

# SUNSHINE COAST REGIONAL DISTRICT

## AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

February 26, 2020

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

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

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**CALL TO ORDER** 7:02 p.m.

### **ELECTION OF CHAIR AND VICE CHAIR**

Mary Degan was appointed Chair by acclamation.

Rod Moorcroft was appointed Vice Chair by acclamation.

### **AGENDA**

The agenda was adopted as presented.

### **DELEGATIONS**

Kelsey Oxley regarding First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)

Kelsey Oxley, on behalf of project manager Nicole Huska for Secret Cove Heights Development Inc., explained that the application would not be dealing with the Rural Dynamic Zone as originally intended, but rather would be looking at a site-specific bylaw amendment in Area B.

The SCRD staff had decided to review the Rural Dynamic Zone further as a concept, potentially for a future pilot project.

## **MINUTES**

### Area E Minutes

The Area E APC minutes of November 27, 2019 were approved as circulated,

### Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2019 & January 29, 2020
- Halfmoon Bay (Area B) APC Minutes of November 26, 2019 & January 28, 2020
- Roberts Creek (Area D) APC Minutes of November 18 & December 16, 2019
- West Howe Sound (Area F) APC Minutes of November 26, 2019
- Planning and Community Development Committee Minutes of November 14 & December 12, 2019 & January 9, 2020

## **BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS**

### Area E APC Minutes of November 27, 2019

Regarding the APC request for further information on private roads, the Chair advised that an email had been received from staff. Staff had explained that, in the case of the proposed subdivision layout, the private road would be the common property of the lot owners and managed by the strata corporation for the subdivision, which would be responsible for repair and maintenance of the road and arranging services like garbage pickup. There would be an implied easement for the passage of services to each strata lot.

## **REPORTS**

### First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)

The Elphinstone APC received the staff report regarding Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights). Members considered challenges in developing affordable housing on the Sunshine Coast. There was discussion of the "Rural Dynamic Zone", designed to create commercial and economic growth, food security, and job security. Concerns expressed regarding the Rural Dynamic Zone included:

- water use by clusters of development;
- importance of experimentation to learn and to move forward with new ways of development.

### **Recommendation No. 1**

### *Sustainable Development*

The APC recommended support for the exploration of sustainable ways to develop subdivisions that would maintain rural character and support the potential of local farming, employment and especially the potential for bringing off coast money into rural properties through the technology sector. It is important to examine ways to deal with the housing crisis and how we can develop affordably and sustainably so that young families can afford to live here.

**NEW BUSINESS**

Notice of BCTS Operations Plan

The notice of BCTS Operations Plan was received for information. The APC looks forward to the staff analysis of the Operations Plan.

**DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      Wednesday, March 25, 2020

**ADJOURNMENT**      8:35 p.m.