



# PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, May 20, 2021

Held Electronically in Accordance with Ministerial Order M192  
and Transmitted via the SCR D Boardroom, 1975 Field Road, Sechelt, B.C.

## AGENDA

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**CALL TO ORDER**            9:30 a.m.

### AGENDA

1. Adoption of Agenda

### PRESENTATIONS AND DELEGATIONS

2. Ron Knight, spokesperson for 40 Hotel Lake area property owners and Lakeside Campground            ANNEX A  
Regarding Pender Harbour Living Heritage Society plan to develop Hotel Lake Park            pp 1 - 2

### REPORTS

3. Applying Online Accommodation Platform Funds – Plan for Housing Coordinator            *Verbal*  
General Manager, Planning and Community Development  
**Regional Planning Services (Voting – All)**
4. Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) -            ANNEX B  
Consideration of First and Second Readings            pp 3 - 12  
Senior Planner  
**Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)**
5. Frontage Waiver Application FRW00009 (13104 Oyster Bay Road)            ANNEX C  
Senior Planner            pp 13 - 15  
**Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)**
6. Development Variance Permit Application DVP00070 (980 Joe Road)            ANNEX D  
Planner            pp 16 - 22  
**Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)**
7. Development Variance Permit Application DVP00071 (3698 Beach Avenue)            ANNEX E  
Planner            pp 23 - 34  
**Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)**
8. Development Variance Permit Application DVP00072 (5432 Iska Road & 11329            ANNEX F  
Sunshine Coast Highway)            pp 35 - 45  
Planner  
**Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)**
9. ALC Application 60835 (SCR D ALR00013 - 437 Hough Road)            ANNEX G  
Planning and Development Division            pp 46 - 50  
**Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F)**

- |  |                                     |
|--|-------------------------------------|
| <p><b>10.</b> 2021 Ports Capital Plan Update<br/>General Manager, Planning and Community Development<br/><b>Ports Services (Voting – B, D, E, F)</b></p>                           | <p>ANNEX H<br/>pp 51 - 54</p>       |
| <p><b>11.</b> Sunshine Coast Community Solar Association Partnership Agreement<br/>Manager, Sustainable Development<br/><b>Regional Sustainability Services (Voting - All)</b></p> | <p><i>Report to<br/>Follow</i></p>  |
| <p><b>12.</b> Agricultural Advisory Committee Meeting Minutes of April 27, 2021<br/><b>Rural Planning Services (Voting – A, B, D, E, F)</b></p>                                    | <p>ANNEX I<br/>pp 55 - 56</p>       |
| <p><b>13.</b> Electoral Area A (Egmont/Pender Harbour) APC Minutes of April 28, 2021<br/><b>Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)</b></p>            | <p><i>Minutes to<br/>Follow</i></p> |
| <p><b>14.</b> Electoral Area B (Halfmoon Bay) APC Minutes of April 27, 2021<br/><b>Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F)</b></p>                     | <p>ANNEX J<br/>pp 57 - 59</p>       |
| <p><b>15.</b> Electoral Area D (Roberts Creek) APC Minutes of April 19, 2021<br/><b>Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)</b></p>                    | <p>ANNEX K<br/>pp 60 - 61</p>       |
| <p><b>16.</b> Electoral Area E (Elphinstone) APC Minutes of April 28, 2021<br/><b>Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F)</b></p>                      | <p>ANNEX L<br/>pp 62 - 64</p>       |
| <p><b>17.</b> Electoral Area F (West Howe Sound) APC Minutes of April 27, 2021<br/><b>Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F)</b></p>                  | <p>ANNEX M<br/>pp 65 - 68</p>       |

## COMMUNICATIONS

- |  |                               |
|--|-------------------------------|
| <p><b>18.</b> <u>Nitya Harris, Chair, Coexisting with Carnivores Alliance, and Lisa Trotter, Wild Wise Society dated April 8, 2021</u><br/>Regarding Request for Letter of Support - Moratorium on Recreational Wolf Hunting on Vancouver Island</p> | <p>ANNEX N<br/>pp 67 - 71</p> |
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## NEW BUSINESS

### IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (d) and (i) of the Community Charter – “the security of the property of the municipality” and “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.”

## ADJOURNMENT

Memo to: SCRD Planning and Community Development Committee members  
From: Ron Knight, spokesperson for 40 Hotel Lake area property owners + Lakeside Campground  
Date: May 7, 2021

**Re: The Pender Harbour Living Heritage Society (PHLHS) plan to develop Hotel Lake Park.**

The purpose of this letter, and my speaking to your committee, is to provide new information that was not included in the original PHLHS proposal. I hope it will result in your amending or terminating the MOU with PHLHS to reflect the recent changes they have made to their plans, and to ensure that any development of the waterfront area of Hotel Lake Park will be done in such a way as to protect water quality and the environmental health of the lake.

It was only in the past month that most Hotel lake residents became aware of the September 10<sup>th</sup>, 2020 MOU between the SCRD Board and PHLHS. Their plan for development of Hotel Lake Park, first discussed in 2014, has been the best-kept secret in Pender Harbour. In fact, until 2021, none of us even knew that Hotel Lake Park existed.

Although Hotel Lake residents respect the heritage work that PHLHS has done in our area, they are disappointed that the society saw no need over the past 6 years to inform community members or the Drinking Water Officer about their plans. However, to give them the benefit of the doubt, perhaps they were unaware that residents on the north side of Hotel Lake, as well as Hotel Lake Campground, do not get treated SCRD water from Garden Bay Lake, but instead have to use their own pumps to draw raw water.

**This situation causes residents on Hotel Lake 2 major concerns:**

1. As our Area A Director pointed out in a telephone conversation with me on April 26<sup>th</sup>, under the current PHLHS plan, there is no way to keep locals and tourists from using the dock during the daytime. Also, it will be impossible to prevent “party people” from congregating at night. As a result, there is every reason to believe that a new, unsupervised, and more conveniently located public recreation site on the lake will experience the same problems as the rope swing clearing on the north side of Hotel Lake (garbage thrown in the lake, fires from cigarette butts, feces and toilet paper left in the area, etc.).
2. The prevailing wind on every fine day of the year is from the south-west. It will push water, containing pollutants caused by increased public use of Hotel Lake Park, directly towards residents' water intake pipes (eg. suntan lotion, feces from infants paddling in the water, urine from night-time “party people”, and noxious chemicals from cigarette butts and other garbage). It has been suggested that such pollution would be insignificant compared to pollution already coming from Hotel Lake Campground which is beside the park. However, that campground has bathroom facilities, garbage disposal, constant supervision, and strict rules for guests using the waterfront. I have never heard a complaint about pollution coming from them.

I suspect that, other than PHLHS members, no one in Pender Harbour has expressed a need to develop Hotel Lake Park. Obviously, the greatest benefit from the project would be to the PHLHS boat-building programme. According to a PHLHS Director who I met at the site on May 6<sup>th</sup>, that programme involves one teacher, a single class each year in January, and about 6 students. The dock is needed to moor 2 or 3 boats so they don't have to be carried across Hotel Lake Road.

The Director also said that the current plan is for the dock and an above-ground walkway to be donated by a Garden Bay resident. I phoned that gentleman and was told that the “dock” is actually an old fish farm platform that PHLHS would have to purchase from another company. It is an octagonal metal grid and is about 5 metres wide, ie. larger than most other docks on the lake. The walkway, with railings on each side, is about 1.2 metres wide by 12 metres long and is being donated by PODS.

**Residents on Hotel Lake would like to offer 2 compromise solutions.**

Both would allow PHLHS to have a dock and yet protect Hotel Lake water quality.

**#1 – Install Fencing:** We believe that the risks to drinking water for 40 residents on Hotel Lake and tourists at Hotel Lake Campground far outweigh the benefits to a very tiny boat-building programme. However, we would not object to the proposed “dock” as long as the walkway was fenced and a locked gate was installed to discourage land access by anyone other than PHLHS members and their boat-building programme guests. Signage requesting respect for the lake as a drinking water source would also help.

I have been told that fencing off part of a public park is not something that SCRD has done in the past. However, in many parks I've visited, there has been fencing to keep people out of environmentally sensitive areas. No one is suggesting that public access to Hotel Lake Park be restricted; it is unsupervised use of the dock by “party people” that poses the greatest risk to water quality.

This kind of situation is not unique to the Sunshine Coast and similar problems involving boat clubs using waterfront space in public parks have been solved in the GVRD. For example, in North Vancouver District, the Deep Cove Yacht Club facilities are located on a narrow strip of leased waterfront land in Panorama Park and are for use by members only. Anyone is allowed to walk across the beach and waterfront path, but access to the club's dock is restricted by a fence and gate.

**#2 - Use Katherine Lake Park:** Our community will not benefit from a second waterfront park, (especially one that is unsupervised), being located on Hotel Lake which is one of the smallest, shallowest (11 metres deep), and most environmentally-sensitive lakes in Pender Harbour. Katherine Lake Park is only a 4 minute drive from Sarah Wray Hall. This well-developed lakeside recreation area has wonderful amenities, listed on the SCRD website as: “Picnic facilities, sandy swimming beach, small playground, fishing, non-motorized boating, 26 RV spots and 10 campsites, washroom facilities with showers, and an onsite caretaker”. If your committee sees value in letting Hotel Lake Park remain in its present undeveloped state, perhaps arrangements could be made at Katherine Lake Park to give PHLHS space to build a dock and storage shed. Then they would have a supervised area with bathrooms, beach, garbage disposal, and a large picnic shelter (classroom?) to work from. This may be the best solution to protect Hotel Lake's water quality.

Thank you for considering our concerns and potential solutions. Please intervene to help us protect the quality of the water we draw from Hotel Lake.

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

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**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Yuli Siao, Senior Planner

**SUBJECT:** Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) –  
Consideration of First and Second Readings

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### RECOMMENDATION

1. **THAT the report titled Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) – Consideration of First and Second Readings be received;**
  2. **AND THAT Zoning Amendment Bylaw No. 310.192, 2020 be forwarded to the Board for First and Second Readings;**
  3. **AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 310.192, 2020 be arranged;**
  4. **AND FURTHER THAT Director \_\_\_\_\_ be delegated as the Chair and Director \_\_\_\_\_ be delegated as the Alternate Chair for the Public Hearing**
- 

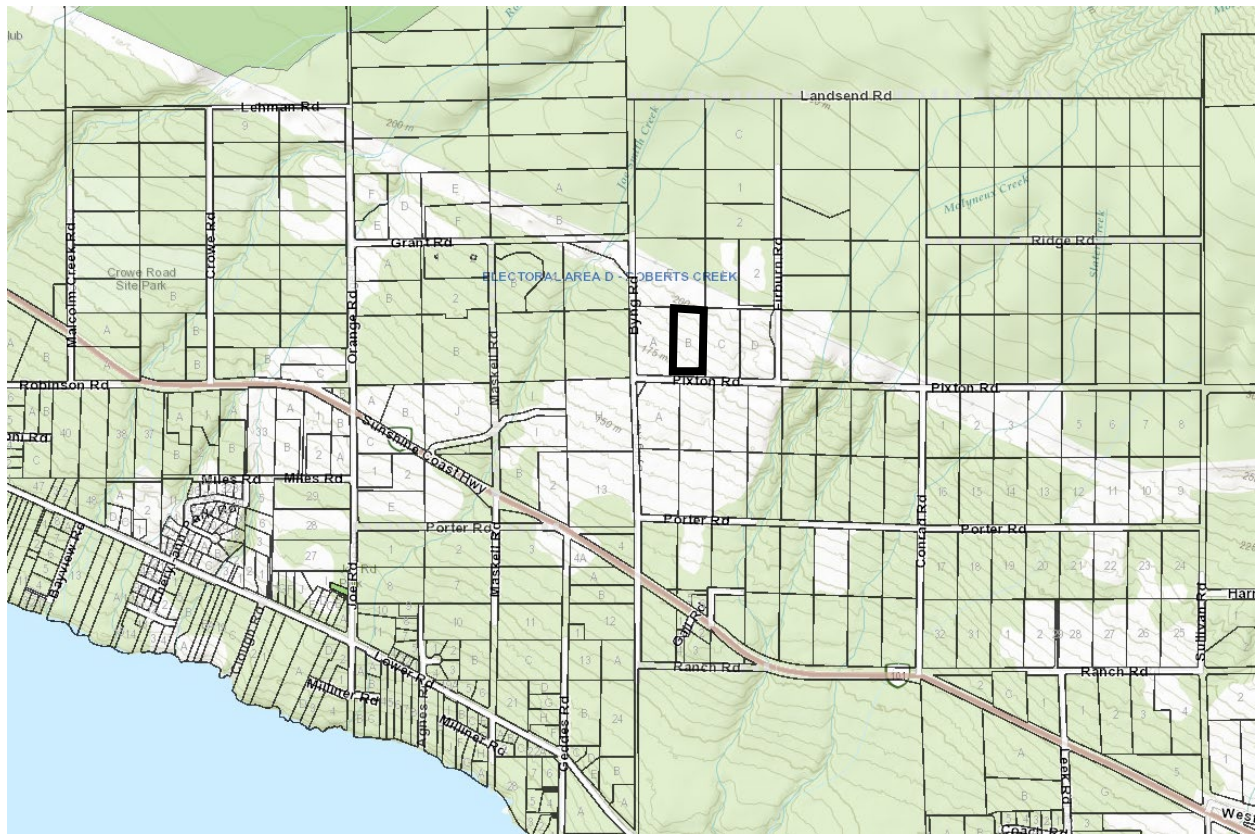
### BACKGROUND

SCRD has received an application to amend Zoning Bylaw No. 310 to permit a second dwelling at 2284 Pixton Road, Roberts Creek. An application summary, location map and development plan are provided below. The purpose of this report is to introduce the proposed bylaw for consideration of first and second readings preceding a public hearing to be arranged.

*Table 1 – Application Summary*

Owner / Applicant:	Aaron Morrissey
Civic Address:	2284 Pixton Road
Legal Description:	Lot B, District Lot 1621, Group 1 New Westminster District, Plan EPP34685
Electoral Area:	D – Roberts Creek
Parcel Area:	4.86 acre (19668 m <sup>2</sup> )
OCP Land Use:	Current – Country Residential
Land Use Zone:	Current - Country Residential Two (CR2)
Subdivision District:	Current - G (minimum parcel size 1.75 ha)
Applicant Proposal:	Site specific amendment of CR2 zone to allow a second dwelling

Figure 2 – Subject Property Location



### *Existing and Proposed Uses*

The property is a rectangular parcel fronting on Pixton Road and located about 600 m north of the Sunshine Coast Highway in Roberts Creek. It is surrounded mostly by rural and country residential parcels of similar size. According to the applicant, a single family dwelling and an auxiliary building with a studio space exist on the property. The applicant is proposing to construct a second dwelling – a 130 m<sup>2</sup> (1400 ft<sup>2</sup>) rancher, to be located on the southeast corner of the property.



Figure 2 – Proposed Development Plan



## DISCUSSION

### *Official Community Plan*

The parcel is within one of several areas designated as “Country Residential” in the Roberts Creek Official Community Plan (OCP). These areas are generally adjacent or in proximity to the Sunshine Coast Highway where land uses and forms of development that maintain the rural atmosphere of this visual corridor are encouraged. However, not all “Country Residential” designated lands are adjacent to the Highway. Section 17.15 of the OCP permits the consideration of conversion of “Rural” designated lands that are located north of but not immediately adjacent to the Sunshine Coast Highway to “Country Residential” uses, subject to provision of road access, rezoning the lands, reserving 20% of the parcels as forested land, and limiting the number of dwellings to one per parcel.

The subject parcel and several adjacent parcels of similar size were results of applying a similar approach to the above policies. They were created by subdivisions of decommissioned 3.5-hectare cut blocks of Private Managed Forest lands, which were rezoned to CR2 (Country

Residential Two) with a reduction in minimum lot size requirement to 1.75 ha. The subdivisions facilitated the upgrading of Pixton Road and Firburn Roads from forest service road to rural, user-maintained road standards. To compensate for the lot size reduction and maintain a generally consistent spatial density in this rural area, the CR2 zoning limits the number of dwellings to one per parcel.

OCP policies of Section 17.15 were adopted in 2012 to provide guidance for transitioning large former forestry parcels to smaller rural residential parcels where road infrastructure and municipal service were limited and development density need to be kept low (e.g. one dwelling per parcel). Nearly a decade has passed since adoption, and the social, demographic and economic conditions of the Sunshine Coast have changed.

As identified by the recently completed Sunshine Coast Housing Needs Assessment, there is a shortage for affordable housing across all segments of the housing spectrum including market ownership and rental housing.

Section 17.8 of the OCP generally supports opportunities for affordable housing and rental housing in the Country Residential designation through provision of auxiliary dwellings or full size second dwellings where permitted by zoning or otherwise through a zoning amendment application. The proposed second dwelling contributes to infill of housing stock and may provide such an affordable housing option without negative impact on infrastructure or environment.

#### *Zoning Bylaw No. 310*

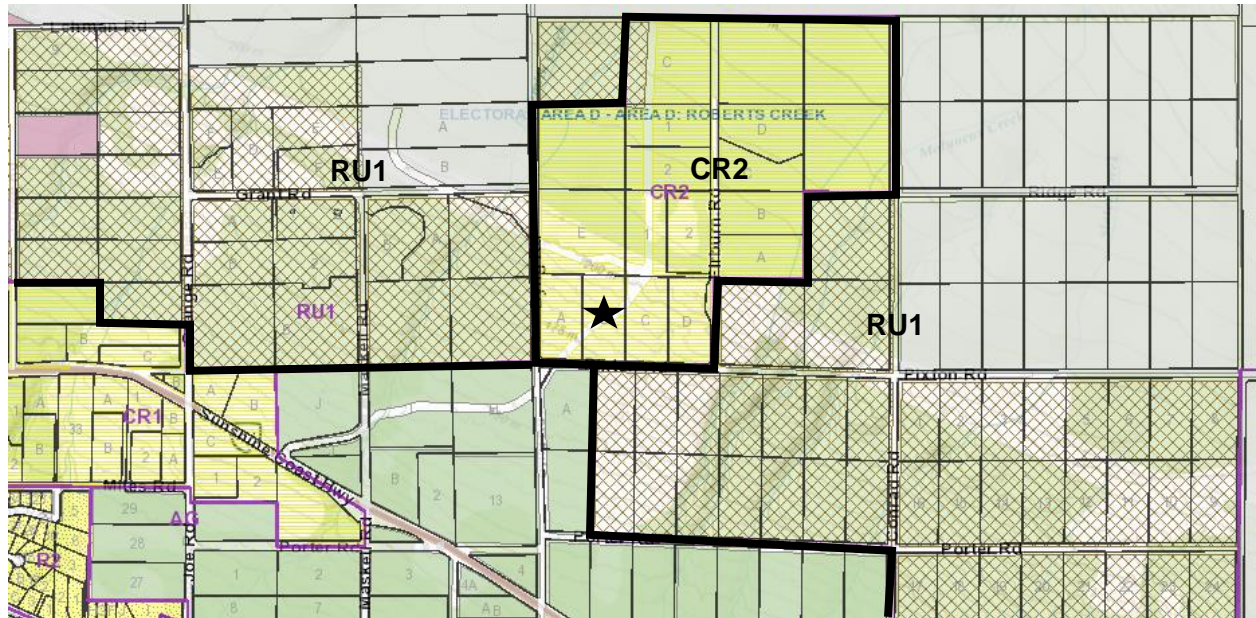
The subject parcel is zoned CR2 (Country Residential Two) which permits no more than one dwelling, therefore the proposal for a second dwelling requires a site specific zoning amendment for this parcel.

