

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

April 28, 2021

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

PRESENT:	Chair	Mary Degan
	Members	Rod Moorcroft Dougald Macdonald Nara Brenchley Anne Cochran Rick Horsley Karen Mahoney Urszula Dragowska Kasha Janota-Bzowska
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Alternate Director Manager, Planning & Development Planner 1/Senior Planner Recording Secretary	Jason Lewis Dave Pady Julie Clark Diane Corbett
ABSENT:	Members	Bob Morris

CALL TO ORDER 7:08 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Mary Degan was appointed Chair of the Elphinstone (Area E) Advisory Planning Commission for 2021.

Kasha Janota-Bzowska was appointed Vice Chair of the Elphinstone (Area E) Advisory Planning Commission for 2021.

AGENDA The agenda was adopted as presented.

MINUTES

Area E Minutes

The Area E APC minutes of June 24, 2020 were approved as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 24, July 29, September 30, November 25, 2020 & January 27, February 24, March 31, 2021
- Halfmoon Bay (Area B) APC Minutes of June 23, July 28, 2020 & January 26, 2021
- Roberts Creek (Area D) APC Minutes of June 15, 2020 & February 15, 2021
- West Howe Sound (Area F) APC Minutes of June 23, November 24, 2020 & February 23, 2021
- Planning and Community Development Committee Minutes of June 11, July 9, September 10, October 8, November 12, December 10, 2020 & January 21, February 18, March 18, 2021

REPORTS

ALC Application 60835 (SCRD ALR00013)

The APC discussed the staff report regarding ALC Application 60835 (SCRD ALR00013 for 437 Hough Road), a referral from the Agricultural Land Commission (ALC) of an application for Non-Farm Use in Area E/ Elphinstone. The application was a result of the addition of fill without prior permission from the ALC, and sought approval to retain the added fill.

SCRD Planning staff provided background information and responded to questions on the application.

Recommendation No. 1 *ALC Application 60835 (SCRD ALR00013)*

The Area E APC recommended that the application not be supported as presented;

AND THAT should the applicant wish to reapply, ensure there is: remediation of the soil; a study in the riparian zone to ensure there is no damage in that area; and a drainage plan that is compliant with Ministry of Transportation and Infrastructure regulations.

Planning Processes – Administrative Improvements

The APC discussed the staff report regarding Planning Processes – Administrative Improvements that was received for information. The Director provided comment as well as background and process information.

Recommendation No. 2 *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be consulted on all major variances as determined by Planning staff;

AND THAT this recommendation be implemented into the *Planning and Procedure Bylaw No. 522*

Recommendation No.3 *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be consulted on all subdivision applications for four or more lots in light of the existing parcel sizes within our area;

AND THAT this recommendation be implemented into the *Planning and Procedure Bylaw No. 522*

Recommendation No. 4 *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC support staff researching what a combined OCP for the Sunshine Coast would look like and entail, and the creation of neighbourhood plans, specifically a neighborhood plan for Elphinstone.

Recommendation No. 5 *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be consulted on the process for consolidation of the OCPs.

Recommendation No. 6 *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be sent an automated notification that a provincial referral pertaining to Area E has been received by staff, that includes for APC members' information a link to the application on the provincial website.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING May 25, 2021

ADJOURNMENT 9:20 p.m.