

SUNSHINE COAST REGIONAL DISTRICT
WEST HOWE SOUND (AREA F)
ADVISORY PLANNING COMMISSION MEETING AGENDA
Tuesday, May 28, 2024 at 7:00 p.m.

Meeting will be Held Online via ZOOM

CALL TO ORDER

ELECTION OF CHAIR AND VICE CHAIR

AGENDA

1. Adoption of the Agenda

DELEGATIONS

MINUTES

- | | |
|---|-------------|
| 2. West Howe Sound (Area F) APC Minutes of September 26, 2023 | Pages 1 - 3 |
| 3. Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 & March 27, 2024 | pp 4 - 7 |
| 4. Halfmoon Bay (Area B) APC Minutes of September 26, 2023 & March 26, 2024 | pp 8 - 11 |
| 5. Roberts Creek (Area D) APC Minutes of September 18, 2023, February 19, 2024 & March 18, 2024 | pp 12 - 18 |
| 6. Elphinstone (Area E) APC Minutes of September 26, 2023 & March 26, 2024 | pp 19 - 24 |

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

REPORTS

- | | |
|--|------------|
| 7. Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 (1691 Jensen Road) – Consideration of First Reading | pp 25 - 40 |
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NEW BUSINESS

DIRECTORS REPORT

NEXT MEETING

ADJOURNMENT

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

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

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

March 27, 2024

RECOMMENDATIONS FROM THE AREA "A" ADVISORY PLANNING COMMISSION MEETING HELD
AT PENDER HARBOUR SATELLITE OFFICE, 12828 LAGOON ROAD, MADEIRA PARK, B.C

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

CALL TO ORDER 7:07 p.m.

AGENDA The agenda was adopted as presented.

ELECTION OF CHAIR AND VICE CHAIR

Election of Chair and Vice Chair was deferred to the next meeting.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of September 26, 2023
- Roberts Creek (Area D) APC Minutes of September 18, 2023 & February 19, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023
- West Howe Sound (Area F) APC Minutes of September 26, 2023

REPORTS

Amendment Zoning Bylaw No. 722.9 AND 337.123 Watercourse and Shoreline Protection.

Recommendation No.1 *Amendment Zoning Bylaw No. 722.9 AND 337.123 Watercourse and Shoreline Protection.*

The Area A APC recommends that Zoning Bylaw be left unchanged as it is, and furthermore, respectfully requests that the Planning Department respond to the questions raised in the communication from one of the APC members on 26 July, 2023.

DIRECTOR'S REPORT

No Director's Report

NEXT MEETING April 24, 2024

ADJOURNMENT 7:45 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

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

March 26, 2024

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

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

CALL TO ORDER 7:06 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Nicole Huska was elected Chair of Halfmoon Bay Advisory Planning Commission.

Kim Dougherty was elected Vice Chair of Halfmoon Bay Advisory Planning Commission.

AGENDA The agenda was adopted as presented.

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of September 26, 2023 were approved as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023
- Roberts Creek (Area D) APC Minutes of September 18, 2023 & February 19, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023
- West Howe Sound (Area F) APC Minutes of September 26, 2023

REPORTS**Amendment Zoning Bylaw No. 722.9 And 337.123 - Watercourse and Shoreline Protection**

Points from discussion of Amendment Zoning Bylaw Nos. 722.9 and 337.123 for watercourse and shoreline protection included:

- This exercise is supposed to bring SCRD into alignment with provincial legislation. If that legislation is already in effect and the approval for the subdivision comes from MoTI, why are we doing this? Don't understand what the system is.
- What happens if a landowner puts forward a subdivision proposal and they have drawn lots from existing SCRD regulations rather than provincial?
- Agree with the housekeeping aspect and being consistent with provincial legislation.
- The riparian areas need to be respected at all stages of private property ownership and development, not just once the application is moving through to final stages. We have seen in local properties there is no enforcement. Often the damage is done before proposals get to MoTI. There needs to be adequate enforcement of the regulations to protect SPEAs, and adequate resourcing for enforcement.
- Would like to see staff doing site visits prior to approval, and, if any infractions have occurred, that subdivision approval is not given until remediation occurs.
- Would like to see a presentation of what the provincial regulation wording says, beside what the SCRD is proposing to add.
- We need someone here to help us with the definitions of what we are looking at.
- Not sure of the rationale for going 5m above the provincial regulations.
- Look at the varied size of machinery. Has advancement of machine technology been taken into consideration? Wonder how onerous that will be on a small lot for an owner. Recommend that provision be made for small parcel size.
- Recommend that the SCRD explore: more consequences for violations against SPEAs such as withholding subdivision until remediation efforts are complete; as well as increased public awareness about the reporting mechanisms regarding violations.
- The APC is generally in agreement with the majority of the amendments for the purposes of bringing the bylaws into alignment with existing provincial regulations.

Recommendation No.1 *Amendment Zoning Bylaw Nos. 722.9 And 337.123 - Watercourse and Shoreline Protection*

The Halfmoon Bay APC recommended that Option 2, proceed with Second Reading for one or more of the proposed amendments, be supported;

AND THAT the 17-metre boundary for swamp or pond (section 515(1)(d)), and the 5 metres in addition to the provincial 30 metres for the SPEA buffer be considered for OCP renewal rather than Second Reading.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING April 23, 2024

ADJOURNMENT 8:36 p.m.

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 Allegretti
	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

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

February 19, 2024

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD AT ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, BC

PRESENT:	Vice Chair	Meghan Hennessy
	Members	Caroline Tarneaud Francesca Hollander Chris Glew Erik Mjanes
	Electoral Area D Director	Kelly Backs (Non-Voting Board Liaison)
ALSO PRESENT:	Recording Secretary Applicant Property Owners SCRD Planning Staff	Vicki Dobbyn Angela Letman Kathleen Wagler Paul Wagler Sven Koberwitz
REGRETS:		Lesley-Anne Staats Mike Allegretti Robert Hogg
ABSENT:		Chris Richmond James Budd

CALL TO ORDER 7:07 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Mike Allegretti was acclaimed as Chair. Meghan Hennessey was acclaimed as Vice Chair.

AGENDA The agenda was adopted as presented.

DELEGATIONS The applicant, Angela Letman, and property owners Kathleen and Paul Wagler.