The proposed second dwelling will be a one-storey rancher with a footprint of 11m by 12m and a floor area about 1400 ft<sup>2</sup>. It will be positioned in an unwooded vacant portion of the parcel unencumbered by restrictive land use covenants and with ample setback (15m+) from parcel lines, adjacent buildings and any sensitive natural features. In order to meet the intent for residential use, bed and breakfast use will not be permitted in this dwelling. Proposed zoning requirements are prescribed in the amendment bylaw (Attachment A).

Being surrounded by RU1 zones on all sides, the parcels within the subject CR2 Zone have similar characteristics of the adjacent RU1 zoned parcels (Figure 3) in terms of lot size, land uses, environmental condition, on-site utilities, road network and proximity to the highway. The number of dwellings in the CR2 Zone is limited to one per parcel whereas two are permitted in the RU1 Zone. The applicant requests consideration of an exception to this limitation to align dwelling density with the RU1 Zone. Relevant factors such as infrastructure, utility, environment, community and SCRD policies should be taken into consideration.



Figure 3 – Zoning and OCP Designations



#### Development Considerations

The property is located within the fire protection area of the Roberts Creek Volunteer Fire Department which does not object to the proposed development. An on-site water storage facility could be considered to supplement the supply of water for fire-fighting purpose.

The property is within SCRD refuse collection service area. Services are available to the subject property and a proposed second dwelling.

The subject property is located outside of the SCRD Water Service Area. On-site water supply systems must be available to both the existing and proposed dwelling. The applicant indicates that a second well has been drilled on the property and it is functional and able to supply water to the proposed second dwelling. The applicant has provided a professional engineer's letter indicating that lands within the parcel are capable of providing for on-site septic systems for both dwellings meeting provincial health requirements.

#### Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Roberts Creek Advisory Planning Commission (APC) and Roberts Creek Official Community Plan Committee (RCOCPC) for comment. Comments received are as follows. The applicant indicates that the development will comply with all technical requirements of agencies.

Agency	Comment
MOTI	<p>The Ministry has no objection to the proposal with the following comments:</p> <ul style="list-style-type: none"> <li>• Access: A second driveway access will not be permitted from Pixton Road.</li> <li>• Drainage: No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems.</li> <li>• Setback: Applicant is advised that all structures are to be located at least 4.5 metres back from the road right-of-way.</li> <li>• Future road development: MOTI may consider maintaining the road network in this area if future development is initiated by private property owners and the roads are constructed to Ministry public road standards.</li> </ul>
VCH	A private well is recommended for each dwelling. All sewage disposal systems constructed on the parcel must be designed by a professional engineer authorized under the Sewage System Regulation.
APC	Recommends that the application not be approved.
RCOCPC	Recommends that the application be denied.
Skwxwú7mesh Nation	No comments received.

### *Preliminary Public Consultation Summary*

Preliminary public consultation was conducted by the applicant in coordination with SCRD staff. Ten residents have submitted comments opposing the proposal, and one expressed support. The following is a summary of key points of the comments and how they can be addressed.

- *There is concern about the poor condition and maintenance of the roads that provide access to this area and the potential impact of the additional dwelling on the roads.*

MOTI has no objection to the additional dwelling on the property if driveway access, drainage and setback requirements are met. According to MOTI, Pixton Road is a user-maintained road. Cost of maintenance is borne by adjacent property owners.

- *There is concern about the potential impact of the additional dwelling on the rural and natural environment, as well as view and privacy of properties in this area.*

With a footprint of 11m by 12m and a height less than 7m, the proposed rancher is a relatively small structure amidst large lots averaging 2 ha in this areas. It is located in a cleared open area of the parcel, free of any restrictive covenants to protect forested or environmentally sensitive lands. It is set back at least 15m from any parcel line. It is included

in the required 15% parcel coverage. Therefore it does not appear to have a negative impact on spatial separation, rural ambience, view or privacy in the surrounding areas.

- *There is concern about the potential impact of the additional dwelling on water supply and regional infrastructure in this area.*

The applicant indicates that the second well on the property is to be used for domestic purposes of the proposed rancher. Provincial water license is not required for domestic wells. SCRD has no concerns with respect to fire protection and refuse collection services for the property. SCRD does not provide water service to this area.

- *The proposed second dwelling is located within the designated 20% forested land of the parcel.*

Covenants have been registered on title of the property that designate 20% of the parcel as forested land and other areas for environmental protection. The proposed second dwelling is not located within any of these areas.

- *The proposal will set a precedent for suburban sprawl and possible future subdivisions of smaller lots in this area.*

Any future development proposal not meeting current zoning or OCP requirements will be required to undergo a zoning bylaw and/or OCP amendment application process, and evaluated on its own merit, condition and local context.

- *Affordable housing development should be located in lower parts of Roberts Creek.*

Purpose-built, higher-density affordable or special needs housing is generally more suitable for the village core area. The proposed second dwelling is not this type of housing, although it may provide an affordable housing option for the property owner.

- *A second dwelling will likely be used for short term rental accommodation.*

Bed and breakfast is permitted in dwellings in the CR2 Zone. However, the proposed bylaw will not permit such use in the second dwelling on this property.

#### *Timeline for Next Steps*

If the Board gives the bylaw first and second readings, a public hearing will be arranged. After the public hearing the Board can decide whether or not to proceed with third reading and adoption of the bylaw.

#### **STRATEGIC PLAN AND RELATED POLICIES**

The zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

#### **CONCLUSION**

Based on analysis in this report, the proposed second dwelling on the subject property is technically feasible and does not appear to have a negative impact on infrastructure,

**Staff Report to Planning and Community Development Committee - May 20, 2021**  
**Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) – Consideration of First and Second Readings**  
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transportation, environment or rural ambience of the area. The proposed change to the zoning bylaw could support the creation of an affordable housing option for the property owner and facilitate a site-specific, limited and incremental land use change in this area. This report also recognizes and addresses preliminary public perception of and concerns on the proposal.

Staff recommend that the bylaw receive first and second readings and a public hearing be held to gather further community input.

**ATTACHMENTS**

Attachment A - Zoning Amendment Bylaw No. 310.192, 2020

Reviewed by:			
Manager	X – D. Pady	CFO/Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Solid Waste	

## ATTACHMENT A

### SUNSHINE COAST REGIONAL DISTRICT BYLAW NO. 310.192

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

#### PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020*.

#### PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Insert the following section immediately following Section 1000A.6:

##### **Site Specific Uses**

1000A.7 Notwithstanding Section 1000A.3 and Section 1000A.4, on Lot B, District Lot 1621, Group 1 New Westminster District, Plan EPP34685, two single family dwellings are permitted, one of which shall be subject to all of the following provisions:

- (1) maximum gross floor area: 130 square metres
- (2) maximum building height: 7 metres
- (3) minimum setback from the east side parcel line: 15 metres
- (4) minimum setback from the front parcel line: 15 metres
- (5) minimum setback from the rear parcel line: 170 metres
- (6) minimum setback from the west side parcel line: 70 metres
- (7) Bed and breakfast is not be permitted

#### PART C – ADOPTION

READ A FIRST TIME this #### DAY OF MONTH , YEAR

READ A SECOND TIME this #### DAY OF MONTH , YEAR

PUBLIC HEARING HELD PURSUANT TO THE  
LOCAL GOVERNMENT ACT this #### DAY OF MONTH , YEAR



**Staff Report to Planning and Community Development Committee - May 20, 2021**  
**Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) – Consideration of First**  
**and Second Readings** **Page 10 of 10**

READ A THIRD TIME this                      #####    DAY OF MONTH ,    YEAR

APPROVED PURSUANT TO SECTION 52 OF  
THE *TRANSPORTATION ACT* this       ####   DAY OF MONTH,       YEAR

**ADOPTED** this                      #### DAY OF MONTH ,        YEAR

Corporate Officer

Chair

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

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**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Yuli Siao, Senior Planner

**SUBJECT:** Frontage Waiver Application FRW00009 (13104 Oyster Bay Road)

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### RECOMMENDATIONS

**THAT the report titled Frontage Waiver Application FRW00009 (13104 Oyster Bay Road) be received;**

**AND THAT the required 10% perimeter road frontage for Lot A and Lot B be waived in order to facilitate a proposed subdivision of Block 5, DL4284, Plan 7456.**

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### BACKGROUND

The SCRD has received a Frontage Waiver Application in relation to a 2-lot subdivision of a parcel located at 13104 Oyster Bay Road in the Egmont / Pender Harbour Electoral Area (Attachment A – Subdivision Plan).

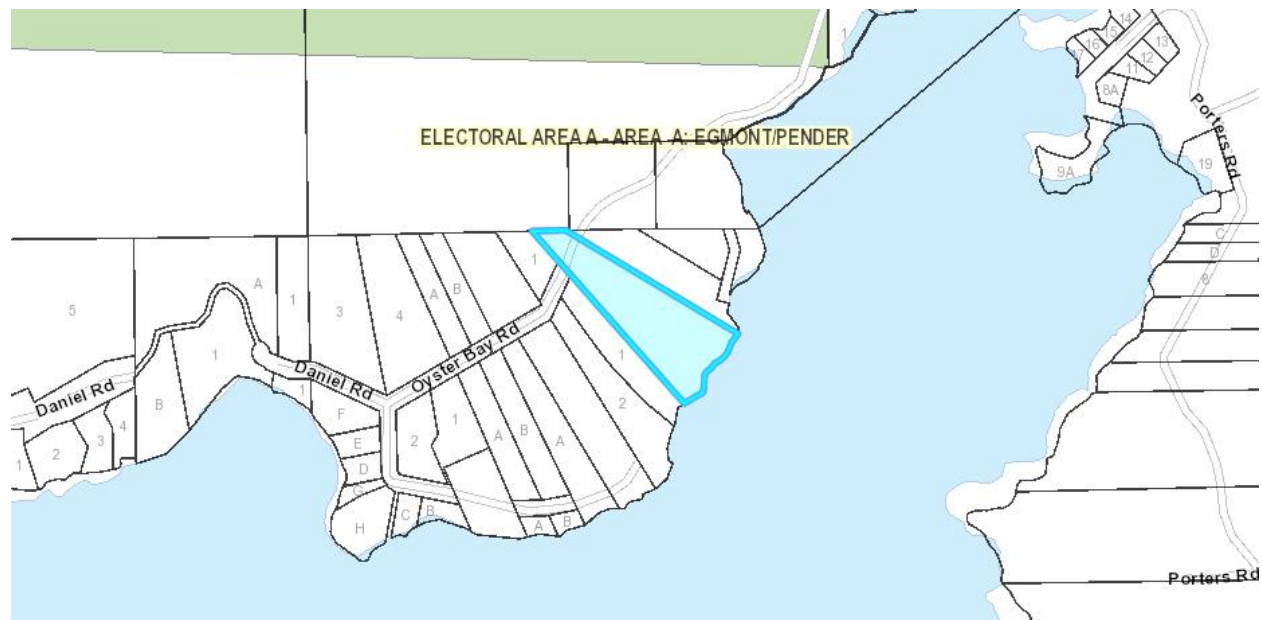
Section 512 of the *Local Government Act* requires that all new parcels created by subdivision provide a public road frontage equivalent to at least 10% of their perimeter unless a local government waives the requirement. Both lots of the proposed subdivision do not meet the 10% perimeter road frontage requirement and therefore the applicant is requesting the SCRD Board to consider waiving the road frontage requirement in order to permit the proposed subdivision.

The purpose of this report is to provide information on the application and obtain direction from the Planning and Community Development Committee.

*Table 1 - Application Summary*

Owner / Applicant:	Vlad Tachev
Civic Address:	13104 Oyster Bay Road
Legal Description:	Block 5, DL4284, Plan 7456
Electoral Area:	A – Egmont / Pender Harbour
Parcel Area:	4 acres
OCP Land Use:	Rural Residential A
Land Use Zone:	RU1 (Rural One)
Subdivision District:	B (minimum lot size 1000 m <sup>2</sup> )
Application Intent:	To waive the requirement for 10% frontage along Oyster Bay Road for the proposed Lot A and Lot B

Figure 1 - Location of subject subdivision



## DISCUSSION

The intent of the subdivision is to create two parcels from the current parent parcel. The frontage of the parent parcel is already less than 10% of the perimeter of the lot. In order to have a driveway access to Oyster Bay Road, each new parcel will need to have a frontage on Oyster Bay Road that is less than 10% of the perimeter of the lot, therefore a frontage waiver is required.

The Ministry of Transportation and Infrastructure has no concerns with the lot layout and has issued preliminary layout approval for the proposed subdivision.

The proposed subdivision conforms to zoning regulations and issuance of the frontage waiver will enable the subdivision to receive final approval.

Based on the above, staff consider the subdivision design appropriate, and recommend approval of the frontage waiver.

## ATTACHMENTS

Attachment A – Proposed Subdivision Plan

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

**PROPOSED SUBDIVISION PLAN OF LOT 5 DISTRICT LOT 4284 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 7456.**

**PLAN EPP109848**

10 0 10 20 30 40  
SCALE - 1:600 (METRES)

THE INTENDED PLOT SIZE OF THIS PLAN IS 580mm  
IN WIDTH BY 914mm IN HEIGHT TO 1:500 WHEN  
PLOTTED AT A SCALE OF 1:600.

BCCS MAP SHEET 92F.070

GARDEN BAY MARINE PARK

B  
DL 3990

DL 6896

PART PROPOSED LOT A  
777.7m<sup>2</sup>

PROPOSED NO BUILD COVENANT  
777.7 m<sup>2</sup>

PROPOSED ROAD  
REC-30M<sup>2</sup>

PROPOSED HEALTH COVENANTS

PROPOSED NO BUILD COVENANT  
0.184 HA

PROPOSED WATER EASEMENT  
97.3m<sup>2</sup>

PROPOSED HYDRO SRW

COVENANT  
BCP44143

COVENANT  
BCP44144

PROPOSED LOT B  
0.718 HA

PART PROPOSED LOT A  
0.737 HA  
TOTAL: 0.815HA

NATURAL BOUNDARY FROM PLAN FILE

PRESIDENT NATURAL BOUNDARY

HIGHWAY (POSTER ONLY)

PROPOSED ARCHAEOLOGICAL COVENANT  
247.4m<sup>2</sup>

LEGEND

THIS PLAN LIES WITHIN THE JURISDICTION OF THE PROVINCIAL OFFICE FOR THE MINISTRY OF TRANSPORTATION & INFRASTRUCTURE.  
MOI FILE NUMBER 2018-01481

THIS PLAN LIES WITHIN THE SHARON COAST REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 20TH DAY OF JULY, 2021.  
SEANAS POPE, BCLS S23

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY DERIVED ARE BASED FROM DATA FREQUENCY RISK ASSESSED BY THE DISTRICT OF SHARON COAST.

■ DENOTES A STANDARD IRON POST FOUND  
○ DENOTES A STANDARD IRON POST SET  
□ DENOTES A LEAD PLUG SET  
△ DENOTES A THERMAL HUB SET  
✱ DENOTES METING POINT

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. IT COMPRISES ALSO DISTANCE, MEASURED GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTED FACTOR OF A BAROMETRIC. THE AVERAGE CORRECTED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 30.44 METRES.

REVISED APRIL 21, 2021  
DATE: MARCH 17, 2021

STEWART LAND SURVEYING INC.  
SEANAS POPE, BCLS  
800 611 0000 (TOLL FREE)  
SUITE 101, 1010 YOUNG ST.  
VICTORIA, BC V8N 5A6  
TEL: 250.688.2231

20142-513

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

---

**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Nick Copes - Planner 1

**SUBJECT:** Development Variance Permit DVP00070 (980 Joe Road)

---

### RECOMMENDATION

**THAT** the report titled Development Variance Permit DVP00070 (980 Joe Road) be received;

**AND THAT** Development Variance Permit DVP00070 to vary Zoning Bylaw No. 310 Section 1000.5(1) to reduce the required rear parcel line setback for a structure, from 5 m to 1.178 m to permit the construction of an extension to the existing house located at 980 Joe Road be issued subject to:

- Comments from Skwxwú7mesh Nation be addressed by the property owner if received within the 60-day referral period.
- 

### BACKGROUND

The SCRD received a Development Variance Permit application (DVP00070) to reduce the rear parcel line setback for a structure from 5m to 1.173m for the purpose of a 345-m<sup>2</sup> master bedroom addition to the existing house located at 980 Joe Road in Electoral Area D. The proposed development plans are included in Attachment A. Table 1 below provides a summary of the application.

The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision.

*Table 1: Application Summary*

<b>Owner/Applicant:</b>	Blake Gray
<b>Legal Description:</b>	LOT 1 BLOCK 4 DISTRICT LOT 1622 GROUP 1 NEW WESTMINSTER DISTRICTPLAN EPP76824
<b>PID:</b>	030-572-185
<b>Electoral Area:</b>	Area D
<b>Civic Address:</b>	980 Joe Road
<b>Zoning:</b>	CR1 (Country Residential One)
<b>OCP Land Use:</b>	Country Residential
<b>Proposed Use:</b>	Addition to existing house



Site plan for Eastern Side Existing Dwelling. The plan shows the existing dwelling structure with dimensions 10.16, 5.090, and 4.57. A proposed addition is shown with dimensions 7.01 and 2.457. The foundation is marked with a dimension of 8.952. A deck is also indicated. The property line is marked as 86.286. The plan is labeled PLAN EPP76824.

*Figure 3 – Site Photo*

The property is bordered by Country Residential 1 properties to the south, east and north and Joe Road to the west. There are existing auxiliary buildings and a house on the property, for which an addition is proposed.

## **DISCUSSION**

### *Analysis*

#### Zoning Bylaw No. 310

Section 1000.5 of the zoning bylaw states that:

*“No structure may be located within:*

- (1) 5 metres of the front or rear parcel line;*
- (2) 1.5 metres of a side parcel line; or*
- (3) 4.5 metres of an exterior side parcel line.”*

The applicant's proposed addition does not meet the required 5m rear parcel line setback.

#### Applicant's Rationale

The applicant notes that the requested variance is the only feasible way to achieve his project and will not impact the neighbouring property due to the wooded area adjacent to the applicant's property and the location of the neighbour's house being at the opposite end of their property. The addition will not be in anyone's line of sight. The applicant notes the neighbour has expressed support to him for the variance. The proposed location of the addition is required due

to the existing roof line and existing deck with built-in hot tub located on the south side of the house. The proposal will not have any impact on the natural environment as there are no trees in the proposed addition area.

### *Consultation*

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	Building permit required. Proposed window on east face of addition may not be permitted.
Skwxwú7mesh Nation	Referred on April 23, 2021. No response received to date.
Neighbouring Property Owners/Occupiers	Notifications were distributed on May 7, 2021 to owners and occupiers of properties within a 100m radius of the subject property.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Those who consider their interests affected may attend the Planning and Community Development Committee meeting and speak at the call of the Chair.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

### Staff Comments

The proposed addition would not have any negative impacts in the proposed location. The addition would not create any significant visual or environmental disturbance based on site characteristics and distance to neighbours.

### *Options / Staff Recommendation*

Possible options to consider:

#### **Option 1: Issue the permit**

This would permit the proposed residential development on the property to proceed.

Planning staff recommend this option.

#### **Option 2: Refer the application to the Area D APC for recommendation**

The APC would discuss the proposed variance and provide a recommendation to the PCDC. Further notification is not required with this option.

