

SUNSHINE COAST REGIONAL DISTRICT
ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION MEETING AGENDA
Monday, February 19, 2024 at 7:00 p.m.

Roberts Creek Library Reading Room, 1044 Roberts Creek Road, Roberts Creek, BC

CALL TO ORDER

ELECTION OF CHAIR & VICE CHAIR

AGENDA

1. Adoption of the Agenda

DELEGATIONS

MINUTES

- | | |
|---|-------------|
| 2. Roberts Creek (Area D) APC Minutes of September 18, 2023 | Pages 1 - 2 |
| 3. Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 | pp 3 - 4 |
| 4. Halfmoon Bay (Area B) APC Minutes of September 26, 2023 | pp 5 - 6 |
| 5. Elphinstone (Area E) APC Minutes of September 26, 2023 | pp 7 - 9 |
| 6. West Howe Sound (Area F) APC Minutes of September 26, 2023 | pp 10 - 12 |

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

REPORTS

7. Roberts Creek Official Community Plan (OCP) Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8 pp 13 - 14

NEW BUSINESS

DIRECTORS REPORT

NEXT MEETING

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

September 18, 2023

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

PRESENT:	Chair	Mike Allegetti
	Members	Meghan Hennessy Chris Richmond Bob Hogg Erik Mjanes Gerald Rainville
ALSO PRESENT:	Vicki Dobbyn	Recording Secretary
REGRETS	Electoral Area D Director	Kelly Backs (Non-Voting Board Liaison)

CALL TO ORDER 7:07 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of July 17, 2023 were approved as circulated.

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
- Elphinstone (Area E) APC Minutes of July 26, 2023
- West Howe Sound (Area F) APC Minutes of July 25, 2023

REPORTS

Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027

Key Points of Discussion:

- No major concerns, appears there is less cutting.
- It was good to see ground water protection and storm water management being addressed.
- There needs to be recognition that the forest has other values besides fiber.

- What is missing in identifying the impacts of logging is the reliance on tourism for the local economy, as the forest is a big draw for mountain biking, hiking, and camping. There is also heavy use of forested areas by local residents for recreation.
- Also missing is more detail on climate change mitigation.
- Agree with the objection to logging due to water protection and wildfire risk.
- Left out of report is that there are many surface water permits and many wells are not identified, so the impact on water is not fully identified.
- MOTI was required to protect a private well during road construction.
- Agree with the report but it not addressing what happened in 2021 with the atmospheric river and floods.
- With few exceptions, most properties above the highway are not on regional water and have had to install expensive systems.
- Fire mitigation in relation to logging is complex and needs to be considered.
- This area that they want to log is really not forest anymore, but instead is an interface between populated residential areas and the natural environment, particularly in Area D. Hundreds of people use this natural environment for recreation. We are more comparable to the North Shore than to more remote areas.
- Consider no cutting at all on the Sunshine Coast, other values have to be considered.

Recommendation No. 1 *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area D APC recommended that the analyses and recommendations of staff in the report be supported and that the following additions be included:

- Other examples of flooding damage, including Whitaker Creek, Clack Creek, Stephens Creek, Flume Creek, Gough Creek, and others that were affected.
- Recognition of the value of the forest to the local tourism economy and recreational users.
- Climate change and fire mitigation considerations.
- Identification of the numerous water users that are not on regional water and the impact on them by logging.
- An economic case against logging because timber values are currently very low while economic opportunities from an intact forest (tourism, recreation, property values, etc) are all very high, therefore the forest stands to generate more revenue for the Province through tax dollars and a strong local economy through those other drivers, than they do through logging in this area.

DIRECTORS REPORT

No Director's Report was received.

NEXT MEETING

November 20, 7:00 pm, if needed. Location to be announced, possibly Roberts Creek Library

ADJOURNMENT 8:07 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

September 27, 2023

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

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

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of July 26, 2023 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of July 25, 2023
- Roberts Creek (Area D) APC Minutes of July 17, 2023
- Elphinstone (Area E) APC Minutes of July 26, 2023
- West Howe Sound (Area F) APC Minutes of July 25, 2023

BUSINESS ARISING FROM THE MINUTES AND UNFINISHED BUSINESS

This APC again requests a meeting with the planning department with all APC's in attendance.

REPORTS

Recommendation No.1 Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027

The Area AAPC recommended that the SCRD's response to BCTS referral be supported as follows:

“THAT SCRD does not support the logging and construction of McNR005

AND THAT SCRD recommends that in advance of proposing/ engineering cut blocks on Mount Elphinstone near Roberts Creek, that a review of the cumulative impact to ground water resources of Aquifer 555 by qualified experts selected by Local Government water service providers be completed. Historical and any proposed forestry activities for the next 5 years, and climate change considerations should be considered as part of such assessment.

