



# **PUBLIC HEARING INFORMATION BINDER**

## **Zoning Amendment Bylaw No. 722.6**

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## **TAB 1**

# **BOARD RESOLUTION TO HOLD THE PUBLIC HEARING**

## BOARD RESOLUTION TO HOLD PUBLIC HEARING

Resolution 224/23 adopted on July 27, 2023.

**Recommendation No. 6**      *Zoning Amendment Bylaw No. 722.6 (268 Stella Maris Road)*

THAT the report titled Zoning Amendment Bylaw No. 722.6 (268 Stella Maris Road) – Consideration of First and Second Readings be received for information;

AND THAT Zoning Amendment Bylaw No. 722.6 be forwarded to the Board for First and Second Readings;

AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 722.6 be arranged;

AND FURTHER THAT Director Toth be delegated as the Chair and Director Stamford be delegated as the Alternate Chair for the Public Hearing.

## **TAB 2**

# **STAFF REPORT INCLUDING THE PROPOSED BYLAWS**

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

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**TO:** Electoral Area Services Committee – July 20, 2023

**AUTHOR:** Alana Wittman, Planner II

**SUBJECT:** Zoning Amendment Bylaw No. 722.6 (268 Stella Maris Road) –  
Consideration of First and Second Readings

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### RECOMMENDATIONS

1. THAT the report titled Zoning Amendment Bylaw No. 722.6 (268 Stella Maris Road) – Consideration of First and Second Readings be received;
  2. AND THAT Zoning Amendment Bylaw No. 722.6 be forwarded to the Board for First and Second Readings;
  4. AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 722.6 be arranged;
  5. AND FURTHER THAT Director \_\_\_\_\_ be delegated as the Chair and Director \_\_\_\_\_ be delegated as the Alternate Chair for the Public Hearing.
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### BACKGROUND

The SCRD received a Zoning Bylaw Amendment application to amend the zoning and subdivision district of a property at 268 Stella Marris Road in Area F - West Howe Sound (Figures 1, 2). The purpose of the bylaw amendment is to enable subdivision and future residential development.

The purpose of this report is to present the bylaw to the Board for consideration of First and Second Readings and hold a public hearing. Table 1 provides a summary of the application.

*Table 1: Application Summary*

<b>Owner/Applicant</b>	Stella Maris Community Development LTD (Richard and Effie Klein)
<b>Legal Description</b>	BLOCK 15 EXCEPT: PART DEDICATED FOR ROAD ON PLAN LMP4631; DISTRICT LOT 1402 PLAN 737
<b>PID</b>	010-536-418
<b>Electoral Area</b>	Area F (West Howe Sound)
<b>Parcel Area</b>	3.84 Hectares
<b>OCP Designation</b>	Residential
<b>Current Zoning</b>	Residential Rural One (RU1)
<b>Current Subdivision District</b>	I (4 ha minimum)
<b>Proposed Zoning</b>	Residential Two (R2)
<b>Proposed Subdivision District</b>	C (0.2 ha minimum)

