



# Elphinstone Community Association

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Serving the Elphinstone Community since 1971

## General Meeting Minutes November 19, 2025 – 7 PM Frank West Hall

<b>Executive</b>	Rod Moorcroft – President	Brian Thicke – First Vice President
	David Weintraub – Webmaster & Second VP	Lucie McKiernan - Secretary
	Jonathan Weintraub - Membership	Trish Wray - Treasurer
		Michael Maser - Director
<b>Absent</b>	Tamara Hedden – PAC & Roads	
<b>Members</b>	Estimated at general meeting	15 including Director Donna

1. Call to Order	The meeting was called to order at 7:08pm,	Action by
2. Agenda	<b>Moved to approve with one addition in new business - Trish/Lucie – carried.</b>	
3. Director's report	<p>Donna gave the following report:</p> <ul style="list-style-type: none"> <li>• Today Donna attended the latest engagement session – she provided emergency planning brochures for our review.</li> <li>• She reviewed the population graph – showing the weighted votes for each region - Sechelt has the most with 6. Rural areas have 2 each for a total of 10. These are not used very often in voting.</li> <li>• She reviewed the Planning dashboard – interactive map showing all active planning applications. You can view this on the SCRD website and worth a look as it contains tons of interesting and useful information. Area E has the lowest number currently underway. Go to <a href="https://www.scrd.ca/planning/">https://www.scrd.ca/planning/</a> and scroll down to “Active Development Application Web Map”.</li> <li>• Survey on firefighter compensation is up on the SCRD website. Attempt to engage public re firefighting costs which are going to increase. Giving people chance to be involved. Increase will be about \$10 per hundred thousand of assessed value. This is to cover paid on call. Increased standards for training from Victoria have really caused the</li> </ul>	Donna

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cost of firefighting to rise.

Go to <https://letstalk.scrd.ca/budget/surveys/firefighter-compensation>.

- Block D – she’s trying to set up a meeting with the developer and reps from ECA.
- Cutblock TA0519 – she thanks the community for monitoring this situation and providing her information.
- Complaints about congestion on Pratt when Banditry holds functions – who’s in charge? Not simple – special licences fall under province. They have applied for an amendment to their liquor license to includes 28 additional on site parking spots. It has been suggested that they should advertise other means of transportation to get there rather than driving. She has added this topic to rural directors meeting.
- Fire Commission – still under discussion – why it exists? Ours serves two rural areas (E and F) and a municipality – not sure whether the FC is useful or purely political. Under discussion with Area F and Gibsons.
- Revised bylaws – two major ones #779 Building and Plumbing regs (2010) and #778 Water Rates and Regs (1995) represent a ton of work by staff. Water regs have been changed to support volumetric billing. Donna thanked staff for their significant work on these.
- Fire flow rating for every hydrant in Area E. This is in the agenda for tomorrow’s SCRD meeting. They need to discuss because some may need upgrade due to change in requirements. They will address the easy wins first.
- Donna reviewed Area E APC – an organizing framework for OCP to be discussed tomorrow.
- Budget – utility rates for rural areas will likely increase by roughly 6% to cover increase to garbage collection. She showed a slide showing utility bill increases. Looking at water in particular, the fewer the users the higher the increase – e.g. South Pender 1,000 users will face increase of 35%.
- Rural Directors meeting on Friday – will address RV and

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	<p>garbage on Cemetery Road - abandoned RV people living in it no sewer or garbage collection – removing it is a nightmare – MoT won't deal, VCH involved, RCMP can't tow as nowhere to go. Rural directors will also discuss special event traffic and APCs.</p> <ul style="list-style-type: none"> <li>Local resident trying to get support to create a tiny home village. Wants ALR land. She suspects an ulterior motive to consolidate land for commercial development. Keep a skeptical eye on it and let her know.</li> <li>AI generated letters – AI chatbot generated letters going to all over the province under the guise of climate and water etc. Mostly full of misinformation. Be wary. <a href="https://www.thoroldtoday.ca/local-news/how-an-ai-chatbot-pushed-thorold-council-to-leave-climate-protection-program-11235472">https://www.thoroldtoday.ca/local-news/how-an-ai-chatbot-pushed-thorold-council-to-leave-climate-protection-program-11235472</a>. See below for more information.</li> <li>Proposed changes to Heritage Conservation Act – no definition of intangible assets.</li> <li>European green crab identification poster – these have been found in Howe Sound. Suggestion to laminate the poster and post it along the shore. If you see one let DFO know – <a href="http://www.dfo-mpo.gc.ca">www.dfo-mpo.gc.ca</a>. Mention to coast reporter.</li> <li>If you haven't already done so please subscribe to Donna's newsletter - <a href="https://everythingelphinstone.ca/newsletter/">https://everythingelphinstone.ca/newsletter/</a></li> </ul> <p>Q: Change in bus service A: Major growth areas are on route 90 and 2 both of which are over subscribed. Need to get these up to half hour frequency so these are the priorities. Another one for Gibsons is in the plan so main bus doesn't need to loop the loop.</p>	
4. Guest Speaker	No guest speaker this month.	
	Social break – general only	
5. Adoption of previous minutes	The minutes from the October meeting will be adopted at the next meeting as they were not posted on the website.	
6. Correspondence	None	
7. Reports		
1. President	No report.	Rod



