

# SUNSHINE COAST REGIONAL DISTRICT

## AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

July 28, 2021

---

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING  
HELD ELECTRONICALLY VIA ZOOM

---

<b>PRESENT:</b>	Chair	Mary Degan
	Members	Anne Cochran Rod Moorcroft Nara Brenchley Karen Mahoney
<b>ALSO PRESENT:</b>	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Applicant for Bylaw No. 310.193	Connie Nordli (Invited Guest)
	Recording Secretary	Diane Corbett
<b>REGRETS:</b>	Members	Urszula Dragowska Kasha Janota-Bzowska
<b>ABSENT:</b>	Members	Bob Morris Rick Horsley

---

**CALL TO ORDER** 7:03 p.m.

Chair Degan acknowledged the Sk̓wx̓wú7mesh and shíshálh Nations' stewardship of this land for thousands of years.

### AGENDA

The agenda was adopted as amended:

- Roads (under New Business)

### DELEGATIONS

Connie Nordli regarding Zoning Amendment Bylaw No. 310.193 for Subdivision at 1090 Reed Road

Applicant Connie Nordli explained that a second home is allowed on her property; the construction of the second home was nearing completion. A family member would live on the property. The applicant was requesting to subdivide the lot, which required an amendment to the Zoning Bylaw to change the subdivision district. It was noted that there are similar lots nearby that have been subdivided. Neighbours seemed to be fine with the proposed subdivision.

## MINUTES

### Area E Minutes

The Area E APC minutes of June 23, 2021 were approved as circulated.

### Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 30, 2021
- Halfmoon Bay (Area B) APC Minutes of June 22, 2021
- Roberts Creek (Area D) APC Minutes of June 21, 2021
- West Howe Sound (Area F) APC Minutes of June 22, 2021
- Planning and Community Development Committee Minutes of June 17, 2021

## REPORTS

### Zoning Amendment Bylaw No. 310.193 for Subdivision of 1090 Reed Road

The APC discussed the staff report regarding Zoning Bylaw Amendment No. 310.193 for Subdivision of 1090 Reed Road, a request to amend Zoning Bylaw 310 to change the subdivision district of the subject lot from “F” to “E1” to facilitate a proposal to subdivide the lot into two parcels with proposed parcel area of 0.928 ha and 0.954 ha.

The following points were noted:

- Nearby lots have already been subdivided.
- To the east there are smaller lots.
- Making way for a family member to live there makes sense.
- Question about whether increased density is planned; each half of the subdivided lot could be further subdivided.
  - Applicant considered the upper half too small to add another house. The bottom half could likely fit another house but it would be close to the existing house and privacy would be lost. There was no intent at this point to subdivide further.

### **Recommendation No. 1**     *Zoning Amendment Bylaw No. 310.193 for Subdivision of 1090 Reed Road*

The Area E APC recommended that Zoning Bylaw Amendment No. 310.193 for subdivision of 1090 Reed Road be supported for the following reasons:

- it is consistent with the Rural Residential land use designation and the Rural One zoning;
- it conforms with the Elphinstone OCP policies and zoning bylaw regulations;
- subdivision is already happening in the area.

## NEW BUSINESS

### Roads

Director McMahon distributed to the APC prior to the meeting her notes of July 14, 2021, from a

meeting of Michael Braun (MoTI), Mark Brown (ToG Acting CAO), Shelley Gagnon (SCRD GM of Community Services), Dean McKinley (SCRD CAO), Donna McMahon (SCRD Area E), Dave Newman (ToG Director of Infrastructure Services), and Lesley-Anne Staats (ToG Director of Planning).

Discussion ensued on the contents of the notes, and included: road, bikeway and trail planning, development and connectivity, mainly along Gower Point, Chaster and Reed Roads; water mains and water supply; coordinating with the Town and MoTI in planning for transportation.

From the meeting notes: "There is currently no process for Town of Gibsons projects that affect Areas E or F to be referred to the SCR. Also, we have no venue for planning and coordinating road/transportation improvements that cross jurisdictions."

It was announced that the Elphinstone Community Association had written to the Town of Gibsons requesting that it be notified of projects of the Town that would impinge on Area E.

### **DIRECTOR'S REPORT**

The Director's report was received.

### **Recommendation No. 2**     *Area E APC September 2021 meeting date change*

The Area E Advisory Planning Commission recommended, to accommodate the UBCM meetings, that we move our regular meeting from September 22, 2021 to September 29, 2021.

**NEXT MEETING**     September 29, 2021

**ADJOURNMENT**     7:56 p.m.