#### **Option 3: Deny the permit**

The zoning bylaw regulation would continue to apply and the applicant would have to consider other development options for the property. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

## STRATEGIC PLAN AND RELATED POLICIES

N/A

## CONCLUSION

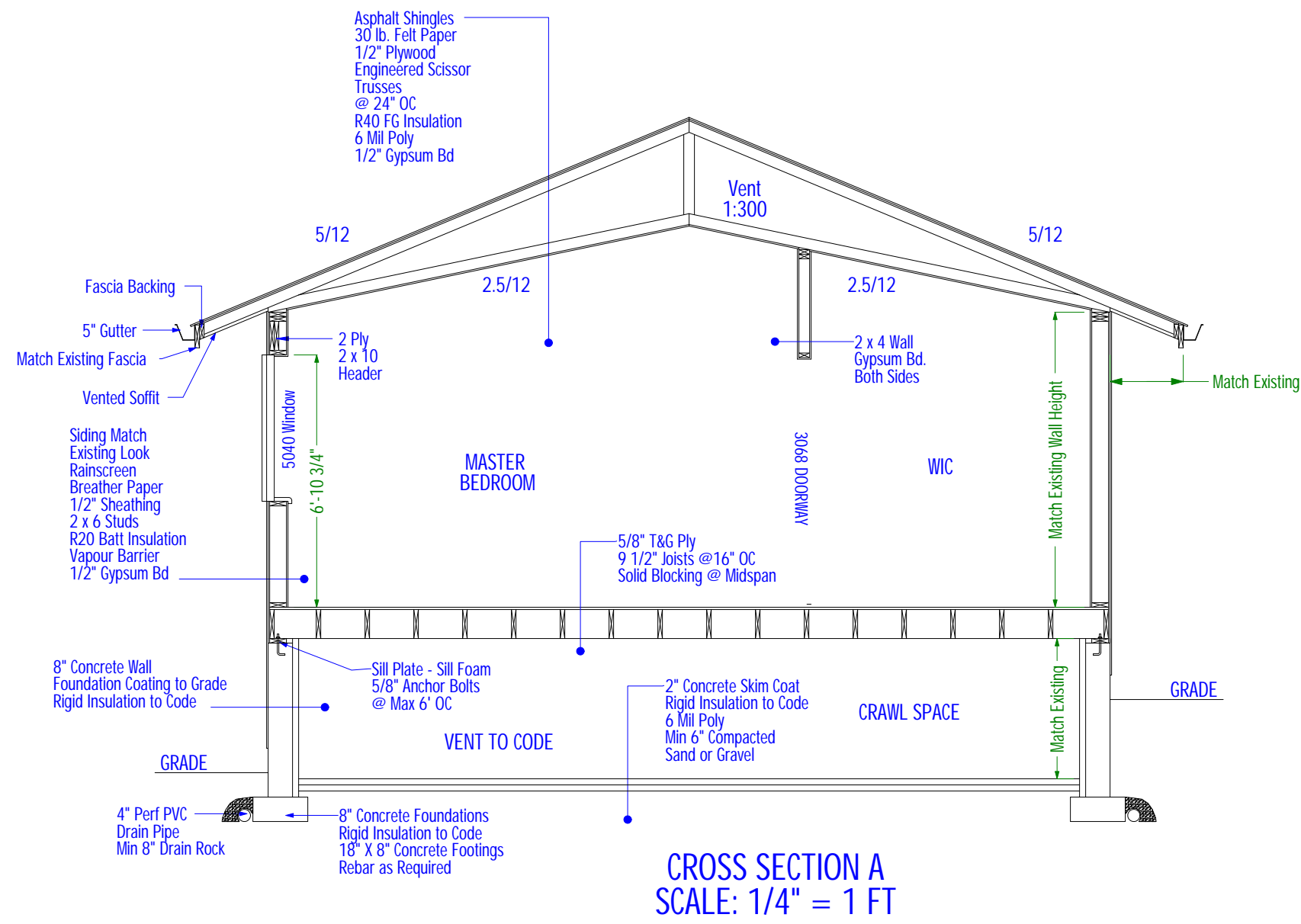
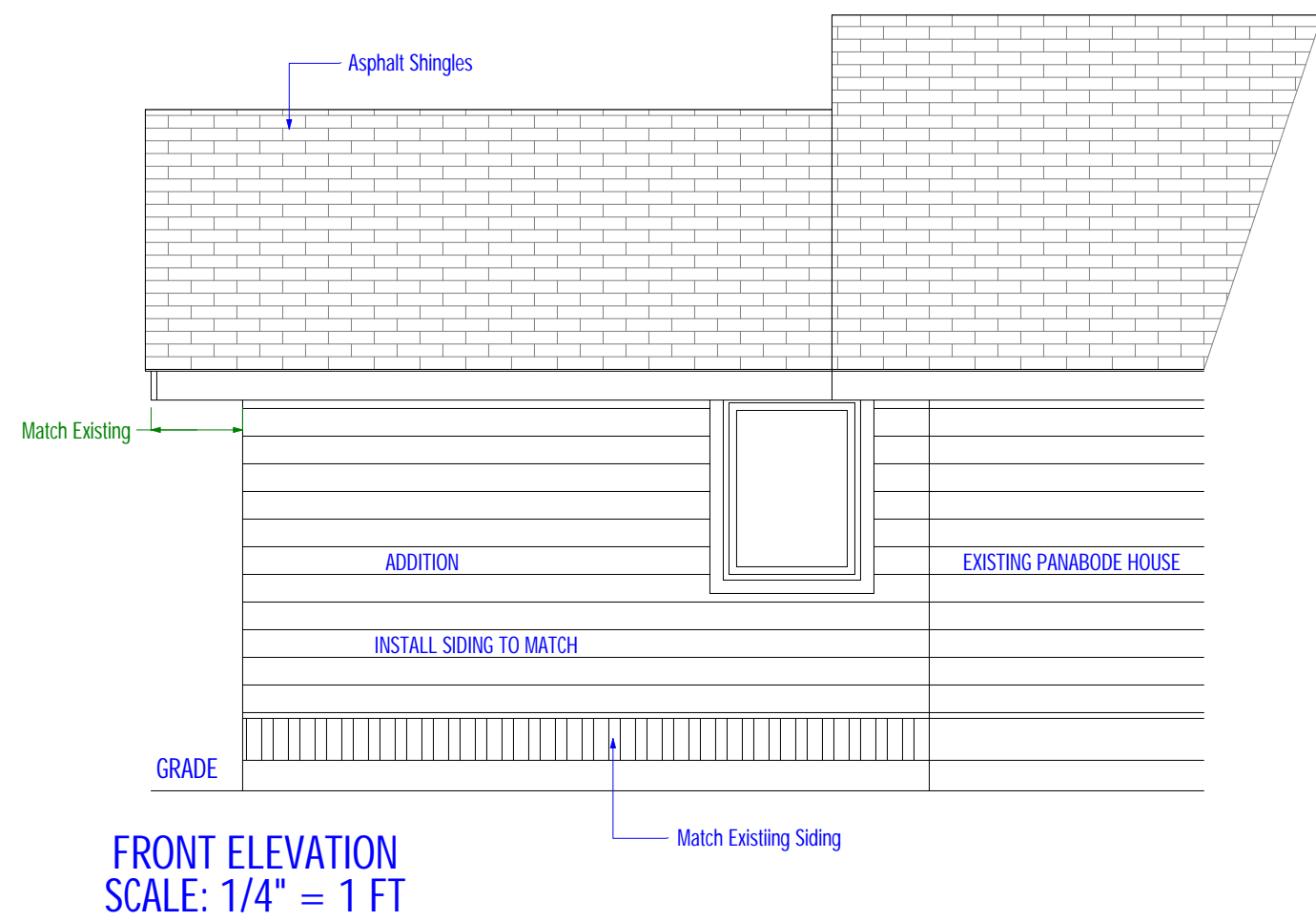
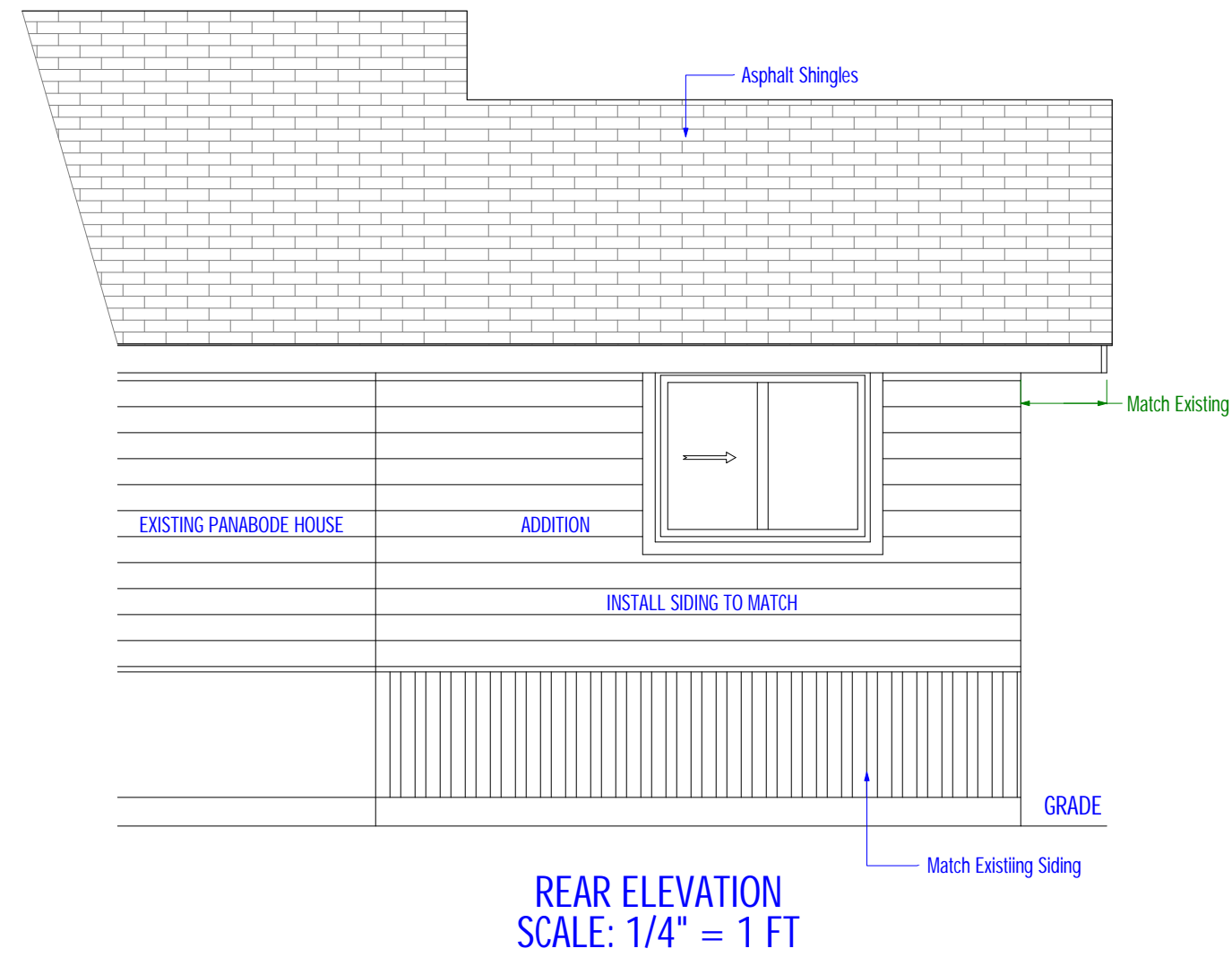
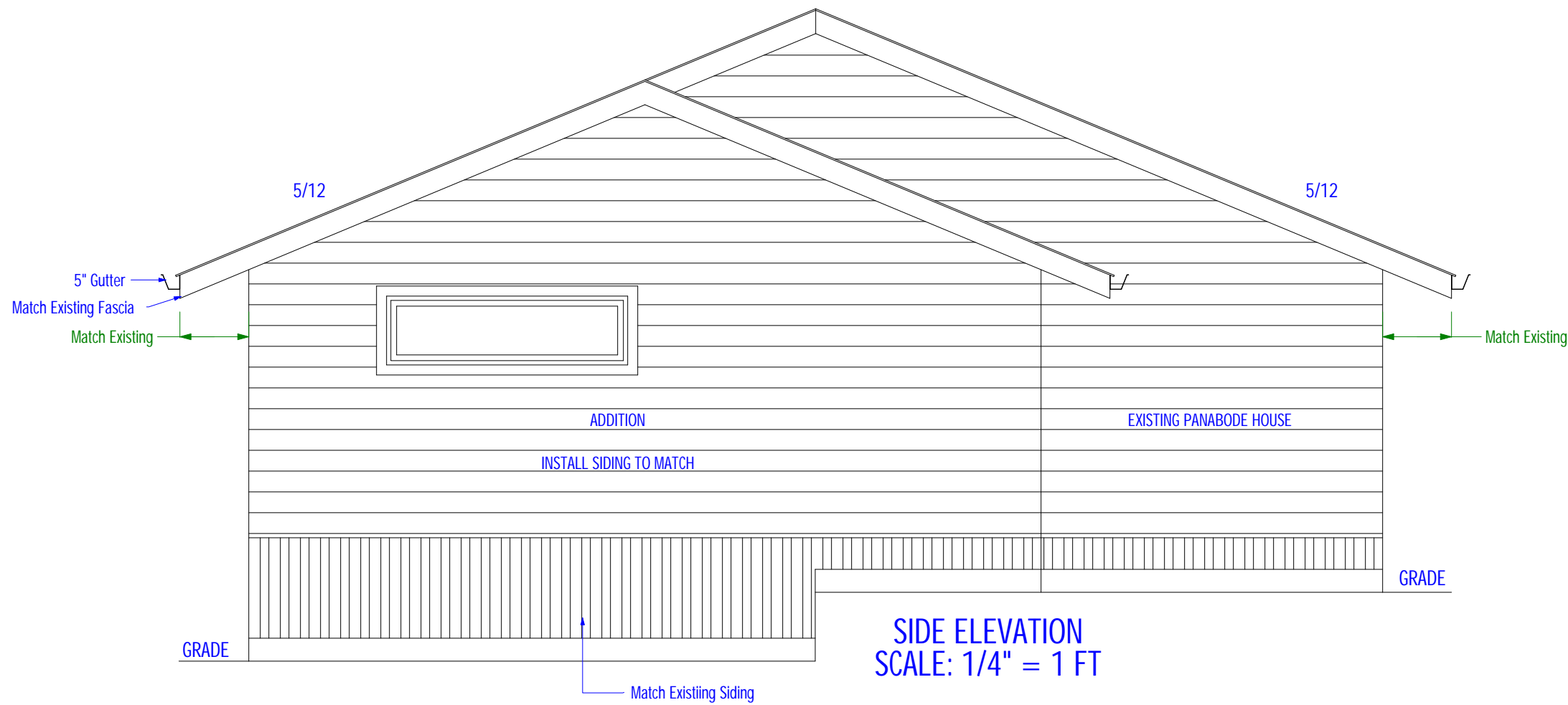
The proposed development variance permit would facilitate an addition to the existing house on the property. The applicant notes that the proposed location is the only suitable one for the extension. Staff do not foresee any negative impacts as a result of the requested variance.

Staff recommend issuing the development variance permit.

## ATTACHMENTS

Attachment A – Proposed development plans

Reviewed by:			
Manager	X - D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	



BUILDER TO VERIFY ALL INFORMATION  
PRIOR TO PROCEEDING WITH CONSTRUCTION  
OR ORDERING OF ANY MATERIALS

PAGE 1  
ADDITION

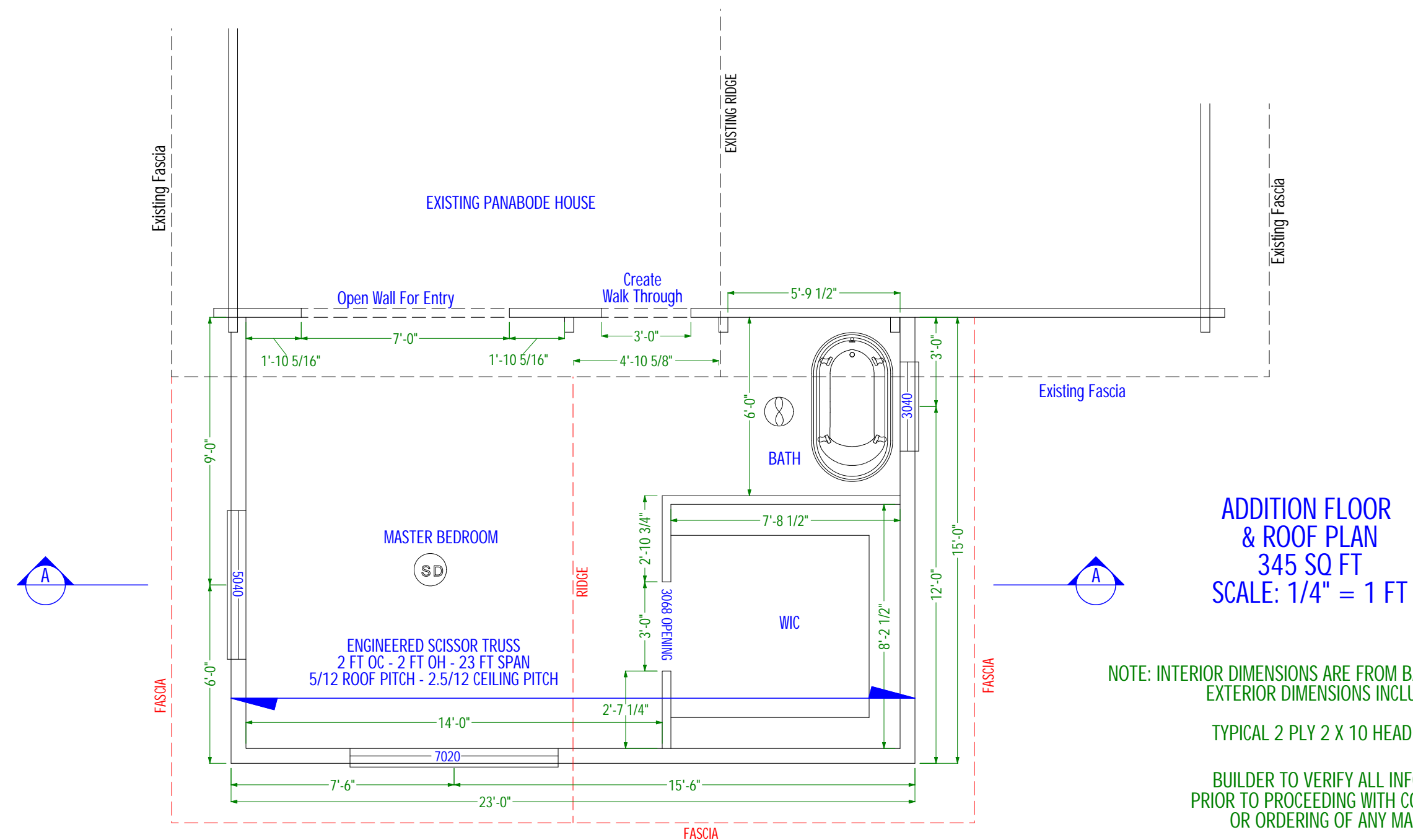
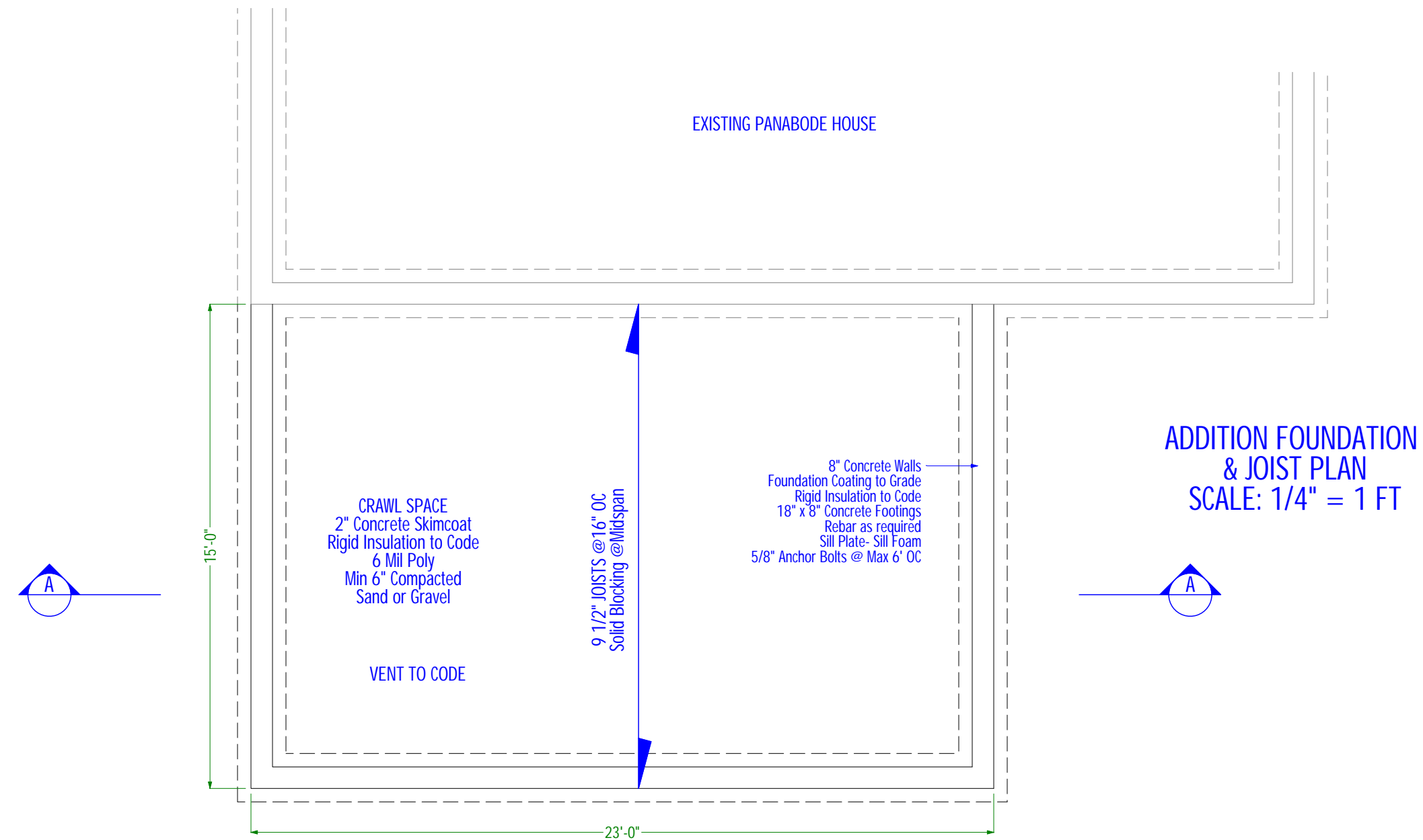
Date  
Drawn  
DEC  
2020

