

SUNSHINE COAST REGIONAL DISTRICT
ELPHINSTONE (AREA E)
ADVISORY PLANNING COMMISSION MEETING AGENDA
Wednesday, June 28, 2023 at 7:00 p.m.

Frank West Hall, 1224 Chaster Road, Elphinstone, BC

CALL TO ORDER

AGENDA

1. Adoption of the Agenda

DELEGATIONS

MINUTES

2. Elphinstone (Area E) APC Minutes of April 26, 2023
May 24, 2023 Meeting Cancelled Pages 1 - 4
3. Egmont/Pender Harbour (Area A) APC Minutes of April 26, 2023
May 31, 2023 Meeting Cancelled pp 5 - 7
4. Halfmoon Bay (Area B) APC Minutes of April 25, 2023
May 23, 2023 Meeting Cancelled pp 8 - 10
5. Roberts Creek (Area D) APC *April 17 & May 15, 2023 Meetings Cancelled*
6. West Howe Sound (Area F) APC Minutes of April 25 & May 23, 2023 pp 11 - 16

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

REPORTS

7. Proposed Agricultural Land Reserve Exclusion (ALC67287, SCRD ALR00024)
508 Pratt Road, Elphinstone pp 17 - 23

NEW BUSINESS

DIRECTORS REPORT

NEXT MEETING

ADJOURNMENT

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 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

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 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 STAFF MEMO

TO: Elphinstone Advisory Planning Commission – June 28, 2023

AUTHOR: Nick Copes, Planner II

SUBJECT: Proposed Agricultural Land Reserve Exclusion (ALC67287, SCRD ALR00024) - 508 Pratt Road, Elphinstone

RECOMMENDATIONS

THAT the report titled Proposed Agricultural Land Reserve Exclusion (ALC67287, SCRD ALR00024) - 508 Pratt Road, Elphinstone be received;

AND THAT the Elphinstone Advisory Planning Commission review and provide recommendation(s) to SCRD Board.

On June 15, 2023, the Electoral Area Services Committee recommended to the SCRD Board that Agricultural Land Reserve Exclusion (ALC67287, SCRD ALR00024) - 508 Pratt Road, Elphinstone be referred to the Area E (Elphinstone) Advisory Planning Commission. Given the timing of this memo, the Board adoption of the EAS recommendation (expected to occur on June 22, 2023) had not yet occurred.

Staff are referring the attached staff report to the APC for review and comment. Comments from the APC will be summarized in a future report for the Board's consideration of the application.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 15, 2023

AUTHOR: Nick Copes, Planner II

SUBJECT: **PROPOSED AGRICULTURAL LAND RESERVE EXCLUSION (ALC 67287, SCRD ALR00024) - 508 PRATT RD, ELPHINSTONE**

RECOMMENDATIONS

1. **THAT the report titled Proposed Agricultural Land Reserve Exclusion (ALC 67287, SCRD ALR00024) - 508 Pratt Rd, Elphinstone be received for information;**
 2. **AND THAT the application be denied.**
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BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking exclusion of land from the ALR (Agricultural Land Reserve) in Area E, Elphinstone at 508 Pratt Road.

The referral review process for ALC files requires the following steps:

- local government is the first agency to review the ALC application
- the application is reviewed as it relates to local policy and regulation
- local government has the first opportunity to decide if the application is supported or denied
- if local government does not support the application, the process ends
- if a resolution is forwarded to ALC, the application process proceeds to ALC review for decision

The purpose of this report is to provide Electoral Area Services Committee information about the subject application to consider and make a decision.

Discussion

The Proposal and Applicant's Rationale

The applicant wishes to exclude the entire subject property from the ALR to permit a two-phase residential development plan. The first phase for the short-term is to allow for a bed and breakfast operation from the existing home and addition of nine manufactured homes. The site plan also identifies a pool, office, washroom building and green space. The second phase is intended to facilitate a multi-lot residential subdivision and a mixed-use area including a public library, restaurant, farm market and day care. The applicant has not submitted any information to detail technical feasibility, including how the development proposal could be serviced.

