

SUNSHINE COAST REGIONAL DISTRICT
ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION MEETING AGENDA
Monday, July 17, 2023 at 7:00 p.m.

Meeting will be Held Online via ZOOM

CALL TO ORDER

AGENDA

1. Adoption of the Agenda

DELEGATIONS

MINUTES

2. Roberts Creek (Area D) APC Minutes of March 20, 2023
April 17, May 15 & June 19, 2023 Meetings Cancelled Pages 1 - 3
3. Egmont/Pender Harbour (Area A) APC Minutes of March 29 & April 26, 2023
May 31 & June 28, 2023 Meetings Cancelled pp 4 - 9
4. Halfmoon Bay (Area B) APC Minutes of March 28 & April 25, 2023
May 23 & June 27, 2023 Meetings Cancelled pp 10 - 14
5. Elphinstone (Area E) APC Minutes of March 29 & April 26 & June 28, 2023
May 24, 2023 Meeting Cancelled pp 15 - 23
6. West Howe Sound (Area F) APC Minutes of March 28 & April 25, & May 23, 2023
June 27, 2023 Meeting Cancelled pp 24 - 32

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

REPORTS

7. Regional Growth Framework Baseline Research pp 33 - 34

NEW BUSINESS

DIRECTORS REPORT

NEXT MEETING

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

March 20, 2023

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mike Allegretti
	Members	Gerald Rainville Meghan Hennessy Erik Mjanes Bob Hogg
ALSO PRESENT:	Electoral Area D Director (Non-Voting Board Liaison) SCRD, Manager, Planning & Dev. SCRD, Senior Planner Vicki Dobbyn	Kelly Backs Jonathan Jackson Julie Clark Recording Secretary
	Public	1
REGRETS/ABSENT		Chris Richmond

CALL TO ORDER 7:10 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Mike Allegretti was acclaimed as Chair.
Gerald Rainville was acclaimed as Vice Chair.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of June 20, 2022 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022
- West Howe Sound (Area F) APC Minutes of June 28 & November 22, 2022

REPORTS

Board Policy – Official Community Plan Amendments

SCRD staff member Julie Clark made a presentation with slides to introduce the draft Board Policy. A policy is considered advisable at this time due to key issues and considerations: climate crisis, housing crisis, unlawful land infractions, development boom, and reconciliation. The SCRD has seven Official Community Plans (OCP) that are considered to be infrastructure at various stages of aging. The draft policy is designed to be an interim solution for reviewing OCP amendment applications before the current OCPs are renewed. The policy is meant to facilitate a transparent, holistic, and consistent review which will enhance negotiations for community benefits, while not being regulatory or prescriptive. Last reviews of the seven OCPs range from 1995 to 2018, with Roberts Creek's OCP last reviewed in 2012. The SCRD is undertaking a three-and-a-half-year funded project for OCP renewal, and a development approvals project is also underway.

Key Points of Discussion:

- Policy is meant to be an SCRD-wide tool.
- There is no suggestion that the core set of values in the current OCP be ignored or replaced.
- The OCP renewal process could be considered as a half-life checkup.
- A Regional Growth report is due to come to the SCRD Board in the second quarter.
- The solution to affordable housing has to come from the Province.
- There will be funding for community engagement in the OCP renewal project.
- The policy is meant to create a framework to guide applications and provide guidelines for setting the bar.
- It is meant to be a living document that may be amended at any time and undergo review every 5-10 years.
- Feedback was generally positive and it seems the criteria outlined in the policy would stop certain applications from going forward.
- The preamble raises questions as how the policy will be applied and there is concern that the criteria would outweigh the values in the OCP.
- There is value in revisiting the OCP to engage the views of current residents.
- The Roberts Creek OCP works well in that there is room for different ideas but the community can always say no if they aren't appropriate.
- The advantage of this policy is that it has a concrete set of boxes to tick that would save time on considering proposals that shouldn't go forward. The policy is driven by staff to make the process more efficient.
- The policy doesn't appear to have any conflict with the current OCP, and in fact strengthens and updates some issues.
- Feedback on the criteria included suggestions to address: drinking water, water conservation, storm water management, tree retention and wildfire suppression.
- Strengthen section 7c related to water supply and conservation.
Storm water management: When a proposal comes forward that would result in the building of roads or structures that could stop/alter the natural drainage of an area and cause water to be collected in such a manner that could possibly result in drastic increases in flow to existing water courses that this problem be considered in the final approval or disapproval of the proposal. In an undisturbed slope water percolates into the soil and slowly moves down slope. The direction of the movement of the water is

generally in response to gravity. The building of roads/structures across the slope with their accompanying drainage ditches then intercepts this natural flow and channels the flow into existing water channels, and then increasing their flows. A good example of this problem was seen last year near the eastern boundary of Roberts Creek during an atmospheric river event.

- Water supply: When plans for new subdivisions resulting in new lots are submitted, their impact on the existing water supply system(s) should be considered as one of the criteria for determining whether a proposal is allowed to go forward. It would appear that building permits cannot be withheld due to concerns about problems with water supply but we should be able to consider concerns about water supply in granting future subdivisions.
- It was acknowledged that the SCRD cannot have tree retention regulations but this issue could be somewhat addressed with setback regulations.
- It was also acknowledged that tree retention and fire suppression may be competing issues.

