



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

AGM Minutes

April 17, 2024 – 7 PM

Frank West Hall

Executive	Rod Moorcroft – President	Vacant – Vice President
	Trish Wray – Treasurer	Lucie McKiernan – Director/Secretary
	René Mandigo – Director/Membership	Tamara Hedden – Director/PAC
	Brian Thicke – Director	Janet Oxley – Director
	Ben Foster – Director	David Weintraub – Director/Webmaster
Absent		
Members	Estimated at general meeting	24 attendees total

1. Call to Order	Call to order at 7:01pm	Action by Rod
2. Agenda	Adopt as presented on the website. Trish/Mary carried	Rod
3. Guest Speaker	<p>Our guest speaker was Julian Burtnick Fiedler Bros Contracting (Elphinstone Aggregates).</p> <p>Background - life resident of the Sunshine Coast, living in Area E. He has been involved in construction since 1992 with 4 companies.</p> <p>Notes about the gravel pit:</p> <ul style="list-style-type: none"> • Fiedler Bros Elphinstone Aggregates brand name. It is a permitted mine which has been in operation for 43 years and will likely continue for another 40 to 50 years. The side hill is cleared very close to boundaries so going forward you won't see changes; however, the hole in hillside will get larger. • The business employs 8 full time people, significant contributor to the community. • They do not use SCRD water in production. They have 5 ponds that capture rainwater. Not a lot of retention – they built the ponds and recycle the water after use back into the ponds many times. • 55 acres is privately owned with approximately 30 acres of crown land. • They are licensed to be a disposal site for wood waste – 	



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

7,200 tons year they process and dispose of – they can burn but they don’t – it’s processed and sent to Howe Sound Pulp and Paper. People can bring their wood waste to them for a fee – not general green waste. They take clean wood, not dirty wood i.e. not tarred or painted wood.

- They have a website.
- They have mobile gravel production equipment that can create the gravel on site – this has been done at Gospel Rock – saves many trucks (approx. 5,000) up and down Pratt Rd.
- Their customer base is 100% on the Sunshine Coast.

Q: How much higher will they go? A: not much higher – they are 15 meters or so from the property line and are aware it is close to a trail.

Q: What will happen to the big hole in the end? A: it will be tiered, will then be seeded and treed.

Q: 55 acres privately owned land approx. 30 acres of crown how does it work with the tenure? A: the mining permit encompasses both private and crown.

Q: Have they talked to the Town of Gibsons about aquifer recharge? A: no they haven’t, no studies done.

Q: Other gravel sources on the coast? A: Sechelt LeHigh was largest in N. America – a few others in Sechelt, Pender Harbour etc.

Q: Fire smart recommends gravel instead of bark mulch – do they do this? A: yes, can do but mostly by the dump truck load, not small amounts.

Does the wood waste include stumps? A: yes.

Q: Who are their customers for crushing and do they do sieve testing? A: Parkland construction involved and with Gospel Rock – hydraulic crushers of various size. Grades of material – 20 products 8/9 90% of sales. They do sieve testing for a fee and supply BA Blacktop or other contractors as MoTI requests

Q: Are they involved with the project at the end of Fitchett? A: No.

4. Director’s report	<p>Our SCRD Director Donna McMahon was unavailable tonight and sent the following report: SCRD News:</p> <ul style="list-style-type: none"> • Do outdoor washing now – snowpack low but we have lots of water as long as Chapman Lake is full. Water intensive projects e.g. pressure washing should be done over the next 	Donna
----------------------	--	-------



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

few weeks.

AVICC Conference (Association of Vancouver Island and Coastal Communities – Donna attended April 11-14.

- Once again, elected to the executive as Electoral Area Director. Other Directors are: President Ben Geselbrech City of Nanaimo; First Vice President Vanessa Craig Regional District of Nanaimo Area B (Gabriola Island); Second Vice President Sarah Fowler Village of Tahsis; Directors at Large Travis Hall Central Cost Regional District Area B (Bella Bella); Will Cole-Hamilton City of Courtenay; Tanille Johnson City of Campbell River; Past President Penny Cote Alberni Clayoquot Regional District Area D (Sproat Lake). Of the 8 there are four electoral area directors and two Indigenous members of the executive.

Bed and Breakfast Rules

- Attended seminar on the new provincial housing legislation including new Short-term Rental Accommodation Act. This act states that there must be someone living permanently on the property that is rented out and there is a limit to one unit per dwelling. She asked provincial staff if rule applies to conventional Bed and Breakfasts. The answer is no it only applies to full living units. If you are running a Bed and Breakfast there is no limit on how many bedrooms you can rent out.