The applicant notes that two blocks south from the property a 36-parcel residential subdivision forming Fircrest Road was historically created, establishing small-lot residential uses in the

area. The applicant further implies that the greater Gibsons area is fast-growing and has housing and short-term accommodation needs.

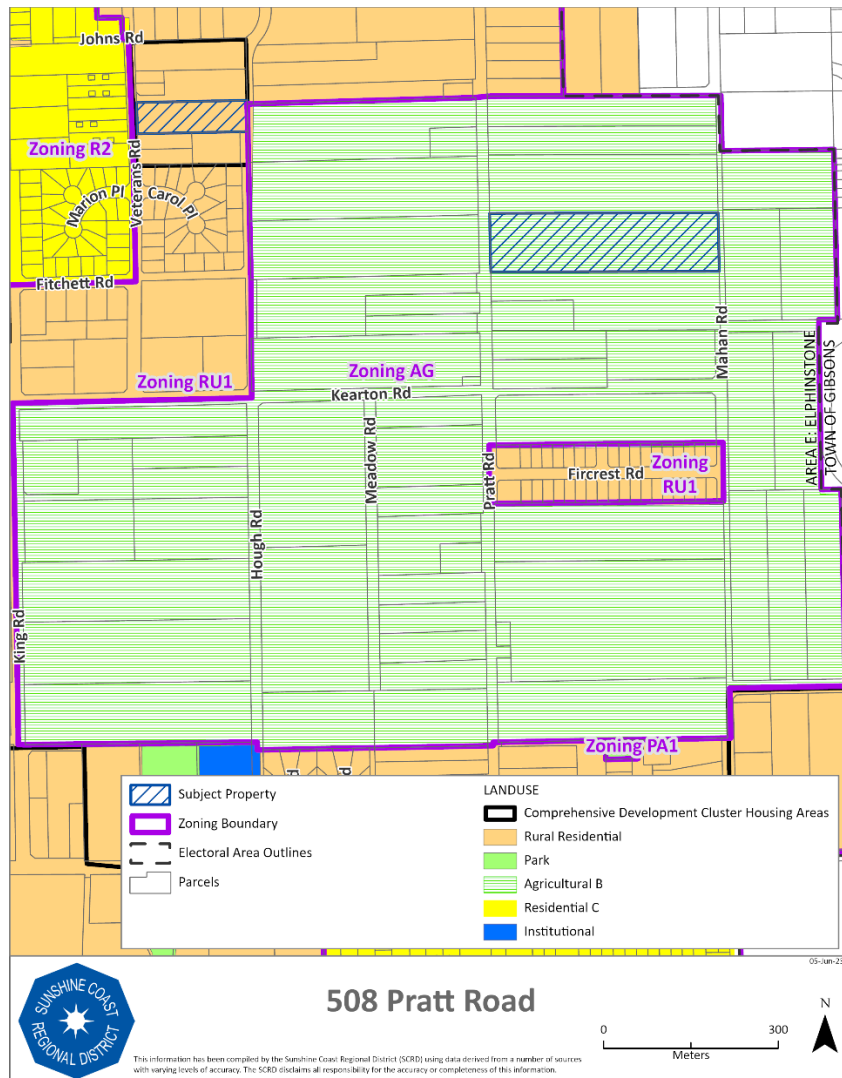


Figure 1 – Location of 508 Pratt Road, Zoning and OCP Land Use

File number:	ALC 67287 (SCRD File ALC00024)
Civic Address:	508 Pratt Road
Legal Description:	Block 6 District Lot 683 Plan 3639
Electoral Area:	E, Elphinstone
Parcel Area:	9.75 acres
OCP Land Use:	Agricultural B
Land Use Zone:	Agriculture (AG)
Application Intent:	To exclude the parcel from the ALR

Table 1 - Application Summary

Policy Review

The Planning Department has reviewed the application, the relevant policies in the Sunshine Coast Agricultural Area Plan, the Elphinstone Official Community Plan and Zoning Bylaw No. 722.