Builder/ Owner Information  
Customer Name/s:  
Blake & Jonni Gray  
Lot Address:  
980 Joe Road  
Roberts Creek

Bruce & Shirley Giesbrecht  
www.oceanviewdrafting.com  
email: bruce@oceanviewdrafting.com  
#306 - 5710 Teredo St., Sechelt  
604-885-5686







NOTE: INTERIOR DIMENSIONS ARE FROM BARE STUD TO BARE STUD  
EXTERIOR DIMENSIONS INCLUDE 1/2" PLYWOOD

TYPICAL 2 PLY 2 X 10 HEADERS U.N.O.

BUILDER TO VERIFY ALL INFORMATION  
PRIOR TO PROCEEDING WITH CONSTRUCTION  
OR ORDERING OF ANY MATERIALS

PAGE 2

ADDITION

Date  
Drawn

DEC  
2020

Builder/ Owner Information

Customer Name/s:  
Blake & Jonni Gray  
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980 Joe Road  
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Bruce & Shirley Giesbrecht  
www.oceanviewdrafting.com  
email: bruce@oceanviewdrafting.com  
#306 - 5710 Teredo St, Sechelt  
604-885-5686



## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

---

**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Nick Copes - Planner 1

**SUBJECT:** Development Variance Permit DVP00071 (3698 Beach Avenue)

---

### RECOMMENDATION

**THAT** the report titled Development Variance Permit DVP00071 (3698 Beach Avenue) be received;

**AND THAT** Development Variance Permit DVP00070 to vary Zoning Bylaw No. 310, Table 1 (ii) to increase the maximum permitted combined gross floor area of auxiliary buildings from 100m<sup>2</sup> to 231.75m<sup>2</sup>, to allow for the construction of a new two-storey auxiliary building containing a garage and gym, located at 3698 Beach Avenue be issued subject to:

- A demolition permit being issued prior to final approval of the new building.
  - Comments from shíshálh Nation be addressed by the property owner if received within the 60-day referral period.
- 

### BACKGROUND

The SCRD received a Development Variance Permit application (DVP00071) to increase the maximum permitted combined gross floor area of auxiliary buildings from 100m<sup>2</sup> to 231.75m<sup>2</sup>, to allow for the construction of a new two-storey auxiliary building containing a garage and gym, located at 3698 Beach Avenue in Electoral Area D. The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision. The proposed development plans are included in Attachment A.

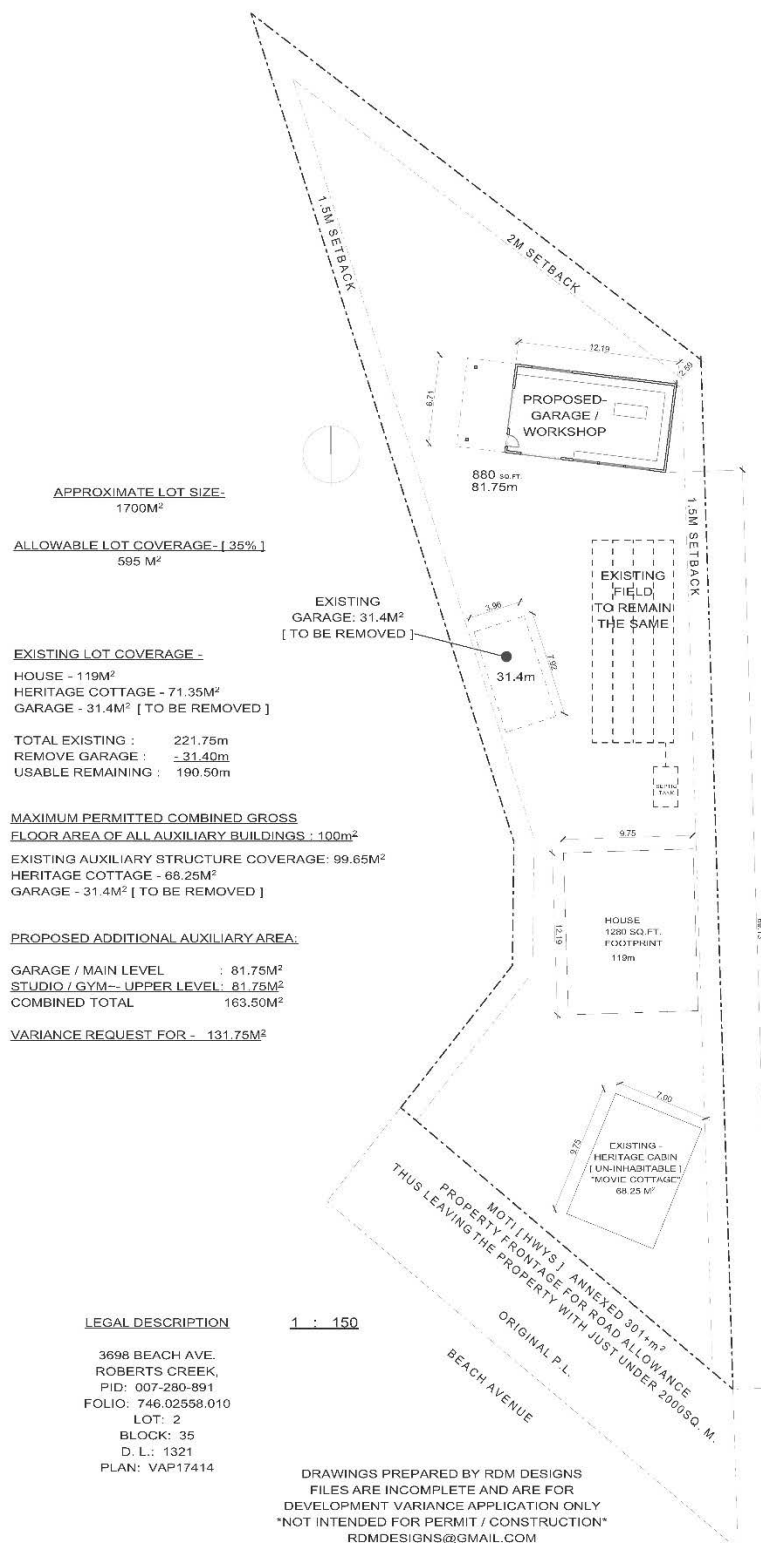
*Table 1: Application Summary*

<b>Owner/Applicant:</b>	Matt Elliott
<b>Legal Description:</b>	LOT 2 OF LOT 35 DISTRICT LOT 1321 PLAN 17414
<b>PID:</b>	007-280-891
<b>Electoral Area:</b>	Area D
<b>Civic Address:</b>	3698 Beach Avenue
<b>Zoning:</b>	R1 (Residential One)
<b>OCP Land Use:</b>	Residential A
<b>Proposed Use:</b>	New Auxiliary Building

Figure 1 - Location Map



Figure 2 – Site Plan



*Figure 3 – Site Photos*



*Existing Heritage Cabin*



*Existing Garage (to be removed)*





*Proposed building site*

The property is bordered by residential one properties to the west, east and north and Beach Avenue to the south. There are existing auxiliary buildings and a house on the property; a new auxiliary building is proposed.

## **DISCUSSION**

### *Analysis*

#### Zoning Bylaw No. 310

Table 1 (ii) of the zoning bylaw notes that the maximum permitted gross floor area for auxiliary buildings on a property between 1500m<sup>2</sup> and 3500m<sup>2</sup> is 100m<sup>2</sup>. The applicant's proposed new building would exceed this allowance.

The site currently contains two auxiliary buildings, a heritage cabin and a garage, with a combined floor area of 99.65m<sup>2</sup>. The applicant is proposing to construct a 163.50m<sup>2</sup> auxiliary building and to remove the existing 31.4m<sup>2</sup> garage, bringing the new total combined floor area to 231.75m<sup>2</sup>. Staff are recommending that a demolition permit be issued for the existing garage prior to final approval of the new building, as the applicant has stated the need for storage in the existing garage until completion of the new one.

It is worth noting the existing cottage does not meet the required front yard setback due to a road dedication taken by the Ministry of Transportation and Infrastructure and it is thus grandfathered. The applicant does not know the current setback.

#### Applicant's Rationale

The applicant has noted the need for additional storage on the property and additional space to conduct hobbies. The building location is in a private area which would not be visible to neighbours. A new building is more practical than an addition to the existing house, due to the location of the septic field and because a garage addition would reduce light entering the house.

The proposed location is private and safe, being outside of the Coastal Flooding development permit area. This location works well in regards to the septic field, natural light and site conditions, considering the shape of the lot.

### *Consultation*

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns. Building permit required.
shíshálh Nation	Referred on April 29, 2021. No response received to date.
Neighbouring Property Owners/Occupiers	Notifications were distributed on May 7, 2021 to owners and occupiers of properties within a 50m radius of the subject property. One comment was received.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. One comment relating to tree removal and privacy based on the proposed location was received siting concerns over the removal of trees and loss of greenspace. The proposed setbacks are in conformance with the zoning bylaw. Those who consider their interests affected may attend the Planning and Community Development Committee meeting and speak at the call of the Chair.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

### Staff Comments

While the applicant is requesting a large variance to the auxiliary building area, the parcel coverage would conform to the zoning bylaw. The proposed location is private and does not have a visual impact to the neighbours. The proposal appears to be the best solution based on lot characteristics.

### *Options / Staff Recommendation*

Possible options to consider:

#### **Option 1: Issue the permit**

This would permit the proposed residential development on the property to proceed.

Planning staff recommend this option.

#### **Option 2: Refer the application to the Area D APC for recommendation**

The APC would discuss the proposed variance and provide a recommendation to the PCDC. Further notification is not required with this option.

**Option 3: Deny the permit**

The zoning bylaw regulation would continue to apply, and no new development would be permitted on the property without a variance. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

**STRATEGIC PLAN AND RELATED POLICIES**

N/A

**CONCLUSION**

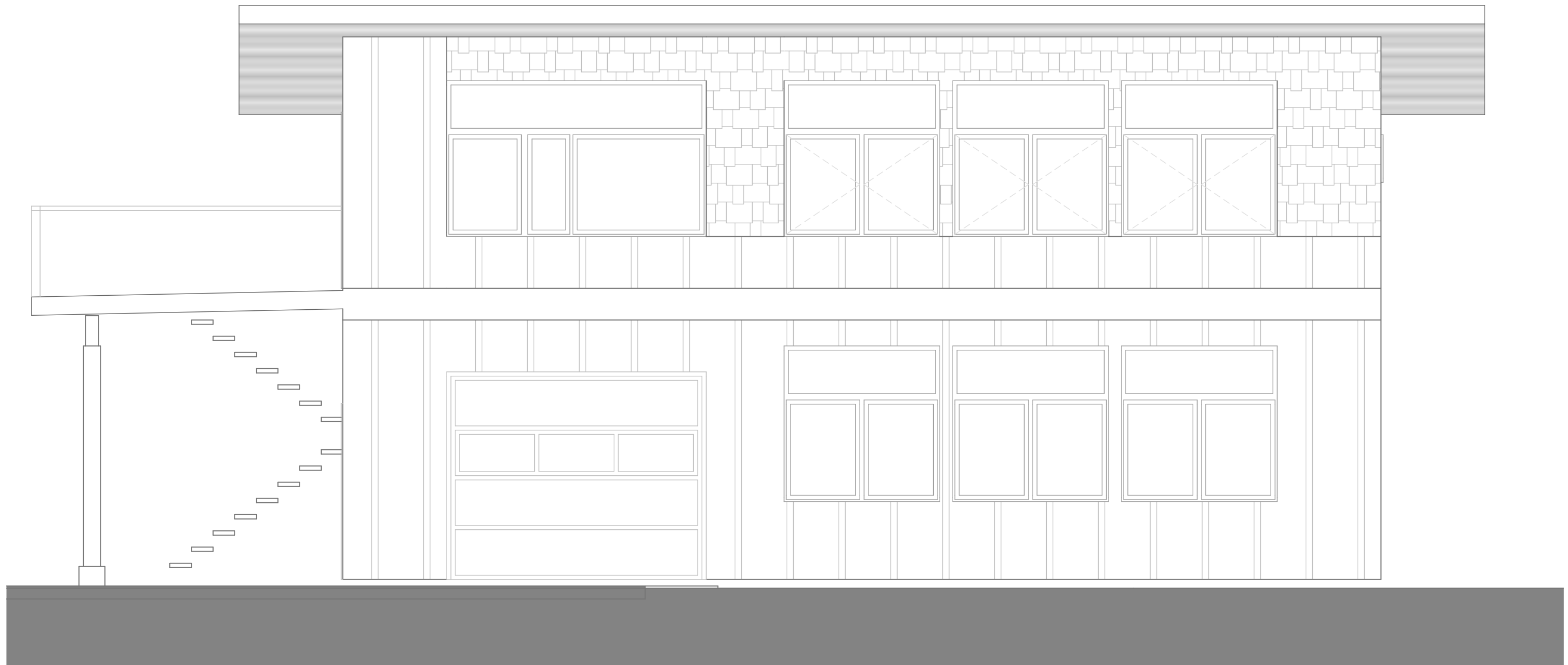
The proposed development variance permit would facilitate the construction of a new auxiliary building. The applicant notes that the proposal is the best solution for their needs and staff do not foresee any negative impacts as a result of the requested variance.

Staff recommend issuing the development variance permit.

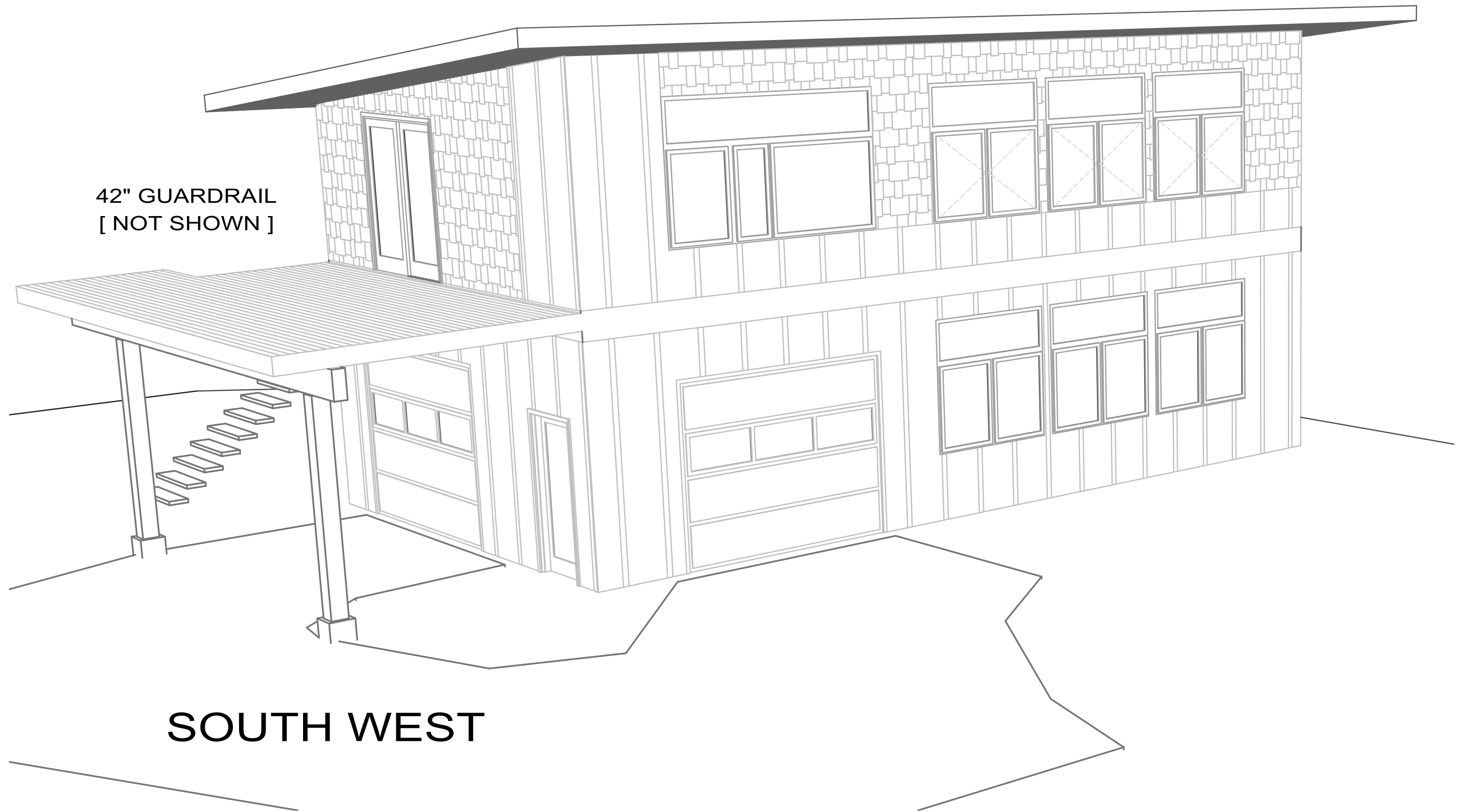
**ATTACHMENTS**

Attachment A – Proposed development plans

Reviewed by:			
Manager	X - D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