Recommendation No. 1 *Board Policy – Official Community Plan Amendments*

The Roberts Creek (Area D) APC recommended that the draft policy as a tool for reviewing applications for OCP amendments be supported.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING

Members agreed to continue to meet on the third Monday of the month. If there are referrals from the SCRD the next meeting will be Monday April 17, 2023, at 7:00 p.m., by Zoom.

ADJOURNMENT 9.10 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

March 29, 2023

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

PRESENT:	Chair	Alan Skelley
	Members	Yovhan Burega Jane McOuat Dennis Burnham Tom Silvey Gordon Littlejohn Bob Fielding
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Electoral Area A Alternate Director	Christine Alexander
	DVP00084 Applicant	Ryan Miller (part)
	Recording Secretary	Genevieve Dixon
REGRETS:	Members	Sean McAllister
		Catherine McEachern

CALL TO ORDER 7:40 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Alan Skelley was acclaimed as Chair.
Election of Vice Chair deferred to next meeting.

AGENDA The agenda was adopted as presented. The order of items was changed so that the DVP00084 application referral was the first item of discussion after the election.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20, 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022
- West Howe Sound (Area F) APC Minutes of June 28 & November 22, 2022

REPORTS

Development Variance Permit DVP00084 (12820 Alexander Road)

Points of Discussion:

- Deck expansion started without a permit; development variance permit (DVP) required to finish the work on the deck.
- Neighbors were notified and show support from the neighbourhood.
- Staff recommend the variance be approved.
- Applicant noted this is a deck expansion to original deck.
- Applicant noted if a building permit was applied for a DVP would have been required due to the MoTI setbacks.
- Legally it is the property owner's responsibility.
- Supports the application.
- Doesn't look like a modest deck replacement, looks like a substantial structure.
- Mention of more DVP applications being referred to APC by SCRD Board and staff.
- Owner to pay double the permit fees for construction.
- Falls back on the owner and the contractor/engineers to take initiative on what's right and what's wrong on the property.

Recommendation No.1 *Development Variance Permit DVP00084 (12820 Alexander Road)*

The Area A APC recommended the Development Variance Permit DVP00084 be approved.

Board Policy - Official Community Plan Amendments

Points of Discussion:

- SCRD staff presentation was rushed didn't provide enough information.
- Could staff supply a summary of the presentation in writing to the APC.
- Housing shortages and changes to the rules make it hard for real estate developers.
- Housing and construction costs adds to the problem.
- Area A OCP was adopted in 2018. What wasn't adopted was portion of the bylaw.
- When will Zoning Bylaw 337 be updated in the work plan?

NEW BUSINESS

The Area A APC members want to send a heartfelt thank you to Peter Robson for his time spent as the Chair on the APC.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING April 26, 2023

ADJOURNMENT 8:37 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

April 26, 2023

RECOMMENDATIONS FROM THE PENDER HARBOUR/EGMONT (AREA A) ADVISORY PLANNING COMMISSION MEETING HELD AT PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST HIGHWAY, MADEIRA PARK, BC

PRESENT:	Chair	Alan Skelley
	Members	Yovhan Burega Jane McOuat Dennis Burnham Gordon Littlejohn Catherine McEachern Bob Fielding
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Area A Alternate Director	Christine Alexander (Non-Voting Board Liaison)
	Recording Secretary	Kelly Kammerle
REGRETS:	Members	Sean McAllister Tom Silvey

CALL TO ORDER 7:00 p.m.

ELECTION OF VICE CHAIR

Sean McAllister was acclaimed as Vice Chair

AGENDA The agenda was adopted as presented.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of March 29, 2023 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of March 28, 2023
- Roberts Creek (Area D) APC Minutes of March 20, 2023
- Elphinstone (Area E) APC Minutes of March 29, 2023
- West Howe Sound (Area F) APC Minutes of March 28, 2023

REPORTS

Re-Referral Board Policy – Official Community Plan Amendments

The Area A APC discussed the staff report regarding Re-Referral Board Policy – Official Community Plan Amendments with the following comments:

- Has the potential to discourage developers as it is too detailed.
- More general terms are needed and should be opened for new ideas from developers.
- Written well but is not practical for all OCP's.

Recommendation No.1 *Re-Referral Board Policy – Official Community Plan Amendments*

The Area A APC recommended that the Board Policy – Official Community Plan Amendments as presented not be supported for the following reasons:

- A “one size fits all Areas policy” does not seem appropriate for the rural areas, in particular Area A, because we have no public transit and over 50% of homes are recreational or “second” homes where affordable housing (or any increased density) may not be compatible with large minimum area subdivision requirements.
- In an effort to assist with housing and climate change issues, the proposed policy is creating an additional level of compliance, beyond those identified in the OCP. This could deter development initiatives.
- It is hard to discern what “best planning practices” are or where they have come from. They go well beyond the community vision and objectives set out in the Area A OCP, which were developed after extensive community consultation and legally adopted through the public hearing and by-law adoption process. Many of the policies venture into social engineering policies beyond the jurisdictional authority of regional Districts.
- Many terms used in the draft policy have no specific meaning: For example:
 - 2 (e) What are “complete community and low-carbon land use attributes?”
 - 5 (a) “Climate Risk Assessment?”
 - 6 (a) an “equity lens?”
 - How do you define an “equity-deserving group?”
 - “Affordable Housing?”
- The criteria needs to be specific, measurable and relevant to the specific land location. If this cannot be achieved, it is rather meaningless. Broader wording (closer to that in the DVP amendment policy) would be more relevant.
- The criteria should be prioritized. Which considerations are critical? Which are preferred, but not essential? Are any safe to ignore because they have no relevance? Which are merely desired?
- Suggest adding “compatible with existing nearby community character, land use and density” as a criteria.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING May 31, 2023