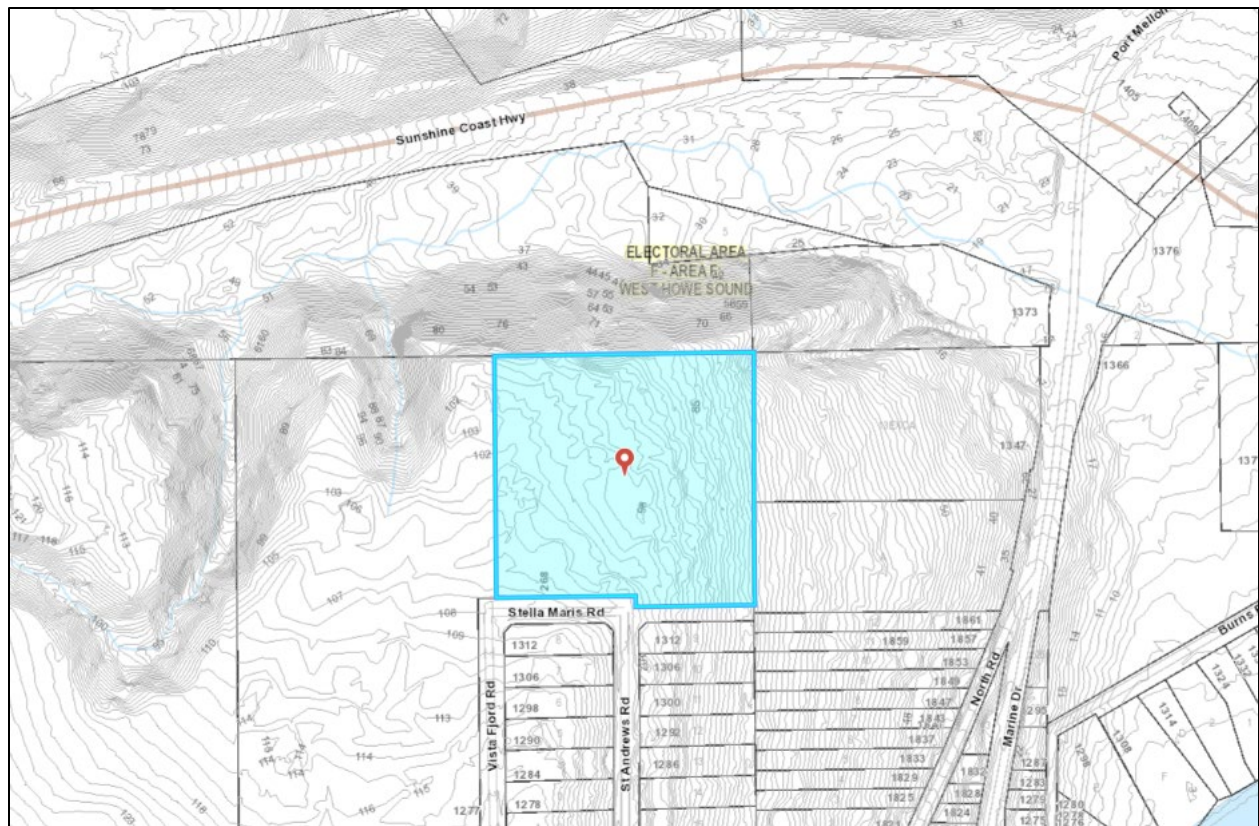


Figure 1- Context Location of Subject Parcel (268 Stella Maris Road)



Figure 2 – Aerial Imagery of the Subject Parcel (268 Stella Maris Road)

## **Discussion**

### *Site and Surrounding Land Uses*

The subject parcel is located on Stella Maris Road, perpendicular to Vista Fjords Road and St Andrews Road, in the Hopkins Landing neighbourhood of Electoral Area F (West Howe Sound). The parcel is 3.84 hectares (ha) and is comprised of one single-detached-dwelling and an auxiliary building (detached garage) in the southwest quadrant of the parcel. The majority of the parcel is vegetated with second growth forest.

Immediately to the north is a RU2 zoned undeveloped parcel with a ravine bank steeply sloping towards Langdale Creek, abutting the Sunshine Coast Highway. Immediately to east are two large RU1 parcels comprised of steep slopes, with the southernmost being undeveloped and the northernmost containing a single-detached-dwelling adjacent to North Road. To the south are R1 zoned lots with single-detached-dwellings along Vista Fjords Road and St Andrews Road. Immediately to the west are lands within the Agricultural Land Reserve (ALR) and zoned for Agriculture.

### *Proposed Uses and Application Process*

The proposed plan for future residential development is consistent with the West Howe Sound Official Community Plan (OCP) “Residential” land use designation; however, a Zoning Bylaw Amendment is required as the proposed density does not conform to the existing Subdivision District I. Overall, to implement this proposal requires a total of three planning applications, each with a distinct approval process: Zoning Amendment, Subdivision, Development Permit.

