

## SUNSHINE COAST REGIONAL DISTRICT

### AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

October 23, 2024

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RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING  
HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

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<b>PRESENT:</b>	Chair	Mary Degan
	Members	Laura Macdonald Arne Hermann Michael Sanderson Devin Arndt Clinton McDougall Nara Benchley
<b>ALSO PRESENT:</b>	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Senior Planner, SCRD	Julie Clark
	Recording Secretary	Vicki Dobbyn

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**CALL TO ORDER** 7:04 p.m.

**AGENDA** The agenda was adopted as presented

#### MINUTES

Elphinstone (Area E) APC Minutes of June 25, 2024 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 26 and September 25, 2024
- Halfmoon Bay (Area B) APC Minutes of June 25 and July 23, 2024
- Roberts Creek (Area D) APC Minutes of July 15 and September 16, 2024
- West Howe Sound (Area F) APC Minutes of June 25 and September 24, 2024

#### REPORTS

Official Community Plan Update  
Official Community Plan Background Report

#### PRESENTATION

Senior Planner, Julie Clark distributed a summary of the reports and it was used as a guide for discussion and questions.

**Key Points of Discussion:**

- Will there be one OCP with Local Area Plans? This is not decided yet.
- Is there collaboration with other local governments? Staff of the local governments meet regularly.
- Members like the idea of getting together with other APCs to discuss OCP issues.
- SCR D staff are considering APCs coming together to workshop some of big questions in the OCP process. This method of engaging APCs would assist staff.
- APC members offered their help to join staff at community engagement activities and take material to their workplaces and other groups they are connected to.
- APC members asked for written materials that they could distribute to other community members. These are in progress.
- Through a series of events in the school year, SCR D staff are connecting with high school students seeking input on content and process as part of the community engagement process
- It would be helpful to have a full list of participating organizations, and to include Streamkeepers and the SC Conservation Association.
- Community engagement should include outreach to diverse groups such as the SC Pride Society.
- There also needs to be engagement with business, industry and Community Forests if we are going to see the OCP(s) flourish and function as living community documents.
- Food security is fundamental to retaining our rural character and there should be more mention of agriculture.
- There was concern among committee members that OCPs currently (?) have a vision that they have no control over achieving, such as creating a park on Provincial land. Could we explore tools that would enable OCPs to include policy or advocacy directions while being clear that outcomes are out of its jurisdiction?
- The MOTI challenge – there is legislation we can lean on more, such as section 87 of the Land Titles Act.
- The MOTI approving officer must consider local government regulations and bylaws. Bylaws can influence or trigger or lever considerations of approving officer. Future policy in OCPs could strengthen the language embedded in the OCPs. Density can be linked with infrastructure servicing.
- When there is more environmental, transportation, infrastructure and other technical information we will be better equipped to make decisions.
- How do we know how much growth we will have? SCR D has these numbers in draft in the Housing Needs Report, projected as number of units needed.
- The method for these projections is prescribed by the province, based on Stats Can and BC Stats data, and they have to be updated every five years. Data is supplemented in some cases by local data. Data does not capture illegal suites.
- It was commented that housing utilization often includes older adults living alone in mortgage-free multi-bedroom homes, and younger people living together in rented shared smaller homes.
- Traditional measurement in growth of housing units is by building starts and this strategy can be in conflict with other priority goals such as environmental sustainability.
- Are care beds being considered as part of housing needs, knowing we have a high proportion of older adults? This will be in the Housing Needs Report.
- Housing Needs Report coming for the November EAS meeting and then APC meeting.
- How can the future OCP(s) create an adaptable framework that won't be out of date right away?
- We need better data on monitoring and the board could advocate for this.

- The seven themes of the OCP (Equity, Climate Resiliency, Housing, Transportation and Mobility, Economic Development, Parks and Recreation, Servicing and Infrastructure) all have interconnections.
- Next steps include more technical background and identification of the legislative requirements, community engagement feedback, then we can build the OCP on that.
- An example of an overarching OCP with Local Area Plans is the Cowichan Valley, where they initially did a harmonization project then a modernization project. They had many more OCPs than we do. They had a strong engagement process with good videos.
- OCP should have a boundary adjustment policy.
- There are additional policy directions to explore with a combination of land use tools and economic tools.
- Process for consulting with other local governments - each local government is required to refer final draft to the other governments.
- Current OCPs do not consistently have thresholds or policy requirements that trigger additional analysis under certain conditions.
- There will be consultation with First Nations. Squamish Nation has updated its land use plan, and shishalh Nation's is in process.
- There is a provincial project to identify environmentally sensitive areas particularly in coastal areas. There is engagement with the shishalh Nation and they are sharing data with that project.
- It would be very helpful to have example OCPs and graphic representations of different OCP structures and a description of how amendments would function.
- It would streamline the process if APCs just had to address Local Area Plans.
- It is hoped that the new OCPs will streamline processes for all who are involved with development processes and give the professional team more time for significant issues rather than administrative duties.
- The consultants are on board till early 2026.

## **DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      November 26, 2024

**ADJOURNMENT**      9:20 p.m.