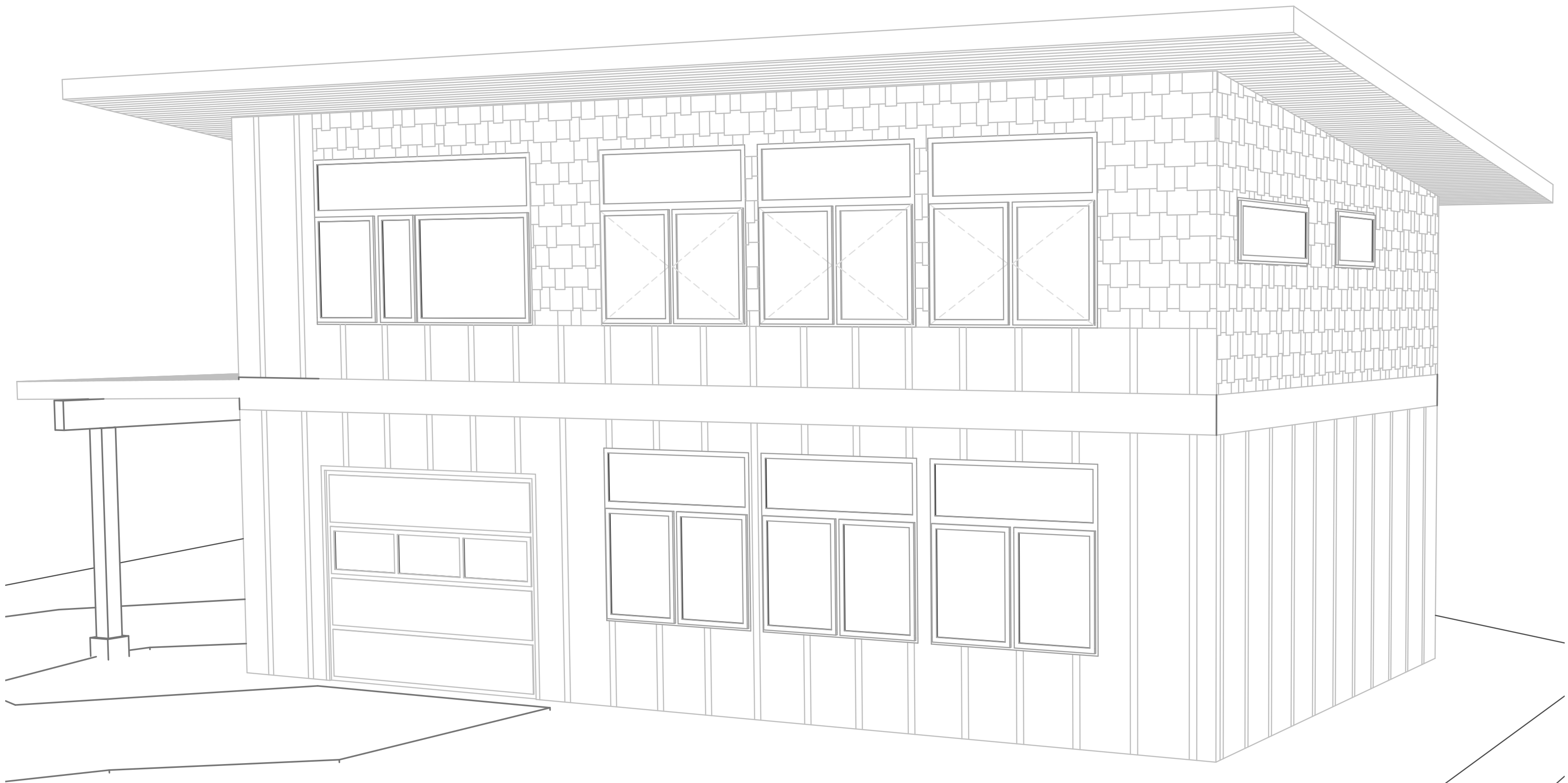


SOUTH  
1 / 4" = 1' - 0"

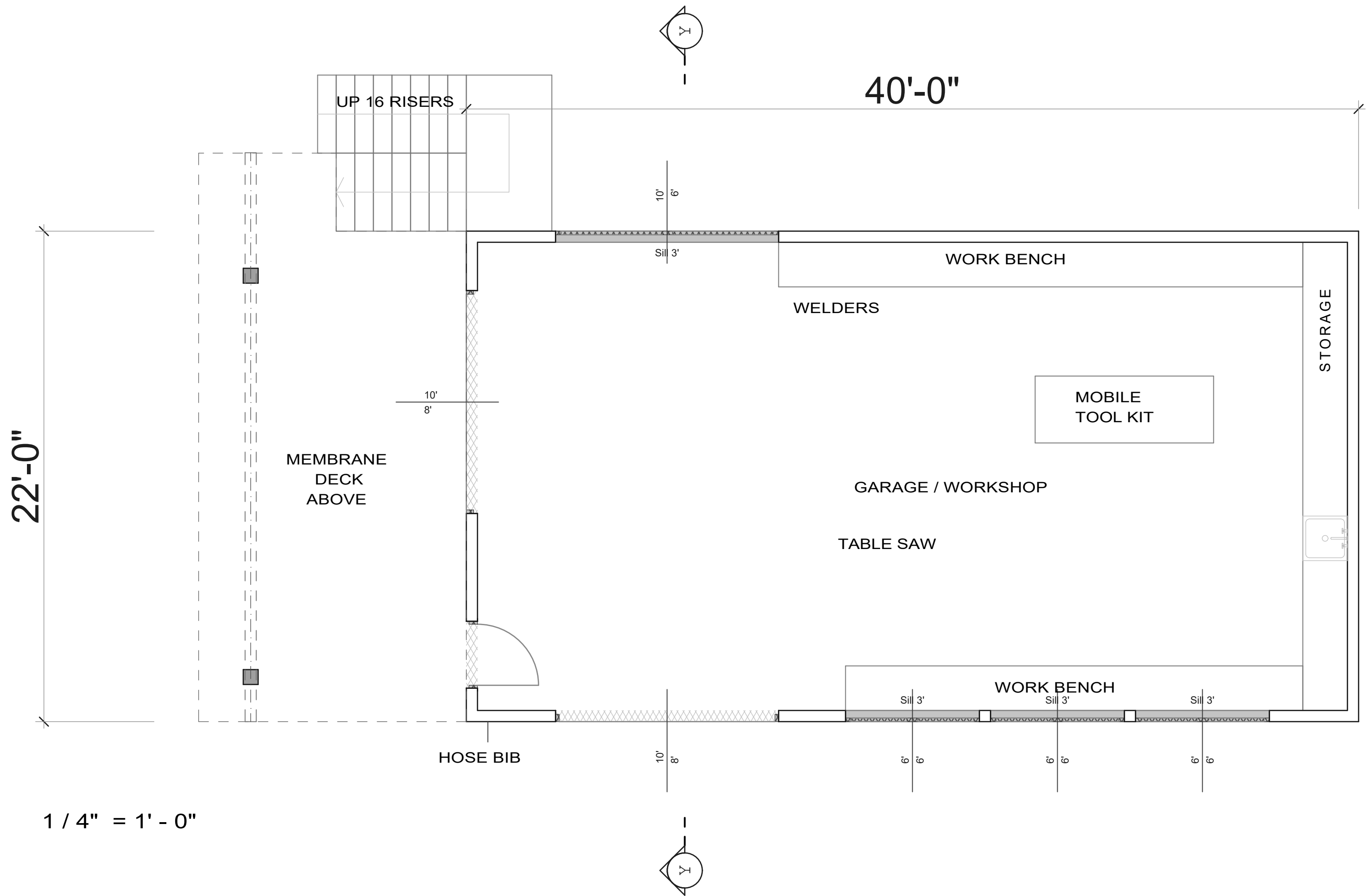


42" GUARDRAIL  
[ NOT SHOWN ]

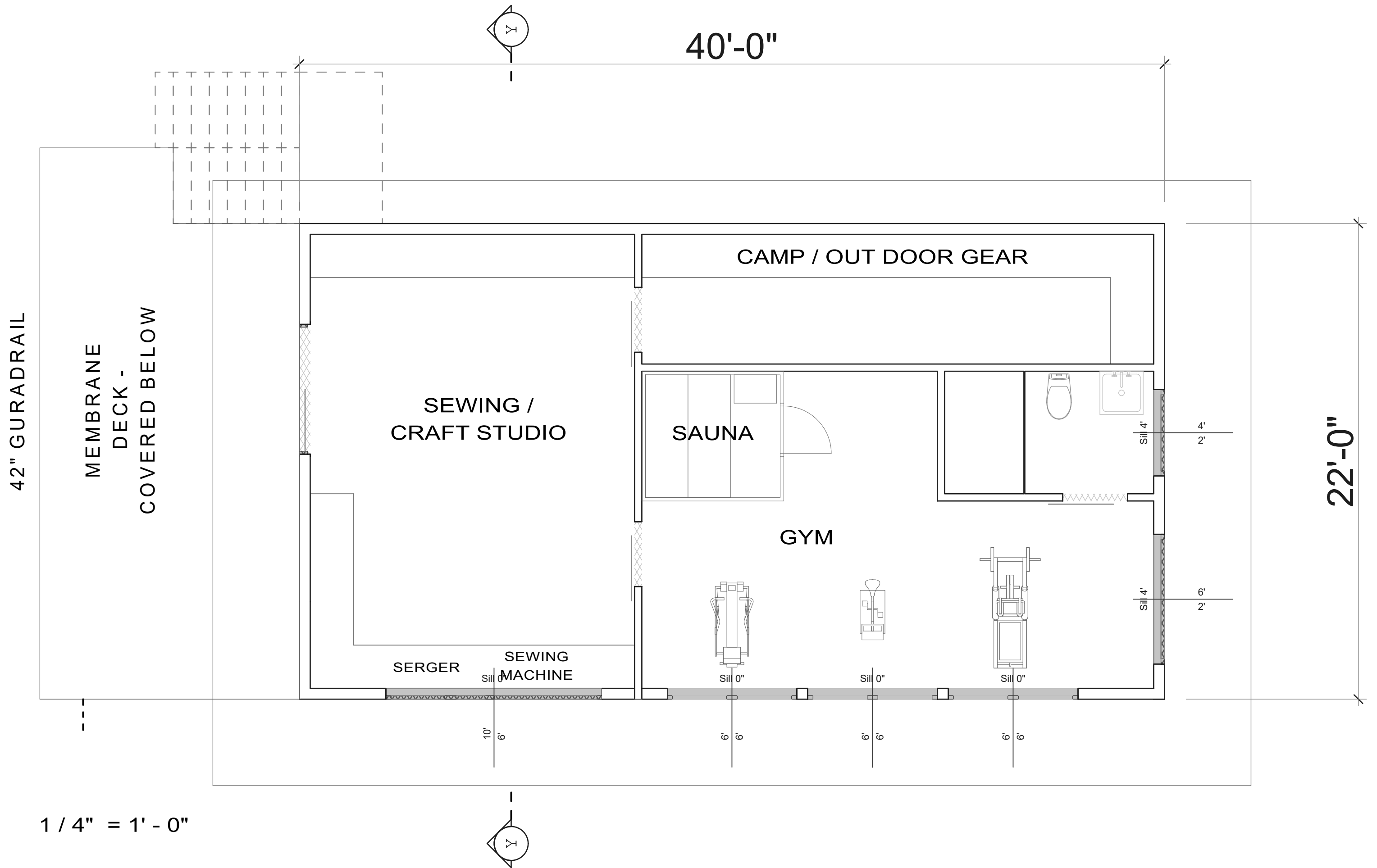
SOUTH WEST



SOUTH EAST







## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

---

**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Nick Copes, Planner 1

**SUBJECT:** Development Variance Permit DVP00072 (5432 Iska Road & 11329 Sunshine Coast Highway)

---

### RECOMMENDATION

**THAT** the report titled Development Variance Permit DVP00072 (5432 Iska Road & 11329 Sunshine Coast Highway) be received;

**AND THAT** Development Variance Permit DVP00072 to vary Zoning Bylaw No. 337 Section 6.11.4(c) to reduce the required side parcel line setback from 1.5 m to 0 m for Lot 4 (5432 Iska Road) and Lot W (11329 Sunshine Coast highway) in order to permit the construction of an elevated boardwalk be issued subject to:

- Comments from shíshálh Nation be addressed by the property owner if received within the 60-day referral period.
- 

### BACKGROUND

The SCRd received a Development Variance Permit application (DVP00072) to reduce the side parcel line setback for a structure from 1.5m to 0m for the purpose of a boardwalk connection between homes, located at 5432 Iska Road & 11329 Sunshine Coast Highway in Electoral Area A.

The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision.

The proposed development plans are included in Attachment A. Table 1 below provides a summary of the application.

*Table 1: Application Summary*

<b>Owner/Applicant:</b>	Soren Rasmussen Architect Inc.
<b>Legal Description:</b>	LOT 4 DISTRICT LOT 6086 PLAN LMP3584, LOT W DISTRICT LOTS 6085, 6280 AND 8088 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP44778
<b>PID:</b>	017-797-268, 028-219-589
<b>Electoral Area:</b>	Area A
<b>Civic Address:</b>	5432 Iska Road & 11329 Sunshine Coast Highway
<b>Zoning:</b>	R2 (Single and Two Family Residential)
<b>OCP Land Use:</b>	Residential B
<b>Proposed Use:</b>	Boardwalk connection between homes on both properties

Figure 1 - Location Map



Figure 2 – Site Photo



The property is bordered by Country Residential B properties to the north and south, the Sunshine Coast Highway to the east and the ocean to the west. There are existing auxiliary buildings and a home on both properties. The proposed application is for an ocean front boardwalk that connects the two properties (Lot W & Lot 4). The design will be a steel framed boardwalk with a timber deck, supported by concrete pillars to match existing boardwalk located on Lot W. The total span is approximately 275ft long by 6ft wide.

## DISCUSSION

### *Analysis*

#### Zoning Bylaw No. 337

Section 6.11.4 of the zoning bylaw states that:

*"No structure may be located within:*

- (a) 5 metres of a front parcel line;*
- (b) 2 metres of a rear parcel line;*
- (c) 1.5 metres of a side parcel line; or*
- (d) 4.5 metres of an exterior side parcel line."*

The applicant's proposed addition does not meet the required 1.5m side parcel line setback.

#### Applicant's Rationale

The applicant notes the boardwalk is a low importance structure and does not present a hazard to either property due to the distance from existing dwellings and its intended use. As both properties have the same owner and are quite large, impacts to neighbours are not a concern. As Lot 4 has a live-in caretaker, the boardwalk will provide a direct connection between the two properties to facilitate the maintenance, safety and security of the buildings on Lot W.

Due to the existing contours and dense forest on the lands, the proposal is the most practical way to provide a direct connection between the properties that is the least impactful to the existing landscape.

### *Consultation*

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns. Building permit will be required.
shíshálh Nation	Referred on April 23, 2021. No response received to date.
Neighbouring Property Owners/Occupiers	Notifications were distributed on May 7, 2021 to owners and occupiers of properties within a 50m radius of the subject property.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Those who consider their interests affected may attend the Planning and Community Development Committee meeting and speak at the call of the Chair.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

#### Staff Comments

The proposal is acceptable to staff as there appears to be no impact to other neighbours adjacent to these adjoining parcels owned by the same owner. This may cause issues should the individual properties be sold in the future. As per Section 3.10.9 of the Egmont/Pender Harbour Official Community Plan, a development permit is not required for this low importance structure.

#### *Options / Staff Recommendation*

Possible options to consider:

##### **Option 1: Issue the permit**

This would permit the proposed residential development on the property to proceed.

Planning staff recommend this option.

##### **Option 2: Refer the application to the Area A APC**

The APC would discuss the proposed variance and provide a recommendation to the PCDC. Further notification is not required with this option.

##### **Option 3: Deny the permit**

The zoning bylaw regulation would continue to apply, and no new development would be permitted on the property without a variance. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

#### **STRATEGIC PLAN AND RELATED POLICIES**

N/A

#### **CONCLUSION**

The proposed development variance permit would facilitate the development of a boardwalk connecting buildings on both properties. The proposal is the most practical way to meet the owner's need for movement around both properties. There are no negative impacts to neighbours. Due to the proposed building location, a certain level of risk is present; the owner

has received a preliminary geotechnical assessment and is to determine if further studies are necessary based on suitable risk tolerance.

Staff recommend issuing the development variance permit.

#### **ATTACHMENTS**

Attachment A – Proposed development plans

Reviewed by:			
Manager	X - D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	



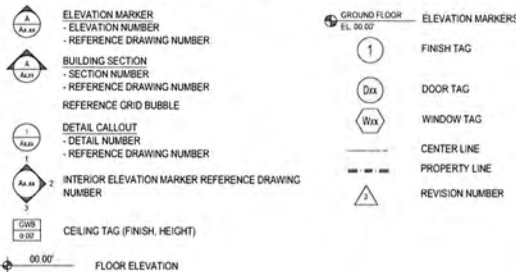


1 LOCATION PLAN  
A0.00 NTS

## ABBREVIATIONS

AB	ANCHOR BOLTS	DISPENSER	
AFF	ABOVE FINISH	KM	KIT MIXER
FLOOR		MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ANOD	ANODIZED	M/N	MINIMUM
BD	BOARD	MW	MICROWAVE
BLDG	BUILDING	N	NORTH
BLK	BLOCK	NTS	NOT TO SCALE
BTWN	BETWEEN	OC	ON CENTER
CB	CONCRETE BLOCK	ODD	OVERFLOW DRAIN
CLG	CEILING	OVDH	OVERHEAD
COL	COLUMN	PLYWD	PLYWOOD
CONC	CONCRETE	PNL	PANEL
CONT	CONTINUOUS	PO	POWER OUTLET
CPTIC	CARPET	R	RISER OR RADIUS
CT	CERAMIC TILE	RA	RANGE
DBL	DOUBLE	RH	RANGE HOOD
DET	DETAIL	RD	ROOF DRAIN
DM	DIMENSION	REQ'D	REQUIRED
DM	DRYING MACHINE	RET	RETAINING
DN	DOWN	REV	REVISED
DR	DOOR	RM	ROOM
DW	DISHWASHER	SECT	SECTION
DWG	DRAWING	SK	SINK
EA	EACH	SHG	SHOWER
EJ	EXPANSION JOINT	ST	STRUCTURE
EL	ELEVATION	STL	STEEL
ELEC	ELECTRICAL	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EXT	EXISTING	TEMP	TEMPERED
FD	FLOOR DRAIN	TH	TOWEL BAR
FDN	FOUNDATION	TH	TOWEL HOOKS
FF	FLOOR FINISH	TOW	TOP OF WALL
FIN	FINISH	TRANS	TRANSFORMER
FLX	FLOOR	TP	TP HOLDER
FR	FRIDGE/FREEZER	TYP	TYPICAL
GA	GARBATORATOR	W/	WITH
GAL	GALVANIZED	WF	WALL FINISH
GL	GLASS	W/O	WITHOUT
GR	GRADE	WC	WATER CLOSET
INC	INCLUDE	WD	WOOD
INS	INSULATION	WM	WASHING MACHINE
INT	INTERIOR	WP	WATERPROOF
IWD	INSTANT WATER		

## ARCHITECTURAL LEGEND:



## FINISHES:

- FF-01 - WOOD DECKING  
FF-02 - CONCRETE  
FF-02 - GALVANIZED STEEL

# BOARDWALK

11329 SUNSHINE COAST HWY, PENDER HARBOUR

ISSUE FOR: FOR DEVELOPMENT PERMIT  
ISSUE DATE: 05 MARCH 2021

## PROJECT DATA:

CIVIC ADDRESS:

- 11329 SUNSHINE COAST HWY, PENDER HARBOUR, BRITISH COLUMBIA
- 5432 ISKA RD, PENDER HARBOUR, BRITISH COLUMBIA

LEGAL DESCRIPTION:

- LOT W DL6086, PLAN LMP3584, PID - 028-219-589
- LOT 4 DL6086, PLAN LMP3584, PID - 017-797-268

LOT W AREA:

- 19.52 ACRES (850,291 SQ. FT.)
- 1.725 ACRES (75,141 SQ. FT.)

