

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

September 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 (by zoom) Arne Hermann Clinton McDougall Anthony Paré Michael Sanderson
	Guest	Hermann Ziltener (Elphinstone community Association and Reed Road Forest Working Group)
ALSO PRESENT:	Electoral Area E Director	Donna McMahon Non-Voting Board Liaison (by zoom)
	Recording Secretary	Vicki Dobbyn

CALL TO ORDER 7:02 p.m.

AGENDA

The agenda was adopted as circulated.

MINUTES

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

BUSINESS ARISING FROM THE MINUTES:

Recommendation No. 1 *Regional Growth Framework Baseline Research*

The Area E APC recommended that the SCRD hold a meeting of all APCs about the regional growth strategy.

There are questions about if and when the APC minutes go to senior planning staff at the SCRD. There needs to be a communication loop between APCs and planning staff to convey and respond to recommendations and questions.

Recommendation No. 2 *Regional Growth Framework Baseline Research*

The Area E APC recommended that Chair Mary Degan re-send recommendations #1, #2 and #3 from the July 26 Area E APC meeting to SCRD to forward to the appropriate staff in the Planning Department.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 26, 2023
- Halfmoon Bay (Area B) APC Minutes of July 25, 2023
- Roberts Creek (Area D) APC Minutes of July 17, 2023
- West Howe Sound (Area F) APC Minutes of July 25, 2023

REPORTS**Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027****Keys points of discussion:**

- Guest Hermann Ziltener reported that BC Timber Sales (BCTS) commissioned a 240 page Hydrology Report on Mount Elphinstone to support their case that they can continue logging the slopes above the town. The Reed Road Forest Working Group of the Elphinstone Community Association reviewed this report and created an 8 page rebuttal that makes three recommendations: no logging above aquifers 560 and 552, a moratorium on resource extraction, and development of a water sustainability plan by local governments.
- Thanks to the hydrology study, our creeks now have been accurately mapped but BCTS does not have expertise in hydrogeology so the report doesn't cover impacts to our aquifers. It is also based on poor data, since many registered wells are not identified on the province's database, which is outdated and inaccurate. The risk assessment is also not credible as it does not take into account what will happen as a result of adverse climate events.
- Who should be responsible for doing the risk assessment? Is there any legal framework for who should do assessments?
- Logging in our community's drinking watershed is not acceptable. 0519 is in the middle of aquifer recharge area.
- Watershed protection initiatives do not protect from logging; a change in the land use designation is needed to prevent logging. Local government has no control over activities on crown land. We used to have watershed reserves set up, but 20 years ago protection was removed from them, so they can be logged.
- Consider storm water management
- The BCTS report comes out with a 5-year plan and typically the SCRD and public complain and are then ignored.
- Concerns are not just drinking water; logging also endangers salmon
- Some cut blocks are outside watershed
- Annual allowable cut means the maximum but it is treated as the annual minimum cut.
- Would like to see a reference map where the cut blocks are, it is very cumbersome to have to go to the BCTS website.
- Question was raised - can a local municipality (SCRD) control logging through land use designations in the Official Community Plan (OCP) and/or Land Use Bylaw? Consensus of ACP members was that BCTS does not have to adhere to local regulations, that is, there is no local control of logging activities. Unless local

municipalities have some measure of local regulatory control then there are no means other than through political or public pressure to control logging activities.

Recommendation No.3 *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area E APC recommended that the staff analyses and recommendations be supported;

AND THAT the staff analyses and recommendations be sent directly to the MLA, the Minister responsible, and the Premier.

Recommendation No. 4 *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area E APC recommended that the SCRD expand their areas of concern in response to the report to include climate resilience against forest fires, protection of wildlife, salmon and other fish, and promotion of biodiversity.

Recommendation No. 5 *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area E APC recommended that the SCRD advocate to resume the protection of the watershed from logging by the redesignation of land use so watersheds are protected in perpetuity.

Recommendation No. 6 *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area E APC recommended that the SCRD advocate to require provincial agencies such as BC Timber Sales to adhere to local land use designations, recognizing that the SCRD is responsible for providing water but does not have the power to protect it.

NEW BUSINESS

Recommendation No. 7 *Block D Development Application*

The Area E APC recommended that staff include the Block D development application in the next meeting agenda as it meets the criteria for APC consideration with over 10 lots in the proposed subdivision.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday October 24, 2023 at 7:00 p.m.

ADJOURNMENT 8:25 p.m.