ADJOURNMENT 8:55 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

March 28, 2023

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD VIA ZOOM

PRESENT:	Chair	Kelsey Oxley
	Members	Barbara Bolding (Recorder) Len Combes (in part) Kim Dougherty Matt Garmon Alda Grames Nicole Huska Eleanor Lenz Suzette Stevenson
ALSO PRESENT:	Director, Electoral Area B	Justine Gabias (Non-Voting Board Liaison)

CALL TO ORDER: 7:00 p.m.

In preparation for discussion of the Referral per the agenda, SCRD staff made a brief presentation to Area B and Area F APC members. Area F members joined this part of the Zoom meeting. Johnathan Jackson (Manager) and Julie Clark (Senior Planner) SCRD Planning and Development Division spoke jointly. A question/answer session followed the presentation, and the presentation was concluded at 7:40 pm.

AGENDA: The agenda was adopted as presented.

MINUTES

Area B APC Minutes

The Area D APC minutes of June 28, 2022 were approved as circulated.

REPORTS

Referral for feedback: Board Policy—Official Community Plan Amendments

The APC discussed the staff report regarding assessment of requests for OCP amendments.

The following concerns/points/issues were noted:

- Recognition of the need for interim and updated guidance for assessing OCP amendment requests.

- This APC needs additional time for a more fulsome discussion of this very important draft. The very limited time within which to discuss the document and provide feedback at this meeting is not sufficient.

The time constraints arose from the:

- Planning Division's request for presentation time.
 - Need to conduct member introductions before proceeding to discussion of the referral, due to the length of time since our last meeting (June 22) and the changes in Commission membership.
 - Need to conduct elections for the positions of Chair and Vice Chair.
- In the time that we did have available, the following points were raised:
 - Has the potential to introduce another layer of requirements, open to misinterpretation.
 - Review criteria need clarification; improved definitions e.g. "Affordable" housing is not defined. Affordable housing is not necessarily "attainable".
 - Too many categories and criteria will cause confusion.
 - Ensure final criteria are specific, measurable, achievable, relevant, time-bound.
 - Test criteria before distribution to confirm that criteria can be applied and results are useful.
 - Some criteria repetitive, duplicated in various categories.
 - Need some kind of criteria weighting system. (Nice to have, must have, Show-Stoppers).
 - How to ensure conditions imposed when granting an amendment are maintained over time, change of ownership etc.

Recommendation No. 1 *Board Policy—Official Community Plan Amendments*

The Area B APC recommended that the Board Policy—Official Community Plan Amendments be supported subject to the following conditions:

- The APC has sufficient time to identify and discuss its concerns more thoroughly in order to provide meaningful feedback. This means that whether or not there are Planning Division agenda items for the APC meeting next month,
 - a full two-hour meeting be held,
 - that the meeting be devoted to discussion of this referral, and that
 - feedback arising from discussion be received for consideration by the Planning Division.

ELECTION OF CHAIR AND VICE CHAIR

- Nicole Huska accepted the nomination and was acclaimed Chair of Area B APC
- Matt Garmon accepted the nomination and was acclaimed Vice-Chair of Area B APC

NEXT MEETING: Tuesday, April 25, 2023 at 7 PM via Zoom

ADJOURNMENT: 8:35 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

April 25, 2023

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Nicole Huska
	Members	Len Coombes Ellie Lenz Matt Garmon Suzette Stevenson (part) Barbara Bolding (Recorder)
	Director, Electoral Area B	Justine Gabias (Non-Voting Board Liaison)
ABSENT:	Members	Kim Dougherty Alda Grames Kelsey Oxley

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of March 28, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of March 29, 2023
- Roberts Creek (Area D) APC Minutes of March 20, 2023
- Elphinstone (Area E) APC Minutes of March 29, 2023
- West Howe Sound (Area F) APC Minutes of March 28, 2023

REPORTS

Re-Referral of Board Policy—Official Community Plan Amendments

The APC continued discussion the Staff Report and draft policy that began at the meeting of March 28, 2023.

The following broad concerns/points/issues were noted:

- Many terms lack definitions and/or descriptions of baselines e.g. affordable housing, climate change, environment. Without an understanding of accepted definitions and relevant baselines, it is impossible to move forward and to assess progress or benefit.
- While the documents refer to the need for “innovation” multiple times, it is not clear how innovation would and should be addressed. E.g. How would an innovative proposal that conflicts with the area OCP be dealt with?
- The staff report explicitly states that the policy “...is not a yardstick, prescription or requirement.”, but the format as presented makes it very difficult for any reader to view it as anything other than some type of checklist of requirements.
- The document does not address the cumulative impact of a proposed OCP amendment
- Last sentence of -first paragraph of the Intent should clearly state that the OCP remains an evaluation criterion.
- The document needs to be reorganized/reordered for a more logical flow and to help clarify priorities. Grammar, use of jargon and repetition need to be tightened up. However, there is not much point in providing specific comments at the moment because presumably the document will evolve through a number of iterations. It is frustrating and disappointing to have been told that the only opportunity for APCs to comment is at this very early stage. There are community members who have knowledge and skills to provide helpful editorial comment that would likely be of benefit to the document.