ALLOWABLE SITE COVERAGE: 35% OF LOT AREA

CALCULATION: 35% X 19.52 ACRES = 6.832 ACRES (297,601 SQ.FT.)

## SCOPE OF WORK:

- PROPOSED NEW OCEAN FRONT BOARDWALK, CONNECTING PROPERTIES LOT W DL6085 AND LOT A DL6086.
- PROPOSED DESIGN IS STEEL FRAMED TIMBER DECKING, SUPPORTED ON CONCRETE PILLARS. DESIGN AESTHETICS TO MATCH EXISTING BOARDWALK LOCATED ON LOT W.
- TOTAL SPAN IS APPROXIMATELY 275ft LONG BY 6ft WIDE (AVOIDING SIGNIFICANT TREES).

## SHEET INDEX:

DWG. #	SHEET
A0.00	COVER SHEET
A0.01	SITE PLAN
A1.01	BOARDWALK PLAN 01
A1.02	BOARDWALK PLAN 01
A1.03	BOARDWALK PLAN 03
A5.01	DETAILS

ISSUE DATE

05 MAR 2021

05 MAR 2021

05 MAR 2021

05 MAR 2021

05 MAR 2021

05 MAR 2021

SEAL

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Scale: 1" = 100'

North Arrow

Project: 11329 Sunshine Coast Hwy, Pender Harbour, BC

Sheet: A0.00

Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

Registration No. [Number]

Province of British Columbia

City of Pender Harbour

Project: 11329 Sunshine Coast Hwy, Pender Harbour, BC

Sheet: A0.00

Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

Registration No. [Number]

Province of British Columbia

City of Pender Harbour

Project: 11329 Sunshine Coast Hwy, Pender Harbour, BC

Sheet: A0.00

Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

Registration No. [Number]

Province of British Columbia

City of Pender Harbour

Project: 11329 Sunshine Coast Hwy, Pender Harbour, BC

Sheet: A0.00

Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

Registration No. [Number]

Province of British Columbia

City of Pender Harbour

Project: 11329 Sunshine Coast Hwy, Pender Harbour, BC

Sheet: A0.00

Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

Registration No. [Number]

Province of British Columbia

City of Pender Harbour

Project: 11329 Sunshine Coast Hwy, Pender Harbour, BC

Sheet: A0.00

Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

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Date: 05/03/2021

Drawn by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Professional Engineer

Registration No. [Number]

Province of British Columbia

City of Pender Harbour

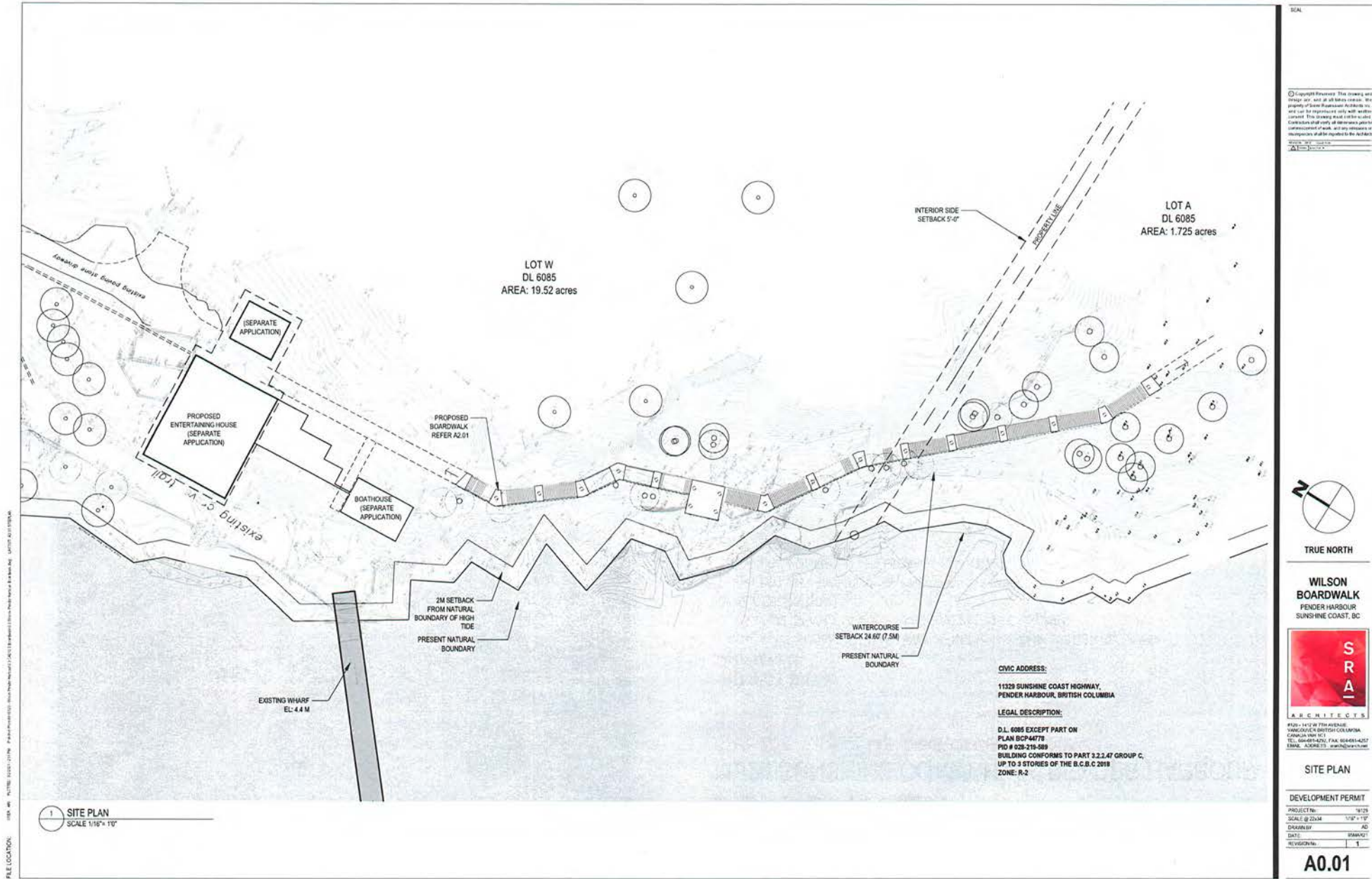
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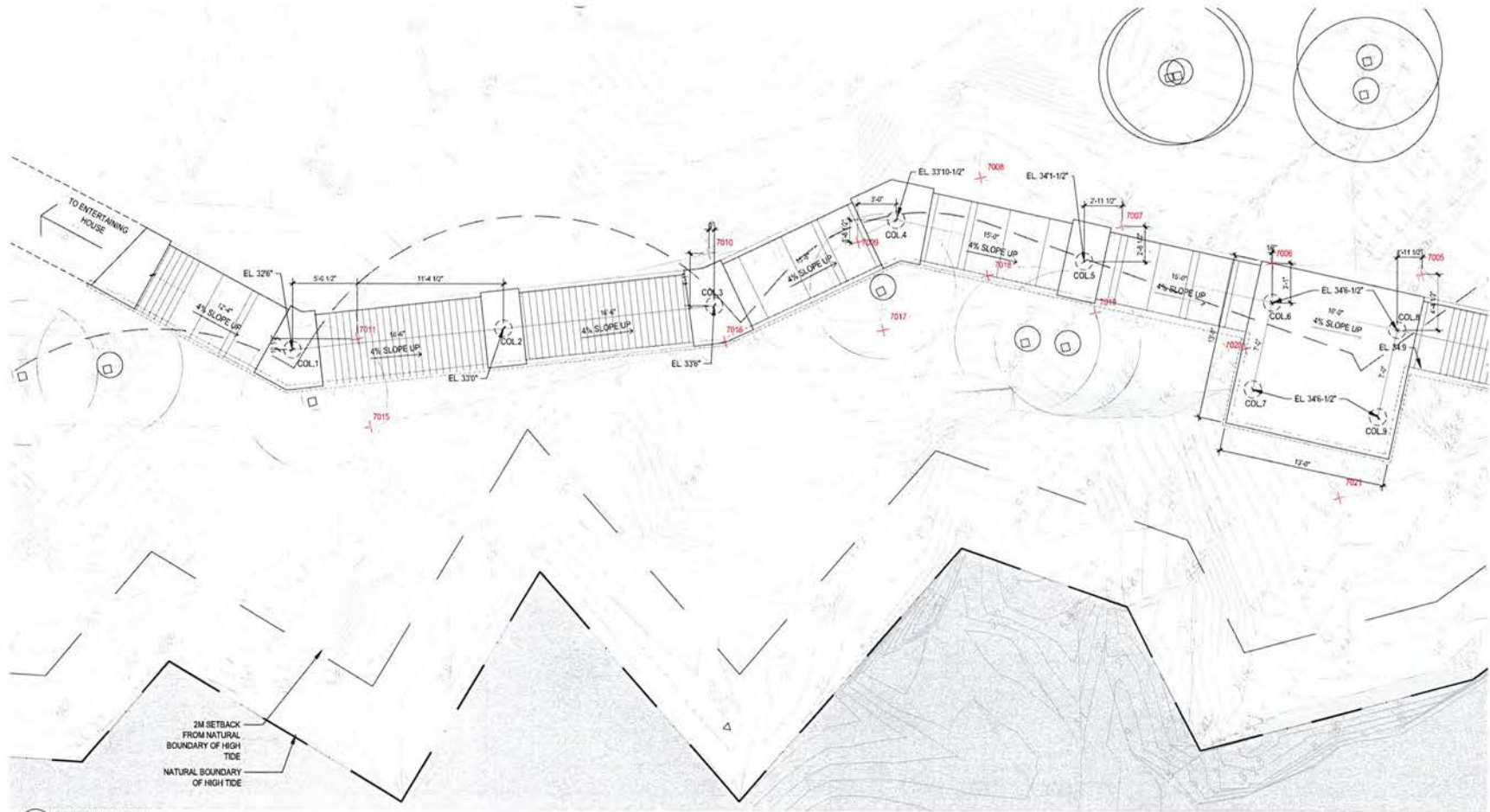
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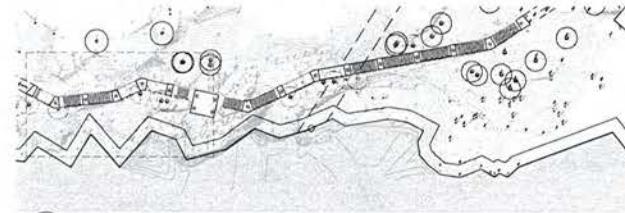
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1 BOARDWALK PLAN A  
SCALE 1/8" = 1'-0"



2 KEY PLAN  
SCALE 1/32" = 1'-0"

SCALE

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TRUE NORTH

**WILSON  
BOARDWALK**  
PENDER HARBOUR  
SUNSHINE COAST, BC



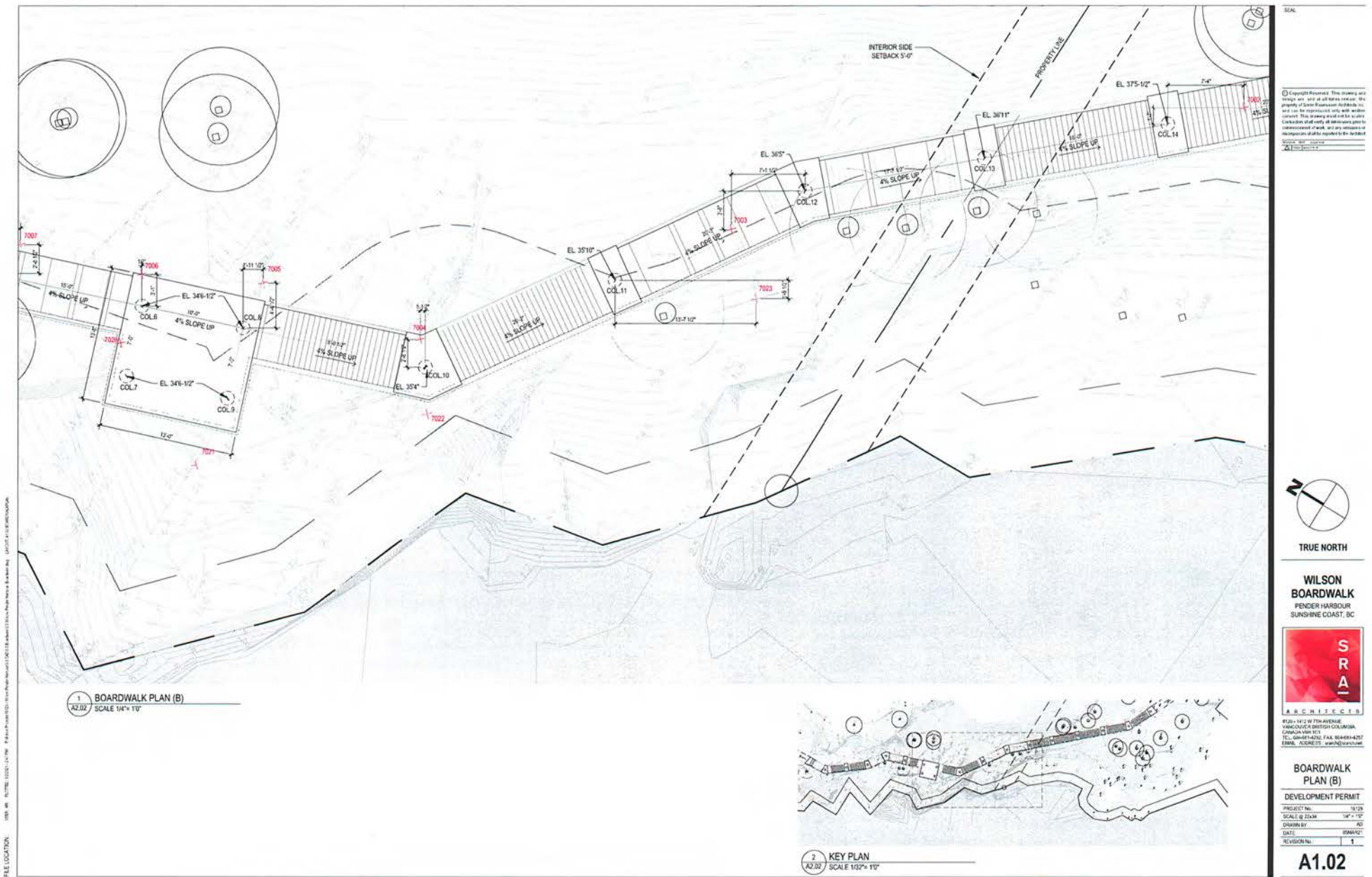
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VANCOUVER BRITISH COLUMBIA  
CANADA V6H 1C1  
TEL: 604-681-4257 FAX: 604-681-4257  
EMAIL: ARCH@SRA-BC.COM

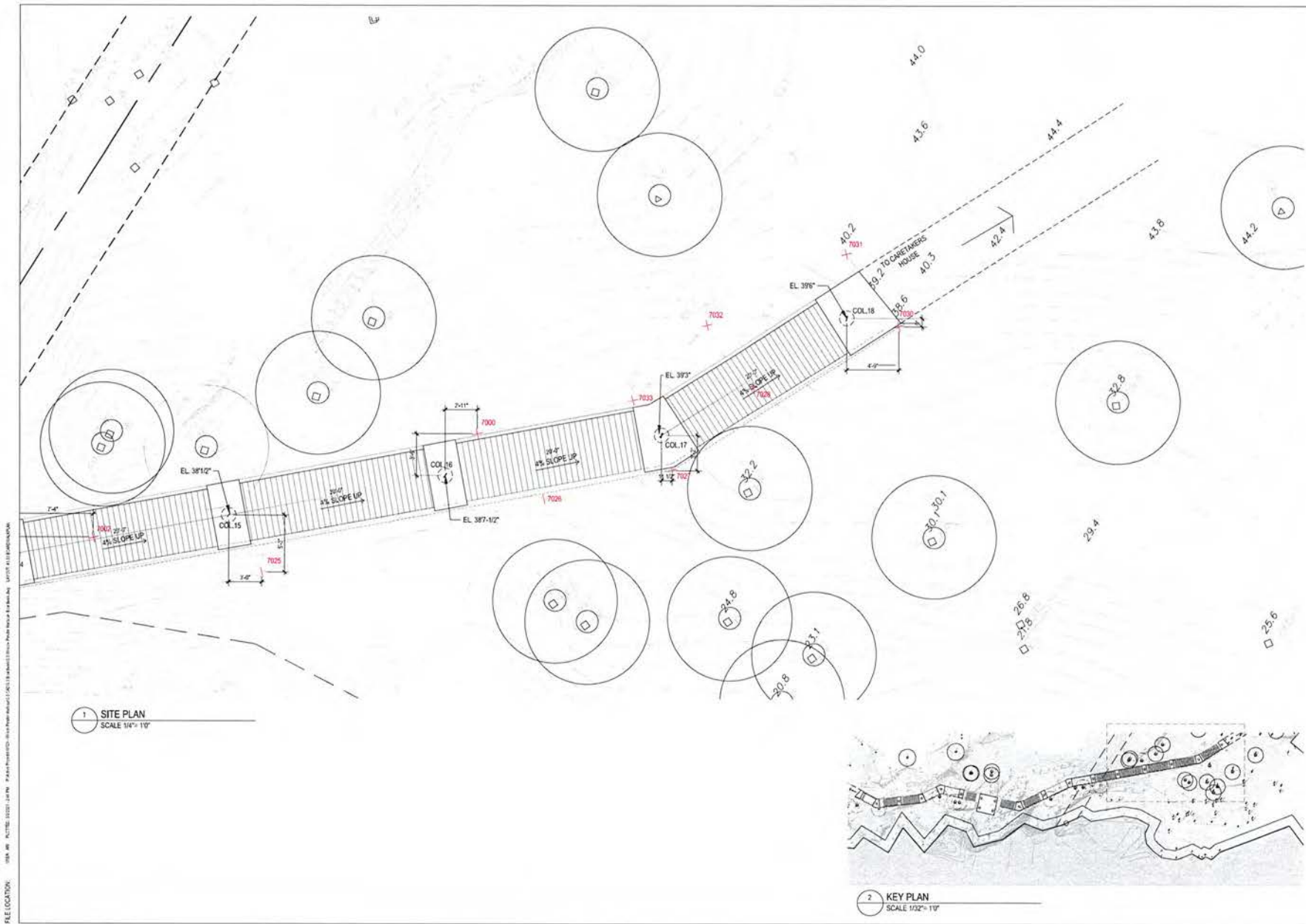
**BOARDWALK  
PLAN (A)**

DEVELOPMENT PERMIT  
PROJECT No: 18/09  
SCALE @ 200X 1/8" = 1'-0"  
DRAWN BY: AC  
DATE: 18/09/2017  
REVISION No: 1

**A1.01**

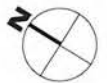






SEAL

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TRUE NORTH

**WILSON  
BOARDWALK**  
PENDER HARBOUR  
SUNSHINE COAST, BC



ARCHITECTS

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VANCOUVER, BRITISH COLUMBIA  
CANADA V6C 1C1  
TEL: 604-681-4257 FAX: 604-681-4257  
EMAIL: ARCH@SRA-ARCHITECTS.COM

**BOARDWALK  
PLAN (C)**

DEVELOPMENT PERMIT

PROJECT No. 1010  
SCALE: 1/32\" = 1'  
DRAWN BY: AD  
DATE: 08/04/21  
REVISION No. 1

**A1.03**





## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

---

**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Planning and Development Division

**SUBJECT:** ALC APPLICATION 60835 (SCRD ALR00013 – 437 HOUGH ROAD)

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### RECOMMENDATIONS

**THAT** the report titled ALC Application 60835 (SCRD ALR00013 – 437 Hough Road) be received;

**AND THAT** SCRD responds to the Province regarding ALC Application 60835 as follows:

The Sunshine Coast Regional District (SCRD) does not support the application as presented. Should the applicant wish to reapply, SCRD recommends additional submissions such as:

- a detailed farm plan,
- drainage plan that is compliant with MOTI regulations, and
- a site plan including any proposed structures to support the farm use;

**AND FURTHER THAT** the SCRD advise the applicant:

- that any remediation work may be subject to assessment by a Qualified Environmental Professional and that a Condition and Impact Assessment as well as a Riparian Assessment may be required;
  - that any future proposed development, changes or replacements to structures, including any land alteration, may be subject to SCRD Planning or Building Bylaw requirements or ALC requirements. Please contact SCRD in advance of proposed works.
- 

### BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) for a Non-Farm Use application (fill) for a property located at 437 Hough Rd (Area E: Elphinstone).