The process of considering this proposal begins with the current application to change zoning from RU1 to R2 and the Subdivision District from “I” (4 ha minimum parcel size) to “C” (0.2 ha minimum parcel size). The purpose of the rezoning is to facilitate subdivision for future residential development. A preliminary conceptual subdivision plan has been provided for discussion purposes (Attachment D).

If the Zoning Bylaw Amendment is approved, the applicant would need to complete both subdivision and development permit application processes to confirm the number and layout of safe developable lots, informed by environmental and geotechnical professions.

### *Planning Analysis*

#### West Howe Sound Official Community Plan – Land Use

The parcel is within the Residential (Hopkins Landing) land use designation. The parcel to the west has an Agricultural (AG) land use and is located within the Agricultural Land Reserve (ALR). The parcel to the north has a Gateway Corridor land use. Parcels to the south and east also have Residential land use designation (Figure 3).

The OCP establishes objectives and policies for Residential land use in Hopkins Landing (Section 3.3). Land Use Policy 3.3.1 notes that minimum parcel size for subdivision is 2,000m<sup>2</sup> and auxiliary dwellings or duplexes are permitted on parcels over 2,000m<sup>2</sup>.

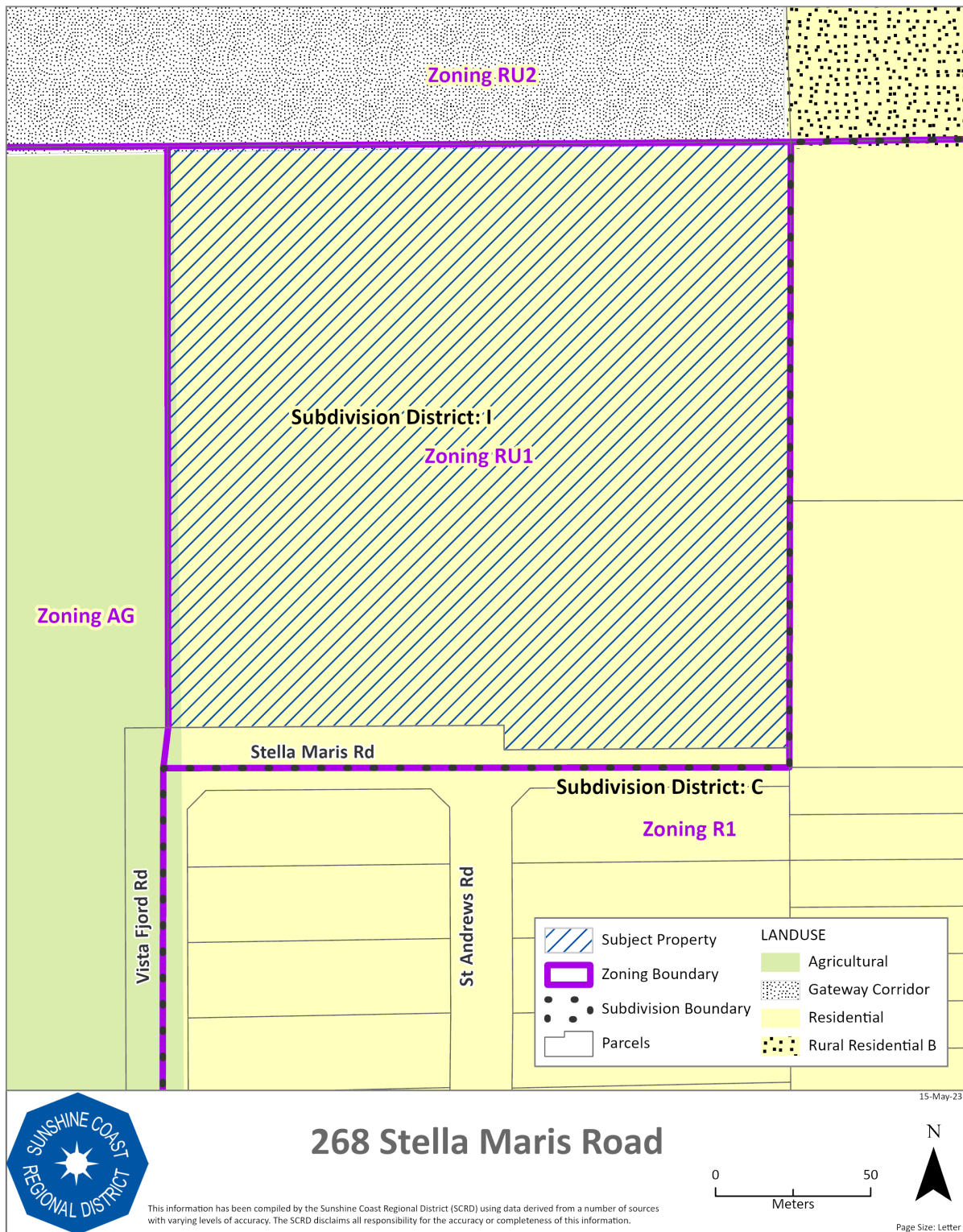


Figure 3 - OCP Land Use, Zoning, and Subdivision District Map



West Howe Sound Official Community Plan – Affordable Housing

Section 6.2.1 of the OCP notes the following as an objective for providing affordable housing:

*Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements.*

Furthermore, Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing*. Policy 7.3.4 states:

*Developments exceeding established density limits of the OCP and/or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the OCP and/or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:*

*i. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided, and the development design is compatible with the surrounding rural environment; and*

*ii. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the Local Government Act and approved by the Regional District Board.*

Re Policy 7.3.4(i):

Given the proposed application is for a zoning bylaw amendment that would facilitate the creation of more than 3 lots, approval of the application is subject to OCP Policy 7.3.4. Table 2 summarizes an analysis on each criterion in Policy 7.3.4(i).

*Table 2 - Policy 7.3.4(i) Criterion - Criterion Response*

<b>Policy Criterion</b>	<b>Criterion Response</b>