Additional points were noted:

- 4C—Protecting or enhancing farmland is not applicable as most ALR land is forested and not farmable.
- 4F—can’t force landowner to maintain a wildlife corridor.
- 5—Climate/Climate Resilience. Need to quantify (or at least define).
- 5B—Resilient design as a requirement will be a barrier to housing creation.
- 6—Need baseline data to ensure Community Health and Equity is achieved.
- 6—Lead this section with e) Childcare and i) Affordability (and define affordability).
- Additional costs to developer/development. Does the SCRD Board and Planning Department. acknowledge more costs to the developer equals higher cost of housing on the coast?
- How many of these “criteria” does a development have to meet?

Recommendation No.1 *Board Policy - Official Community Plan Amendments*

The Area B APC recommends that more fulsome definitions of terms used in the policy document be incorporated into the document or be cross-referenced with terms that currently exist in other SCRD documents.

Recommendation No.2 *Board Policy - Official Community Plan Amendments*

The Area B APC recommends that staff explain how “innovative criteria” will be considered and incorporated into a review of an amendment application.

Recommendation No.3 *Board Policy - Official Community Plan Amendments*

The Area B APC recommends that:

- a) “Considerations” replace “Criteria” as the second, level 1 heading in the draft policy
- b) The bullets under the level 2 headings 1-10 be changed to a narrative that clearly indicates the items are examples for proponents to consider.

Recommendation No.4 *Board Policy - Official Community Plan Amendments*

The Area B APC recommends that **Cumulative Impact** be added to the policy as an additional “Consideration”, and that cumulative impact take into account effects on the:

- Immediate area
- Neighbourhood
- Electoral area
- Other Electoral areas/entire lower Sunshine Coast

Recommendation No.5 *Board Policy - Official Community Plan Amendments*

The Area B APC recommends that the wording of the last sentence of the 1st paragraph be changed to “...evaluated against the OCP and the criteria below.”

Recommendation No.6 *Board Policy - Official Community Plan Amendments*

The Area B APC recommends that a revised draft of this policy be referred to all APCs for a 2nd review.

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING Tuesday, May 23, 2023 via Zoom

ADJOURNMENT 8:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

March 29, 2023

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

PRESENT:	Chair	Mary Degan
	Members	Rod Moorcroft Nara Brenchley Arne Hermann Laura Macdonald Clinton McDougall Anthony Pare Michael Sanderson
ALSO PRESENT:	Director, Electoral Area E	Donna McMahon (Non-Voting Board Liaison)
	Subdivision Applicant (SD0000102)	Sam Maedel
	Subdivision Applicant/Owner (SD0000102)	Cory Dew
	Recording Secretary	Vicki Dobbyn

CALL TO ORDER 7:30 p.m.

AGENDA The agenda was adopted as presented.

ELECTION OF CHAIR AND VICE CHAIR

Mary Degan was acclaimed as Chair and Michael Sanderson was acclaimed as Vice Chair.

MINUTES

Area E Minutes

The Area E APC minutes of June 22, 2022 were approved as circulated.

Minutes

The following minutes were received for information: ^[11]_{SEP}

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20, 2022
- West Howe Sound (Area F) APC Minutes of June 28 and November 22, 2022 ^[11]_{SEP}

DELEGATIONS

Cory Dew (Owner) and Sam Maedel (applicant) presented to the APC regarding Subdivision SD0000102 (Lot Y Grandview Road).

REPORTS**Subdivision SD0000102 (Lot Y Grandview Road)**

The application was forwarded to the APC for information only as no SCRD Board consideration or approvals are required for subdivision approvals. Subdivision approvals are considered by the Approving Officer at the Ministry of Transportation and Infrastructure (MoTI). The APC discussed the jurisdictional complexities regarding stormwater management in general and noted the following concerns and questions with respect to the subdivision approval process:

- How can neighbourhood concerns regarding road design, road grades, and stormwater management be communicated most effectively to the decision-maker(s)?
- What are the requirements for public notification and consultation, and how they could be improved?
- The APC requests more information on the park dedication decision-making process and parkland acquisition process. Is there an SCRD plan or policy with respect to parkland acquisition?
- Where can information on subdivision approval decisions be found?
- Are the subdivision referral letters from SCRD staff to MoTI publicly available and/or can copies of the referral letters be forwarded to the APC?
- In the context of the work of the APC in advising the Regional District on complex planning matters, what resources or educational material can the SCRD provide to support capacity building for APCs?
- Does the Regional District have authority to create a tree preservation bylaw?

Board Policy – Official Community Plan Amendments

Due to time constraints, this item was referred to the next Area E APC meeting. It was suggested that there be a second meeting with all the APC's and staff present.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING May 24, 2023, 7:00 p.m.

ADJOURNMENT 9:24 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

April 26, 2023

RECOMMENDATIONS FROM THE ELPHINSTONE (AREA E) ADVISORY PLANNING COMMISSION MEETING HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

PRESENT:	Chair	Mary Degan
	Members	Rod Moorcroft Nara Brenchley Arne Hermann Clinton McDougall Anthony Paré Michael Sanderson Laura Macdonald (by zoom)
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Alternate Director	Ashley St. Clair (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn

CALL TO ORDER 7:04 p.m.

