycle of the plant, how it is spread and used. Work with First Nations, herbalists, harvesters; find ways to use plants in remedial ways, in a timely manner; educate people and increase awareness about the uses. Identify where they are; teach people how to harvest them.
- Problem: disposal. Need to create disposal strategies.
- There are a number of things that are issues that aren't in the Management Strategy.
- An actual hierarchy of what the truly concerning ones are would be helpful. Figure out which plants are doing the most damage to the most areas, and fastest.
- Japanese knotweed is a traffic problem. Example: near B and K Road it is dangerous for cyclists; blackberries are growing into it.
- Highest priority: knotweed in riparian zones and along highways.
- Issue: large amounts of land clearing by forestry and large developments that disturbs the natural habitat and soil; they should be required to replant immediately with a groundcover, and have a succession plan.
- Need for education:
 - For private property owners
 - How to identify the worst invasive plant offenders and report using the app "Report A Weed". App helps to identify plants.
 - Create an awareness campaign.
 - Use resources that are out there.
 - Part of the education: some can be harvested and used. There may be ways the community can glean some of these things.
- Find funding for staff to put education packages together; work with other groups (such as One Straw). Seek funding to help keep this document updated and the community updated and current.
- Like that this is a living document. Find more creative ways to deal with this.
- The SCRCD has a good neighbour guideline but invasive plants aren't mentioned.
- Create Sunshine Coast Invasive Species group that is funded to help look after working with others on the coast to get information out, and create awareness the "Report A Weed" app exists, co-working with schools to increase awareness of the app.
- How do you get to people who aren't aware of invasive plants and don't care that there is a real issue?

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING January 22, 2020

ADJOURNMENT 9:12 p.m.