Water supply	The parcel is within the Regional Water Service Area's Chapman Water System. Per SCRD Bylaw 320, the SCRD is required to supply potable water to all parcels within the Water Service Area.
Solid waste collection	The parcel is within the Area F Curbside Collection Service Area, which at the time of writing this report, offers curbside food waste and garbage collection.
Storm water management	<p>The parcel is located within Development Permit Area 5 (Aquifer Protection and Stormwater Management). DPA 5 will be assessed as a condition of a future Subdivision Application.</p> <p>The applicant has provided a memo (Appendix D) outlining preliminary parameters on how a stormwater management plan would be developed to meet the requirements for Land Development Drainage Design in Section 1010.03 of the BC Supplement to TAC Geometric Design Guide, per MOTI standards. The memo notes, the outlet of the stormwater management system would likely tie into the existing offsite downstream infrastructure in the Statutory Right of Way on the eastern boundary of the lots St. Andrews Road directly to the south of this parcel.</p>

Sewage treatment facility	The parcel is not within the Sanitary Sewer Service Area. Therefore, sewage treatment will be by on-site systems under regulations of Vancouver Coastal Health (VCH). A VCH covenant for an approved septic field location is a condition of a future Subdivision Application.
Regional fire protection	The parcel is located within the Gibsons/West Howe Sound Fire Protection Service Area.
Traffic circulation & access to major roads & community amenities	<p>Stella Maris and the perpendicular roads of St Andrew and Vista Fjords are all classified as a “local road” in the OCP. Local roads are lower speed roads, generally used by residents. Marine Drive is the closest “connector road” which is just over 1km way via the road network.</p> <p>From a regional district point of view, the parcel is proximity to major roads and community amenities. For example, here are approximate distances from amenities:</p> <ul style="list-style-type: none"> <li>• Langdale ferry Terminal – 2 km</li> <li>• Gibsons &amp; Area Community Centre – 4.5 km</li> <li>• Grocery Store (SuperValu) – 4.7km</li> <li>• Regional Park (Soames Hill Park) – 1 km</li> </ul> <p>Please note, the Ministry of Transportation and Infrastructure (MOTI) is responsible for local road network planning in the SCRD.</p>
Development design compatibility with the surrounding rural environment	The proposed zoning bylaw amendments are consistent with the OCP, and the zoning would facilitate a compatible built form with the surrounding residential neighbourhood. See the subsection below titled “Zoning Bylaw No. 722” for more information.

