

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE ADVISORY PLANNING COMMISSION

January 23, 2019

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

PRESENT:	Chair	Mary Degan
	Members	Rod Moorcroft Dougald Macdonald Nara Brenchley
ALSO PRESENT:	Electoral Area E Director Electoral Area E Alternate Director Recording Secretary Public	Donna McMahon Stephanie Grindon Diane Corbett 11
REGRETS:	Member	Lynda Chamberlin
ABSENT:	Members	Patrick Fitzsimons Jenny Groves Bob Morris Rob Bone

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted.

DELEGATIONS

Patrick Connelly and Clinton McDougall, Sunday Cider Company Ltd.

Clinton McDougall gave a presentation regarding an application by Sunday Cider Company Ltd. for Liquor and Cannabis Regulation Branch (LCRB) Endorsement Applications for a lounge and picnic area located at a property in an AG (Agriculture) zone on the Sunshine Coast Highway. Information on background, mission, vision, project description, and process to date was provided. It was noted the application falls within regulations, is a permitted use, and that no exemptions or variances were being requested. The applicants responded to APC comments and questions.

MINUTES

Area E Minutes

The Elphinstone (Area E) APC Minutes of November 28, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 28, 2018
- Halfmoon Bay (Area B) APC Minutes of November 27, 2018
- Roberts Creek (Area D) APC Minutes of November 19, 2018
- Planning and Community Development Committee Minutes of November 15, 2018

REPORTS

LCRB Endorsement Applications for Lounge and Picnic Area – Sunday Cider

The APC discussed the staff report regarding LCRB Endorsement Applications for Lounge and Picnic Area – Sunday Cider. The following points were raised by the APC and public:

- Question about intended size of production
 - In addition to on-site service, applicant would bottle cider to put into private wine shops, and make cider available in kegs for restaurants on the coast and in the city. Canning would be done by a mobile service.
- Question about SCR D water use for product and operations
 - Applicant would utilize water-efficient systems and practices, water storage tank and water detention. Plumbing system has been upgraded, is brand new, and will help manage water consumption; chance of leaks is low.
 - Cider is made with apples, not water.
 - Most of the cider making would happen during the wet season, with consumption mainly during the dry season.
- Would like to see a budget on how much water will be used on full build out for each part of the operation
 - Applicant could figure out water consumption; has Vancouver Coastal Health calculations; septic system was build to handle this.
- Concern about impact on neighbours
 - Both neighbours were supportive; had been invited by applicant to learn more.
- Properties on west side of Highland Road have covenants indicating potential road for a bypass; it might affect applicant. Applicant was aware.
- Love the idea.
- Will applicant have bees?
 - Yes; an area of the orchard where bees are kept would be fenced.
- Will there be fencing around seed containers?
 - Seed containers would be located behind cider house and not visible to neighbours or public; would be insulated inside.
- Concern about traffic
 - Facility and parking would be kept close to the highway.
- Has there been discussion with the Ministry of Transportation and Infrastructure about traffic safety, in light of there being 32 parking spots and people turning in and out, and the location near Lower Road? Making a left turn out could be a challenge.
 - Applicant had talked to MoTI area manager who said access is okay as is. There are plans to pave the entrance, improve the lighting, and signage to make it as safe as possible. Applicant had considered championing getting the speed limit lowered in the area and getting crosswalks.

Recommendation No. 1 *LCRB Endorsement Applications for Lounge and Picnic Area – Sunday Cider*

The APC recommended that LCRB Endorsement Applications for Lounge and Picnic Area for Sunday Cider be supported, as the APC agrees with the staff recommendation of support and the application is aligned with the Official Community Plan and SCRD zoning.

Answers to Questions on Temporary Movable Small Home Pilot Project in Rural Areas

The staff report with answers to APC members' questions on the proposed Temporary Movable Small Home Pilot Project in rural areas was received. Points from ensuing discussion included:

- Disagree with their approach. A trailer park idea is more applicable. It would be more appropriate to encourage someone with a block of land and encourage SCRD to ease up on zoning to allow a trailer park situation.
- It is too risky if a person might have to leave after three years. Concern about the uncertainty, the "what if's".
- All the pads are full on the coast; people still have these homes and are looking for a place to be. This is an innovative way the SCRD is working on to try to find a solution. APC member had been approached by people to do this on her property a number of times.
- There is a desperate need for housing on the coast; this helps alleviate tent cities. A tiny home is a method of changing the culture of what we expect in a dwelling. Pilot project has some merit and should be looked at.
- It was noted criteria to determine whether the project has worked, as requested by the APC, were not provided in the staff report.

Development Variance Permit Application DVP00035 (Reeves)

The APC discussed the staff report regarding Development Variance Permit Application DVP00035 (Reeves) to vary the maximum floor area of an auxiliary dwelling from 55 sq.m. to 70 sq.m. The following points were noted:

- Uncertainty related to the background of the application, and whether the applicant had been trying to skirt the regulations
- Would be helpful to have a member of staff in attendance at this meeting.
- This is okay. Issue the permit.
- Size needs to stay at 55 sq.m; support view of person who wrote letter favouring universal application of the regulations and not permitting variance in auxiliary dwelling floor area. Where do you draw the line (if allowing a variance)?
- Leave this if it is a liveable dwelling, and build the other one according to code.
- Issue the permit with condition of long-term rental or affordable housing. Perhaps put a covenant on the building that it be a long-term rental, with no short-term rental permitted.
- Since many are desperate for a place to live, leave as a place someone can live in.
- There have been examples where the auxiliary dwelling did exceed requirements.
- If it is destroyed, don't have a grandfather clause; they have to build to 55 sq.m. (legal limit).
- SCRD is also looking at expanding auxiliary dwellings. The current 70 sq m size of the auxiliary dwelling could end up being legal.

Recommendation No. 2 *Development Variance Permit Application DVP00035 (Reeves)*

The APC recommended that Development Variance Permit Application DVP00035 (Reeves) be issued for the following reasons:

- The size of auxiliary dwellings is undergoing re-consideration by the SCRD, possibly to be enlarged.
- There is a housing crisis and it does not make sense to remove this home as a residence.

Introduction of Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312 – Electoral Area D

The APC discussed the staff report regarding Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312. The following points were noted:

- A lot of the forestry land has become residential; this is continuing what has already happened here. It could be of benefit to us, with creation of a buffer from the logging that will be continuing to happen above it. A lot of the properties there now exist because subdivision happened.
- Concern: it is outside fire protection and SCRD water infrastructure.

Jim Green, applicant, who was involved in the previous subdivision of the parcel, provided a map, discussed history and development of the area under consideration, and emphasized that this was preliminary to a public process that would ensue should discussions proceed. Mr. Green explained that the owner planned to donate to the SCRD for free as a fee simple title 70 acres of the 100-acre Z zone parcel. Wells would be drilled on each of the proposed lots south of Porter Road. Mr. Green noted it is an obvious location for a water reservoir.

Recommendation No. 3 *Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312 – Electoral Area D*

The APC recommended support for option 1, that staff be directed to continue work with the applicant to refine the application and provide a report to the Committee in Q1 2019 with regard to the proposed First Readings of *Roberts Creek Official Community Plan Amendment Bylaw No. 641.11* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.182*, for the following reasons:

- Proposal seems to be in alignment with other development in the area.
- It is an exciting possibility of having 70 acres of land being given to the SCRD that could have multiple purposes, such as for affordable housing, creating a buffer from the logging above, or continuation of a park link to District Lot 1313.
- The APC looks forward to seeing what staff does with this.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Wednesday, February 27, 2019

ADJOURNMENT 8:55 p.m.