

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

June 23, 2021

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

PRESENT:	Chair	Mary Degan
	Members	Bob Morris Rod Moorcroft Nara Brenchley Anne Cochran Rick Horsley Urszula Dragowska Kasha Janota-Bzowska
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Representative, Subdivision Application	Dustin Christmas (Guest) (part)
	Representative, Subdivision Application	Roan Blake (Guest) (part)
	Recording Secretary	Diane Corbett
	Public	2
ABSENT:	Member	Karen Mahoney

CALL TO ORDER 7:00 p.m.

Chair Degan gave an opening statement acknowledging that the meeting was being held within the territories of the Squamish and Sechelt Nations.

Chair Degan announced that long time APC member Dougald Macdonald had resigned; he had been honoured to participate on the APC and appreciated the work done together.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Dustin Christmas and Roan Blake regarding Subdivision Application SD000085 (1430 Bonniebrook Heights)

Dustin Christmas of Creus Engineering Ltd. and Roan Blake addressed comments and inquiries of Advisory Planning Commission members regarding Subdivision Application SD000085 (1430 Bonniebrook Heights).

MINUTES

Area E Minutes

The Area E APC minutes of May 26, 2021 were approved as circulated.

Minutes

Minutes received for information included:

- Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021
- Halfmoon Bay (Area B) APC
- Roberts Creek (Area D) APC Minutes of May 17, 2021
- Planning and Community Development Committee Minutes of May 20, 2021

REPORTS

Subdivision Application SD000085 (1430 Bonniebrook Heights)

The APC discussed Subdivision Application SC000085 (1430 Bonniebrook Heights) to subdivide the parent parcel into fifteen new legal parcels within the Residential C and Comprehensive Development Cluster Housing Area land use designation.

Dustin Christmas, Creus Engineering Ltd., explained that the subdivision application involved the extension of existing Solaz Place road for the 15-lot subdivision, with the majority of lots being half-acre lots with health covenants, proposed to be serviced by SCR D water.

The following points were noted:

- Intention of developer is to provide a pedestrian corridor between proposed lots 6 and 7 connecting Solaz place with Bonnie Brook Heights Road. A trail on private property has been used by the public for years to access nearby park.
- Importance to community to have a secure walking path between Bonniebrook Heights and Solaz Place, in terms of access to flat walking and connecting our communities. In the community there is interest in leaving the wildlife corridor along the north end of the property. Consideration for the green corridors is really important to me.
- Inquiry about possibility of having footpath extending to and through adjacent Lot B, to have access to green spaces.
- Concern that as the development grows the public will not have access towards the ravine area. There is private property between the parent lot and the ravine.
- Request that the developer consider widening the pedestrian easement that exists on properties to the north.
- Suggestion that the developer explore modifying the lot lines to dedicate a strip to provide a walking trail. It was noted Lot 10 is twice the size of the requirement in Subdivision District C.
- When Lot B to the south comes up for development, then that little strip on its east side would be steep and unusable to them. Request that the developer consider putting a road or right of way rather than panhandle driveways to lots 14 and 15 through to Lot B, rendering the possibility for citizens of the area to access green space.
- There is lots of interest here in walking and cycling. Developer has opportunity to add to this community. Appreciate that the developer is open to collaborating with the community. This is one of the last lots left in the Harry Road community. It has lots of

potential. There could be an opportunity to develop a trail network through to Georgia Crest and Cedar Meadows Park.

Recommendation No. 1 *Subdivision Application SD000085 (1430 Bonniebrook Heights)*

The Area E APC recommended that planning staff advise the APC as to whether the easement to the north is private or with the Regional District and whether it can be revoked at the property owner's whim.

Recommendation No. 2 *Subdivision Application SD000085 (1430 Bonniebrook Heights)*

The Area E APC recommended support for this development and would like to see that there are pathways, a bit more than what is being offered, to make sure that in future development of the area people can access and maintain the pathways for getting to the green spaces.

Development Permit DP000197 (996 Keith Road)

The APC discussed the staff report regarding Development Permit application DP000197 (996 Keith Road) to facilitate the construction of a 58 m² building containing a washroom and laundry facility for a campground located within Development Permit Area #7 – Rural Industry.

The following points were noted:

- Didn't see a playground area; often people coming to these have children; there is nowhere where people can get out and burn some energy.
- Discussion of the kinds of uses and the definition of campground.
- Importance of landscape features and vegetation.
- The permit they have to get is only to form and character. This whole area in our OCP hasn't been identified. Urge SCRD to reconsider Development Permits and update DPA's in this whole area; all issues identified are being looked at in this application.
- Have seen it called a camp, then referred to as a trailer park. How long can people stay in that spot? Need to clarify.
- Do a thorough investigation... have a zone specifically for RVs, and separate it.
- You've got to have lots of shrubbery to isolate the visual impact to the neighbourhood. Berm to the highway would cut traffic noise and people noise out to the neighbours.
- These will be long term; are we creating instant slum housing? There should be some requirement. They should be required to have buffer ones. Should have more thought put into the proposal.
- Will the sites have water hook up?
- We haven't been given enough information to review this application. Only looking at the washroom. How do we ensure this site is properly developed?
- Recommend a landscape plan by landscape architect, reviewed by staff prior to approval.
- Would like to see more trees that hide the washroom from Keith & Cemetery Road; can be achieved by doing landscape plan. Have more trees to create visual buffer from the road, and separation from passers-by and customers of the site.
- Landscaping seems to be peripheral in the proposal. There seems to be nothing between the pads.
- The proposal doesn't identify electrical lines and where the power comes from.
- Make provision for people in the community. List some things we'd like to see under the proposal, for things not stated or not clear that need to be paid attention to.
- Would be curious to know if a site profile has been submitted. Has the soil been

contaminated?

- There is no proposal for refuse or an enclosed protective area for garbage and recycling.
- Concerns noted by resident living close to the proposed development:
 - Need more information about how site is governed, maintained, monitored, and a clear definition of campground and permitted uses
 - Number of residents on site
 - Increase in traffic volume and noise
 - Rodent control
 - Landscaping requirements in OCP guidelines not met in landscaping proposal
 - Need information about type of fence on top of berm
 - Soil brought in may be contaminated

Recommendation No. 3 *Development Permit DP000197 (996 Keith Road)*

The Area E APC recommended that at this time members are not in support of the application as presented for the following reasons:

- The proposed washroom is visible from Keith Road and Cemetery Road.
- The landscaping plan was not created by a professional.
- Landscaping plan needs trees.
- Does not include information about bear safe garbage collection, septic, electricity, and water. Site plan should show where utility hook-ups, water, and electricity would be placed as a whole.
- Need water run-off plan.
- Show bear-proof and rat-proof measures.
- Need clarification of definition of campground.

Recommendation No. 4 *Development Permit DP000197 (996 Keith Road)*

The Area E APC recommended that the applicant provide a rationale statement regarding the proposal as a whole, and that staff share that with the APC for their consideration and review.

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

The APC discussed the staff report regarding Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128).

Recommendation No. 5 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area E APC recommended support for all the staff recommendations noted in the report regarding the current forestry referrals.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 28, 2021

ADJOURNMENT 9:10 p.m.