

SUNSHINE COAST REGIONAL DISTRICT

**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION**

June 21, 2021

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

PRESENT:	Chair	Mike Allegretti
	Members	Gerald Rainville Meghan Hennessy Eric Ansley
ALSO PRESENT:	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
REGRETS:		Nicola Kozakiewicz Alan Comfort
ABSENT:		Chris Richmond

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented

MINUTES

The Roberts Creek (Area D) APC Minutes of May 17, 2021 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021
- Halfmoon Bay (Area B) APC Minutes of April 27, 2021
- Elphinstone (Area E) APC Minutes of April 28, 2021
- West Howe Sound (Area F) APC Minutes of April 27, 2021
- Planning and Community Development Committee Minutes of May 20, 2021

REPORTS

Development Variance Permit DVP00071 (3698 Beach Avenue)

Key Points of Discussion:

- One neighbour concerned about green area.
- Increasing building in neighbourhood when neighbours might have felt it was already built out.
- Seems to be a fair trade-off
- The question arose as to whether when you plan house on bare land do you have to make allowance for a secondary area for a septic field if the first field fails, but it was discussed that new septic field technology allows you to build a new septic field where the old one was.

Recommendation No. 1 *Development Variance Permit DVP00071 (3698 Beach Avenue)*

The Area D APC supports the approval of the Development Variance Permit as recommended by the SCR D subject to the taking out of demolition permit.

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

Key Points of Discussion:

- Members were concerned about the issue of watersheds in the proposed areas.
- Members were also concerned about infringement on the proposed expansion of Mount Elphinstone Provincial Park.
- Members reviewed the Summary and Draft recommendations on pages 6 and 7 of the staff report and the Conclusion on page 7 of the staff report and were in agreement with these sections.
- Members were concerned about the potential impact to drinking water services and proposed Suncoaster Trail based on the SCR D analysis.

Recommendation No. 2 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area D APC recommends that SCR D not support the specific blocks with potential impacts to SCR D Service Areas such as drinking water and trails, and further recommends that the SCR D responds to SCCF referral as follows:

- THAT SCR D does not support Sunshine Coast Community Forest blocks EW-16, AN20, HM50 as proposed within or near Chapman, Gray and Milne Community Watersheds.
- THAT SCCF work with SCR D Parks staff to mitigate potential impacts to any current or future proposed block in proximity to Suncoaster Trail.
- THAT SCR D does not support cut blocks within the area of proposed expansion of Mount Elphinstone Provincial Park.
- THAT SCR D does not support BCTS proposed block G043B4P2 on Elphinstone or G053C42X within Dakota Community Watershed.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING July 19, 2021

ADJOURNMENT 7:48 p.m.