The referral review process for ALC files:

- local government is the first agency to review the ALC application
- the application is reviewed as it relates to local policy and regulation
- local government has the first opportunity to decide if the application is supported or denied
- if local government does not support the application, the process ends



- if a resolution is forwarded to ALC, the application process proceeds to ALC review for decision

The purpose of this report is to provide information about ALC application 60835 to the Planning and Community Development Committee for decision and / or referral response.

## Discussion

Planning staff reviewed the application as well as the relevant policies in the Sunshine Coast Agricultural Area Plan, the Elphinstone Official Community Plan and Zoning Bylaw No. 310.

Retaining and improving soil ecology is critical to protecting existing and future agricultural activities including adapting to climate change. A summary of relevant policies is provided below as it relates to the fill application in Area E. The policies provided below are relevant to the review of the ALC application.

### *Agricultural Area Plan*

The [Agricultural Area Plan](#) has six strategic goals to enable agriculture on the Sunshine Coast:

1. Protect farms, improve farming opportunities and expand access to land for agriculture
2. Secure a sustainable water supply for the Sunshine Coast
3. Develop a viable Coastal food system
4. Educate and increase awareness of Coastal food and agriculture
5. Advance and promote sustainable agricultural practices
6. Prepare for an adapt to climate change.

### *Elphinstone Official Community Plan (OCP)*

The [Area E Official Community Plan](#) includes policy which designates this land as part of *Agricultural A, "lands which have been identified on the ALC's soil capability mapping as generally having soils that are (or are improvable to) good to very good for agricultural purposes. These parcels are suitable for agricultural activities such as berry crops, other fresh market vegetable crops, some tree fruits, and most types of nursery production."*

The Area E Official Community Plan includes agricultural objectives relating to the above policy, with emphasis on growing food. A selection of objectives is pasted below relating to protection of agricultural land. For a full list of objectives please see Area E OCP, page 36:

1. To preserve agricultural land by maintaining larger parcels on lands with better agricultural soils with Canada Land Inventory ratings of classes 1 to 4 with existing or improved soil conditions.
2. To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the Rural Residential designated lands adjacent to the ALR.
3. To support the Agricultural Land Commission (ALC) in protecting agricultural lands and opportunities.

4. Zoning Bylaw No. 310 is silent on the addition of fill or removal of soil in the Agriculture zone. SCRD does not further regulate the *ALR Use Regulation* that permits the addition of fill up to 1000m<sup>2</sup> per farm structure, pending a farm use.

*ALC application 60835, 437 Hough Road (SCRD file ALR00013)*

An area of approximately 300m<sup>2</sup> received fill with the intent to lower the water table. The property has no current farm uses. There do not appear to be redevelopment plans and there are no current building permit applications for agricultural buildings. The application form includes the statement *"The owner intends to make these soil improvements in order to develop a pasture suitable for livestock."*

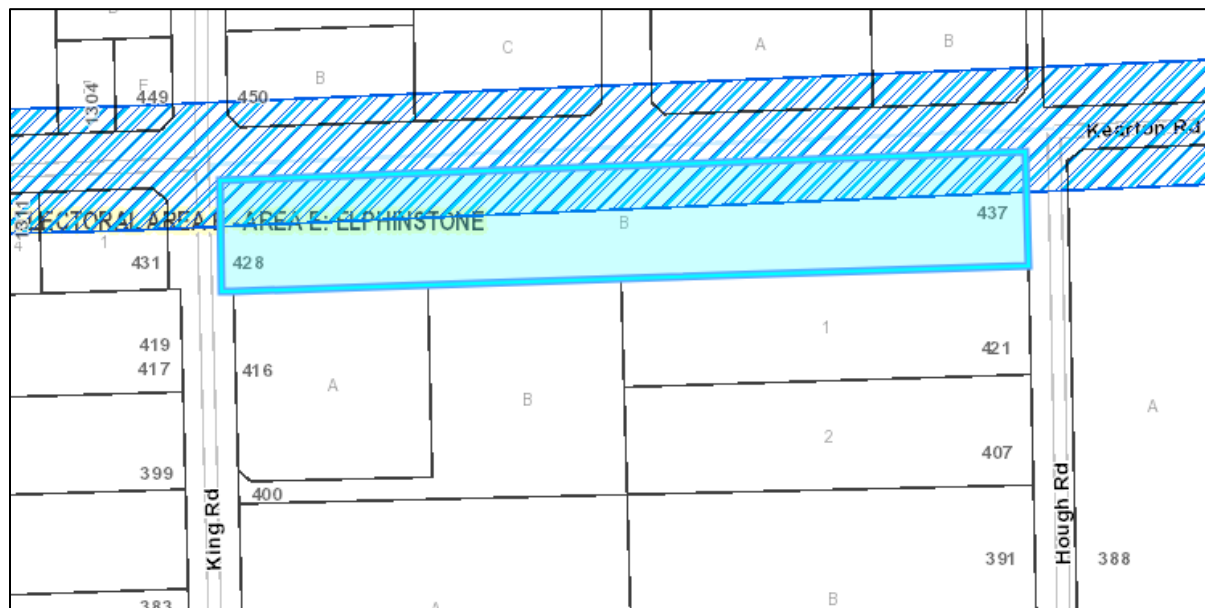


Figure 2 – location of 437 Hough Rd. (Blue hatch area is a Development Permit Area for Riparian Area.)

ALC Application / File number:	60835
Civic Address:	437 Hough Rd
Legal Description:	Lot B, Block , District Lot 909, Plan VAP3417
Electoral Area:	Area E, Elphinstone
Parcel Area:	2.13 hectares (5.27 acres)
OCP Land Use:	Agricultural B
Land Use Zone:	Agriculture
Application Intent:	Addition of estimated 300m3 of fill to lower the water table in a low-lying wet area. Residential uses. Future / proposed pasture.

OCP policies and Sunshine Coast Agricultural Area Plan policies focus on protecting farm land for existing and future agricultural capability. This addition of fill may or may not support the agricultural capability; with limited support documents it is difficult to assess this.

The proposed future use of “pasture” for animal husbandry is a permitted use within the Agriculture zone in Bylaw No. 310.

No agrologist reports were submitted with the application.

Recommendations for ALC application 60835:

At this time, without evidence such as a farm plan / implementation plan, SCR D cannot support the application to move forward to ALC for review. There is not sufficient analysis or evidence to provide confidence in the proposed use being implemented to necessitate the fill. Staff recommend not supporting the application. If the applicant wishes to reapply, staff recommend additional submissions such as a detailed farm plan, drainage plan that is compliant with MOTI regulations and a site plan that shows any proposed structures to facilitate agricultural uses.

### *Consultation*

SCR D’s process when receiving an ALC application is to refer the application to the Agricultural Advisory Committee (AAC) for comment, as well as the Advisory Planning Commission (APC). Their respective recommendations are below:

AAC (April 27, 2021 meeting minutes):

### **Recommendation No. 2** ALC Application 60835 (SCRD ALR00013)

The Agricultural Advisory Committee recommended supporting the SCR D’s recommendation in the report provided regarding ALC Application 60835 (SCRD ALR00013).

Area E APC (April 28 meeting minutes on this agenda)

**Recommendation No. 1**      *ALC Application 60835 (SCRD ALR00013)*

The Area E APC recommended that we do not support the application as presented; if the applicant should wish to reapply, ensure there is: remediation of the soil; a study in the riparian zone to ensure there is no damage in that area; and a drainage plan that is compliant with Ministry of Transportation and Infrastructure regulations.

**Timeline for Next Steps**

Planning staff will notify the applicant of SCR D decision following Board decision and provide the Board's resolution(s).

**STRATEGIC PLAN AND RELATED POLICIES**

The review of ALC applications for fill relates to the 2019-2023 SCR D strategic focus areas of climate resilience, natural asset stewardship, and intergovernmental collaboration.

**CONCLUSION**

SCR D received a referral from the ALC for a fill application. Policies from the Area E OCP and Sunshine Coast Agricultural Area Plan set SCR D direction for protecting current and future farming capability on the Sunshine Coast. SCR D cannot support ALC application 60835 as presented. Recommendations are made about additional submissions if the applicant wishes to reapply.

Reviewed by:			
Manager	X - D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X - D. McKinley	Other	

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

---

**TO:** Planning and Community Development Committee – May 20, 2021

**AUTHOR:** Ian Hall, General Manager, Planning and Community Development

**SUBJECT:** 2021 PORTS CAPITAL PLAN UPDATE

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### RECOMMENDATION(S)

**THAT the report titled 2021 Ports Capital Plan Update be received;**

**AND THAT the 2021/2022 Ports Capital Plan include:**

1. Gambier Harbour Emergency Float Repairs (2021) – up to \$110,000
2. Keats Landing Float Replacement (2021) – up to \$240,000
3. Eastbourne Wharfhead Works (2021/2022) – up to \$110,000
4. West Bay Float Repair/Replacement (2021/2022) – up to \$220,000
5. Gambier Harbour Structural Works (2021/2022) – up to \$55,000,

**funded from Ports [345] annual capital contribution and capital reserve;**

**AND THAT the value of the Service Agreement with Summerhill Fine Homes Ltd. for Ports Maintenance and Repair (18-354) be increased to a maximum value of up to \$613,500;**

**AND THAT the delegated authorities be authorized to execute the contract amendment;**

**AND FURTHER THAT the 2021-2025 Financial Plan be amended accordingly.**

---

### BACKGROUND

SCRD makes regular capital investments based on an annual \$315,000 contribution in the nine docks operated through [345] Ports. Unplanned/emergency capital repairs are also conducted. Annual expenditures vary based on timing, demand and procurement strategy, seeking to make best use of resources.

This report provides information on and seeks confirmation of the 2021 Ports capital plan. Coordinated amendments to SCRD's ports maintenance and repair contract and to the 2021-2025 Financial Plan are required to proceed with the capital plan.

The basis of current capital planning for ports is [a study done in 2018 that included a 20-year capital outlook](#) (see Annex B), and subsequent Board direction.

### DISCUSSION

In fall 2020, [SCRD applied for support for a number of ports capital projects](#) (see Annex D) from the Investing in Canada Infrastructure Program – Rural and Northern Communities stream.

These projects were valued at \$623,313. We await a funding announcement from this program. The grant application result (positive/negative, total or partial approval) and timing may impact the sequence of activities undertaken.

The capital project requirements derived from our 20-year capital outlook, and also reflected in the ICIP application are listed below. Approximate project values are listed; these may be adjusted based on bundling, timing, etc. The total value indicated in the ICIP grant application was \$623,313. These figures, developed in 2020, include a 25% contingency and an allowance for engineering.

- Major repair or replacement of West Bay float (end of life, there is a \$53,000 carryforward for this project) - \$220,000
- Replacement of the Keats Landing float and dolphins (end of life, has required urgent repairs recently) - \$240,000
- Replacement of select structural components at Gambier Harbour (end of life, failed) - \$55,000
- Wharfhead repairs at Eastbourne (end of life) - \$110,000

As well, unplanned emergency repairs are required at Gambier Harbour where a winter storm broke the float. This work must proceed for the dock to remain in service; temporary measures have stabilized the situation but a repair/rebuild must be completed to limit further damage. The project value includes a 10% contingency.

- Emergency repair of Gambier Harbour float - \$110,000

The total value of all five projects is \$735,000.

### *Options and Analysis*

Staff recommend that the four projects indicated in the ICIP application, along with the emergency repairs to Gambier Harbour float be confirmed as the 2021-2022 [345] Ports Capital plan, with the timing of projects phased based on ICIP grant result and the availability of capital funding.

Practically, this means that if SCRD is not successful on the grant application, one or more projects would be delayed to 2022. Projects initiated in 2021 may not be completed until 2022 based on lead time for contractors, materials, weather windows, etc.

Specifically:

- 2021 projects: Gambier Harbour float, Keats landing float – total \$350,000
- 2022 projects: Eastbourne wharfhead, Gambier Harbour structural components, West Bay float – total \$385,000

The four planned capital projects will all be tendered in accordance with SCRD's procurement policy.

SCRD's standing service agreement for Ports Maintenance and Repair includes provisions for the contractor (Summerhill) to undertake emergency capital projects such as the required Gambier Harbour float project. A contract amendment is required (see below).

### *Financial Implications*

#### Ports [345] Capital Budget

The current uncommitted capital reserve balance is \$957,831 after the annual capital funding contribution of \$383,000. Therefore, projects included in the capital plan above can be funded from capital reserves. The report recommendations support this.

#### Ports Maintenance and Repair Contract (#18 354) – Value Amendment

In order to complete the repairs at Gambier Harbour, the total value of SCRD's service agreement with Summerhill must be increased to address the unplanned expenditure. The current value of the agreement is set at a maximum of \$453,500, which is the 3-year total (through to spring 2022) of all preventative maintenance, minor repairs and one prior unplanned capital expenditure (emergency repair of Keats Landing following a barge collision).

An amendment to add \$110,000 for Gambier Harbour works, plus an additional \$50,000 for potential future unplanned expenditures that may come up through to the end of the contract in 2022 is recommended. The total value would thus be capped at \$613,500.

#### Financial Plan Amendment

The 2021-2025 Financial Plan must be amended to reflect the foregoing, if the Board determines to proceed.

Should the board elect to proceed, the Financial plan would be amended to reflect the 2021 capital projects, Gambier Harbour float and Keats landing float for a total of \$350,000. In addition, the Financial plan would be amended to reflect the remaining three projects in 2021/2022, Eastbourne wharhead, Gambier Harbour structural components, West Bay float for a total of \$385,000.

Should the SCRD be notified of a successful ICIP Grant application, staff will bring forward a future report to amend the financial plan to incorporate the grant funding.

### *Timeline for next steps or estimated completion date*

Summerhill is prepared to proceed with repairs at Gambier Harbour immediately following Board decision. Staff and the contractor are acutely aware that with warmer weather coming, user demand on the facility will increase. Timely repair will ensure the float is in service for the summer.

Recruitment for a capital project technician to support the Ports service is underway. The divisional workplan has, at this time, planned capital projects initiated following arrival of the technician (late Q2/Q3).



*Communications Strategy*

Staff maintain communication with Ports Monitors (POMO), marine transportation service providers and emergency service providers about capital projects that will or may temporarily impact dock access.

**STRATEGIC PLAN AND RELATED POLICIES**

Regular, planned investments and response to failures contributes to asset stewardship.

**CONCLUSION**

SCRD makes regular capital investments in our docks and responds to unplanned/emergency damage with capital repairs. Five projects are proposed for 2021/2022, with timing to be based on ICIP grant result and lead time for contractors and materials. A supporting contract and financial plan amendment are required to implement the capital plan.

Reviewed by:			
Manager		CFO	X - T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Purchasing	X – V. Cropp

**SUNSHINE COAST REGIONAL DISTRICT  
AGRICULTURAL ADVISORY COMMITTEE**

**April 27, 2021**

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**MINUTES FROM THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD  
ONLINE ELECTRONICALLY VIA ZOOM**

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<b>PRESENT:</b>	Chair	David Morgan
	Members	Faye Kiewitz Raquel Kolof (part) Barbara Seed Jon Bell David Morgan Erin Dutton Gerald Rainville
<b>ALSO PRESENT:</b>	Electoral Area F Director	Mark Hiltz (Non-Voting Board Liaison)
	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Chief Administrative Officer	Dean McKinley
	GM, Planning & Community Development	Ian Hall
	Manager, Planning & Development	Dave Pady
	Recording Secretary	Genevieve Dixon
	Public	0
<b>REGRETS</b>	Members	Paul Nash

---

*David Morgan assumed the role of Chair for this meeting.*

**CALL TO ORDER**      3:31 p.m.

**AGENDA**              The agenda was amended to add the following:

- Agricultural Advisory Committee Member Vacancies
- Changes to Bill 52

**MINUTES**

**Recommendation No. 1**      *AAC Meeting Minutes of February 23, 2021*

The Agricultural Advisory Committee recommended that the meeting minutes of February 23, 2021 be approved as presented.

**REPORTS**

*AAC member Raquel Kolof declared a conflict of interest due to residing on the same street as Application 60835... and left the meeting at 3:45 pm*

**ALC Application 60835 (SCRD ALR00013)**

Key points of discussion:

- Staff introduced report to the committee.
- Agricultural Land Commission's job isn't to protect farm land, this is about preserving ALR land for future agricultural activities.
- This particular application is for retroactive acceptance.
- Committee would have appreciated more information on fill, where it came from, condition of area at present time.
- Speculation that road base, aggregate fill from Elphinstone Aggregates was used on site.
- Construction materials have been used on site. All mineral based fill no organics.
- It is not clear that the fill placed on property is for agricultural use as there is no evidence in the application, no farm plan, or Agrologist report.
- More information on fill is required.
- Not compliant with Agricultural Land Reserve regulations.
- A salmon stream near the property.
- A drainage report required.
- Soil compaction report due to heavy vehicle traffic, it will shift water flow inland and it could move to neighboring properties.
- Historical records on how this land was used in the past.

**Recommendation No. 2**      *ALC Application 60835 (SCRD ALR00013)*

The Agricultural Advisory Committee recommended supporting the SCRD's recommendation in the report provided regarding ALC Application 60835 (SCRD ALR00013).

*AAC Member Raquel Kolof rejoined the meeting at 4:05 p.m.*

**NEW BUSINESS****Agricultural Advisory Committee Member Vacancies****Recommendation No. 3**      *AAC Committee Member Vacancies*

The Agricultural Advisory Committee recommended that the SCRD advertise to recruit new AAC volunteer members to fill Committee vacancies;

AND THAT new coastal farmers be invited to apply to join the Committee.