MINUTES

The Roberts Creek (Area D) APC Minutes of September 18, 2023 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023
- Elphinstone (Area E) APC Minutes of September 26, 2023
- West Howe Sound (Area F) APC Minutes of September 26, 2023

BUSINESS ARISING FROM THE MINUTES AND NEW BUSINESS

Regarding the recommendation in the September 18, 2023 minutes to support the staff recommendation that the SCRD respond to BCTS with objection to logging specific blocks, Director Back gave the update that the SCRD did send a letter last week with copy to Minister. The letter asked for BCTS to halt the sale of the block and designate it as protected old growth forest. The Director was referred to Tim Allen on this issue. It was acknowledged that as community members we should continue to be active in communication, correspondence and petitions with this concern.

REPORTS

Roberts Creek Official Community Plan (OCP) Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8

Key Points of Discussion:

- The applicant Angela Letman reported on the process to date that has included a public information meeting, consulting with neighbours, and environmental studies. Due to proximity to Malcolm Creek an environmental border has been established. Ms. Letman presented a map as reference for the application.
- The history of the lot was reviewed with the explanation that it was originally two lots, but was consolidated to accommodate a level site on which to build a one level accessible home for the property owners. It is now proposed to subdivide it with a border different from the original one, to establish separate properties for the original dwelling and the recently built accessible dwelling.
- Some of the neighbours' feedback was concern about precedent setting. There is actually no precedent consideration in local government decisions, however, there is a possibility it could encourage other people to apply for subdivision. Another concern was about development but there is no additional development planned.
- It was acknowledged that this a unique situation as the lot was originally subdivided.

Recommendation No. 1 *Roberts Creek Official Community Plan (OCP) Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8*

The Area D APC recommended that the application as presented be supported recognizing it should not be precedent setting due to the unique situation of reestablishing two lots, and recognizing as well as the specific intent to sell the home to the existing tenants.

Recommendation No. 2 *Roberts Creek Official Community Plan (OCP) Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8*

The Area D APC recommended that an additional public information meeting is not necessary for this application.

DIRECTORS REPORT

No Director's Report was received.

NEXT MEETING

Monday, March 18, 2014, 7:00 pm, at Roberts Creek Library

Meetings will be on the third Monday of the month at 7:00 pm, except for May when this falls on Victoria Day. In May, the meeting will be held on the fourth Monday, May 27.

ADJOURNMENT 8:30 p.m.

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SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

March 18, 2024

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD AT ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, BC

PRESENT:	Chair	Mike Allegretti
	Members	Francesca Hollander Chris Richmond Caroline Tarneaud James Budd Chris Glew Lesley-Anne Staats Gerald Rainville
ALSO PRESENT:	Vicki Dobbyn	Recording Secretary
REGRETS		Meaghan Hennessey Erik Mjanes Robert Hogg
	Kelly Backs	Electoral Area D Director (Non-Voting Board Liaison)

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of February 19, 2024 were approved as circulated.

REPORTS

Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection

Key Points of Discussion:

- Revisions are long overdue, so the process should be sped up by having second and third readings as soon as possible.
- This can also be discussed at the OCPC if more needs to be done.

- A member received information from a logging company engineer that protection may not apply to riparian areas that don't have fish, so the concern is that feeder creeks without fish that flow into streams that do have fish may not have the same protections as streams with fish.
- It would be effective to liaise with Squamish Nation on logging issues.

Recommendation No. 1 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area D APC recommended that the bylaw revisions be supported.

Recommendation No. 2 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area D APC recommended that the Province be urged to acknowledge the connection between SCRD's environmental concerns/ bylaws and the negative impact activities like logging and mining on crown land has on our regional district and local economy.

Recommendation No. 3 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area D APC recommended that the same respect for riparian protection apply to all logging and mining activity in Area D.

DIRECTORS REPORT

No Director's Report was received.

NEXT MEETING

April 15, 2024, 7:00 pm, Roberts Creek Library

ADJOURNMENT 8:20 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 E – ELPHINSTONE ADVISORY PLANNING COMMISSION

March 26, 2024

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 Arne Hermann Michael Sanderson Devin Arndt Clinton McDougall Nara Benchley
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
REGRETS:		Anthony Paré

CALL TO ORDER 7:02 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Mary Degan was elected Chair
Michael Sanderson was elected Vice Chair

AGENDA

The agenda was adopted as circulated.

MINUTES

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

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023
- Roberts Creek (Area D) APC Minutes of September 18 and February 19, 2024
- West Howe Sound (Area F) APC Minutes of September 26, 2023

REPORTS

Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection

Keys points of discussion:

- Some concern that an overly prescriptive bylaw will deter people from appropriately and legally managing water on their property. Design guidelines may help resolve this.
- Saanich has some interesting design guidelines, and the following wording from the its website under Streamside Development Permit Area was provided for consideration:
 - “4. The following measures should be taken to ensure that development outside the SPEA but within the Development Permit Area does not negatively impact the SPEA and the water quality and hydrology of the stream:
 - a) maintain hydrological characteristics that emulate the pre-development state of the land:
 - minimize impervious surfaces;
 - return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw;
 - minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and the removal of soil; and
 - minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.”
- Stream Keepers group on the coast would be a good resource.
- How are these bylaws going to be enforced?
- It could devalue some properties by reducing buildable footprint, so there may be public reactions to this.
- It needs positive PR messaging about the health of our water systems.
- Concern about the clarity of “Proposed Amendment 2: Buffer from Streamside Protection and Enhancement Areas (SPEA)” as it is not clear about what is permitted and what is not permitted in this buffer, and what the differences are in the purpose and allowed uses between SPEA and buffer.
- The SCRDP states that the 5m additional setback is there for construction to ensure total protection of the SPEA. This 5m zone will likely be negatively impacted from construction activities, therefore, hardscaping with permeable pavers, gravel or other non permanent site elements seems reasonable.
- While there was agreement that there should be no permanent structures in the 5 m buffer and hardscaping and other non-permanent site elements be permitted, it was raised that the no construction provision could be overly restrictive, particularly in areas where there are clearly no significant environmental features within the actual SPEA adjacent to the buffer to protect. It was suggested that some discretion be permitted during review of building permits for new construction to allow temporary construction works within the 5 m buffer but it would have to be supported by a Qualified Environmental Consultant's assessment.

Recommendation No.1 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area E APC recommended that the SCRD provide education to the public about what it means to have riparian areas on their property and how to manage them.

Recommendation No. 2 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area E APC recommended that “hardscaping” be replaced with “permanent structures or site elements”

Recommendation No. 3 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area E APC recommended that Option #4 be supported - To proceed to first reading after considering these points of discussion and recommendations.

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING April 23, 2024

ADJOURNMENT 9:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT STAFF MEMO

TO: Area F Advisory Planning Commission (APC) – May 28, 2024

AUTHOR: Alana Wittman, Planner II

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT No. 640.6 & ZONING BYLAW AMENDMENT
No. 722.10 – 1691 JENSEN ROAD

RECOMMENDATIONS

THAT the report titled Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road be received;

AND THAT the Advisory Planning Commissions review and if desired, provide comments for the SCRD Board to consider.