Conference Resolutions

- All the SCRD's resolutions were endorsed so will move on to UBCM meeting in September. Topics included: funding for rural road maintenance; improved road design for vulnerable road users; engagement with local governments with respect to road network planning; ports prioritization; ports maintenance; free transit for students.

The Youth Councillor for the Town of Gibsons, Cael Read, gave an address and did a great job. He was a big hit at the conference.

Donna encourages everyone to sign up for her newsletter – visit her website at EverythingElphinstone.ca.



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

5. Adoption of previous minutes	Approval of Minutes from AGM April 10, 2023 Motion to adopt: Trish/Lucie – carried.	Rod
6. Correspondence	There has been a lot regarding burning and smoke - see New Business.	Rod
7. Reports		
1. President	No report	Rod
2. Vice Pres.	We currently don't have a VP.	
3. Treasurer	Please see below for the Treasurer's Year-end financial report. Motion to accept the report: Trish/Janet – carried. Question about dues is this income the same each year – it depends as some people pay in advance.	Trish
4. Secretary	No report	Lucie
5. Membership	René asked that everyone recruit new members – bring friends and neighbours to our meetings – reminder that dues are due now.	René
6. PAC	Tamara noted the following: <ul style="list-style-type: none"> • School is going into the third term of the year which is geared to fun – field trips, movie night, nature walks, earth day – you'll see students out and about. • Spring break – sprint teacher was injured – needed ambulance resulting in students sheltering in place. • Another shelter in place – an injury at home unrelated to the school required helicopter to land at the school. • Trying to get a ban on dogs in the back field. They have approached the SCR. Dog owners not picking up after their dogs resulting in faeces being brought into the school. • Tamara will be attending the BCCPAC Conference on May 4 and 5. • The Roberts Creek Community School will be hosting 2 courses on the Roots of Empathy, one primary and one intermediate. One is funded and PAC will be funding the other. This is an expensive but very useful and popular course. 	Tamara
7. APC	Anthony not available.	Anthony
8. Members at Large	No report.	



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

Comm Reports		
Chaster House / Park Standing Comm.	See Committee Reports below.	Brian
Website Standing Comm.	Privacy policy for discussion – see below. Motion: Privacy policy be accepted as presented: David/Tamara – carried.	David
Socials Standing Comm.	Clint – at the last general meeting he asked question when did people want the next social – people indicated near the end of June and he hasn’t heard any other suggestions so the plan will be to schedule a summer social in June. Stay tuned.	Clint
Trails Standing Comm.	See below for report. A suggestion was made to have a trails map on the website at some point in the future.	Brian
Area E Roads Standing Comm.	<ul style="list-style-type: none"> • The following were noted: • Clark and Gower Point Road – ditch on upside too deep, together with speeding cars make it dangerous for pedestrians. Perhaps extend the culvert – suggestion made to make this request to MoTI. • The same old place that falls into the culvert every year. Tamara thinks she might get some help from the Active Transportation Committee. • The wider part of Pratt Road – should really be used for pedestrians – it’s being misused – Tamara will speak to the ATC. • Who is responsible for ditch maintenance - homeowners who drive over a culvert to enter their property are responsible for 1) the culvert being regulation size and 2) keeping the ditch & culvert free of debris to allow free running water through the culvert. Road/highway maintenance is responsible for clearing all other ditches. Uphill homeowners need to direct rain water running down their driveways into the ditch...so it doesn’t run across roadways onto downhill properties. 	René
Neighbourhood Associations	No attendees here tonight.	



