

# SUNSHINE COAST REGIONAL DISTRICT

## AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

April 22, 2020

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RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING  
HELD ONLINE VIA ZOOM

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<b>PRESENT:</b>	Chair	Mary Degan
	Members	Anne Cochran Bob Morris Dougald Macdonald Karen Mahoney Mike Doyle Nara Brenchley Rod Moorcroft Ursula Dragowska
<b>ALSO PRESENT:</b>	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	SCRD Planner 1/ Senior Planner	Julie Clark
	Recording Secretary	Diane Corbett
	Public	2
<b>REGRETS:</b>	Member	Rick Horsley

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**CALL TO ORDER** 7:00 p.m.

**AGENDA** The agenda was adopted as presented.

### MINUTES

#### Area E Minutes

The Area E APC minutes of February 26, 2020 were approved as circulated.

#### Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 25, 2020
- Halfmoon Bay (Area B) APC Minutes of February 25, 2020
- Roberts Creek (Area D) APC Minutes of February 24, 2020
- West Howe Sound (Area F) APC Minutes of February 25, 2020
- Planning & Community Development Committee Minutes, February 13 & March 12, 2020

## REPORTS

### BC Timber Sales (BCTS) Operating Plan 2020 - 2024

The APC discussed the staff report on BC Timber Sales (BCTS) Operating Plan 2020-2024. Staff provided background and explanatory information.

Points from discussion that also included input from the Director and members of the public included:

- Support for creation of a watershed governance model that takes into account long-term impacts and looks at forest operations in a holistic manner.
- Support for staff recommendations.
- BCTS has a limited mandate and are like a go-between with government. There is a need to get through to the Minister of Forests, Lands, Natural Resource Operations and Rural Development.
- We fail to involve BCTS in our community plans; they are more our adversaries than anything. We will probably need to take a new approach and may have to go for partial protection. Create a bike trail from Langdale through the lower forests of Elphinstone to Sechelt and back. The idea would be to manage the most attractive low elevation corridor and make BCTS a part of it. It pays back pretty readily. If BCTS could get credit for that, they might be more interested.
- Too many ministries are involved, working independently, in silos.
- Would like SCR D to be included in the larger picture in the harvesting plans – 25, 50, 100 year for better holistic planning.
- The highly valuable merchantable timber is being removed. Don't think there is any intention to keep the forest as we know it now. Unless the forest is protected it will be gone.
- In addition to crown land logging, there are concerns about logging on Private Managed Forest Lands (PMFL); it has never been on the APC table. How does the governance model of PMFL jibe with the provincial plan?
- Discussion of the expanded area around District Lot 1313 designated by BCTS for "enhanced public engagement".
- Resident adjacent to DL1313 reported on BCTS consultation in March with five or six residents; BCTS should meet with all the residents, not just a select few. What has been done so far is not acceptable. They said they plan to cut part of DL1313 in a few years.
- Regarding cut block 519, SCR D is right to highlight dangers related to surface storm water. Creeks have been known to merge and cause washouts. The government should be held accountable for their actions and pay for damages, so maybe will think more carefully. Cut block 519 has so many streams below it; it is not an appropriate cut block in terms of watershed protection and water issues.
- There is an opportunity to recommend features that should be preserved, such as recommending that cut blocks not be cut on a ridgeline because it is important to the view.
- Concern about expansion of the gravel pit and impact on water contamination.
- Only 3% of low elevation forests are protected on the Sunshine Coast, impacting biodiversity.
- Shock at Forest Practices Board comments that there is no legal requirement for licensees to consider down hill water impacts. Put some responsibility somewhere; there doesn't seem to be any.
- There are two problems: overlapping authority and areas where nobody is responsible; overland flooding is classic. Ministry of Transportation and Infrastructure needs to be at the table. This is something that needs a lot more attention.

- There needs to be accountability across all levels of government for long-term “modernized land use planning”; need to be able to bring everyone to the table. If something happens downhill, there needs to be recourse, and accountability of all levels of government with each other.
- Accountability has to go on for longer than a year. It takes six to eight years to see impacts (as in the Lower Road wash-out). Property owners cannot be insured for any logging going on above their property.
- A planning process will likely take time. We need special protection of key areas for the future of our community during the process of developing a modernized land use plan.
- This is a constructive report that takes into account a holistic direction. Hope that with the level of cooperation happening at the regional level, we can incorporate all of the regional, provincial, and federal governments into that.

**Recommendation No. 1***BCTS Operations Plan 2020-2024*

The Area E APC made the following recommendations with regard to the BC Timber Sales Operations Plan 2020-2024:

1. That all levels of government work together to create a cohesive holistic plan for the Sunshine Coast that encompasses all areas of concern.
2. That if it is a bad fire year, this should be taken into account and should reduce the allowable cuts the next year so that the areas that weren't burnt do not get decimated because it is the only area left to cut.
3. That the silos and levels of government work together to develop a plan for the next 25 to 50 years at minimum, renewed every five years, to ensure that we are developing holistically as a coast.
4. That responsibility is taken by all levels of government regarding the level of impact of each level of government on other levels of government.
5. That Area E APC would like to see the modernized land use planning moved forward as how the Sunshine Coast develops as a whole, that would include the forest slopes above the settled area, and that would be a multi-year longer-term vision.
6. That we as a community choose what key resources are in this area that we would like to protect and what we are most concerned about losing, before we can get this planning process underway.
7. That watersheds, surface water, groundwater, and all water sources be protected, and that any development going forward takes protection of water into consideration.
8. That we would like to see a modernized land use plan that takes into account all the provincial land, and would like to see a recommendation for a regional growth strategy for the Sunshine Coast so the local governments can have impact and control over what happens to us as a whole in our development.
9. That all high quality mature low elevation forest between Roberts Creek and Langdale, with multiple trails through it now, is protected until we decide what to do with it.
10. That we continue to see District Lot 1313 as a very important piece for the Elphinstone area and would like to see this reserved throughout these negotiations.
11. That the Area E APC accepts all of the recommendations by the SCRDC made on pages 24-25 of the agenda, and that we are in agreement with the government moving forward with the pursuit of all those recommendations.
12. That we do our best to protect the urban forest interface in our area, and District Lot 1313 is a large piece of that protection.

**DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      May 28, 2020

**ADJOURNMENT**      8:45 p.m.