

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

July 25, 2023

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

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

CALL TO ORDER 7:08 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 May 23, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Elphinstone (Area E) APC Minutes of June 28, 2023

REPORTS

Regional Growth Framework Baseline Research

The APC discussed the staff report regarding the Regional Growth Framework Baseline Research. Director Stamford gave a brief background on the report and responded to APC inquiries.

The following points were noted:

- Is the idea for this to be a holistic view of how growth should happen on the Sunshine Coast? What is the point of this?
- It is a nice idea; it would be an amazing resource.
- It is hard to put a lot of detailed comments because there isn't detail to comment on.

A member read aloud from the Regional Growth Framework Phase 2 Report regarding Area F (page 17):

- Water supply comes from Chapman Creek, Langdale well, Soames Point well, Granthams Landing well, Collector and Gordon wells, and local ground sources. The OCP does not allow for system expansion outside of the Residential Settlement Boundary.
- Any potential growth along Port Mellon Highway within the Residential Settlement Boundary and Gambier Island is not limited by current infrastructure. Gambier Island could benefit from a developed water system to provide fire protection.
- There may be a need to upgrade road transportation infrastructure in this area in response to anticipated future transportation demand. Most roads do not meet Provincial standards.

The member commented that, without infrastructure developed, we can't build anything. We need to have Port Mellon road looked after to have any development come into our area. Nothing has been done. There is a lot of potential from Langdale to Port Mellon; infrastructure is a limitation. Trailer parks are a potential way of developing affordable housing. There has been a holding pattern for the last twenty years; with no infrastructure development or improvement, it is not welcoming.

Member supported points below and hoped the SCRD would be able to execute some of the report's ideas into reality:

- (Phase 2 report, p. 21) "May be opportunities to allow affordable housing types like mobile home parks and tiny homes in rural areas (i.e. places that aren't necessarily well serviced by transit/services)."
- (Phase 2 report, p. 23) "Important to effectively communicate the value and benefits that are derived from growth."
- (Phase 3 report, p. 33, for Electoral Areas) "Focus development in close proximity to established centres or hubs, where commercial services and infrastructure servicing already exist." "Reduce development footprint and ecological impact by clustering buildings closely together."

Planning Enhancement Project (PEP) 2 Phase 1 Policy Mix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection Amendments

The APC discussed the staff report regarding Planning Enhancement Project (PEP) 2 Phase 1 Policy Mix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection amendments. Director Stamford provided background information.

Points from discussion included:

- I saw that this was really long and I would need a lot of time to read it. Did not read.
- The Province brought in the RAPR legislation that sets out what the study area is and

what a Streamside Protection and Enhancement Area (SPEA) is. It is basically set by an accredited environmental monitor. It concerns me if you have another jurisdiction not just interpreting provincial guidelines, but want to do something on their own. Concern if, for example, Area A is doing something different than Gibsons. In reality the two zoning bylaws probably need a fair bit of work to make them consistent; they should be updated to match what the Province has downloaded on the Regional District. Concern about, with a very fixed budget, having to come up with a strict set of new rules, without having the budget to think this through.

- We have a bunch of minimum lot sizes that relate to where properties are within the Regional District. They are generally set bigger in the outlying areas, smaller into urban areas. The way minimum lot sizes were done was based on intended use. The bylaw should make lot size consistent with the Vancouver Coastal Health guidelines.
- The septic covenant area is huge, bigger than some lots that exist. Now, where you have two houses, you'd be making one. Same with SPEA: for all of the houses along Riverside, the SPEA boundary is part of their lot area. For a lot of those lots, you'd be turning three houses into one, but the SPEA would still be the same. Instead of creating 50 feet of road for one house, you'd be creating 150 feet of road, water main, drainage, clearing and maintenance for the road. By not including those areas (eg streamside protection, buffers), you are now ending up with bigger lots. It goes against everything we are trying to get more efficient with housing, and the area protected is still the same; there is less infrastructure for the same number of people. More efficient would be proving you have a viable building envelope.
- Where there is an existing lot that has been subdivided but not built on, is that taken into account?
- There are a lot of places that have been grandfathered. Does that make the lot redundant and disappear?

NEW BUSINESS

There was discussion of the Development Approval Process Review (DAPR) report sent to the APC by link in an email the previous day. There was uncertainty about what the SCRDC was requesting of the APC regarding the report, and a few members wanted the report to come to the APC for consideration due to not having the proper time or context to review it.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, September 26, 2023

ADJOURNMENT 8:27 p.m.