The Sunshine Coast Regional District (SCRD) received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The purpose of the amendments are to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

Please see the attached staff report for more information on the proposal.

UNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 21, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT NO. 640.6 AND ZONING BYLAW AMENDMENT NO. 722.10 (1691 JENSEN ROAD) – CONSIDERATION OF FIRST READING

RECOMMENDATION(S)

(1) THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 (1691 Jensen Road) – Consideration of First Reading be received for information;

(2) AND FURTHER THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for First Reading.

BACKGROUND

The SCRD received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound (Figures 1, 2). The purpose of the amendments is to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

The purpose of this report is to provide information on the application and obtain direction from the Electoral Area Services Committee. Table 1 provides a summary of the application.

Table 1: Application Summary

Authorized Agent	David Morgan (owner)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development.

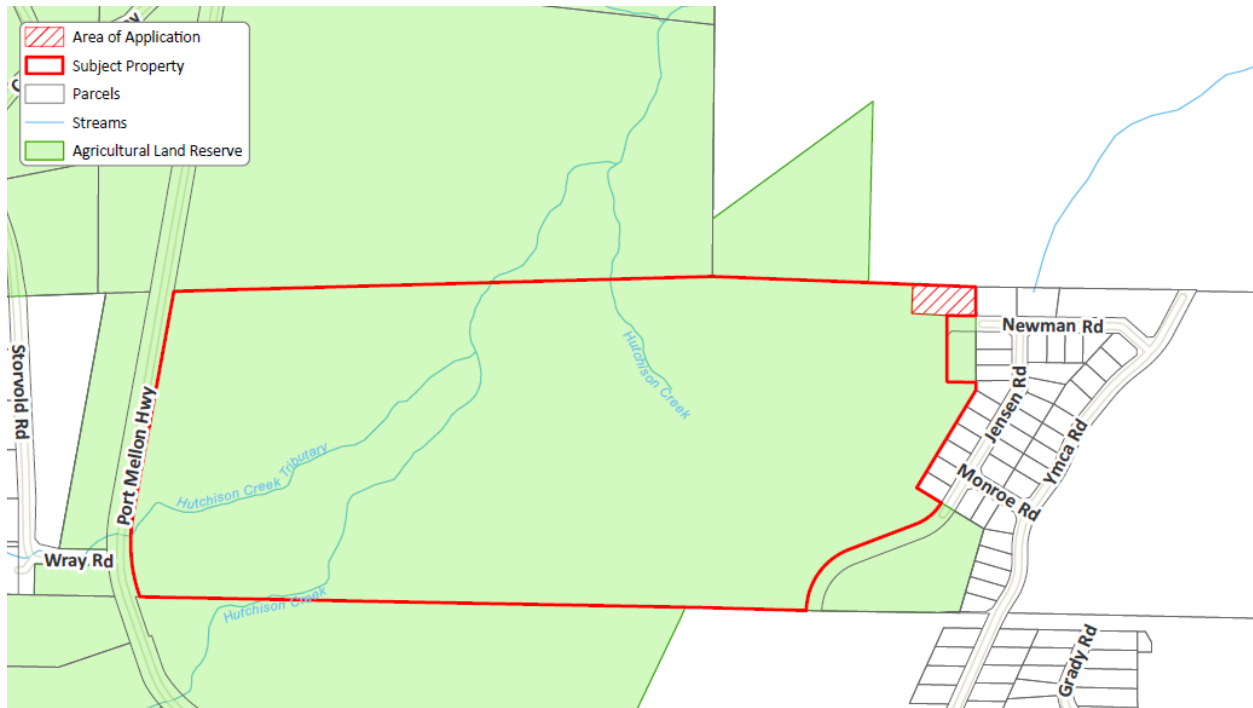


Figure 1 – Location Context Map

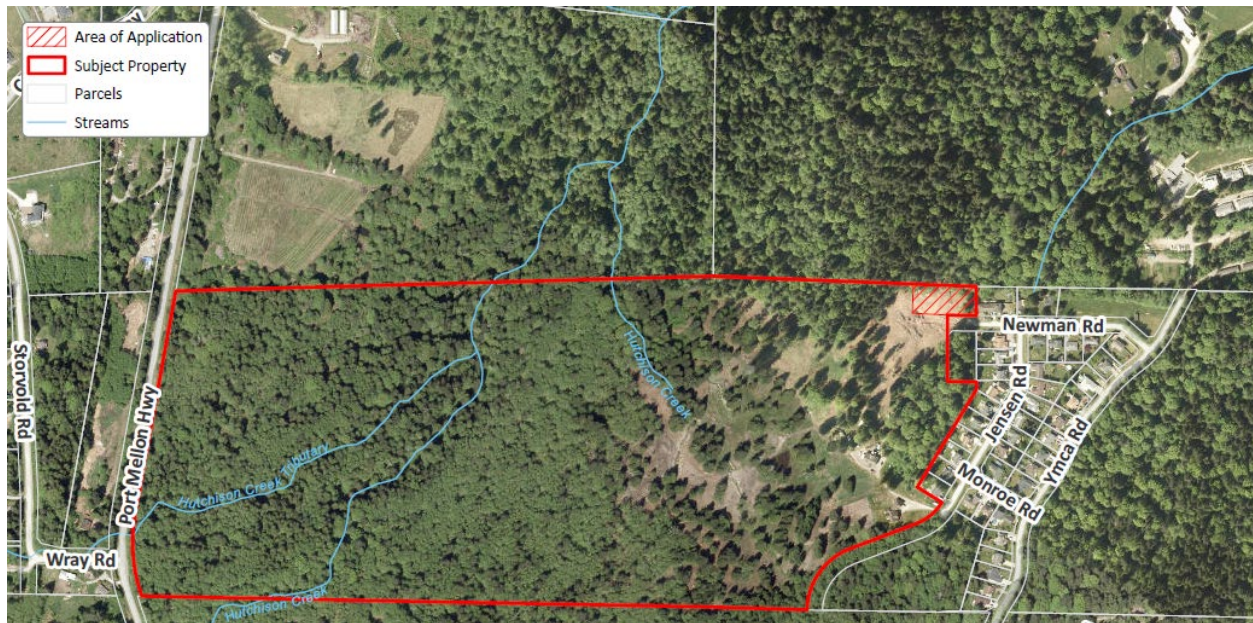


Figure 2 - Aerial Image Context Map

Property History

From 2019 to 2020, the subject property underwent Agricultural Land Reserve (ALR) Inclusion and Exclusion applications with the Agricultural Land Commission (ALC). The ALC accepted the proposal to remove a portion of the property from the ALR in exchange for including another portion of the property into the ALR. The proponent's long-term goal of the ALC applications is to facilitate subdivision of the proposed non-ALR portion of the property to create a new residential parcel.