Agricultural Area Plan

The *Agricultural Area Plan* has six strategic goals to enable agriculture on the Sunshine Coast:

1. Protect farms, improve farming opportunities, and expand access to land for agriculture.
2. Secure a sustainable water supply for the Sunshine Coast.
3. Develop a viable Coastal food system.
4. Educate and increase awareness of Coastal food and agriculture.
5. Advance and promote sustainable agricultural practices.
6. Prepare for adaptation to climate change.

Elphinstone Official Community Plan (OCP)

The Area E Official Community Plan designates this parcel as Agricultural. According to the OCP, *"Agricultural soil capability mapping completed by the ALC has confirmed the need to retain and protect the majority of the ALR for agricultural purposes designated on Map 3 - Land Use Designations as Agricultural A and Agricultural B..."*

Agricultural objectives noted in the OCP highlight the need to preserve and protect agricultural lands. Objectives 1, 5 and 6 note the following:

1. *To preserve agricultural land in the ALR by maintaining larger parcels on lands with better agricultural soils with Canada Land Inventory ratings of classes 1 to 4 with existing or improved soil conditions.*
5. *To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the Rural Residential designated lands adjacent to the ALR.*
6. *To support the Agricultural Land Commission (ALC) in protecting agricultural lands and opportunities.*

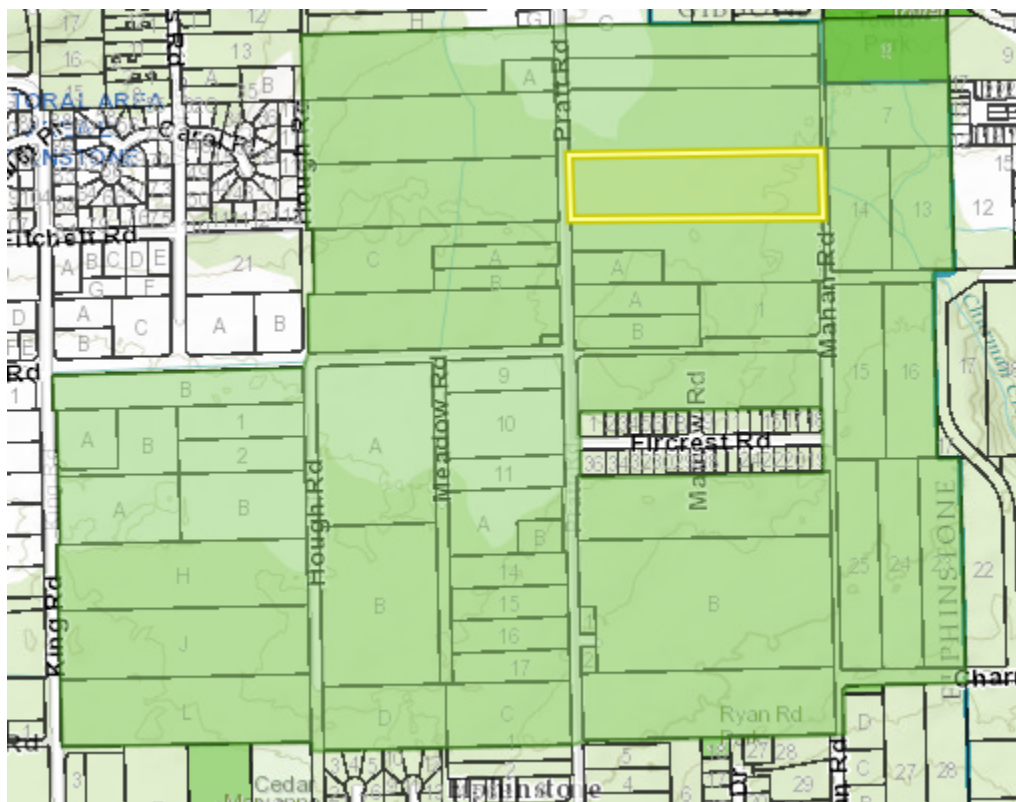
Zoning Bylaw 722

This parcel is zoned Agriculture. The uses permitted in this zone focus on agriculture with auxiliary uses related to the sale of products produced on the same farm and residential uses with floor area limitations aimed at protecting lands for farming. Standard short-term rental provisions within a dwelling unit apply in the Agriculture Zone. Uses are further subject to conformance with the Agricultural Land Reserve Use Regulation. The subject parcel is also within Subdivision District G, which requires a minimum parcel size of 1.75 hectares (4.3 acres).

Analysis

