

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

July 26, 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
REGRETS:		Rod Moorcroft Anthony Paré Michael Sanderson
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Alternate Director	Ashley St Clair
	Recording Secretary	Vicki Dobbyn

CALL TO ORDER 7:09 p.m.

AGENDA

The agenda was adopted as circulated.

MINUTES

Elphinstone (Area E) APC Minutes of June 28, 2023 were approved as circulated.

REPORTS

1. Regional Growth Framework Baseline Research

Key Points of Discussion:

- In general APC members support the development of a regional growth strategy.
- It was noted that we do not have a land use plan or regional growth strategy.
- Members would like more time for effective consideration of the report, and will have an informal gathering in early August to discuss the report in order to finalize feedback and recommendations in time for the September APC meeting.
- Some of the specific planning language is challenging to understand. Members would like the benefit of having more members present with their expertise and familiarity with

planning language.

- It is not suitable for a template approach as it needs to be site specific.
- Reconciliation is now an important consideration in a regional growth strategy.
- The regional growth strategy is most likely to have greatest impact on rural areas because the municipalities are more built out.
- Members really appreciate the extensive report and believe it is on the right track
- Documents are impressive in scope
- Members liked seeing the cross jurisdictional collaboration, and seeing environmental and climate change issues such as invasive species, reducing emissions, and protecting tree habitats included in the report.
- Member acknowledge the hard work to develop this report and that it is something the community has been asking for.
- There could be more clarity on the website on what the SCRD can and cannot do.
- It was suggested that an article in the newspaper clarifying different roles and authorities in development would be helpful as many citizens are not aware of this.

Recommendation No. 1 *Regional Growth Framework Baseline Research*

The Area E APC recommends that the APC chair send the following questions to Planning staff, and ask for a response in early August:

- What is the relationship between the development of the regional growth strategy and the OCP review process? Which comes first? Should we be doing the regional growth strategy first?
- When a regional growth strategy is approved, does MOTI have to follow its direction?
- Is it important to have a regional growth strategy for accessing provincial and federal funding?

Recommendation No. 2 *Regional Growth Framework Baseline Research*

The Area E APC recommends that SCRD staff develop an easy infographic or flow chart outlining who has control over what aspects of development, to include SCRD zoning by-laws, Ministry Of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), and provincial regulations.

Recommendation No. 3 *Regional Growth Framework Baseline Research*

The Area E APC recommends that the Regional Growth Framework Baseline Research report come back to the September agenda to provide the APC more time for consideration and discussion.

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

Key Points of Discussion:

- How do we make sure the SCRD keeps up with changing provincial standards?
- Should there be a policy that the SCRD aligns with provincial standards at a minimum rather than having to deal with individual amendments. This would not prevent us from exceeding provincial standards.
- Will there be a surge of applications that will come in before this amendment is

approved?

- It can be challenging to determine boundaries which tie into parcel size.
- Will get first reading July 27. Third reading is targeted for quarter 4 of 2023
- It has implications for people developing rain gardens to manage stormwater.
- What if someone builds a pond, would it be subject to these amendments?
- It is appreciated that the amendment is being updated and protecting the environment.

Recommendation No. 4 *Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection Amendment*

The Area E APC recommends support of option 1 to proceed with First Reading for all proposed amendments.

Recommendation No. 5 *Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection Amendment*

The Area E APC recommends that the SCRD consider language in a by-law amendment that states as provincial regulations change, the SCRD by-laws automatically change to stay aligned with provincial standards.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING – WEDNESDAY, SEPTEMBER 27, 2023, 7:00 P.M.

ADJOURNMENT - 8:40 PM