

# SUNSHINE COAST REGIONAL DISTRICT

## AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

May 26, 2021

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

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<b>PRESENT:</b>	Chair	Mary Degan
	Members	Rod Moorcroft Nara Brenchley Anne Cochran Rick Horsley Karen Mahoney
<b>ALSO PRESENT:</b>	Director, Electoral Area E	Donna McMahon (Non-Voting Board Liaison)
	Alternate Director, Electoral Area E	Jason Lewis
	Manager of Planning & Development	Dave Pady (part)
	Planner 1/ Senior Planner	Julie Clark (part)
	Recording Secretary	Diane Corbett
	Applicant, ALC Application 61641	Chris Danroth
	Applicant, Bylaw Nos. 641.11 & 310.182	Jim Green
	Public	3 (part)
<b>REGRETS:</b>	Members	Urszula Dragowska Kasha Janota-Bzowska
<b>ABSENT:</b>	Members	Bob Morris Dougald Macdonald

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**CALL TO ORDER** 7:05 p.m.

### AGENDA

The agenda was adopted as amended with the following addition:

- New Business: BC Timber Sales Sunshine Coast (2021-2025) Operating Plan

### MINUTES

#### Area E Minutes

The Area E APC minutes of April 28, 2021 were approved as circulated.

## Minutes

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of April 27, 2021
- Roberts Creek (Area D) APC Minutes of April 19, 2021
- West Howe Sound (Area F) APC Minutes of April 27, 2021
- Planning and Community Development Committee Minutes of April 15, 2021

## **REPORTS**

### ALC Application 61641 (SCRD ALR00015)

Staff noted a correction to the ALC application number in the staff report: 61641, not 61646.

The APC discussed the staff report regarding ALC Application 61641 (SCRD ALR00015) for 758/754 Henry Road, seeking retroactive approval for fill added without permission.

Planning staff provided an introduction and background information on the application.

Chris Danroth, applicant, responded to questions and inquired about the regulatory process.

### **Recommendation No. 1**     *ALC Application 61641 (SCRD ALR00015).*

The Area E APC recommended that ALC Application 61641 (SCRD ALR00015) be denied based on the facts provided and for the following reasons, as stated in the staff report:

- The application documents are not sufficient to confirm that placement of fill protects or enhances future farming capability on this parcel (Elphinstone Official Community Plan policy objective);
- Addition of asphalt does not protect the future agricultural capability of this parcel;
- The application recommends implementation of a non-compliant drainage plan.

### Roberts Creek OCP Amendment Bylaw No. 641.11 And Zoning Amendment Bylaw No. 310.182 For Subdivision of Remainder of District Lot 1312

The APC discussed the staff report regarding Roberts Creek OCP Amendment Bylaw No. 641.11 and Zoning Amendment Bylaw No. 310.182, for subdivision of remainder of DL 1312.

Applicant Jim Green provided a description and background information on the application to amend the Roberts Creek Official Community Plan and rezone a 40.45-hectare parcel, known as the remainder of District Lot 1312, to facilitate a future subdivision on the southern portion (14.32 ha) and donate the northern portion (26.13 ha) to the SCRDC as Community Amenity Contribution in the form of a land gift.

The applicant responded to APC inquiries and made the following points:

- The proposed development would stop the upper portion of the property from being logged. The existing zoning promotes timber harvesting. There was no real science to inventing the Z zone.
- This application is to rezone 30 acres of the 100 acres.
- Being able to portion off the property with 2.5-acre lots and donating the remainder to

the SCRCD makes sense economically.

- The 2.5 acres gives people a lower price point to a rural lifestyle.
- Concerns raised by the community in previous consultation: smaller lot size; increased traffic; potential water supply and lifestyle impacts.
- Members were invited to contact Mr. Green if interested in a walkabout on the land.

Points from discussion included:

- All of the water supply will be from drilled wells; what is the success of those wells for water? The applicant indicated there was a prolific water supply, and indicated a willingness to produce a hydrological report.
- Concern about fire protection and that water would have to be tanked up by the fire department as there would be no fire hydrants.
- As a previous owner in that area, observed that most people had great success with wells.
- The proposed 65-acre Community Amenity Contribution would be a buffer between the residential area and active logging. Current trails could remain. If that land were logged off, it would create more water problems.
- Concern about the lack of an over-arching plan for development on the coast, and the clash between the pressures for logging and for development.
- Concern about arsenic in the water supply in the area (Ranch Road). The applicant indicated no issues with arsenic, and that the wells would need to meet the Canadian standard for arsenic and a safe supply, or the proposed subdivided lot would fail.
- Like the proposed lot size; proposed lots are on a bench that has light and resources, and renders opportunities.
- Concern that the smaller lot size would set a precedent and that other owners on 5-acre lots would want to subdivide.
- The precedent would also include the donation of 65% of the lot as Community Amenity Contribution.
- Concern about stormwater management; a well-designed stormwater system would be required.
- Issue: challenge with silos of government in regard to development, and a lack of communication between agencies.
- The 2.5-acre lot size would be an ideal size for a small farm; has potential to enhance food security on the Sunshine Coast.
- Concern that residents have no control over logging and its impacts on the land.
- There is not much value in the timber on the upper lot, from a logging perspective.
- Proposal seems to be in alignment with what is happening in the area.
- It is going to be a compromise.
- The proposed 65-acre park as untouched land is pretty important. If DL 1313 becomes dedicated parkland, there could be a huge area of protection there, creating more of a corridor for recreation and other uses. There would be an intact forest between active development and Crown land. There would be a buffer zone between industrial land use and residential near Gibsons.
- Eventually the upper lot likely would get logged, with the current zoning, even if it is not valuable now; it would be a shame if we could have stopped it.
- Note how close this is to town and lower down the hill than so many other properties in Roberts Creek. It really is infill not sprawl.
- As part of this development, it is proposed that the road be made more accessible for a fire truck.

**Recommendation No. 2**      *Roberts Creek OCP Amendment Bylaw No. 641.11 And Zoning Amendment Bylaw No. 310.182*

The Area E APC recommended acceptance of the 65% park and allowing the applicant twelve 2.5-acre lots, on the condition that there is a strong and effective stormwater management plan in place that resembles the stormwater management plan of West Howe Sound; and that the application be supported for the following reasons:

- It seems to be infill and alignment with the development that has already happened.
- The new lots could create opportunities for local sustainable agriculture and housing supply.
- A 65-acre park would create a buffer and intact forest and a corridor for wildlife.
- There would be an opportunity to create a cleared buffer zone for fire prevention.
- As noted in the memo by C. Forester, R.P.F., attached to the staff report: “The opportunity exists with the land gift to not only protect these environmental features, but to also formalize a forested buffer between the urban/rural interface of occupied land and the broader landscapes above DL 1312 with linkages to storm water management, wildlife corridors, aquifer recharge, and continuing recreation and tourism activities.”

## **NEW BUSINESS**

### **BC Timber Sales Sunshine Coast (2021-2025) Operating Plan**

In light of the lack of time for discussion, this item was not considered. Members were encouraged to read the BC Timber Sales Sunshine Coast (2021-2025) Operating Plan, forwarded by email to the APC by the Director prior to the meeting, and to offer comment to the Province by June 11, 2021 deadline for public submissions.

## **DIRECTOR’S REPORT**

The Director’s report was received.

**NEXT MEETING**      June 23, 2021

**ADJOURNMENT**      9:03 p.m.