**Re Policy 7.3.4(ii):**

The applicant and staff have agreed on a provisional affordable housing contribution as a condition of the Zoning Bylaw Amendment. The proposal is for the applicant to contribute \$6,500.00 per proposed new lot. Based on the preliminary conceptual subdivision plan provided by the applicant, the provisional contribution would total \$91,000 for the 14 new lots. A covenant would need to be registered on Title prior to bylaw adoption that requires the per lot payment as a condition of a future Subdivision Application.

In this case, staff’s proposal is for the contribution to be used to hire a consultant to help develop a SCRD Community Amenity Contribution (CAC) strategy. A CAC strategy would provide a valuation framework to guide future staff-developer negotiations for community benefits as part of developer-initiated rezoning and OCP amendment applications. CACs typically include the provision of public amenities and affordable housing, both through in-kind and/or financial contributions. These contributions have become a commonplace means for local governments in British Columbia to guide delivery of non-market housing and other public amenities that are key components of equitable community building. Development of such a policy is included in the Housing Action Plan presented to the SCRD Board in December 2022. If this application proceeds to adoption, a future report will seek Board direction on how to allocate the proposed contribution associated with this application.

### West Howe Sound Official Community Plan – Development Permit Areas

Section 12 of the OCP establishes Development Permit Areas (DPA). Development Permits are required when proposing to develop or subdivide a parcel within DPAs. The subject parcel contains four DPAs, specifically DPA 2B (Ravines), 4 (Stream Riparian Assessment Area), 5 (Aquifer Protection and Stormwater Management), and 7 (Agricultural Buffer).

The applicant has provided staff preliminary environmental and geotechnical hazard conditions of the parcel to inform the Zoning Bylaw Amendment process. Preliminary environmental and geotechnical setbacks have been proposed by qualified professionals. Further, a 10-meter vegetated setback from the western parcel boundary abutting the ALR parcel is proposed, per ALC Landscaped Buffer Specifications.

All environmental, geotechnical, and agricultural buffer setbacks and requirements will be registered on Title as a restrictive covenant as a condition of a future Subdivision Application. The provisional setbacks are included on and inform the proposed lot layout of the conceptual subdivision plan (see Appendix E).

### *Zoning Bylaw No. 722*

The subject parcel is currently zoned RU1 which allows for residential and rural uses, such as a variety of agriculture uses, vehicle repair and maintenance, manufacturing and storage, and animal shelter (kennel) use.

The proposed zone, R2, permits low density residential uses with a maximum of two dwelling units per parcel between 2,000m<sup>2</sup> and 3,500m<sup>2</sup>. This is the same number of maximum dwelling units as the surrounding R1 zoned parcels, however, provides more options for dwelling unit configuration (i.e., auxiliary dwelling unit or duplex).

The current Subdivision District designation is “I” which requires a minimum parcel size of 4 ha. The subject parcel is 3.84 ha, and therefore, is not permitted to be subdivided under the I Subdivision District. The proposal to amend the Subdivision District to “C” would enable subdivision to a minimum of 0.2 ha (2,000m<sup>2</sup>) per parcel. Subdivision District “C” conforms with the OCP “Residential” land use designation and is consistent with the Subdivision District of the surrounding parcels with the same OCP land use designation.

