

**SUNSHINE COAST REGIONAL DISTRICT**

**AREA E - ELPHINSTONE  
ADVISORY PLANNING COMMISSION**

**Tuesday, January 27, 2025, 5:45 pm**

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RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING HELD IN THE CEDAR ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

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<b>PRESENT:</b>	Chair	Arne Hermann
	Members	Michael Sanderson Laura Macdonald Devin Arndt Clinton McDougall (virtual) Catherine Gray (virtual) Conner Wear (virtual)
<b>ALSO PRESENT:</b>	Electoral Area E Director	Donna McMahon (Non-voting Board Liaison)
	General Manager, Planning and Dev. SCRD Recorder	Ian Hall Vicki Dobbyn
<b>REGRETS:</b>	Members	Ashley St. Clair Nara Brenchley

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**CALL TO ORDER** 5:49 pm.

**ELECTION OF CHAIR** Arne Hermann was acclaimed as Chair.

**ELECTION OF VICE CHAIR** Laura Macdonald was acclaimed as Vice Chair.

**AGENDA** The agenda was adopted as presented

**MINUTES**

The following minutes were accepted as circulated:

- Elphinstone (Area E) APC Minutes of November 25, 2025

The following minutes were received for information:

- West Howe Sound (Area F) APC Minutes of November 25, 2025

## **BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS**

### **BC Timber Sales Operating Plan Referral**

Staff continue to engage with BCTS in advance of upcoming new operating plan referral, expected Q1 2026. It is anticipated that the new operating plan will be referred to the APCs within the next 90 days.

## **REPORTS**

### **Addressing Community Concerns Related to Unsightly Refuse on Private Property**

#### **Key Points of Discussion:**

- Regulation was inadvertently omitted in updated zoning bylaw so the Board looked at options to re-introduce regulations and decided to reinstate the previous regulations with some revisions. It is likely that a draft Bylaw amendment will show up on the APC agenda in a few months.
- All that is enforceable now in terms of storage of “junk” is unlicensed vehicles.
- Regulations would be enforced by SCRD Bylaw Officers.
- Wording about neighbourhood conformity should be tightened up.
- It is important that fire hazards be identified.
- RAPP (Report all Poachers and Polluters) has jurisdiction for issues on and off private property.
- There will always be an element of subjectivity
- It is clearer to govern hazards and safety rather than “unsightly”
- We should be clear about the objective of the bylaw revision.
- It was noted that there are no fill placement regulations

### **Official Community Plan Renewal Project Update**

#### **Key Points of Discussion:**

- The OCP outlines the vision and values and the Zoning Bylaw outlines regulations. We now have 7 OCPs and 2 Zoning Bylaws.
- Phase 1 of community engagement is completed and Phase 2 is getting underway and will be completed by the end of March. APC Orientation will take place on February 20 and will provide more background on the renewal process.
- There will be an in-person summative workshop on the OCP Renewal Project in March for all APCs.
- The focus of this phase of engagement is to see how the vision might lay on the land, and where there may be opportunities and challenges. There will be a lot of community outreach with media tools and user-friendly language.
- It was acknowledged that there is a lot of material but there will be facilitated support to process the information.
- There will be a map of where development could (not will or should) go based on technical reports, servicing capacity, and environmental factors.
- The more we can show examples the better the input will be.

- Will short term rentals be considered as part of this process? There are regulations currently in Bylaws around short term rentals. We have some data on short term rentals because the province has a registry, so this data can be part of the analysis.
- Composition of households should have more details.
- Natural asset inventory on SCRD land includes provincial land. The question of the boundaries of OCPs has yet to be answered.

### **Advisory Planning Commissions (APC) Operations Model – Implementation**

#### **Key points of discussion:**

- It is likely that the first meeting under the new model will be in April, so this will mean more timely input to the Electoral Area Services Committee.
- The model would mean that staff would only attend when needed. Staff could attend virtually.
- If agenda items are related to the OCP Renewal process it would be good to have staff there.
- What would be the methodology if members come up with questions during the meeting?
- What works well is consultation between staff and the Chair prior to meeting.
- It would be good to have staff available at end of discussions to answer questions.
- We can require delegations to be in person.
- Timing of meetings under new model is subject to space availability in the various venues.

**DIRECTOR'S REPORT** The Director's report was received.

**NEXT MEETING** February 24, 2026

**ADJOURNMENT** 6:47 p.m.