The SCRD responded to the ALC referral in 2019 in support of the inclusion and exclusion applications, noting that any future non-agricultural development would be subject to SCRD planning approvals, including an OCP Amendment, Zoning Bylaw Amendment, Subdivision, and Development Permit, with related public consultation opportunities.

DISCUSSION

Site and Surrounding Land Uses

The subject parcel is located within the Agricultural Land Reserve (ALR), less the 0.3 ha portion of the parcel along Newman Road within the Langdale neighbourhood. The parcel is 40.5 ha and comprised of a single unit dwelling with attached auxiliary building (garage), and an agricultural building (nursery). Hutchison Creek and Hutchison Creek Tributaries flow through the central and western portions of the parcel. The current agricultural activity on the parcel includes a Christmas tree nursery/farm.

Immediately to the north is an AG zoned parcel within the ALR and YMCA Camp Elphinstone. To the east are small R1 zoned residential parcels averaging approximately 1,000 m² serviced by the Langdale Wastewater Service Area (sewer). To the south is an AG zoned parcel within the ALR and large R1 parcel within a Comprehensive Development Neighbourhood Centre land use visioned for higher density development in the OCP. To the west is Port Mellon Highway, which abuts an AG zoned parcel within the ALR. Figures 3 and 4 provide context of the surrounding OCP and zoning designations. Figure 5 provides context of the established SCRD service areas.

