

## SUNSHINE COAST REGIONAL DISTRICT

### AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

March 28, 2023

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

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<b>PRESENT:</b>	Chair	Susan Fitchell
	Members	Tom Fitzgerald Kevin Healy Miyuki Shinkai Katie Thomas Dave Haboosheh
<b>ALSO PRESENT:</b>	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Recording Secretary Public	Diane Corbett 1
<b>REGRETS:</b>	Members	Anita Smith
<b>ABSENT:</b>	Members	Jonathan McMorran Ryan Matthews

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**CALL TO ORDER** 7:50 p.m.

#### AGENDA

The agenda was adopted as presented. The order of items was changed so that the ALC application referral was the first item of discussion after the election.

#### ELECTION OF CHAIR AND VICE CHAIR

Susan Fitchell was elected Chair of West Howe Sound (Area F) Advisory Planning Commission.

Tom Fitzgerald was elected Vice Chair of West Howe Sound (Area F) Advisory Planning Commission.

#### REPORTS

Agricultural Land Commission Application 66833 (SCRD ALR00023) (2005 Port Mellon Highway)

The APC discussed the staff report regarding Agricultural Land Commission Application 66833 (SCRD ALR00023) for 2005 Port Mellon Highway, requesting removal or amendment of the

farm home plate covenant.

The applicant provided background information and a synopsis of the application. Points included:

- Recent updates to ALC legislation permits two residences.
- Plan to develop cidery and community supported vegetable farm garden operation.
- Restriction of the home plate covenant regarding location of worker accommodation.
- Potential for farm worker residence above cidery.
- Rules already exist around number and size of dwellings on agricultural land.

Points raised by the APC included:

- Meet the intent of the ALC to protect farmland and do not ignore what the land is telling you to do. Understand the owners' needs and do not give up protection of the property.
- It is a great idea having a farming community in that area, a very rich land in terms of producing fresh product, and providing workers housing and creating a labour opportunity for younger people. Like proposal. Recommend removal of covenant.
- There are already restrictions in place, such as zoning. If you want to build your house, and you have an area for a second residence over the cidery, good to remove covenant.
- Great idea. Option 1 (removal of covenant) seems the best option.
- If the covenant had not been put on at subdivision, the new ALC rules would allow you to put the dwellings wherever you want.
- In favour of promoting all farming initiatives on the coast; would like to further support the applicant to remove the home plate covenant on their parcel.

**Recommendation No. 1**      *Agricultural Land Commission Application 66833 (SCRD ALR00023) (2005 Port Mellon Highway)*

The West Howe Sound APC recommended that removal of the home plate covenant be supported for following reasons:

- to promote small scale agricultural endeavours on the coast and be less restrictive to ensure success for those agricultural endeavours; and
- the APC feels there are adequate regulations in place through the Agricultural Land Commission, zoning, and the Official Community Plan to restrict the quantity and size of building; and
- the location of the buildings is likely better determined by the applicant.

## **MINUTES**

### West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of November 22, 2022 were received.

## **REPORTS**

### Board Policy – Official Community Plan Amendments

The APC discussed the staff report regarding Board Policy – Official Community Plan Amendments. The following points were noted:

- It is important to have the local reflection from APC members about what is important to

them.

- Need more time; need to see it more than once, given it is a tool that is supposed to be helping us.
- That ½ acre lot requirement decision has created a high cost to buyers, subdivision, the cost of roads.
- Like idea of having a framework. This isn't an exhaustive list. Have points for each subsection. There must be important parts of each of the criteria that should be addressed.
- Great to have the framework, which is very current. Issue: active transportation and transit. Would like to keep this as a hot topic in our area; Port Mellon has no services. The more development is happening in Port Mellon area, things need to change.
- Note regarding community amenity contribution: there is a hard cost for developers. Having huge hoops to jump through has really affected the coast; it will be a downloaded cost to the buyer.
- Have noticed that parkland isn't dedicated. When looking through the criteria, I wonder if that is missing.
- How do we want trails to connect? Does an amenity fit?
- Haven't seen details of Bylaw 722 and am not aware of four or five other documents. Would like to have a closer look at it. Would like to hear other minutes of APCs.
- Like way it is laid out. It is written in language that a regular person can understand, which is very helpful. It is important that it be laid out for staff to economize on staff time.
- We are only a small subset of West Howe Sound. There is a lot of important information in this document; it would be great to get a crowd source opinion. How could we get the opinion of more people? What mechanisms could we leverage?

## **DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      Tuesday, April 25, 2023

**ADJOURNMENT**      9:32 p.m.