

SUNSHINE COAST REGIONAL DISTRICT

**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION**

September 28, 2021

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

PRESENT:	Chair Members	Susan Fitchell Doug MacLennan Kate-Louise Stamford Alicia Lavalle Al Hyland
ALSO PRESENT:	Director, Electoral Area F ALR application Recording Secretary	Mark Hiltz (Non-Voting Board Liaison) Lucas Chamberlain (Invited Guest) Diane Corbett
REGRETS:	Member	Sarah Macdonald
ABSENT:	Member	Fred Gazeley

CALL TO ORDER 7:04 p.m.

AGENDA

The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of July 27, 2021 were approved as circulated.

Minutes

The following minutes were received for information:

- Elphinstone (Area E) APC Minutes of July 28, 2021
- Planning and Community Development Committee Minutes of July 15, 2021

REPORTS

Application for Subdivision in the ALR - 2061 Twin Creeks Road

The APC discussed the staff report regarding an application for subdivision in the ALR at 2061 Twin Creeks Road. The applicant was present and responded to APC inquiries.

The following points were noted:

- The APC had considered an application for subdivision in the ALR for this property in June 2020. It did not go to the Agricultural Land Commission as it was not supported by the SCRDC. Since that time the owners had submitted an agrologist's report, riparian report and geotechnical report, and adjusted some lot lines.
- Staff concurs with the applicant's rationale for the proposed subdivision within the ALR that was found to be consistent with the West Howe Sound Official Community Plan, Zoning Bylaw No. 310, and the SCRDC Agricultural Area Plan.
- Any owner who has put in this much persistence and had professional support seems to have done their due diligence for best accommodation to the situation and the topographical challenge. They have put a lot of resources into these reports and are surely committed to do it and do it correctly.
- They are doing their due diligence and then some.
- Give our unconditional support.
- Don't have problem with this at all.

Recommendation No. 1 *Application for Subdivision in the ALR – 2061 Twin Creeks Road*

The Area F APC recommended that the proponent's proposal for subdivision in the ALR be supported, for the following reasons:

- It is consistent with the West Howe Sound Official Community Plan, Zoning Bylaw No. 310, and the SCRDC Agricultural Area Plan.
- It would not result in any loss of lands in the ALR.
- It would partition the parcel along the non-ALR and ALR divide and the natural divide of ravines.
- It would increase the accessibility and availability for agriculture of the ALR lands.
- It would increase potential food security in the area.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING October 26, 2021

ADJOURNMENT 8:43 p.m.