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2. Vice Pres.	No report.	
3. Treasurer	Report as of October 31, 2025: Chequing: \$966.37; Savings: \$1,094.15; Shares: \$84.12; Held for Streamkeepers: \$1,000.00.	Trish
4. Secretary	No report.	Lucie
5. Membership	We have 54 paid members.	Jonathan
6. PAC	No report.	Tamara
8. Directors at Large	No report.	
<b>Comm Reports</b>		
Chaster House / Park Standing Comm.	Brian reported the following: Called Jessica Huntington, SCRD Parks Manager – nothing happening. Hoping some time in 2026. She asked if ECA could look at plants for when they take out the bridge. Coastline flooding - we are high on vulnerability. Chaster House could be submerged. This could be why they are dragging their feet. He has put forward various ideas – foundation, gangplank - no ideas he put forward went anywhere.  Lights are in the plan for the secondary access which is very dark at night.	Brian
Website Standing Comm.	No report.	David
Socials Standing Comm.	Confirmed the Winter Social will be Sunday January 18, 2026 at Frank West Hall from 4-7pm.	Clint
Trails Standing Comm.	No report.	Brian
Area E Roads Standing Comm.	No report.	Tamara
Neighbourhood Associations	No report.	
8. Old Business	TA 0519 and BCTS and request for support Using a map Jonathan reviewed what currently has been logged in TA 0519 and noted the correspondence that has already been	Jonathan

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	<p>exchanged. Randene Neill has supported in her capacity by writing to Ravi Parmar but it seems that they are brushing us off for both economic and employment reasons. Roberts Creek have taken the lead in researching and are asking for our support for their detailed letter outlining the issues.</p> <p>The letter was included in the agenda posting and Jonathan is asking for a motion to support.</p> <p><b>Motion: proposed by George Smith that ECA support the Roberts Creek letter – George/David – carried</b></p> <p>Jonathan noted that this can be done by using the template provided.</p>	
9. New Business	<ul style="list-style-type: none"> <li>All members are asked to make suggestions for guest speakers.</li> <li>Membership drive – how to expand our membership? Michael will go door to door in his neighbourhood and will inform people. No columnist for Elphinstone in the local paper – George suggests Michael writes a column to explain who we are and what we do and submit to the paper. Michael indicated that he would write a quarterly article and will speak with Bronwyn Beairsto Editor about that possibility.</li> <li>On behalf of Michael who had to leave George gave a short eulogy on the loss of Dan Bowman on November 11. Dan was a well-known figure on the Sunshine Coast as a strong lifelong advocate for environmental and social issues. He challenged many issues in court especially around forest policy. He was a creative photographer who created a pin hole camera which he used in schools to educate kids. He will be sadly missed.</li> </ul>	Membership Micheal
10. Next meeting	<ol style="list-style-type: none"> <li>1 December – no meeting</li> <li>2 Sunday January 18 - Winter social Frank West Hall 4-7pm.</li> <li>3 Wednesday February 11 - Board Meeting via zoom 7:00pm.</li> <li>4 Wednesday February 18 - General Meeting Frank West Hall 7-9pm – speaker Quality Farms (Chafer beetles and more).</li> </ol>	



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11. Adjournment	The meeting was adjourned at 9:08pm.	
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### Letter to be reviewed by Jonathan Weintraub under Old Business

The Honourable Kelley Greene, MLA  
Minister of Emergency Management and Climate Readiness  
Block A, 200-2261 Keating Cross Road  
[Saanichton, BC V8M 2A5](#)

**Subject: Emergency Management and Climate Readiness Risk: Forestry Operations in Sunshine Coast Drinking Water Watersheds**

Dear Minister Greene,

We write to bring to your ministry's attention critical emergency management and climate readiness concerns arising from forestry operations in drinking water watersheds on the Sunshine Coast. These concerns fall directly within your mandate for public safety, emergency preparedness, and climate adaptation planning.