AND THAT BCTS completes a Watershed Assessment for the Roberts Creek watershed prior to auctioning of the proposed cut blocks.

CONCLUSION

SCRD received forestry referrals from BC Timber Sales regarding the 2023-2027 Operating Plan. SCRD analysis shows potential impact to drinking water services, and increased risk of flooding and sediment transfer which could impact downstream SCRD assets.

SCRD has and will continue to emphasize strong concern to BCTS regarding cumulative impacts to:

- Downstream private property owners' stormwater impact
- Downstream public assets, such as roads, parks, watermain, and creeks
- Regional and provincial emergency response requirements for stormwater impact such as recent events in Fall of 2021.

SCRD has and will continue to advocate for:

- A proactive, landscape-level, multidisciplinary, cumulative impact assessment framework;
- Climate change informed, climate-resilient forest planning that recognizes and values local forests as local assets that protect against increasing climate impacts.”

Area AAPC feels that the SCRD should protect all areas whether they have any assets in the area.

DIRECTOR'S REPORT

No Director's Report

NEXT MEETING October 25, 2023

ADJOURNMENT 7:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

September 26, 2023

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

PRESENT:	Chair	Nicole Huska (Recorder)
	Members	Len Coombes Ellie Lenz Alda Grames Kelsey Oxley Kim Dougherty
ALSO PRESENT:	Director, Electoral Area B	Justine Gabias (Non-Voting Board Liaison)
PUBLIC		1
ABSENT:	Members	Barbara Bolding Suzette Stevenson Matt Garmon

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of July 25, 2023 were approved as corrected to reflect that Kim Dougherty was in attendance at the meeting.

Minutes

The following minutes were received for information:

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

The Halfmoon Bay (Area B) APC found it interesting that there are commonalities in the responses across the APCs with regards to Development Application process changes. The HMB APC feels additional training and better, clearer definitions would be of great utility to all.

REPORTS

Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027

Recommendation No.1 *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area B APC recommended that the report put forward by SCRD staff, in particular advocating for “a proactive, landscape-level, multidisciplinary, cumulative impact assessment framework” and the conclusions reached regarding cumulative water management, be supported.

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING Tuesday, October 24, 2023 via Zoom

ADJOURNMENT 7:38 p.m.

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.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

September 26, 2023

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

PRESENT:	Chair	Susan Fitchell
	Members	Kevin Healy Ryan Matthews Jonathan McMorran Miyuki Shinkai Katie Thomas
ALSO PRESENT:	Recording Secretary	Diane Corbett
REGRETS:	Director, Electoral Area F	Kate-Louise Stamford
	Member	Tom Fitzgerald

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound APC minutes of July 25, 2023 were approved as circulated.

Chair Fitchell announced she was present at the last meeting via her phone, but could not speak. Chair Fitchell clarified for APC members that, if they wished to comment on agenda referral items but were unable to attend the meeting, comments could be sent directly to the Planning Office Assistant.

Minutes

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
- Elphinstone (Area E) APC Minutes of July 26, 2023

REPORTS

Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027

The APC discussed the staff report and the online mapping regarding BC Timber Sales Operating Plan (CRN00155) 2023-2027.

The following points were noted:

- Importance of riparian areas.
- “Incredible” numbers of salmon observed this summer.
- A key factor to consider, found on page 4 of the staff report:
 - “The Hillside-Port Mellon OCP includes the following objective related to land use:
 - 2.1. To protect development from hazardous conditions in the form of land slip, erosion, flooding and debris torrents.
 - 2.2 To protect valuable fish and wildlife habitat areas associated with McNair and Dakota Creeks, Mohawk Creek, the Rainy River and the ocean foreshore.
 - 2.3 To satisfy the requirements of the provincial Fish Protection Act, in particular the Riparian Areas [Protection] Regulation, with respect to protecting fish habitat.”
- Concerns regarding where Block MCNR002 is situated between McNair and McNab slopes. Would like to see some extra care taken. Concerns regarding logging practices on steep hillsides in that area. McNair and Dakota are known as having flash floods.
- Happy that we get a chance to make comment on the BC Timber Sales Operating Plan.

Recommendation No. 1 *Block McNR0005*

The Area F APC recommended that the draft recommendation on Block McNR0005 presented in the staff report be supported as follows:

The SCRD does not support the logging of McNR0005 due to it being located within a Community Watershed, as well as the potential impact to downstream SCRD assets of the Dakota Creek berm and Hillside Industrial Park.

Recommendation No. 2 *Blocks ELPH010 and ELPH008*

The Area F APC recommended that the draft recommendation on Blocks ELPH010 and ELPH008 presented in the staff report be supported as follows:

SCRD recommends that in advance of proposing/engineering cutblocks on Mount Elphinstone near Roberts Creek, that a review of the cumulative impact to ground water resources of Aquifer 555 by qualified experts selected by Local Government water service providers be completed. Historical and any proposed forestry activities for the next 5 years, and climate change considerations should be considered as part of such assessment.