AGENDA

The agenda was adopted as circulated.

MINUTES

Area E Minutes


The Area E APC minutes of March 29, 2023 were approved as circulated.

It was noted the minutes were amended to align with SCRD's corporate minute standard and did not entirely reflect the concerns expressed at the meeting. There is a training planned for APC Chairs and Recording Secretaries where we should get clarity on the content and format of minutes. Director McMahon has asked for flow charts to explain Planning processes. Questions that arose from this discussion included:

- Is there a protocol for giving input to MOTI?
- Why doesn't planning staff attend APC meetings? It is probably an issue of capacity.
- Has there been consideration of the SCRD becoming a municipality? This is a complex

issue with many cost implications.

Minutes

The following minutes were received for information: 

- Egmont/Pender Harbour (Area A) APC Minutes of March 29, 2023
- Halfmoon Bay (Area B) APC Minutes of March 28, 2023
- Roberts Creek (Area D) APC Minutes of March 20, 2023
- West Howe Sound (Area F) APC Minutes of March 28, 2023

REPORTS

Board Policy – Official Community Plan Amendments

This draft policy was referred to the APC for feedback. Feedback included the following key points of discussion regarding OCPs and how they are revised:

- OCPs are usually updated every five to ten years, with the process for each update taking about two years.
- What is the specific process for updating the OCPs? The *Local Government Act* is the starting point, but there are details not covered in the Act.
- The APC would like to see a “roadmap” of how OCPs are reviewed that would include an itemized checklist including how community consultation is achieved and how members for a consulting committee are chosen.
- What is the role of the Elphinstone Community Association in OCP review or other planning matters?
- It was noted that the District of Sechelt has one OCP but there are sections for the different neighbourhoods. It was suggested that in the SCRDP OCP updating process one consolidated OCP be developed for sections that are the same in all areas, thereby eliminating the need to duplicate certain sections. OCP sections that are unique for each rural area could be added.
- A unified OCP was just completed in the Cowichan Valley Regional District and this may be a model for the SCRDP.
- It is suggested that all APCs get together for discussion.

Following are key points of discussion on the draft policy:

- There was positive support for the draft policy as it indicated a direction to harmonize some sections of OCPs.
- Accessible active transportation promotes sustainable, resilient, and affordable transportation options which have positive environmental impacts. Therefore, the policy needs more emphasis on accessibility for active transportation, that is, non-car transportation that includes cycling and pedestrians.
- There is also a need for connectivity for active transportation, linking neighbourhoods, and providing access to commercial and community locations.
- There is lot of subjective language (for example, “significant” and “appropriate”) so it would be clearer if some metrics were added.
- There should be a requirement for developers to meet the higher levels of the BC Energy Step Code, and include consideration for the carbon emissions under the new provincial Zero Carbon Step Code.

- How will SCRD prioritize the 13 criteria? Which is most important? Is it in the order presented in the draft? Section 4 Environmental Enhancement should be a priority.
- The APC members would like SCRD staff to bring this draft policy to a meeting and give examples of how they would apply it. This would be done by going through an actual application and weighing and assessing the application against the criteria.
- It was noted that there are lots of good ideas in the draft policy.
- Will developers get this policy ahead of time to facilitate getting better applications?
- APC members are grateful for the opportunity the draft policy creates for a more positive development direction and hope these criteria are reflected in the updated OCPs.
- The APC would like to see the final version of the draft policy. It will show up in the agenda for the Electoral Area Services agenda.
- As structured the proposed OCP Amendment Framework is too open to varying interpretation by an applicant preparing an amendment and the municipality reviewing the submission. The framework includes a long list of criteria covering a wide range of planning, quasi planning, and non-planning matters. Greater clarity is required on how it should be interpreted and reviewed. Are the criteria to be interpreted/reviewed subjectively, quantitatively, or both? Will some/all of the criteria be weighted, ranked, scored out of 10, etc. or will some be a simple yes/no response, etc.? A framework that provides consistency in interpretation, preparation and review of an application is essential to successful use by both the municipality and industry when considering an amendment to the senior municipal planning document.

Recommendation No. 1 *Board Policy – Official Community Plan Amendments*

The Area E APC recommended that feedback on the draft policy wording be considered as follows (in italics):

1. Location

d) Proposed development eliminates direct vehicular driveway access to the Sunshine Coast Highway and seeks to limit or reduce direct vehicular driveway access to other arterial roads *Add “and seeks to redirect vehicular access to a secondary feeder road”*

Add f) create transportation corridors and trail networks so people can freely and safely move using active transportation.

2. Land Use Compatibility and Density

f) If located at or near a rural-municipal edge, proposal responds to adjacent municipal land use planning *Add “that includes consideration for multi-modal transportation options”*

4. Environmental Enhancement

Add g) “The application includes best management practices (BMPs) for Integrated storm management, and also use BMPs for environmental management, road construction (grades), tree preservation, and ensuring stable slopes. Technical information related to these matters should also be included with the application for SCRD review and provided to the APC for its review of the application.

5. Climate Resilience & Reduction of Greenhouse Gas Emissions

5. a) iv. *Delete “opportunity”*

8. Affordable Housing

8. a) ii. *Add “and creates higher density near transportation hubs.”*

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING – WEDNESDAY, MAY 24, 2023, 7:00 PM BY ZOOM.