#### Immediate Water and Food Security Emergency

##### Compounding Risks: Interconnected Aquifer System Under Threat

Recent and planned BCTS cut blocks (including TA0519, TA0520 and A94817) are on Mt. Elphinstone's mid-slopes—the crucial recharge area for Aquifer 560 which serves the Town of Gibsons and surrounding Sunshine Coast Regional District (Elphinstone, Roberts Creek), and for Aquifer 555, where brown water in private wells has recently been reported. Both aquifers share the Mt. Elphinstone mountain block recharge system and supply hundreds of private drinking water wells. Logging threatens the entire interconnected regional water supply for thousands of residents.

The SCRD Board submitted official comments to BC Timber Sales expressing non-support for logging blocks in groundwater recharge areas due to risks to safe, clean drinking water.

**Regional Food Security:** The Sunshine Coast is 98% food ferry-dependent with aging, strike-vulnerable ferry infrastructure as the sole supply route. The Sunshine Coast Farmers Institute is assessing "climate change-related drought" impacts on local agriculture, emphasizing "urgency in creating long-term policies." Watershed degradation threatens both drinking water and agricultural water—a compound emergency risk for an isolated community. Salmon and wild mushroom food production is also threatened by watershed damage.



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### **Emergency Management Risks: Documented Pattern**

#### **Compounding Issues:**

#### **Post-Logging Catastrophic Infrastructure Failures:**

#### **2021 Atmospheric River Damage:**

- Stephens Creek (at Lower Road)
- Flume Creek (at Beach Avenue)
- Gough Creek and Clack Creek (at Day Road)
- Whittaker/Smales Creek: Catastrophic slope failure following logging required evacuations and costly MOTI repairs

#### **Ongoing Failures:**

- Persistent emergency access vulnerabilities at Flume and Stephens Creeks

#### **Multi-Year Repair Timelines:**

- 2021 damage required culvert replacements continuing through 2024-2025
- Hydrology reports specify culverts must be redesigned "to accommodate future storm events and climate change"
- Flume Road and culvert repair budget: \$1.9 million

#### **Stormwater Management Failure Compounding Risks:**

- SCRD Board has identified inadequate stormwater management as a critical infrastructure concern
- Post-development stormwater systems designed for historical rainfall patterns failing under current climate conditions
- Poor stormwater management upstream concentrates flows into natural watercourses, exceeding their capacity and causing downstream erosion, culvert washouts, and emergency infrastructure failures



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- The 2021 atmospheric river infrastructure failures resulted from combined post-development stormwater inadequacy and post-logging watershed degradation overwhelming stream capacity
- Provincial housing mandates require increased development while stormwater infrastructure already failing under current loads—creating compound emergency management risks

### Landslides:

- December 2020 Chapman Creek:** Created "ongoing risk" to water supply for 10,000 properties, requiring Emergency Operations Centre activation
- November 2021 Burnett Creek:** 2,800 square meters of debris moved during atmospheric river; provincial report indicated logging "may have been the tipping point"

### Post-Logging Wildfire Risks:

- 2023 fires burned near Chapman Lake (primary drinking water source)
- 200+ slash piles near Egmont remain unmanaged fire hazards

**Post-Logging Windthrow Compounding Power Infrastructure Failures:** Clearcut logging increases windthrow (tree blow-down) by up to 216% at exposed edges (BC Ministry of Forests research), with most failures occurring in the first three years after cutting. Multi-year drought has weakened vegetation province-wide, making trees more susceptible. During 2024 windstorms, fallen trees caused extensive power outages and Highway 101 closures requiring full days to clear debris before restoration could begin.

### Fire Suppression Capacity Degraded:

- Fire Flow deficits reported in SCRD's 2025 Fire Flow Action Plan Emergency operations centers activated multiple times in single year

### Infrastructure System Stress:

- Single highway (Highway 101) repeatedly blocked by debris
- 98% food supply via ferries repeatedly cancelled during storm events
- Province-mandated housing growth compounding emergency management risk

### Climate Threshold Events Already Crossed





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**SCRD's 2024 Climate Action Plan states:** *"Seven (and almost eight) of the last 12 summers had less rain than worst-case scenarios predict for 2050. Threshold events may have already been crossed where non-linear changes are to be expected."*

**We're experiencing 2050 worst-case conditions now.**

### **2024 Event Clustering:**

- January: Atmospheric river (300mm rain, flood watches)
- October: Category 4 atmospheric river (4 BC deaths, \$110M insured damage)
- November 4: Windstorm (Emergency Operations Centre activated)
- November 19: Bomb cyclone (272,000 power outages, hurricane-force winds)
- December 14: Major windstorm (less than one month after bomb cyclone)

BC Hydro reported 2024 as having a "historic number of power outages" with three storms "among the top five largest in the past decade, resulting in about one million customer outages combined."