SCRD is concerned about the cumulative impacts of resource activity, including deforesting, that is proposed on or near Aquifer 555, which supports private wells who are not within the SCRD Regional Water Service Area and thus do not have access to other sources of water.

SCRD understands that BCTS is undertaking a Watershed Assessment for the Roberts Creek area and recommends the implementation of findings prior to the auctioning of these lots.

Recommendation No. 3 *Blocks GRAN011 and MCNA002*

The Area F APC recommended that the comment on Blocks GRAN011 and MCNA002 presented in the staff report be supported as follows:

The SCR D does not have any services or assets that would be impacted by this proposed cutblock.

Block MCNR002: Before the Area F APC can make a recommendation regarding Block MCNR002, the Area F APC would like clarification regarding whether the location is a mapping error and whether the cutblock was in an earlier Operating Plan.

DIRECTOR'S REPORT

There was no Director's Report.

The Area F APC would like to receive the Director's report on an update regarding the Hopkins Landing wharf.

NEXT MEETING Tuesday, October 24, 2023

ADJOURNMENT 8:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Area D Advisory Planning Commission (APC) – February 19, 2024

AUTHOR: Sven Koberwitz, Senior Planner

SUBJECT: **ROBERTS CREEK OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT BYLAW 641.15
AND ZONING AMENDMENT BYLAW 722.8**

BACKGROUND

The SCRD received an Official Community Plan and Zoning Bylaw amendment application to facilitate a two-lot subdivision at 2820 Lower Road in Electoral Area D (Roberts Creek).

Figure 1 - Location Map



The intent of the application is to reverse a previous lot consolidation done in 2006. To allow the subdivision both a change to the Official Community Plan Land Use Designation and Zoning Subdivision District are required.

From 1938 to 2006 the property consisted of two legal lots which were consolidated in 2006 to facilitate the construction of an accessible rancher style house. Topography and site conditions required the location of the home to straddle the previous property lines. The owners now wish to subdivide back to the original condition of two separate lots. The proposed subdivision will create a larger lot - Lot A, with an area of 5,685 m² (1.405 acres), and a smaller lot - Lot B with an area of 2,408 m² (0.595 acres).

A Public Information Meeting (PIM) was held on May 27, 2023. The results of the PIM will be presented to the SCRD Board at a future meeting date.

The applicant has provided a comprehensive application package detailing the history and intent of this application (Attachment A).

Table 1 - Application Summary

Civic Address:	2820 and 2828 Lower Road	
Legal Description:	Parcel A District Lot 1316 Plan BCP23602, PID: 026-663-121	
Electoral Area:	D – Roberts Creek	
Parcel Area:	Parent Parcel:	8,093.68 sq. metres (+/- 2 acres)
	Proposed Lot A:	5,685.8 m2 (1.405 acres)
	Proposed Lot B:	2,407.88 (0.595 acres)
OCP Land Use:	Existing:	Residential C (min. 5,000 sq. metres)
	Proposed Lot A:	Residential C – No Change
	Proposed Lot B:	Residential A (min 2,000 sq. metres)
Land Use Zone:	Residential One (R1) Zone – No Change	
Subdivision District:	Existing:	Subdivision District E (min. lot area of 4,000 m2 and average 5,000 m2)
	Proposed Lot A:	Subdivision District E – No Change
	Proposed Lot B:	Subdivision District C (min. lot area of 2,000 m2)
Development Permit Areas:	DPA 2B – Ravines Hazard and Environment, for proximity to Malcom Creek. (affects approximately 1,400 m2 of the property)	
Application Intent:	To undertake OCP and Zoning Bylaw amendments to facilitate a two-lot subdivision.	

ADVISORY PLANNING COMMISSION

Staff are seeking comments from the APC to better understand existing neighbourhood conditions and to identify issues or constraints that should be considered by staff within the scope of the rezoning application.

The APC may provide comments on the following specific issues as well as any other matters it considered pertinent:

- Residential A, B, C, and D designations primarily correspond to soil and terrain characteristics rather than desired land use patterns or development intensity. Are these policies sufficient to **maintain** the Residential C designation despite a report being provided addressing soil types and ability to accommodate a sewerage system?
- Should the historical configuration of the lot and the relatively recent lot consolidation mitigate any concerns around precedent if other rezoning applications arise in the area?
- The SCRDP is embarking on an OCP update project that may result in changes to land use. Should this be considered when reviewing the proposed amendment?

Attachments

Attachment A – [Application Package Including Proposed Subdivision Plan](#)