ADJOURNMENT 9:24 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

June 28, 2023

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

PRESENT:	Chair	Mary Degan
	Members	Laura Macdonald Nara Brenchley Arne Hermann Clinton McDougall Anthony Paré Michael Sanderson
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	ALR00024 Applicant	Mohammad Charkhchi
	Recording Secretary	Vicki Dobbyn
	Public	2
REGRETS:		Rod Moorcroft

CALL TO ORDER 7:02 p.m.

AGENDA

The agenda was adopted as circulated.

MINUTES

Elphinstone (Area E) APC Minutes of April 26, 2023 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 26, 2023
- Halfmoon Bay (Area B) APC Minutes of April 25, 2023
- West Howe Sound (Area F) APC Minutes of April 25 & May 23, 2023

REPORTS

Proposed Agricultural Land Reserve Exclusion (ALC67287, SCRDLR00024) 508 Pratt Road, Elphinstone

Key points of discussion:

- This report was referred to the APC at the request of the Area E Director as a good learning opportunity about example of the pressures on our ALR.
- The applicant was under the impression that the zoning permitted commercial uses based on a document received from an accountant from the estate from which the property was brought. The estate was handled by the Office of the Public Trustee. The applicant may not have understood the limitations of the ALR designation or the challenges of obtaining an exclusion from the ALR.
- The applicant and his party described uses for the property that they were proposing. It was clarified to the applicant that the APC was not considering uses for the property, but was only considering the application for exclusion from the ALR. It was suggested to the applicant that he research what is permitted in the ALR, that he use the services of a planning consultant to explore permitted uses in the ALR, and that he look at examples locally and in other jurisdictions.
- Members discussed the importance for our community to maintain ALR zoning in order to preserve food security into the future.
- Members requested that the following input from a member be included in the minutes as reasoning for its recommendation:

Regarding the Exclusion Application at 508 Pratt Road:

Elphinstone OCP Objective 1: Preserve Class 1 to 4 Agricultural Land. The property has the following CLI (Canada Land Inventory Ratings for Agricultural Land):

Unimproved Classification: 5:4AWD-3:4W-2:4A

What this means is that without any improvements the land is designated **Class 4** with various limitations (50% with AWD Limitations, 2% with W Limitations and 20% with A Limitations): A- Soil Moisture Deficiency, D-Undesirable Soil Structure, W-Excess Water.

The Agricultural Land Commission looks very closely at the CLI Classification in making a decision. More important for the ALC than the Unimproved Classification is the **"Improved" Classification**. This reflects the assumption that the noted limitations can be overcome with appropriate soil improvement techniques by the owner.

Improved Classification: 5:2AD-3:2WA-2:2AT.

With some type of improvement, even though some of the limitations may still be present, the Improved designation is **Class 2 Soil**.

Elphinstone OCP Objective 5: Protect Existing and Future Agricultural Activities. The property is immediately south of the Banditry Cider Farm/Orchard. The "Plans" submitted, particularly the long-term plan, provide no buffers to either the Banditry Cider Orchard to the north or the agricultural lands to the south.

Elphinstone OCP Objective 6: Support the ALC in protecting agricultural lands and opportunities. The proposed exclusion, if approved, would result in another "island" of non-agricultural residential uses surrounded by ALR lands. The Fircrest Road subdivision will likely

not be viewed by the ALC as a precedent.

Recommendation No.1 *Proposed Agricultural Land Reserve Exclusion (ALC67287, SCRD ALR00024) 508 Pratt Road, Elphinstone*

The Area E APC recommends supporting Option 1 of the report, the staff's recommendation to deny the application.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING JULY 26, 2023

ADJOURNMENT 8:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

March 28, 2023

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

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

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.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

April 25, 2023

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

PRESENT:	Chair (Acting)	Miyuki Shinkai
	Members	Dave Haboosheh Kevin Healy Ryan Matthews ^[1] _{SEP} Jonathan McMorran
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
REGRETS:	Members	Susan Fitchell Tom Fitzgerald Katie Thomas ^[1] _{SEP}

Prior to the meeting, it was arranged by email that Miyuki Shinkai would assume the Chair position in light of the anticipated absence at this meeting of the Chair and Vice Chair.

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of March 28, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of March 29, 2023
- Halfmoon Bay (Area B) APC Minutes of March 28, 2023
- Roberts Creek (Area D) APC Minutes of March 20, 2023
- Elphinstone (Area E) APC Minutes of March 29, 2023

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESSBoard Policy - Official Community Plan Amendments

APC members commented on themes in the minutes of the APCs with regards to the draft Official Community Plan Amendments Board Policy; there were similar ideas and struggles across the APCs, and issues, questions and complexity around “affordable” housing and densification.

