

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

September 29, 2021

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

PRESENT:	Chair	Mary Degan
	Members	Rick Horsley Karen Mahoney Nara Brenchley
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Lucie McKiernan Applicant for DP000218	(Non-Voting Board Alternate)
	Recording Secretary	Monte Staats (Invited Guest) Vicki Dobbyn
REGRETS:	Members	Urszula Dragowska Kasha Janota-Bzowska
ABSENT:	Members	Bob Morris Rod Moorcroft Anne Cochran

CALL TO ORDER 7:03 p.m.

Chair Degan acknowledged the Skwxwú7mesh and shíshálh Nations' stewardship of this land for thousands of years.

AGENDA

The agenda was adopted as presented.

MINUTES

Area E Minutes

The Area E APC minutes of July 28, 2021 were approved as circulated.

Minutes

The following minutes were received for information:

- West Howe Sound (Area F) APC Minutes of July 27, 2021
- Planning and Community Development Committee Minutes of July 15, 2021

REPORTS

Development Permit DP000218 (969 Keith Road)

The APC discussed the staff report and the following points were noted:

- The applicant had plans for a transfer station on the Hydro Right of Way, but it was denied by BC Hydro, so that part of application has been fully removed.
- How do we dissuade people from doing what has been done on this property, that is, a hodge podge of buildings? Are there fines? Neighbours have expressed concerns.
- A tributary of Chaster Creek runs up the west side of the property so there are questions about riparian setback, also it may be an area of geotechnical hazards. We need information from the SCR D staff to answer these questions.
- Application is consistent with Development Permit Guidelines. This is zoned rural industry which there isn't much of, so APC has not seen many applications from this zoning.
- The applicant's representative noted that the application is only looking at two retroactive structures and approval for two portables already moved to property. All the other structures have gone through the Development Permit process. The proposed tent structure on BC Hydro Right of Way is no longer part of application. The applicant's understanding from planning staff is they only need approval for form and character. Where structures are located they are only partially visible from the road. The lower section is boat repair facility, the middle of the property is First Response business. Rezoning was done in the past to permit these uses. Applicant is proposing to landscape around all four structures even though they are not all visible from the road.
- It was observed that most of the proposed landscaping is on the perimeter of the property.
- It is appreciated that landscaping is happening due to proximity to park and cemetery.
- There is a home at top of property which is permitted. Zoning is unique due to historical process. House on property is likely an affordable rental.
- Cedar is problematic due to climate change. It is recommended that water friendly irrigation system be installed. It is also recommended that the applicant consider an alternative to cedar such as California wax myrtle. Applicant noted they are using all native species.
- There is a penalty as all fees will be doubled. Owner wants everything up to approval now. Property is across the street from RV park. This application has a far superior landscaping plan compared to RV park. Landscaping will be helpful in terms of sound for people who will be living across the street.
- There is performance bond if the owner doesn't complete the landscaping plan in a timely way.
- It is recommended that the property not be paved and that there are permeable surfaces such as gravel and geo meshing due to major run off problems and flooding.

Recommendation No. 1 *Development Permit DP000218 (969 Keith Road)*

The Area E APC recommends approval of this application for the following reasons:

The proposal is consistent with Development Permit Application guidelines and zoning bylaw regulations.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING October 27, 2021

ADJOURNMENT 8:06 p.m.