**Ministry of Agriculture Regulation Changes**

- Changes to the Ministry of Agriculture Bill 52, to allow a secondary dwelling on farm land, this will be changing in the next six months, will this be included into Bylaw 310/337? Staff responded that consideration/coordination is being planned.

**NEXT MEETING**      May 25, 2021

**ADJOURNMENT**      4:12 p.m.

## SUNSHINE COAST REGIONAL DISTRICT

## HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

APRIL 27, 2021

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RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

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<b>PRESENT:</b>	Chair	Frank Belfry
	Members	Barbara Bolding Nicole Huska Eleanor Lenz Dieter Greiner Jim Noon Alda Grames Catherine Ondzik Kelsey Oxley
<b>ALSO PRESENT:</b>	TELUS Representatives	Chad Marlatt (Guest) Doug Anastos (Guest)
	Recording Secretary	Sandy Goldsmith
<b>REGRETS:</b>	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	Members	Bruce Thorpe Eleanor Lenz

---

**CALL TO ORDER** 7:10 p.m.

**AGENDA** The agenda was adopted as presented.

**MINUTES**Area B Minutes

The Area B APC minutes of January 26, 2021 were adopted as presented.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes of January 27, February 24 and March 31, 2021.
- Planning and Community Development Committee Minutes of January 21, February 18 and March 18, 2021.

**REPORTS****TELUS Telecommunication Tower – Curran Road (BC109144) – Request for Local Government Concurrence**

The following issues were noted regarding the proposed plans for the new location of the Tower at 5549 Curran Road, Halfmoon Bay:

- The possibility of future development of the property on which the tower will be located leading to the clearing of trees and increased visibility of the tower.
- The question of why the tower was going to be located on private land as opposed to Crown land.

In response to the issues above the two TELUS representatives presented the following information:

- The possibility of future development cannot be projected and having addressed the concerns put forward to TELUS in past discussions with the APC, they believed that this was an acceptable location as far away as possible with low visibility and not affecting coverage for the residents.
- This a large parcel of private property, the location of which was deemed to best serve the community.

**Recommendation No. 1**      *TELUS Telecommunication Tower – 5549 Curran Road (BC109144) – Request for Local Government Concurrence*

The Area B APC supports the proposed location of the TELUS Tower on Curran Road as presented in the TELUS communication.

**Modification to TELUS Telecommunications Tower – Secret Cove – Request for Local Government Concurrence (BC106299-2)**

The following information was presented by the TELUS representatives regarding the proposed modification to the TELUS Telecommunications Tower in Secret Cove:

- The design of the tower was reduced from being a large structure to half the size to a slim line monopole structure.
- There will be very little visibility due to the tree coverage.
- The size and location will solidify coverage on the highway and other areas including for boaters.

**Recommendation No. 2**      *Modification to TELUS Telecommunications Tower – Secret Cove – Request for Local Government Concurrence (BC106299-2)*

The Area B APC supports the application for modification of the TELUS Tower in Secret Cove as proposed.

**Planning Processes – Administrative Improvements**

The Planning Process – Administrative Improvements staff report was summarized and discussed by the APC members.

**DIRECTOR’S REPORT**

The Director was unable to attend this meeting.

**NEXT MEETING**      May 24, 2021

**ADJOURNMENT**      8:22 p.m.



## SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D)  
ADVISORY PLANNING COMMISSION

April 19, 2021

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING  
COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

<b>PRESENT:</b>	Chair	Mike Allegretti
	Members	Gerald Rainville Meghan Hennessy
<b>ALSO PRESENT:</b>	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
	Public	0
<b>REGRETS:</b>	Members	Alan Comfort
		Chris Richmond
		Nicola Kozakiewicz

**CALL TO ORDER** 7:03 p.m.**AGENDA** The agenda was adopted as presented.**MINUTES**

The Roberts Creek (Area D) APC Minutes of February 15, 2021 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 24 and March 31, 2021
- West Howe Sound (Area F) APC Minutes of February 23, 2021
- Planning and Community Development Committee Minutes of February 18 and March 18, 2021

**REPORTS**

SCRD Zoning Amendment Bylaw No 310.192, 2020 (2284 Pixton Rd.)

Key Points of Discussion:

- A member doesn't agree with supporting the re-zoning because it goes against the OCP.
- District Lot 1621 was originally part of Z Zone or Managed Forest Zone. The original subdivision was bought by MacMillan Bloedel and was later transferred to Weyerhaeuser.

In the 1990s some developers bought it and the SCRD created the Z Zone. It was adjacent to ten-acre zoning. There were no roads to these properties. In the 1990s Country Residential 2 Zone was created so lots could be subdivided, and proceeds could go to creating roads. Since the Z Zone was one house per 100 acres, all subsequent subdivision had this limitation.

- Pages 13 and 14 of the Roberts Creek OCP list the goals of the OCP. Goals #4, 5, and 7 deal with the environment whereas #14 deals with housing. These goals can appear to be in opposition to each other.
- This area is supposed to have 20% forest retention but much of it is cleared.
- It was noted that clearing is the first step to farming.
- Members reviewed an affordable housing chart which seemed to demonstrate that, given current building costs, the proposed dwelling would not be affordable to the average renter.

**Recommendation No. 1**      *SCRD Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd.)*

The Area D APC recommended that *Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd.)* not be approved.

**DIRECTORS REPORT**

The Director's Report was received.

**NEXT MEETING**      May 17, 2021

**ADJOURNMENT**      8:05 p.m.

**SUNSHINE COAST REGIONAL DISTRICT****AREA E – ELPHINSTONE  
ADVISORY PLANNING COMMISSION****April 28, 2021**


---

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING  
HELD ELECTRONICALLY VIA ZOOM

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<b>PRESENT:</b>	Chair	Mary Degan
	Members	Rod Moorcroft Dougald Macdonald Nara Brenchley Anne Cochran Rick Horsley Karen Mahoney Urszula Dragowska Kasha Janota-Bzowska
<b>ALSO PRESENT:</b>	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Alternate Director	Jason Lewis
	Manager, Planning & Development	Dave Pady
	Planner 1/Senior Planner	Julie Clark
	Recording Secretary	Diane Corbett
<b>ABSENT:</b>	Members	Bob Morris

---

**CALL TO ORDER**    7:08 p.m.

**ELECTION OF CHAIR AND VICE CHAIR**

Mary Degan was appointed Chair of the Elphinstone (Area E) Advisory Planning Commission for 2021.

Kasha Janota-Bzowska was appointed Vice Chair of the Elphinstone (Area E) Advisory Planning Commission for 2021.

**AGENDA**                      The agenda was adopted as presented.

**MINUTES**Area E Minutes

The Area E APC minutes of June 24, 2020 were approved as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 24, July 29, September 30, November 25, 2020 & January 27, February 24, March 31, 2021
- Halfmoon Bay (Area B) APC Minutes of June 23, July 28, 2020 & January 26, 2021
- Roberts Creek (Area D) APC Minutes of June 15, 2020 & February 15, 2021
- West Howe Sound (Area F) APC Minutes of June 23, November 24, 2020 & February 23, 2021
- Planning and Community Development Committee Minutes of June 11, July 9, September 10, October 8, November 12, December 10, 2020 & January 21, February 18, March 18, 2021

**REPORTS**ALC Application 60835 (SCRD ALR00013)

The APC discussed the staff report regarding ALC Application 60835 (SCRD ALR00013 for 437 Hough Road), a referral from the Agricultural Land Commission (ALC) of an application for Non-Farm Use in Area E/ Elphinstone. The application was a result of the addition of fill without prior permission from the ALC, and sought approval to retain the added fill.

SCRD Planning staff provided background information and responded to questions on the application.

**Recommendation No. 1**      *ALC Application 60835 (SCRD ALR00013)*

The Area E APC recommended that the application not be supported as presented;

AND THAT should the applicant wish to reapply, ensure there is: remediation of the soil; a study in the riparian zone to ensure there is no damage in that area; and a drainage plan that is compliant with Ministry of Transportation and Infrastructure regulations.

Planning Processes – Administrative Improvements

The APC discussed the staff report regarding Planning Processes – Administrative Improvements that was received for information. The Director provided comment as well as background and process information.

**Recommendation No. 2**      *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be consulted on all major variances as determined by Planning staff;

AND THAT this recommendation be implemented into the *Planning and Procedure Bylaw No. 522*

**Recommendation No.3**      *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be consulted on all subdivision applications for four or more lots in light of the existing parcel sizes within our area;

AND THAT this recommendation be implemented into the *Planning and Procedure Bylaw No. 522*

**Recommendation No. 4**      *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC support staff researching what a combined OCP for the Sunshine Coast would look like and entail, and the creation of neighbourhood plans, specifically a neighborhood plan for Elphinstone.

**Recommendation No. 5**      *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be consulted on the process for consolidation of the OCPs.

**Recommendation No. 6**      *Planning Processes – Administrative Improvements*

The Area E APC recommended that the Area E APC be sent an automated notification that a provincial referral pertaining to Area E has been received by staff, that includes for APC members' information a link to the application on the provincial website.

**DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      May 25, 2021

**ADJOURNMENT**      9:20 p.m.

**SUNSHINE COAST REGIONAL DISTRICT****AREA F – WEST HOWE SOUND  
ADVISORY PLANNING COMMISSION****April 27, 2021**

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**RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING  
COMMISSION MEETING HELD ELECTRONICALLY**

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<b>PRESENT:</b>	Chair	Susan Fitchell
	Members	Doug MacLennan Kate-Louise Stamford Sarah Macdonald Al Hyland
<b>ALSO PRESENT:</b>	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
<b>ABSENT:</b>	Members	Alicia Lavalley Fred Gazeley

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**CALL TO ORDER** 7:06 p.m.**ELECTION OF CHAIR AND VICE CHAIR**

Susan Fitchell was appointed Chair of the Area F (West Howe Sound) Advisory Planning Commission for 2021.

Doug McLelland was appointed Vice Chair of the Area F (West Howe Sound) Advisory Planning Commission for 2021.

*The Commission extended thanks and best wishes to Gretchen Bozak for her service to the Area F Advisory Planning Commission (APC) and acknowledged the time and effort she has contributed to the Area F APC.*

**AGENDA**

The agenda was adopted as presented.

**MINUTES**West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of February 23, 2021 were approved as



circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 24, 2021 and March 31, 2021
- Roberts Creek (Area D) APC Minutes of February 15, 2021
- Planning and Community Development Committee Minutes of February 18, 2021 and March 18, 2021

## **REPORTS**

### Planning Processes – Administrative Improvements

The staff report regarding Planning Processes – Administrative Improvements was received for information. APC members offered questions, suggestions and feedback to the Director on the content of the report. The Director provided clarification and feedback on APC comments and gave context on items of discussion.

## **DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      Tuesday, May 24, 2021

**ADJOURNMENT**      8:25 p.m.

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**Sent:** Monday, May 3, 2021 2:35 PM  
**Subject:** FW: Moratorium on recreational hunting of wolves  
**Attachments:** MT-Minister-Conroy-Moratorium-Wolf-Hunting.pdf; Letter to Regional District.pdf

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**From:** Lisa Trotter  
**Sent:** Thursday, April 8, 2021 2:29 PM  
**To:** Board Chair <[board@scrd.ca](mailto:board@scrd.ca)>  
**Subject:** Moratorium on recreational hunting of wolves

**External Message**

Dear Chair Pratt and SCRD Directors,

The District of Oak Bay has made a Motion to the AVICC asking for a moratorium on the recreational hunting of wolves on Vancouver Island pending scientific studies. The issue of hunting wolves has been recently brought to light by the hunting of the wolf pack in Metchosin/East Sooke see:

<https://www.focusonvictoria.ca/reporting/34/>.

On behalf of the Coexisting with Carnivores Alliance and the Wild Wise Society, we are requesting the Sunshine Coast Regional District write a letter of support to the Oak Bay Motion to Minister Conroy and the AVICC. Please see our attached letter.

I am attaching a letter of support written by the District of Sooke for your information. It is our hope that a number of municipalities will express their support for this resolution prior to the AVICC AGM on May 28, 2021.

Please contact us if you have any questions about this issue.

Thank you for your consideration of this matter.

Sincerely,

Lisa Trotter, Wild Wise Society Volunteer  
On behalf of...

Nitya Harris  
Coexisting with Carnivores Alliance

April 8, 2021

Dear Board Chair and Directors

**RE: Moratorium on recreational wolf hunting on Vancouver Island**

On behalf of Coexisting with Carnivores Alliance (CwCA) and the Wild Wise Society, we are writing to express concern regarding the recreational hunting of wolves on Vancouver Island.

CwCA is a non-profit organization that promotes coexistence between people, bears, cougars and wolves on southern Vancouver Island. The Wild Wise Society is a wildlife educational program designed to reduce human-wildlife conflicts in various communities. Both organizations work closely with the Conservation Officer service, provincial government staff and local wildlife officers to teach people the tools needed to coexist so that we can share the landscape.

As a part of this work, we are concerned for the survival of the subspecies of Grey Wolf (*canis lupus nublus*) that live on Vancouver Island. In British Columbia wolves are killed by legal recreational hunting and trapping - the largest source of mortality for wolves. In many cases in BC, there is no limit to the number of wolves that can be killed daily. Wolves play an important ecological role as apex predators. They provide food to other species who scavenge on their kills, cycle nutrients through the environment and regulate populations of deer and elk leading to greater biodiversity and balance of the natural ecosystem. Healthy wolf populations support intact, functional and biodiverse ecosystems. We believe that it is possible for humans to coexist with wolves in a way that is beneficial to both species as well as the ecosystem. This would require a better understanding of wolves and their interactions with their habitat and with humans.

At present, there is very little information available regarding the population of wolves on Vancouver Island, and how the recreational hunting of such species affects the long-term survival of the species and their habitat. Without science-driven decision making there is concern that wolf numbers may drop significantly under current regulations, as experienced on Vancouver Island between 1950s and 1970s.

The District of Oak Bay has put forward a Motion to AVICC as follows:

*“Whereas the public and wildlife conservation organizations are concerned about provincial regulations for recreational wolf hunting practices on Vancouver Island, and believe that these practices should be re-examined for scientific and ethical reasons;*

*And whereas very little scientific evidence exists about the size of Vancouver Island’s wolf population or the sustainability of impacts of unrestricted harvesting levels on the Island’s biodiversity related to habitats and wildlife ecology, especially at the regional level:*

*Therefore, be it resolved that AVICC and UBCM request the provincial government to implement a moratorium on recreational wolf hunting on Vancouver Island, pending the completion of a scientific, data-driven and evidence-based study that includes consultation with*

*the Island's Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on the Island's bio-diversity, wildlife ecology and sustainability of the resident wolf population."*

The District of Sooke has provided a letter of support to this Motion (see attached). We request a letter from you to Minister Conroy and the AVICC in support of the Resolution by Oak Bay prior to the AVICC AGM on May 28, 2021. Please feel free to contact us at [coexcarnivores@gmail.com](mailto:coexcarnivores@gmail.com) for any further information.

Thank you for your consideration of this matter.

Sincerely,

Nitya Harris  
Chair, Coexisting with Carnivores Alliance  
[coexcarnivores.org](http://coexcarnivores.org)

Samantha Webb, BSc, RVT, WR  
Wild Wise President



File No 0400-01

March 8, 2021

Attention: Minister Katrine Conroy  
BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
Via email: [FLNR.Minister@gov.bc.ca](mailto:FLNR.Minister@gov.bc.ca)

**Re: Moratorium on Recreational Wolf Hunting on Vancouver Island**

Dear Minister Conroy,

I am writing today regarding the District of Oak Bay's Feb. 22 resolution asking the memberships of the Association of Vancouver Island and Coastal Communities and the Union of BC Municipalities to request that the Province of BC *"implement a moratorium on recreational wolf hunting on Vancouver Island, pending completion of a scientific, data-driven and evidence-based study that includes consultation with the Island's Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on the Island's biodiversity, wildlife ecology and sustainability of the resident wolf population."*

I am contacting you directly to express my support for this resolution while also sharing some of the outrage expressed within the District of Sooke at last month's news that a Victoria big-game hunter was planning to "trap and kill an entire pack" in the Sooke Hills, according to a report that first appeared in the *Globe and Mail*.

Premier Horgan was duly concerned about this when he first learned of it at a press conference on Feb. 10. And many of us in Sooke were sickened by this callous threat, especially given how all levels of government and many NGOs are working so hard, effectively and strategically to protect wildlife and habitat.

We in Sooke are certainly encouraged to learn of your willingness to consult with the BC Wildlife Federation and the BC Trappers Association to "close the loopholes" in hunting legislation that allows the kind of behaviour illustrated by this regrettable situation. This said, a moratorium on hunting and trapping on Vancouver Island is urgent and essential until we learn more about the island's wolf population.

The Sooke organization Project HOWL (Help Our Wolves Live), founded by local teenagers Finn and Chloe Unger, has reported that no less than nine packs of the genetically distinct Vancouver Island "sea wolf" (*Canis lupis crassodon*) roam the Sooke Hills. The Ungers have documented the role of these remarkable wild creatures in creating a balanced ecosystem -- "if we let them," they add.

The Wild Wise Sooke Society, which receives annual funding from the District of Sooke, has been delivering public education campaigns focused on bears, cougars and other local wildlife, wolves included. Its new "Living with Wolves" working group is a collaboration with Coexisting With Carnivores' Nitya Harris and will involve 20 dedicated volunteers. "We are hoping to not only spread education on the importance of wolves as a keystone species but also encourage

others to support the moratorium on wolf hunting on the island," writes Wild Wise Sooke coordinator Sam Webb. The group intends to consult with First Nations and the BC-SPCA in moving ahead.

Sadly, Ms. Webb reports that one of the Sooke region packs identified by Project HOWL has now seemingly been eradicated according to anecdotal evidence from Sooke wildlife photographer Gary Schroyen. He has been closely studying wolves in East Sooke and Metchosin, and he believes one particular pack has been destroyed with the possible exception of a last remaining member. Wild Wise intends to honour this pack by posting videos and photos on its website as inspiration to protect our Sooke wolves before it's too late.

**Given, as the Oak Bay resolution clearly states, that Vancouver Island's sea-wolves are a unique, quite small and therefore extremely vulnerable population about which little is known, I wholeheartedly support its call for a moratorium to be implemented with all due urgency.**

Sincerely,



Maja Tait  
Mayor

cc Premier John Horgan  
cc Mayor Kevin Murdoch, City of Oak Bay [mayor@oakbay.ca](mailto:mayor@oakbay.ca)  
cc Ian Morrison, President, AVICC [ian.morrison@cvrd.bc.ca](mailto:ian.morrison@cvrd.bc.ca)  
cc Brian Frenkel, President, Union of BC Municipalities [bfrenkel13@gmail.com](mailto:bfrenkel13@gmail.com)  
cc Sam Webb, Wild Wise Sooke Society [wildwise123@gmail.com](mailto:wildwise123@gmail.com)  
cc Nitya Harris, Coexisting With Carnivores [coexcarnivores@gmail.com](mailto:coexcarnivores@gmail.com)

**References:**

- Wild Wise Sooke: <https://www.wildwisesooke.com>
- Project HOWL: <https://www.facebook.com/ProjectHOWL>
- Sooke Talks ~ Finn & Chloe Unger: <https://www.youtube.com/watch/VjEDue4pODc>
- Coexisting With Carnivores: <https://coexcarnivores.org>
- *The Globe & Mail* (Feb. 12, 2021): <https://www.theglobeandmail.com/canada/british-columbia/article-bc-to-tighten-rules-for-trapping-wolves>
- *Victoria Times Colonist* (Feb. 12, 2021): <https://www.timescolonist.com/news/local/hunter-s-social-media-posts-prompt-outrage-calls-for-more-protection-for-wolves-1.24281261>