REPORTSRe-Referral Board Policy - Official Community Plan Amendments

The APC discussed the re-referred draft Board Policy on Official Community Plan Amendments. The following observations and comments were noted:

- Am wrapping mind around what it means for an OCP to be “renewed”.
- There is a contrast or contradiction to wanting the area to stay this way forever, and needing a place for the grandkids to live. The evolving nature of OCPs is related to having more people. Every person added needs more water.
- Metro Vancouver is more defined, saying: we are going to have x amount of people here over next x years; who will take what? If you want transit and community services, you’ll have to accept this many people, and will have to put them on a route that has transit. My experience is there is too much money spent on studies going in circles, rather than saying: here’s money for water, or build a trail.
- Water supply issue is something that can be solved, but is an extensive solution. There are opportunities there. There is a need to tie new development to progressing towards more water.
- Inquiry about exploring development of Squamish Nation lands on the Sunshine Coast and consulting with Squamish Nation. Do they have to comply with OCPs? Will the land be exclusively for First Nations? Could that be a source of truly affordable housing for development close to transit?
- Comment received by email prior to meeting was read aloud: Would like to see criteria that more clearly prohibits the planting of invasive species if the property is adjacent to a water source such as stream, creek, river, lake, or ocean, as well as crown land.
- Invasive species are normally an issue whether or not it’s a riparian area. It is throwing off the historical balance of what was there before. Would want that criterion broad-based.
- Invasive species are everywhere... It is hard to determine what is an invasive species.
- Like the way the Board Policy is laid out; it is easy to go through.
- Appreciation that staff included for consideration in the report the piece on current trends in inquiries, new applications and recent application reviews.
- I like the idea of being bold in providing housing, and not just densifying to solve the housing problem, but also bringing a community benefit.
- The report seemed to be pointing toward directing applicants to say: additional housing is great, but there needs to be something more, like trails or other community amenities. I didn’t like that part of it. Say why would I want this in my neighbourhood, other than the greater good? There are 8 billion people now. Where are you going to put these people?
- This policy requires a bit more responsibility from applicants. They have to read through this amendment policy to see if their desire to create investment is the right place to be. We are asking for stewardship on their part. It will encourage applicants to be more responsible and consider the future of the Sunshine Coast and support for each other’s

well being.

- Are there any guidelines for potential developers?
- Was unsure of what we were to do with this report. Was unsure about what this is about. Would like more time for discussion and feedback. What was asked for us for this meeting was not intuitive.
- Point 9, Economy: the economy part is important for the next generation to continue; would like to see a bit more detail on that.
- Reconciliation and Heritage Conservation sections: could have more criteria.
- Topography section: perhaps could have more information.
- This will be a guideline to start to fill the gap with the old Official Community Plans.

Interest was expressed in an opportunity to get together with other areas' APCs to hear the presentation of the amendments.

Director Stamford responded to APC members' inquiries and comments. The Director invited APC members to send to her any further ideas they may have on the draft Board policy that she could pass to the Board.

Recommendation No. 1 *Board Policy - Official Community Plan Amendments*

The Area F APC recommended support for the outline and the value statements as presented in the report titled Board Policy – Official Community Plan Amendments.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, May 23, 2023

The Director thanked Miyuki for taking on the Chair.

ADJOURNMENT 8:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

May 23, 2023

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

PRESENT:	Chair	Susan Fitchell
	Members	Ryan Matthews Miyuki Shinkai Katie Thomas
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	SCRD Planner II	Alana Wittman (part)
	Recording Secretary	Diane Corbett
	Public	2 (part)
REGRETS:	Members	Jonathan McMorran Kevin Healy
ABSENT:	Members	Tom Fitzgerald Dave Haboosheh

CALL TO ORDER 7:05 pm

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of April 25, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 26, 2023
- Halfmoon Bay (Area B) APC Minutes of April 25, 2023
- Elphinstone (Area E) APC Minutes of April 26, 2023

REPORTS

Zoning Amendment Bylaw No. 722.6 for 268 Stella Maris Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.6, a proposal to amend the zoning and subdivision district to enable subdivision and future residential development at 268 Stella Maris Road in West Howe Sound.

Planner II Wittman gave an overview of the current and proposed zoning and the application process, and responded to APC members' inquiries. It was noted the applicant was looking at bringing the zoning into compliance with the Official Community Plan.

Dustin Christmas of Landev Consulting provided comments related to the proposed development in response to APC inquiries. The owner was present as an observer.

Comments from APC members included:

- Attended the public information meeting. Two or three people at the meeting were concerned about even existing traffic, especially in the snow. I do walk the neighbourhood in question quite a bit. I counted the number of cars that did go past me while I walked at different times (4pm, 5pm, a long weekend), cognizant of how much traffic there was. It was one vehicle every 45 minutes. It is possible that what the person at the meeting was concerned about is that quite a few people have put hedges at the edge of the road, and not left an area to get off the road; this can make people nervous. Maybe when subdividing, make sure there's a shoulder to get off the road.
- I favour the R2 zoning because it allows two separate buyers for a property. That would make it quite a bit more affordable. There aren't many of the existing owners in this area who have put in an auxiliary dwelling; but there is a huge cost to that. Not being able to stratify that, with two separate titles, puts a lot of stress on the other buyer if doing something together. R2 does give more options for making it "affordable", for people that are looking to have a bigger property. .5 acre makes it quite expensive.
- If it is to be rezoned and the OCP is supporting it, R2 zoning is preferred. Think it is necessary to allow for those duplex homes, because house prices are ridiculous.
- Regarding traffic: not many cars come down St. Andrews; it is a quiet road. The issue with residents on the road is they are used to a quiet road. Also in recent years a subdivision went through. It has made a bit of a through road section. Sometimes at night some people drive as quickly as they can down the road. The road is really wide; if there is only one car, it makes you drive faster. If you want people to slow down, make the road narrower. If people park on the road, people slow down, and make it safer for pedestrians. It is a bit of a route for cyclists now so they don't have to go around North Road bend.
- People are worried about water supply; we are heading into summer, and it is big issue. Having fourteen homes and more people living in the area: do we have enough water supply? Can we sustain water supply in the summer time? This is a concern of residents in the area.
- I have concerns about the storm water. It might not go to a public hearing because it is a zoning bylaw amendment. If it goes to R2, it might be good idea for the SCRD to do a public hearing – it seems to be a bit scary for people to go to that... it is more of a perceived difference in density.
- On St. Andrews, there are a few houses that were supposed to have 10-year rain retention. But there are a lot of houses that don't retain the water. I am at the beach below St. Andrews; there is a pipe into ocean, with dirty water. There is eelgrass getting