Staff have determined that the proposal does not conform to the Agricultural Area Plan, Area E OCP or Zoning Bylaw 722. The applicant's proposal would require future OCP amendment and

rezoning applications to change both the land use zoning and subdivision district. The proposal does not serve to enhance the agricultural potential on the parcel or meet the objectives of preserving land in the ALR for future agricultural use. In fact, the proposal would further compromise food security on the Sunshine Coast by depleting the arable land base and creating residential conflict with adjacent agricultural land uses. It is noted that the historic small-lot subdivision on Fircrest Road was created in the mid-1970's and does not reflect a precedent for future residential subdivision in this farming area. This parcel is part of a large ALR area in Elphinstone, which should be preserved for its farming potential. This proposal may have merit in an appropriate area; however, at this location, the proposal undermines multiple levels of ALC and SCRD land use policy and regulation. From a professional standpoint, it is difficult to foresee a situation in which staff could support the subject application. Given ALC and SCRD land use policy conflicts that this application proposes, staff cannot support application 67287 (ALR00024) and recommend that the application be denied.



Location of Parcel in context of surrounding ALR land

Options / Staff Recommendation

Possible options to consider:

Option 1: Deny the application

This would stop the application process and the property would need to comply with current bylaws.

Planning staff recommend this option.

Option 2: Refer the application to the Area E APC

The APC would discuss the proposal and provide a recommendation to the EAS.

Option 3: Move forward with the application

The application would need approval from the ALC. If ALC approval were to be given, zoning bylaw and OCP amendment applications to the SCR D would be needed to allow the intended uses. If the zoning and OCP amendment applications were not approved, the uses would not be permitted.