### *Agency Referrals & Public Input*

#### Agency

The Zoning Bylaw Amendment application has been referred to the following departments and agencies for comment:

*Table 3 - Department / Agency Referral Comments*

<b>Referral Agency</b>	<b>Comments</b>
SCRD Building Division	No comments.
SCRD Infrastructure Department	Parcel is within the Regional Water Service Area. Staff see no issues from a water servicing perspective.
Gibsons & District Fire Protection Commission	The Fire Department sees no issues with this application provided the developer follows the BCBC and BCFC for residential subdivisions if it goes through. Specifically: <ul style="list-style-type: none"> <li>• 9.10 of the BCBC needs to be followed.</li> <li>• Fire hydrants are installed in accordance with BCBC 3.2.5.15.</li> <li>• Road design is in accordance with BCBC 3.2.5.6.</li> </ul>
Skwxwú7mesh Úxwumixw	Referral was sent on May 19, 2023. No comments received at time of report writing.

Ministry of Transportation and Infrastructure	Referral was sent on May 19, 2023. No comments received at time of report writing.
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### Public Consultation

A Public Information Meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 5, 2023, at the Eric Cardinal Hall. The PIM Summary Report, drafted by the applicant, can be found in Appendix B. Key themes of the PIM comments included:

- Traffic – concerns about increased number of vehicles on residential roads and pedestrian safety given the lack of sidewalks.
- Land Alteration – concerns about tree removal, erosion, and stormwater management.
- Proposed Zoning – both support and opposition to R2 zoning.
- Utility Servicing – concerns about regional water supply.

A Public Hearing will be organized to gather additional public feedback on the proposal, should the Board give the bylaw First and Second readings.

### West Howe Sound Advisory Planning Commission (APC)

The application was referred to the West Howe Sound APC meeting on May 23, 2023. A summary of the APC comments can be found in Appendix C. Key themes of the APC comments included:

- Traffic – Discussed PIM concerns about increased traffic. APC believes there is very low traffic on the local road, however, people drive over the speed limit.
- Land Alteration - APC shares PIM concerns about erosion and stormwater management.
- Proposed Zoning – Support for R2 zoning as a way to increase affordability through the option to build two-unit-dwellings (duplexes).
- Utility Servicing – APC shares PIM concerns about regional water supply. Support for making rainwater harvesting system a condition of subdivision.
- Community Benefits
  - Concerns that the negotiated affordable housing contribution per lot is too low and should be renegotiated to, at minimum, match contributions required in the Town of Gibsons and District of Sechelt.
  - Interest in trail building from the parcel to Langdale Creek be negotiated as condition of the zoning bylaw amendment.

### *Timeline for Next Steps*

If the Board gives the proposed bylaws First and Second Readings, a public hearing will be arranged to gather further community feedback on the proposal. After the public hearing the Board can consider whether to proceed with Third Reading and adoption of the bylaw. Should any covenants or housing agreements be required, these will need to be registered prior to adoption of the bylaw.

## **STRATEGIC PLAN AND RELATED POLICIES**

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

## **CONCLUSION**

The SCRD received a Zoning Bylaw Amendment application to amend the zoning and Subdivision District at 268 Stella Marris Road in Area F - West Howe Sound. The purpose of the zoning bylaw amendment is to enable subdivision and future residential development. This proposal is consistent with the West Howe Sound Official Community Plan. Staff recommend that *Sunshine Coast Regional District Zoning Bylaw Amendment 722.6* be presented to the Board for First and Second Readings and a public hearing be arranged.

### **Attachments**

Attachment A – Zoning Amendment Bylaw 722.6 for First Reading and Second Reading  
Attachment B – Public Information Meeting Summary  
Attachment C – Area F APC Minutes with Comments  
Attachment D – Preliminary Stormwater Management Site Review  
Attachment E – Preliminary Subdivision Plan

Reviewed by:			
Manager	X - J. Jackson	CFO/Finance	
A/GM	X - R. Shay	Legislative	
CAO			

**Attachment A**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 722.6**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

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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. 722.6, 2023*.