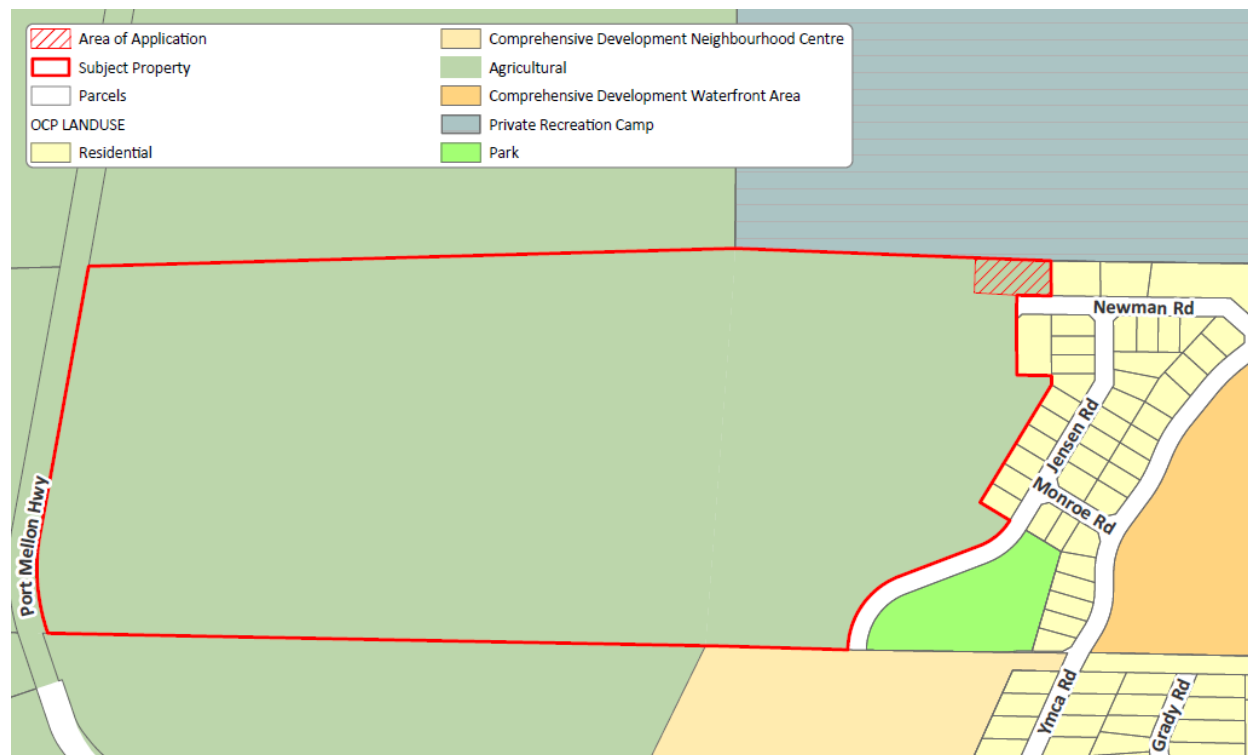


Figure 3 – West Howe Sound OCP Bylaw 640 Context Map

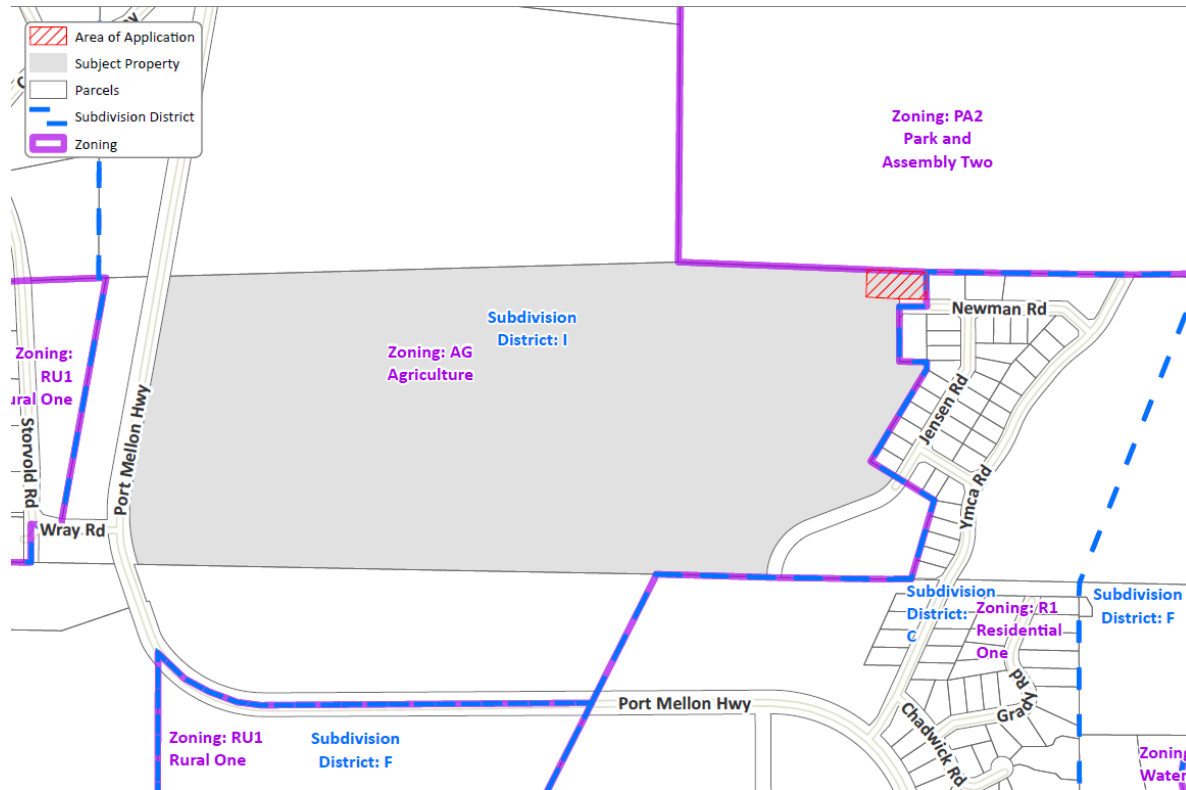


Figure 4 – Zoning Bylaw No. 722 Context Map

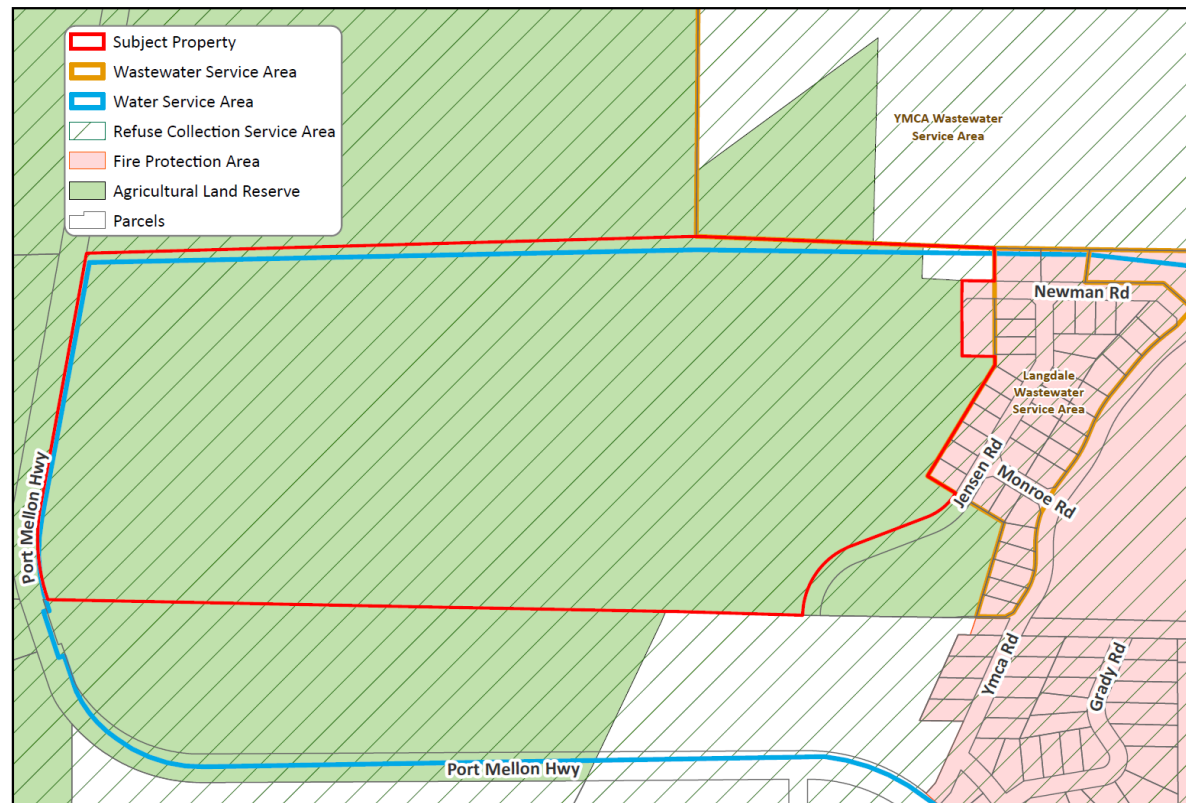


Figure 5 – Service Areas Context Map

Proposed Use and Application Process

The applicant's proposal for the property is to subdivide the ALR and non-ALR portion of the parcel in order to facilitate future residential development of the portion of the parcel outside of the ALR. Overall, to implement this proposal requires a total of four planning applications, each with a distinct approval process: OCP Amendment, Zoning Bylaw Amendment, Subdivision, and Development Permits.

The process of considering this proposal begins with the current applications to change the OCP land use designation from Agriculture to Residential, zone designation from AG to R1 and the subdivision district from "I" (4 ha minimum parcel size) to "C" (0.2 ha minimum parcel size). If the OCP and Zoning Bylaw Amendments are approved, the applicant would need to complete both Subdivision and Development Permit application processes to confirm the future parcel development requirements, informed by environmental and geotechnical professional reports.

The ALR portion of the parcel would continue to operate in accordance with ALC regulations. The applicant asserts the Christmas tree farm will continue to operate with potential to expand agricultural uses in upcoming years.

Analysis – Local Policy Review

Key policy areas are copied in the subsections below for reference.

West Howe Sound Official Community Plan

Section 4 – Agriculture Land Use:

The West Howe Sound Official Community Plan (OCP) designates this parcel as Agricultural. The OCP objectives and policies in Section 4 speaks to the preservation of agricultural land and protecting agricultural activities from conflict with non-agricultural land uses adjacent to the ALR.

The proposal to change the land use from "agricultural" to "residential" is inconsistent with the OCP's objectives and policies. Staff note, the ALC's 2020 exclusion approval signals that the 0.3 ha non-ALR area is not suitable for agricultural activities. Therefore, the proposed amendments and subdivision are an opportunity for the SCRD to improve the buffering between ALR and non-ALR parcels through, for example, restrictive covenants on title that mandate permanent vegetated and fenced buffers to reduce future conflicts between land uses.