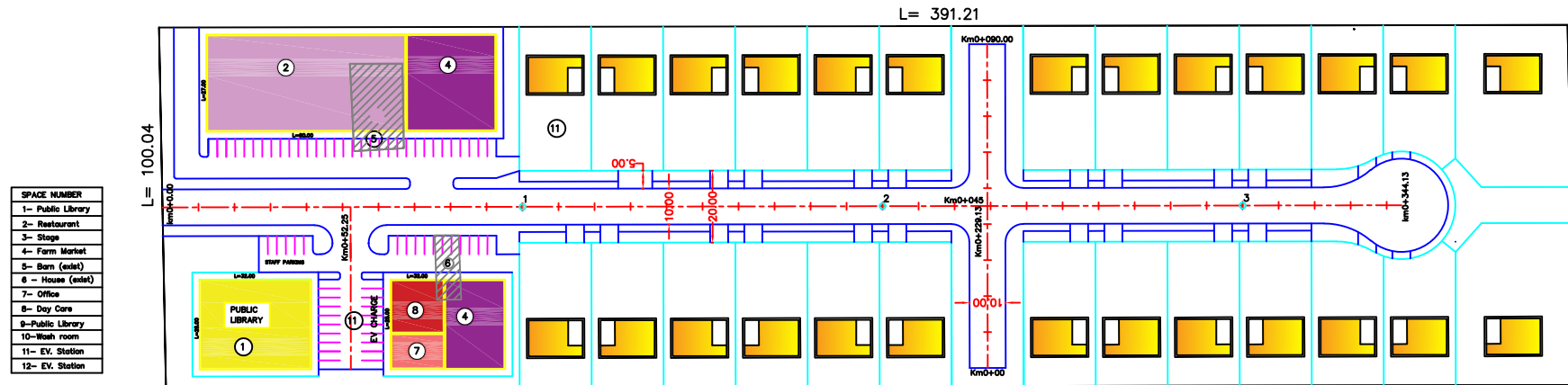
CONCLUSION

SCR D received a referral from the ALC for approval of an exclusion from the ALR. The proposal is contrary to land use policies and regulations set out by the ALC and SCR D for protecting current and future farming capability on the Sunshine Coast. Staff recommend denying the application.

ATTACHMENTS

Attachment A – Site Plan

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM		Legislative	X – S. Reid
CAO	X – D. McKinley	Other	

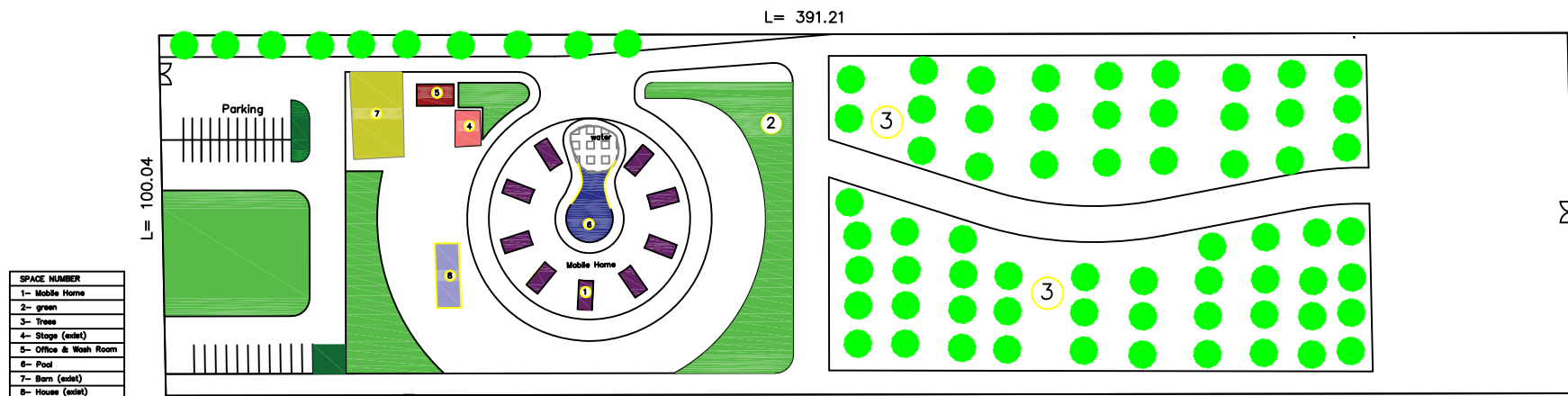


LONG TERM PLAN
SUBDIVISION LAND TO RESIDENTIAL FAMILY HOUSE

ANT

Owner	Sunny Vale Holding Ltd. Whale Pike Street Ltd.	DOBI	G. HEDBERGHEIM
		SPFO	G. HEDBI
		SPFO GWL	G. HEDBERGHEIM
Address	282 Pratt Road, Ottawa	REV	G. ALBERT
Date	Sept.25, 2022	ADPT	G. GORDON

GIBSONS LAND	
Site plan	
DWG. NO :	A-101- 2-G1



SHORT TERM PLAN
BED&BREAKFAST FOR EXIST HOUSE AND NINE MOBILE HOME

Owner	Sunny Vale Holding Ltd. Whale Pike Street Ltd.	DOBN	G. HODGKINSON
		EPFO	G. SARGIS
		EPFO GML	G. HODGKINSON
Address	282 Pratt Road, GtOswest	DEV	G. ALKING
Date	January, 2025	ADPT	G. GORDON

GIBSON LAND	
Site plan	
DWG. NO :	A-101- 1-G1