flooded out by mud. Have concern with the slope of the hill coming out of Langdale. It is a steep hill with a lot of blow downs. Have concerns about storm water management. Is anyone looking at: "you have to put in a containment tank, and take rainwater off the house and save it to sprinkle the yard"? Are you looking at making this mandatory? Why isn't SCRD saying "if you build, put in water retention"?

- Regarding storm water management, SCRD doesn't have anything on the footprint of the impermeable area. Maybe SCRD should consider the footprint of the impermeable area, and lots shouldn't be fully impermeable. Water should run into soil rather than ditches and storm drains. Reduce run-off.
- Affordable housing contribution: the report talks about \$6500 per lot. I think that is too small. Policies in Gibsons and Sechelt for a single family lot are looking at \$10,000 per new lot; that is something we should be looking at, especially when looking at house prices now. We have a housing crisis now.
- Occasionally you can go through a process and create a term sheet; it is negotiated with the Regional District and the developer as a way to negotiate things for the community. The developer is allowed to have the zoning amendment if they follow through with the asks for these requests. The housing contribution would be part of that. Request for rainwater retention: if this lot were to be subdivided, then the development would need a covenant that has rainwater retention. Have something for the developer about land left for trails. Requests that have been asked for would go ahead if the zoning goes through.
- Looking between the dotted yellow and the gray-coloured lots (north of the subject parcel, page 18 of agenda), it is really steep, but once down around Langdale Creek, there are incredible trails. A lot of the land is owned by MOTI down there. Trails going through there over to Langdale Creek area could create quite a trail network.
- The primary affordable housing contribution, created between staff and applicant, is not enough for development of a new lot. These days rental is \$2000+ per month. Have it higher.
- APC received comments from member by email before the meeting:
 - I do support carriage houses on these sites to give some diversity of use.
 - The terrain is quite steep so I expect that tree retention will be difficult. It would be beneficial to break up the ongoing clear cut sense up along there if there could be a cluster of trees that are maintained, but customizing some of the building envelopes and/or a commitment to planting as part of the development works, even if it is lower canopy plantings to break up the hillside.
 - I think stormwater features will be critical on that hillside as there have been issues of wash out below; this can be achieved if integrated with proper sediment and erosion control measures.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, June 27, 2023

ADJOURNMENT 8:52 pm

SUNSHINE COAST REGIONAL DISTRICT REFERRAL

TO: Roberts Creek Advisory Planning Commission - July 17, 2023

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Regional Growth Framework Baseline Research

RECOMMENDATION

THAT the referral be reviewed and feedback be provided.

This referral is made as per SCRD resolution below regarding the SCRD Regional Growth Framework Baseline Research adopted on June 8, 2023.

The SCRD Regional Growth Framework Baseline Research Reports can be found at:

<https://letstalk.scrd.ca/growth>

Please note that these reports, as in their final form as submitted by the consulting firm which prepared them, are for information only. The SCRD is seeking feedback on accuracy and completeness of the data in the reports, to help to prepare a supplemental document.

SCRD Resolution on Regional Growth Framework Baseline Research

THAT the report titled Sunshine Coast Regional District (SCRD) Regional Growth Framework Baseline Research Reports be received for information;

AND THAT the following recommendations be approved as the next steps for the SCRD Regional Growth Framework Baseline Research project:

1. Refer the Sunshine Coast Regional District (SCRD) Regional Growth Framework Baseline Research Reports to other local governments, Islands Trust, Gambier Local Trust Committee, First Nations and Electoral Area Advisory Planning Commissions inviting feedback.
2. Refer the Sunshine Coast Regional District (SCRD) Regional Growth Framework Baseline Research Reports to School District 46, Vancouver Coastal Health, Ministry of Transportation and Infrastructure, Sunshine Coast Resource Centre, Sunshine Coast Community Services Society, Sunshine Coast Farmers' Institute, BC Ferries Corporation, Roberts Creek Official Community Plan Committee, inviting feedback.
3. Continue development of a Let's Talk SCRD page to gather comments and ideas from community groups and the community.
4. Refer the Sunshine Coast Regional District (SCRD) Regional Growth Framework Baseline Research Reports to the SCRD Strategic Planning process.
5. Staff to use the Regional Growth Baseline Framework as a key input for the PEP2 (Official Community Plan Renewal) project.
6. Encourage other local governments to use the Regional Growth Baseline Framework as a key input for any upcoming Official Community Plan updates or renewals.

7. Staff to prepare a set of options for next steps / implementation to consider, beyond integration with strategic plans and Official Community Plans, following receipt of referral comments and Let's Talk input for a timeline of Q3/Q4 2023.