**Emergency Management Implications:** Multi-year repair timelines mean communities face new disasters before recovering from previous ones. Highway 101 repeatedly blocked, requiring full days to clear. 98% food supply via ferries repeatedly cancelled. Infrastructure designed for historical climate patterns failing under current conditions.

### **Unfunded Liability: Costs Exceed Revenue**

Provincial resource approvals create **unfunded liability for taxpayers** by externalizing environmental risk onto public infrastructure and emergency services. Repair costs often exceed timber revenue—a negative ROI. This contrasts with POLIS Project findings: **\$1 spent on watershed protection yields \$7-10 in disaster savings.**

Watershed protection provides double ROI: prevents disaster costs (fire, flood, landslides) while preserving economic value (tourism, property values, wild food sources, climate mitigation). Mycorrhizal fungal networks function as natural water banks and carbon stores. Logging releases stored CO<sub>2</sub> while permanently eliminating carbon sequestration capacity—destroying both disaster prevention and climate mitigation infrastructure.

### **Federal Regulatory Trigger**



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Roberts Creek supports the last wholly wild salmon run on the southern Sunshine Coast—genetically unique populations that cannot be replaced by hatchery fish. Water temperatures regularly exceed 18°C in August (the heat stress threshold for salmon mortality and ecosystem health). A community monitoring group is filing a Harmful Alteration, Disruption or Destruction of Fish Habitat (HADD) Request for Review with DFO, citing serious concerns about harm to this critical ecosystem.

### Cross-Portfolio Risk Assessment Required

Provincial resource approvals do not assess emergency management or climate readiness implications for downstream communities. This gap is compounded when housing mandates require growth in water-stressed areas with limited infrastructure capacity. Parksville's recent UBCM resolution warns against "overloading systems and encouraging growth in areas increasingly vulnerable to wildfires, floods, droughts." This describes the Sunshine Coast exactly: mandated housing growth during documented water stress (brown water, three consecutive Stage 4 droughts) while provincial decisions degrade aquifer recharge zones and the Sechelt Landfill rapidly approaches capacity (SCRD Solid Waste Report, October 2025)—creating compound infrastructure vulnerabilities when disaster debris management capacity is most needed.

Your ministry has both the mandate and authority to require integrated risk assessment when multiple provincial decisions create compounding emergency vulnerabilities.

### Request for Action

We respectfully request that your Ministry:

1. Conduct a formal cross-ministry emergency management risk assessment of provincial resource approvals in Sunshine Coast drinking water watersheds
2. Require Ministry of Forests documentation demonstrating how approvals account for emergency management implications and climate readiness in communities experiencing threshold conditions
3. Include watershed protection as critical infrastructure in provincial climate readiness metrics and emergency preparedness planning
4. Report findings to Cabinet on whether current processes adequately protect public safety in climate-vulnerable communities

We welcome the opportunity to brief your staff and can provide emergency cost documentation, climate threshold evidence, water quality failure data, and economic analysis.



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Your leadership in ensuring integrated risk assessment across government portfolios would be invaluable to protecting public safety and advancing climate readiness on the Sunshine Coast.

Respectfully,

Susan Davidson

President

Xwésam Roberts Creek Community Association

**Supported by:** Roberts Creek Official Community Plan Committee | Elphinstone Logging Focus | [Area E Community Association] | [Area F Community Association] | Sunshine Coast Farmers Institute | Roberts Creek Forest and Water Committee | Roberts Creek Streamkeepers Society

Representing governance, agricultural/food security, technical expertise, and environmental monitoring capacities across Electoral Areas E, F, and the broader Sunshine Coast Regional District.

**cc:** Premier David Eby | Hon. Randene Neill, Minister of Water, Land and Resource Stewardship | Hon. Ravi Parmar, Minister of Forests | SCRD Board of Directors

Jonathan Weintraub

(m) 571-258-9187

### More Information from Donna re AI Generated Letters

- Thousands of councillors in more than 500 municipalities have received these emails. KICLEI (Kicking International Council out of Local Environmental Initiatives) created a custom AI chatbot designed to express fears about United Nations control using moderate, civic language.
- KICLEI was founded in 2023 by Freedom Convoy activist Maggie Hope Braun to convince towns and cities to quite taking climate actions – target gullible community members who cut and paste the content into emails to councils and boards.
- Provincial avalanche of downloading continues – you may have seen articles on UBCM fighting back against proposed changes to Heritage Conservation Act, especially good piece by Vaughn Palmer in Vancouver Sun – Donna will send link in her upcoming newsletter.