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

8. Old Business	None.	
9. New Business	<p>1. Proposed letter re burning and smoke. See below. Much discussion and a motion was passed as follows:</p> <p style="text-align: center;">Motion: that at the next board mtg we review the Roberts Creek bylaw for edits to ensure farmer’s issue with invasive species burning is included and bring the reworded draft text to the next general meeting – Lucie/Janet carried.</p> <p>2. René confirmed that she has the information for the individual who had renewed without any information attached.</p> <p>3. It is very important if anyone is depositing funds to the ECA account that Membership René and Treasurer Trish be notified – note who you are paying for one or two people.</p> <p>4. Community Garden behind Frank West Hall – Loretta Macklam and Amber Lidstone brought a proposal. See below for details. people can phone Loretta at 604-886-9569 to help or for more information.</p> <p>5. Members standing for board positions to be voted in: Rod, Lucie, Trish, Brian, David, René, Tamara, Janet and Ben. We would like two more people to join our board. If you are interested, please contact a board member or email info@elphinstonecommunity.ca. ***In particular we need someone to assist membership to keep a spreadsheet up to date.***</p> <p style="text-align: center;">Motion to accept the listed names as board members for April 2024 – March 2025 - Mary/Loretta – carried.</p>	<p>Rod</p> <p>Rod</p> <p>Trish & René</p> <p>Loretta</p> <p>Rod</p>
10. Next meetings	<ol style="list-style-type: none"> 1. May 8 Board Meeting – zoom 2. May 15 General Meeting Frank West Hall - Kelly Foley Cover the Coast Update 3. June 12 Board Meeting – Zoom 4. June 19 General Meeting – Diana Mumford, BC Ferries Advisory 5. June – summer social date TBA 6. July and August no meetings scheduled 	
11. Adjournment	David at 8:51pm	



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

Committee Reports

Treasurer's Report

Elphinstone Community Association

Statement of Accounts

March 1, 2023 to February 29th 2024

Sunshine Coast Credit Union

Chequing	2,070.24
Savings	1,020.71
Shares	142.90

Income (dues)	1,418.50
Total Income	1418.50

Expenses

Administration	40.00
Bank Charges	21.00
Donations	100.00
Insurance	55.00
Rent (meetings)	264.00 (rent and insurance prepaid until Nov 2024)
Socials (rent)	40.00
Website Expense	<u>36.75</u>
Total Expenses	\$556.75

Respectfully submitted by
Trish Wray

Motion to accept the report: Trish/Janet – carried



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

Chaster House/Park April 2024 Committee Report – Report from Brian

Rod and I met with Jessica, the SCRD Parks manager, on Tuesday April 2 at Chaster House to discuss long and short-term plans/projects that our group had discussed recently.

Jessica's staff are currently engaged with an engineer's report they received with Chaster House bridge replacement recommendations. She didn't tip her hand on what the gist of the report was or what their recommendations would be. The engineer's report and staff recommendations will be presented to SCRD Board in May, I think. Jessica was clear that SCRD parks had no more money or staff time to devote to long term planning for Chaster Park/House at this time.

She was cool to the idea of an ECA kiosk to get community values and ideas for the area this summer. She thought that was more of a job for a landscape architect firm that might be hired at some future but unspecified time. We told her that we had professionals that would work with us without mentioning any names but she still seemed reluctant to participate because her staff was already stretched with other work. SCRD participation in any long-term planning we do is crucial in my view.

For short term projects we discussed a driveway into Chaster House, danger tree pruning, checking into Chaster House basement for humidity levels, a telescope for the park. We have applied for a Grant in Aid for the pruning of the cedar tree with a large branch that overhangs Chaster Creek causing the whole tree to lean towards Chaster House. This is basically just normal maintenance work that any homeowner would have done already. Jessica indicated that short term projects need to be run by SCRD Parks before they were implemented. Generally, she thought our projects were too ambitious and recommended gardening and invasive plant removal was more appropriate for a community organization.

So, as it stands right now there are four options we could consider following:

1. We could push harder for making a kiosk to gather community information this summer of 2024 in the hopes that in 2025 designs for park restoration could proceed.
2. We could push for a landscape architect to be hired by SCRD parks in the 2025 budget year to gather community information in the hopes that in 2026 designs for park restoration could proceed.
3. We could do 1 above plus apply for funding through gas tax fund in the hopes that we could proceed with park restoration by basically dragging SCRD Parks along our restoration schedule.
4. We could do gardening and invasive plant removal and let SCRD develop plans and implement park restoration at their own pace.

Obviously there is a significant difference in the community effort required in each option. If you care to provide input on which option we should promote or if you have skills and wish to volunteer to help promote your favourite option please email: chasterhouse@elphinstonecommunity.ca

Rod's input – he and Brian will be able to gain access to the basement of Chaster House – they are worried that there is high moisture content in the basement. Jessica says they have someone coming in to inspect but they'd like to see for themselves.



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

Chaster Park – worried about the erosion – Greenshores project could be in the future.
Trish thinks she saw someone removing rocks from the foreshore.

Website Standing Committee – report from David

ECA Privacy Policy

The Elphinstone Community Association is committed to maintaining high standards of confidentiality with respect to the personal information that has been provided to us. This Privacy Policy has been prepared to affirm our commitment to maintaining the privacy of our members and to inform you of our practices concerning the collection, use and disclosure of this information.

