

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

September 24, 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 Gretchen Bozak
ALSO PRESENT:	Alternate Director Electoral Area F	Camilla Berry (Non-Voting Board Liaison)
	Recording Secretary Public	Diane Corbett 1
REGRETS:	Director, Electoral Area F Member	Mark Hiltz Kate-Louise Stamford
ABSENT:	Members	Bob Small John Rogers

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

The Applicant regarding Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614

The applicant, gave an overview and background pertaining to an application to subdivide within the Agricultural Land Reserve. Points included emphasis on the agriculture-centered nature of the proposed subdivision plan:

- Includes farming residence home plate within the three proposed lots, keeping development of structures as contained as possible and close to the road, to be covenanted on title.
- Applicant would create a starter farm area by clearing log slash, stumps and boulders, grade the area so it is ready for farming, and do base drainage work.

- Small farms are the norm for farms on the Sunshine Coast in light of mountainous territory, marginal soil conditions, and forest cover. Breaking the lot into three lots is a realistic approach to get some form of farming happening on the property.
- There are seasonal creeks. Quality of water is good. There are some good producing wells. Gave example of a well on property: 200-foot depth, with flow at 13 gallons per minute; varies across property (need to go deeper in some areas for good flow).

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of July 23, 2019 were approved as circulated, with a noted correction needed in the spelling of “Bozak” on page 1.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 31, 2019
- Roberts Creek (Area D) APC Minutes of July 15, 2019
- Planning and Community Development Committee Minutes of July 11, 2019

REPORTS

Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614 (Rockford)

The APC discussed the staff report regarding Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614.

The following points were noted:

- No objection. It meets the zoning.
- Emphasize what is happening on the coast regarding farms.
- Small farming is bang on.
- You are opening up the area to make it farmable, and opening up that road. It is a great idea opening up the trees. This plan aids farm economics by virtue of how you are planning on doing it. Don't see any problem with this; it is a good thing to do.
- Idea of smaller lots keeps price point small enough to be able to farm. Cost of land is so high; larger parcels are not affordable, and clearing land is expensive (around \$30,000/hectare).
- Availability of water is strong point.

Recommendation No. 1 *Application for Subdivision in the ALR - ALR00011, ALC59614*

The APC recommended that Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614 be supported for the following reasons:

- meets the zoning;
- aligned with the predominant farm size on the Sunshine Coast;
- opens up the area to make it farmable;

- aids farm economics and affordability of parcels;
- availability of water.

Draft SCRD 2019-2023 Strategic Plan

There was discussion of the draft SCRD 2019-2023 Strategic Plan, received for information. Points included:

- Hard to read the small text of the (black and white) document.
- How can the SCRD make this a living document, where staff and elected officials consult this on every decision, part of the day-to-day decision making?
- Like that there are only two or three items under each of the focal areas; if there is focus on those items and they are accomplished, then good. This likely will be used as a guide because it is succinct.
- Enhancing online tools would be good; have had challenges using the online mapping software.
- Looks like a plan for SCRD to focus and get organized. Whether they do it is what people are interested in. If this tool helps them focus, it will get everyone on the same page.
- It gives the organization some focus; it allows SCRD to push back on other requests. They should focus on those points under each category and not do other things.
- Water: at least it is the first item. Hope that the order of the items indicates their priority.
- Is this a meaningful document for the public? Am interested in how this will be distributed and used. Am finding that people don't have an understanding of governance.
- Think it will help Sechelt, Gibsons and the SCRD get more of a common goal.
- Like that it is so short.

DIRECTOR'S REPORT

There was no Director's report as the Director was in attendance at the UBCM Conference.

NEXT MEETING October 23, 2019

ADJOURNMENT 7:57 p.m.