

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

November 28, 2018

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

PRESENT:	Chair	Mary Degan
	Members	Dougald Macdonald Rod Moorcroft Nara Brenchley Rob Bone Lynda Chamberlin
ALSO PRESENT:	Electoral Area E Director Manager, Planning and Development Senior Planner Recording Secretary Public	Donna McMahon Andrew Allen Jonathan Jackson Diane Corbett 8
ABSENT:	Members	Patrick Fitzsimons Bob Morris Jenny Groves

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea E Minutes

The Area E APC minutes of September 26, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 26, 2018
- Halfmoon Bay (Area B) APC Minutes of September 25, 2018
- Roberts Creek (Area D) APC Minutes of September 17, 2018 & October 15, 2018
- West Howe Sound (Area F) APC Minutes of September 25, 2018
- Planning and Community Development Committee Minutes of September 6, 2018 & October 11, 2018

REPORTS

Zoning Amendments to Implement Short Term Rental Accommodation Regulations

The APC discussed the staff report regarding Zoning Amendments to Implement Short Term Rental Accommodation (STRA) Regulations.

Manager of Planning and Development, introduced new Senior Planner. The Manager outlined background in the development of the zoning bylaw amendments, commented on options presented for consideration, and responded to questions and comments from APC members.

The following points were noted:

- Enforcement issues:
 - SCRD consider employing a bylaw officer on weekends (currently only available daytime hours during the week) when short-term rentals and partying are more likely;
 - Limit the number of people permitted in a short-term rental;
 - Importance of enforceability if bringing people into our subdivisions;
 - \$150 fine for violations is low; something higher would be more appropriate; or utilize an incremental increase for repeated offenses;
- Discourage use of fire pits at STRAs due to possible ignoring of fire bans;
- 28 square metre average bedroom size seems large;
- Concern about permitted size of auxiliary buildings: doubling permitted size of auxiliary buildings might encourage owners to construct STRAs, dramatically impacting the character of existing neighbourhoods;
- Off-site operator of STRA:
 - Permitting the operator to reside up to 50 km from STRA, as proposed, seems far;
 - Operator should be on the coast, monitoring and troubleshooting;
 - Operator should have access to transportation to the STRA site 24/7.

Recommendation No. 1 *Zoning Amendments to Implement Short Term Rental Accommodation Regulations*

The APC recommended that this be brought back to the APC after the SCRD has received the input from referrals.

Subdivision Application Referral SD000050 (Wakeford) 2018-03631

The APC discussed the staff report regarding Subdivision Application Referral SD000050 (Wakeford) 2018-03631 to subdivide two lots adjacent to Chaster Creek ravine into fifteen lots, accessible from King Road. The applicant was available to respond to questions.

The following concerns were noted:

- That a public trail corridor and connectivity is not impeded by the subdivision, and that the subdivision does not compromise opportunities to develop future trails.
- Potential impact of increased traffic at intersection of Highway 101 and Veterans Road, and near Carmen Road, regarded by APC members as a dangerous intersection. Suggested solutions included: installing a left turn signal or stop light; realigning Henry and King Road; possibility of making Carmen a one-way road.

Recommendation No. 2 *Subdivision Application Referral SD000050 (Wakeford)
2018-03631*

The APC recommended that the SCRD ask the Ministry of Transportation and Infrastructure to address access to and from the highway at the Carmen Road, Veterans Road and Highway 101 intersection.

Recommendation No. 3 *Subdivision Application Referral SD000050 (Wakeford)
2018-03631*

The APC recommended acceptance of the recommendations as proposed, as the application fits within the Official Community Plan and fits all the criteria for said subdivision.

The Chair welcomed Donna McMahon as new Director of Area E.

DIRECTOR'S REPORT

The Director's report was received. (Director's website: <https://everythingelphinstone.ca>)

NEXT MEETING January 23, 2019

ADJOURNMENT 8:35 p.m.