We may collect your name, address, telephone number and e-mail address for the purpose of maintaining our membership records and our low volume email announcement list. The collection of this personally identifiable information is always voluntary. Subscribers may opt out of receiving our announcements at any time.

We encourage membership dues payment by e-transfer. In some cases a member may prefer to make another payment arrangement and provide information to us for that purpose.

In all cases we only keep the information provided to us for as long as it is needed for these purposes.

We will not sell, rent or otherwise disclose personally identifiable information about you to any third party without your express permission, except as may be required by law or in matters of public record.

Content embedded on this website from third parties or other websites is subject to the privacy policies of those third parties and websites. ECA is not liable for the practices of third parties accessed by hyperlink or other means from this website.

It is our policy never to knowingly collect or maintain information about anyone under the age of 13.

Motion: Privacy policy be accepted as presented: David/Tamara – carried.

Trails Standing Committee Report April 2024 – report from Brian

The Grandview Connector trail is located on a public road right of way (ROW). We accidentally intruded onto SCRD Parks property a few meters. A neighbor complained and ECA received a reprimand letter from the SCRD bylaw enforcement officer for “trespassing”. Apologies have been made and accepted.

The trail is essentially complete. Work remaining on the trail includes bank stabilization with indigenous plants, installing signs and some opening of the entrance at the east end of the trail. This work will be completed over the spring/summer.

The 14th street connector was cleaned up from blockages due to the March heavy snow.

If you want trails considered/cleared out in your area please email:

trails@elphinstonecommunity.ca



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

Proposed Letter re Burning and Smoke – presented by Rod

We have received many complaints regarding burning and the resulting smoke. A letter to the SCRD has been drafted but there are several options being expressed. Donna has said:

“If your goal is to be smoke free, then ask for precisely what you want, such as a bylaw prohibiting outdoor burning of yard waste and rubbish. Or all outdoor burning except for small camp fires.”

Based on the opinions I have heard you; the members need to come to agreement on what you want. I am including SCRD, Town of Gibsons and District of Sechelt bylaws for you to consult for ideas.

Bylaw numbers are linked.

SCRD Bylaws [598](#) (598.1) and [631](#)

Town of Gibsons Bylaw [791](#)

District of Sechelt [486](#)

Options I have heard are:

1 Adopt Bylaw 598 like Roberts Creek has. This allow burning twice a year for two weeks in the spring and four weeks in the fall.

2 Ban all outdoor burning similar to Gibsons. The Gibsons bylaw prohibits any outdoor burning including camp fires and beach fires, but not including contained burning devices like BBQs and chimneys. Gibsons is able to regulate beach fires because they are a municipality. We don't have that option.

3 Ban the burning of yard, garden and household waste with the exception of dry wood for campfires. Fire size must be less than 0.5 meters in diameter and less than 0.5 meters high.

4 Your ideas

DRAFT so far.

Dear SCRD Board,

Elphinstone Community Association (ECA) has received a number of complaints about outdoor burning of yard waste and the resulting smoke. This is not just in one neighbourhood; complaints are coming to us from throughout Area E.

Area E residents want to live in a smoke-free area. It is a known fact now that smoke is carcinogenic. Furthermore, most organic material can be taken to the green waste instead of polluting the neighbourhood.

We would like.....????

Sincerely,

Donna has suggested simple to adopt the same bylaw as Roberts Creek – makes distinction between dry clean wood and green stuff and construction materials.

After some discussion the following motion was proposed:



Elphinstone Community Association

info@elphinstonecommunity.ca

<https://elphinstonecommunity.ca>

Serving the Elphinstone Community since 1971

Motion: that at the next board mtg we review the Roberts Creek bylaw for edits to ensure farmer's issue with invasive species burning is included and bring the reworded draft text to the next general meeting – Lucie/Janet carried.

Proposal for Community Garden

Loretta Macklam and Amber Lidstone hope to get a small grant and bring people in the neighbourhood together to discuss the possibility of creating a Community Garden in the vicinity of Frank West Hall or some other good location. The proposed project is called “Rooted in the Community”.

They suggested holding a meeting before the May meeting on May 15 from 5:00pm to 6:30pm. They will prepare a notice to be send to members and they will advertise it in the area. Lucie will check with the SCR D regarding the extra time on May 15 – Loretta hopes to obtain a \$500 grant from Small Neighbourhoods and will pay for the additional meeting time as well as provide refreshments for the meeting. They expect to have support from GBS and Quality Farm.

Feedback from those present was that water will be an issue so needs to have thought and discussion