Section 12 - Development Permit Areas:

Section 12 of the OCP establishes Development Permit Areas (DPA). Development Permits are required when proposing to develop or subdivide a parcel within DPAs. The subject parcel contains four DPAs, specifically DPA 2B (Ravines), 4 (Stream Riparian Assessment Area), 5 (Aquifer Protection and Stormwater Management), and 7 (Agricultural Buffer).

All environmental, geotechnical, and agricultural buffer setbacks and requirements will be registered on title as a restrictive covenant as a condition of a future Subdivision Application.

Zoning Bylaw No. 722

The subject parcel is currently zoned Agriculture (AG) which allows for a range of agricultural uses and up to two dwelling units, subject to maximum floor area requirements.

The proposed zone, R1, permits low density residential use with a maximum of two dwelling units per parcel between 0.2 ha and 0.35 ha. The current Subdivision District designation is “I” which requires a minimum parcel size of 4 ha. The area outside of ALR is 0.3 ha (3,000 m²) in size, and therefore, is not permitted to be subdivided under Subdivision District “I”. The proposal to amend the Subdivision District to “C” would enable subdivision to a minimum of 0.2 ha per parcel.

An OCP Amendment to the Residential land use designation is required before or simultaneously to the proposed Zoning Bylaw Amendments. Zone R1 and Subdivision District “C” are not possible under an Agricultural OCP land use designation.

Sunshine Coast 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 and adapt to climate change.

The proposal to change the land use from “agricultural” to “residential” is inconsistent with Agricultural Area Plan’s strategic goals. However, the land swap that occurred as part of the 2019/2020 ALC inclusion/exclusion applications resulted in an increased amount of land in the ALR. As noted above, the proposed amendments and subdivision are an opportunity for the SCRD to improve the buffering between ALR and non-ALR parcels through to reduce future conflicts been land uses.

Servicing and Infrastructure Considerations

The parcel is within the regional water and refuse collection service areas. The parcel is outside of, but abutting, the fire protection service area and the Langdale wastewater service area (sewer). Whether or not services may be extended to the non-ALR portion of the parcel should the proposal be approved, will be reviewed by the SCRD through later stages of the OCP and Zoning Bylaw Amendment applications.

Agency Referrals

The OCP and Zoning Bylaw Amendment application has been referred to the following departments and agencies for comment:

Referral Agency	Summary of Comments
Agricultural Land Commission (ALC)	The ALC permitted exclusion of the 0.3 ha proposed lot by Resolution 206/2020. The applicant is currently engaged with the ALC to ensure all requirements of this historic application have been satisfied. Staff will ensure any ALC requirements have been completed prior to consideration of second reading.
SCRD Utilities Services	Comments were not received at the time of drafting this staff report.
Gibsons & District Fire Protection Commission	This proposal is outside of the current West Howe Sound Fire Protection District boundaries. However, the SCRD has received a petition to expand fire service to this area. The property owner has expressed interest in amending fire protection boundaries to the

	subject residential property. As a result, there may be an impact on local fire services in the future and the Gibsons & District Volunteer Fire Department should be informed of progress on this file. The Fire Department doesn't have any comments related to the specifics of the application at this time.
SCRD Legislative Services	Should the property owner wish to join the fire protection service area, the owner must send a written request to Legislative Services. A petition process is triggered where feasibility is confirmed, including conditions and cost to join the service. A bylaw amendment would be presented the Board for consideration and adoption regarding a boundary adjustment.
S̓kwxwú7mesh Úxwumixw	S̓kwxwú7mesh Úxwumixw provided a list of preliminary questions for the applicant to respond to while the file is reviewed in further detail. <ul style="list-style-type: none"> • Can you please share the expected impacts on the Limited Entry Hunting (LEH) Elk zones due to the official community plan amendment? • How can the effects on the groundwater aquifers be mitigated due to the future residential development?
Ministry of Transportation and Infrastructure (MOTI)	MOTI will be sent a referral following 3 rd reading per Section 52 of the <i>Transportation Act</i> . In accordance with the Act, MOTI approval is required for a bylaw amendment within a radius of 800 metres from the intersection of a controlled access highway.

SCRD staff have forwarded referral comments received to date to the applicant to action.

Public Consultation

No public or Advisory Planning Commission (APC) consultation has taken place yet. Should the application pass First Reading, the application will be referred the West Howe Sound APC, and an applicant-led Public Information Meeting (PIM) will be coordinated to gather feedback. Per the *Local Government Act*, a Public Hearing would be requested after Second Reading and before the Third Reading of the proposed bylaws.

Options

Option 1: Proceed with First Reading (staff recommendation)

If this option is chosen, staff will refer the application to the APC for comment and will work with the applicant to organize a PIM to gather community feedback before consideration of Second Reading.

Option 2: Reject the proposed bylaws

If this option is chosen, the application process ends. The current OCP land use and Zoning Bylaw 722 designations will remain in place and subdivision will not be permitted.

Financial Implications

There are no known financial implications associated with the recommendations as stated. Should the application proceed, further assessment would be made, including alignment with SCRD Service Areas. If West Howe Sound Official Community Plan Amendment Bylaw 640.6 advances past first reading, then the bylaw is required to be considered in conjunction with the SCRD's 2022-2026 Financial Plan and 2011 Solid Waste Management Plan, in alignment with *Local Government Act* Section 477(3).

Timeline for Next Steps

Should the bylaws proceed to First Reading and the applicant receive final approval from the ALC in relation to the ALR exclusion, the OCP and Zoning Bylaw Amendment application will be referred to the West Howe Sound APC and an applicant-led Public Information Meeting (PIM) will be coordinated to gather public comments on the proposal before a Second Reading is considered. Figure 5 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

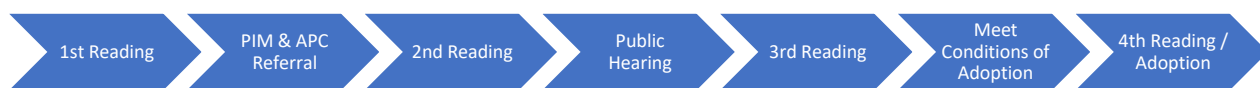


Figure 4 – Typical OCP and Zoning Bylaw Amendment Application Process

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD received an application for an OCP and Zoning Bylaw Amendment for the purpose of facilitating a subdivision and residential development at 1691 Jensen Road in Area F. Staff recommend forwarding the application to the Board for First Reading, which would be followed by the applicant working with the ALC to complete ALR Exclusion requirements and their engaging with the community through a Public Information Meeting and an Advisory Planning Commission referral.

