

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

June 23, 2020

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Gretchen Bozak
	Members	Doug MacLennan Susan Fitchell Sarah Macdonald Kate-Louise Stamford
ALSO PRESENT:	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary Public	Diane Corbett 1
ABSENT:	Members	Fred Gazeley John Rogers

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as amended:

- Move ALR application to before Provincial Referral 2412092

DELEGATIONS

Lucas Chamberlain regarding Application ALR00012 CRN00098 for a Proposed 3-Lot Subdivision in the Agricultural Land Reserve (2061 Twin Creeks Road)

Mr. Chamberlain responded to APC member inquiries regarding the application for a proposed three-lot subdivision that would include two lots within the Agricultural Land Reserve (ALR) and one within the RU2 zone.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of April 28, 2020 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 29 & May 27, 2020
- Halfmoon Bay (Area B) APC Minutes of April 28, 2020
- Roberts Creek (Area D) APC Minutes of May 19, 2020
- Elphinstone (Area E) APC Minutes of April 22 & May 27, 2020
- Planning and Community Development Committee Minutes of April 9 & May 14, 2020

REPORTS

Application ALR00012 CRN00098 for a Proposed 3-Lot Subdivision in the Agricultural Land Reserve (2061 Twin Creeks Road)

The APC discussed the staff report regarding Application ALR00012 CRN00098 for a Proposed 3-Lot Subdivision in the Agricultural Land Reserve (2061 Twin Creeks Road).

The applicant provided information about: the site's topography, accessibility, and agricultural capacity; potential collaboration with Langdale Heights Trailer Park, who would take over proposed Lot C, the RU2 portion, and grant panhandle access with road to proposed Lot B; and rationale for the proposed subdivision. The subdivision would bring access to the more usable agricultural land on the property, located in the centre section, proposed Lot B. No agricultural activity is being conducted presently, only a hobby farm adjacent to the existing residence located at proposed Lot A.

In submitting the application through the Agricultural Land Commission (ALC) portal, the applicant noted he was restricted in the opportunity to explain the scope of the project. The applicant hoped to get a sense prior to incurring costs of permits and professional studies as to the likelihood of the proposal's success within the regulatory approvals process of the ALC.

Points from discussion included:

- This is not a request to remove any land from the ALR.
- Net gain to agriculture is not fully outlined in the report. Does not provide sufficient information regarding agriculture. Clarifying regarding agriculture intentions is most important.
- An agreement with the RV park for access from Lot C to Lot B is not included in the report.
- There is a movement to increase the ability to build a second small home in the ALR; the proposal might impact overall density.
- Why not leave the ALR part as one whole? (Applicant noted it is only possible to access Lot B from Lot C as the ravine between Lot B and Lot A is too huge to feasibly transverse to access the middle portion.)
- Process for applications through the Agricultural Land Commission
- The proposal needs clear information on how the property will be developed and used; it is very vague.
- Doing this plan will increase the opportunity to access the ALR land.
- Urge applicant to help increase SCRD Planning staff understanding for the agricultural use of the land as a whole.
- Support SCRD staff conclusion that this will not get support based on the lack of information provided.
- It needs to be further clarified; what he is articulating is different than what is in the report.

- Support the concept. Idea needs better information to forward to the board. As written, it does not provide an adequate review of the proposal.
- Do not support the recommendation of staff.
- Don't agree with the conclusions of the report.

Recommendation No. 1 *Application ALR00012 CRN00098 for a Proposed 3-Lot Subdivision in the Agricultural Land Reserve (2061 Twin Creeks Road)*

The APC recommended that its members do not support the staff recommendation to not support the application for subdivision in the ALR; and that the proponent work with SCR D staff to provide more clarification and information so that the SCR D may take a second look at the proposal.

Provincial Referral 2412092 for Commercial General Use Application (Endless Biking Ltd)

The APC discussed the staff report regarding Provincial Referral 2412092 for Commercial General Use Application (Endless Biking Ltd) that proposed uses for guided mountain bike tours and training on existing trails on Provincial Land within the southwest coastal BC region.

Points from discussion included:

- It makes sense to refer this to the local people who make and build the trails, mostly volunteers.
- Concern: the massive space in hectares, commitment over 10-30 years. Shorten the term, with license renewal request considered upon review / re-application.
- If it works through our own Sunshine Coast Trail Association, it means it is being managed, and locally.
- Look at other regions on who is doing biking; it is more than one company using another area's trails.
- The staff report makes sense, particularly the point about Sprockids Park, with new management; it is important to let that run its course, to see if it could develop a sustainable model.
- Could see potential for it to be heavily used if they get a license.
- Maybe timing isn't the best: the state of the trails; the whole biking culture is growing on the coast; trails are getting more popular. Need to consider all the impacts.

Recommendation No. 2 *Provincial Referral 2412092 for Commercial General Use Application (Endless Biking Ltd)*

The West Howe Sound APC recommended that the APC accepts the recommendations as stated in the staff report.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, July 28, 2020

ADJOURNMENT 8:58 p.m.