**PART B – AMENDMENT**

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
  - a. Amend Schedule A by rezoning BLOCK 15 EXCEPT: PART DEDICATED FOR ROAD ON PLAN LMP4631; DISTRICT LOT 1402 PLAN 737 from RU1 (Residential Rural One) to R2 (Residential Two)
  - b. Amend Schedule B by re-designating BLOCK 15 EXCEPT: PART DEDICATED FOR ROAD ON PLAN LMP4631; DISTRICT LOT 1402 PLAN 737 from Subdivision District I to Subdivision District C

**PART C – ADOPTION**

READ A FIRST TIME this	####	DAY OF,	YEAR
READ A SECOND TIME this	####	DAY OF,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF,	YEAR
READ A THIRD TIME this	####	DAY OF,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this	####	DAY OF,	YEAR
ADOPTED this	####	DAY OF,	YEAR

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Chair

# Public Information Meeting Summary

PIM Date: April 5, 2023  
 Location: Eric Cardinal Hall  
 Time: 7PM  
 Attendees: ~28 people

Zoning Bylaw Amendment Application Summary	
SCRD Application Number	BYL00047
Owner/Applicant	Stella Maris Community Development LTD (Richard and Effie Klein)
Authorized Agent	Jim Green (Ventureland Management LTD)
Legal Description	BLOCK 15 EXCEPT: PART DEDICATED FOR ROAD ON PLAN LMP4631; DISTRICT LOT 1402 PLAN 737
PID	010-536-418
Electoral Area	Area F (West Howe Sound)
Civic Address	268 Stella Maris Road
Parcel Area	3.84 Hectares (ha)
OCP Designation	Residential
Current Zoning	Residential Rural One (RU1)
Existing Subdivision District	I (4 ha minimum)
Proposed Zoning	Residential Two (R2)
Proposed Subdivision District	C (0.2 ha minimum)

## Summary of feedback received from the attendees

### R1 vs R2 Zoning

- We heard from a number of the attendees that the opportunity to build a duplex with the R2 zoning was raising concerns. These concerns ranged from the potential for increased traffic to "form and character". Although the R1 zone allows for two dwelling, similar to the R2 zone, the duplex in R2 would potentially be larger than the size allowed for an auxiliary dwelling unit (ADU) in R1.
- There were discussions clarifying that R2 would not allow for a duplex and an ADU (as this would be 3 dwelling units and the maximum is 2).

### Traffic

- There were discussions about the increase in traffic in the community as a result of a subdivision into 1/2 acre lots as the rezoning proposes.

### Site prep

- There were discussions about the idea of tree retention on 1/2 acre lots. This discussion ranged from general concerns about logging and tree removal to more specific discussion as to the



Development Permits assessment areas present on the subject property.

**Subdivision Questions**

- Water Supply: There were discussions about water supply for the property should it be subdivided.
- Septic: There were discussions about the use of septic fields and the requirement, through the subdivision process, to covenant an area on each lot in favor of Vancouver Coastal Health for use only for septic fields.

**Support**

- There was also support voiced for the rezoning allowing for 1/2 acre lots.
- There was also support voiced for R2 zoning and the potential for a lower cost of entry into the market.