ATTACHMENTS

Attachment A – Official Community Plan Amendment No. 640.6 for First Reading
 Attachment B – Zoning Bylaw Amendment No. 722.10 for First Reading
 Attachment C – Conceptual Subdivision Plan

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

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024**

A bylaw to amend *West Howe Sound Official Community Plan Bylaw No. 640, 2011*.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

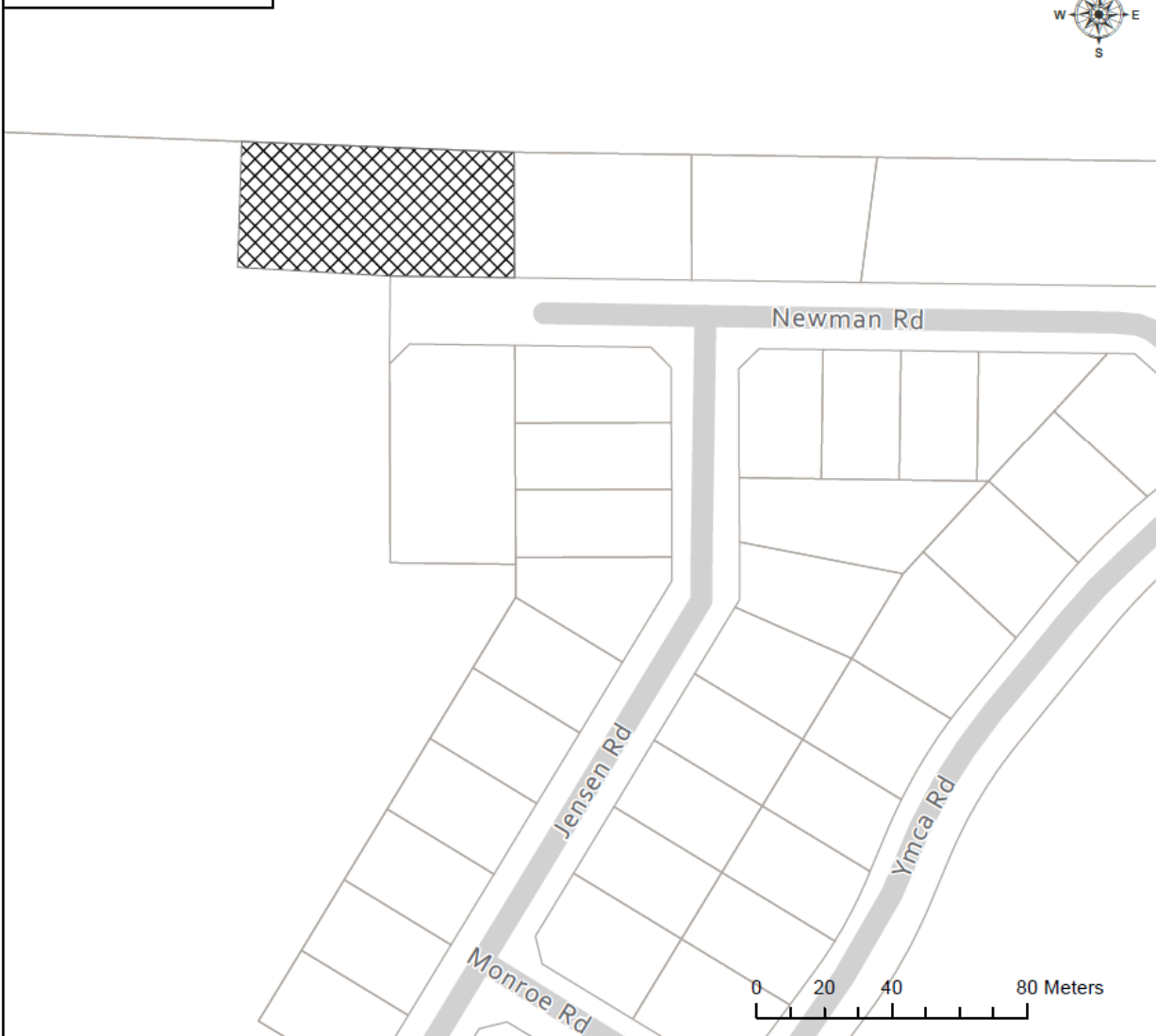
PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH,	YEAR
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this	####	DAY OF MONTH,	YEAR
READ A SECOND TIME this	####	DAY OF MONTH,	YEAR
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH,	YEAR
ADOPTED this	####	DAY OF MONTH,	YEAR

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 640.6, 2024

<h3 style="color: #0070C0;">Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024</h3>	
<p>To Amend Map 1 from Agricultural to Residential</p>	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Subject Property </div>	<div style="text-align: right; margin-bottom: 20px;"> </div> 
	<div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="border-top: 1px solid black; width: 45%; text-align: center;"> <p>Chair</p> </div> <div style="border-top: 1px solid black; width: 45%; text-align: center;"> <p>Corporate Officer</p> </div> </div> <div style="text-align: right;"> <p>Page 1</p> </div>

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024**

A bylaw to amend *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024*.

PART B – AMENDMENT


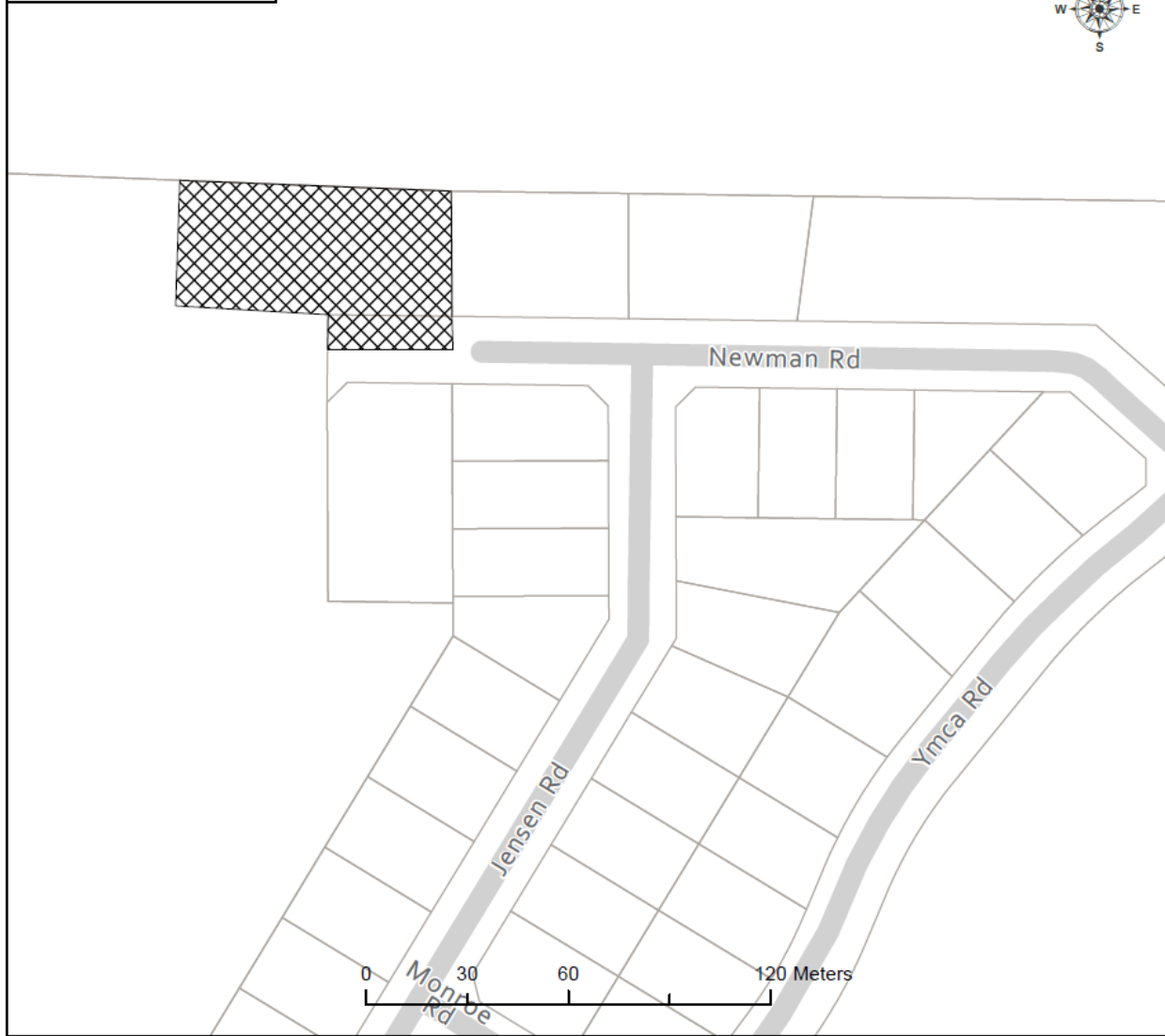
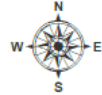
2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH ,	YEAR
READ A SECOND TIME this	####	DAY OF MONTH ,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH ,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH ,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

Chair


APPENDIX A TO BYLAW NO. 722.10, 2024**Appendix A to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024****To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)** **Subject Property**_____
Chair_____
Corporate Officer

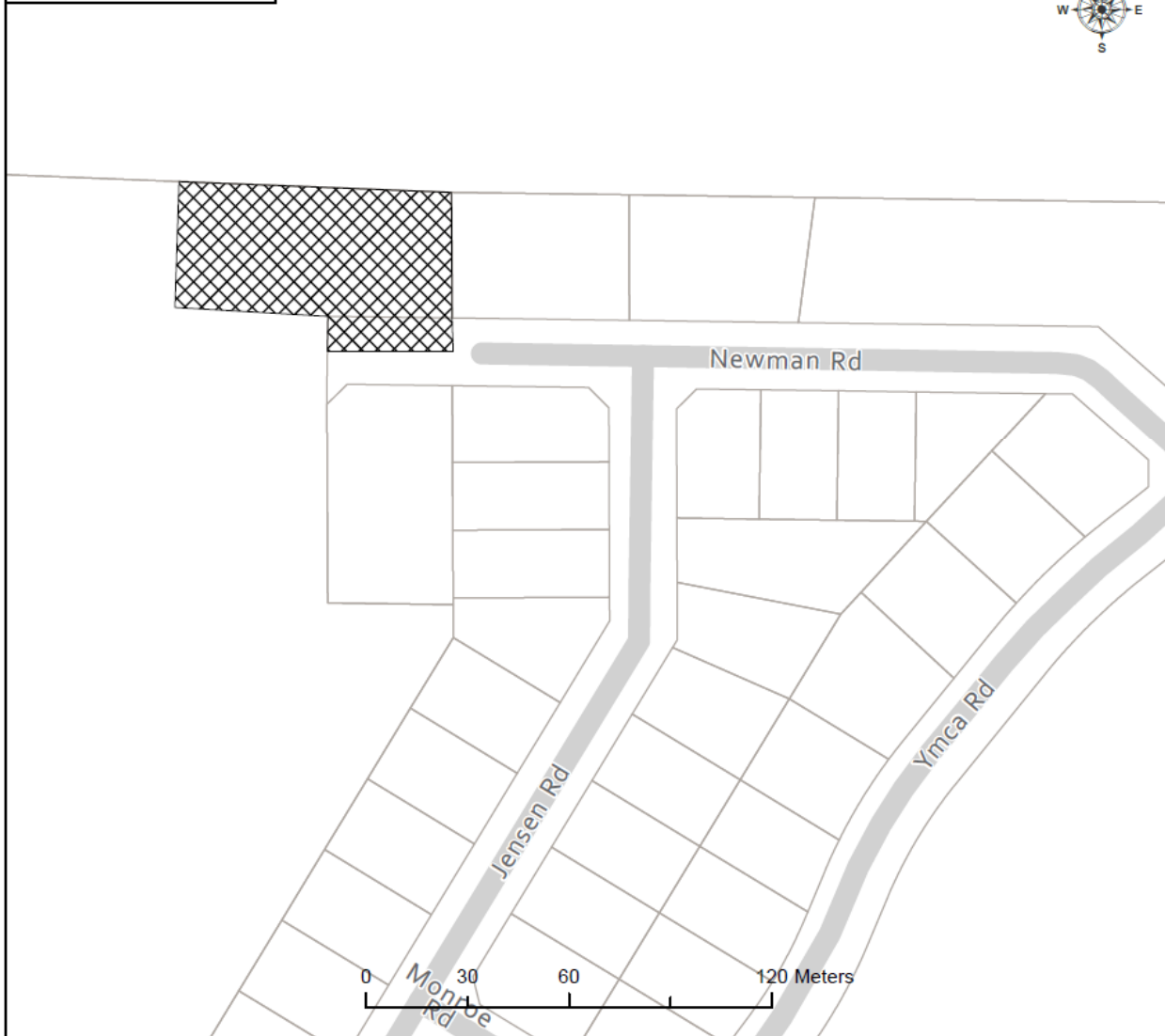
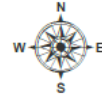
Page 1

APPENDIX B TO BYLAW NO. 722.10, 2024

Appendix B to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property



Chair

Corporate Officer

Page 1