PIM Summary Prepared by Agent

Jim Green

Ventureland Management LTD

## SUNSHINE COAST REGIONAL DISTRICT

### AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

May 23, 2023

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

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<b>PRESENT:</b>	Chair	Susan Fitchell
	Members	Ryan Matthews Miyuki Shinkai Katie Thomas
<b>ALSO PRESENT:</b>	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	SCRD Planner II	Alana Wittman (part)
	Recording Secretary	Diane Corbett
	Public	2 (part)
<b>REGRETS:</b>	Members	Jonathan McMorran Kevin Healy
<b>ABSENT:</b>	Members	Tom Fitzgerald Dave Haboosheh

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**CALL TO ORDER** 7:05 pm

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

#### MINUTES

##### West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of April 25, 2023 were approved as circulated.

##### Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 26, 2023
- Halfmoon Bay (Area B) APC Minutes of April 25, 2023
- Elphinstone (Area E) APC Minutes of April 26, 2023

## REPORTS

### Zoning Amendment Bylaw No. 722.6 for 268 Stella Maris Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.6, a proposal to amend the zoning and subdivision district to enable subdivision and future residential development at 268 Stella Maris Road in West Howe Sound.

Planner II Wittman gave an overview of the current and proposed zoning and the application process, and responded to APC members' inquiries. It was noted the applicant was looking at bringing the zoning into compliance with the Official Community Plan.

Dustin Christmas of Landev Consulting provided comments related to the proposed development in response to APC inquiries. The owner was present as an observer.

Comments from APC members included:

- Attended the public information meeting. Two or three people at the meeting were concerned about even existing traffic, especially in the snow. I do walk the neighbourhood in question quite a bit. I counted the number of cars that did go past me while I walked at different times (4pm, 5pm, a long weekend), cognizant of how much traffic there was. It was one vehicle every 45 minutes. It is possible that what the person at the meeting was concerned about is that quite a few people have put hedges at the edge of the road, and not left an area to get off the road; this can make people nervous. Maybe when subdividing, make sure there's a shoulder to get off the road.
- I favour the R2 zoning because it allows two separate buyers for a property. That would make it quite a bit more affordable. There aren't many of the existing owners in this area who have put in an auxiliary dwelling; but there is a huge cost to that. Not being able to stratify that, with two separate titles, puts a lot of stress on the other buyer if doing something together. R2 does give more options for making it "affordable", for people that are looking to have a bigger property. .5 acre makes it quite expensive.
- If it is to be rezoned and the OCP is supporting it, R2 zoning is preferred. Think it is necessary to allow for those duplex homes, because house prices are ridiculous.
- Regarding traffic: not many cars come down St. Andrews; it is a quiet road. The issue with residents on the road is they are used to a quiet road. Also in recent years a subdivision went through. It has made a bit of a through road section. Sometimes at night some people drive as quickly as they can down the road. The road is really wide; if there is only one car, it makes you drive faster. If you want people to slow down, make the road narrower. If people park on the road, people slow down, and make it safer for pedestrians. It is a bit of a route for cyclists now so they don't have to go around North Road bend.
- People are worried about water supply; we are heading into summer, and it is big issue. Having fourteen homes and more people living in the area: do we have enough water supply? Can we sustain water supply in the summer time? This is a concern of residents in the area.
- I have concerns about the storm water. It might not go to a public hearing because it is a zoning bylaw amendment. If it goes to R2, it might be good idea for the SCRD to do a public hearing – it seems to be a bit scary for people to go to that... it is more of a perceived difference in density.
- On St. Andrews, there are a few houses that were supposed to have 10-year rain retention. But there are a lot of houses that don't retain the water. I am at the beach below St. Andrews; there is a pipe into ocean, with dirty water. There is eelgrass getting

flooded out by mud. Have concern with the slope of the hill coming out of Langdale. It is a steep hill with a lot of blow downs. Have concerns about storm water management. Is anyone looking at: "you have to put in a containment tank, and take rainwater off the house and save it to sprinkle the yard"? Are you looking at making this mandatory? Why isn't SCRD saying "if you build, put in water retention"?

- Regarding storm water management, SCRD doesn't have anything on the footprint of the impermeable area. Maybe SCRD should consider the footprint of the impermeable area, and lots shouldn't be fully impermeable. Water should run into soil rather than ditches and storm drains. Reduce run-off.
- Affordable housing contribution: the report talks about \$6500 per lot. I think that is too small. Policies in Gibsons and Sechelt for a single family lot are looking at \$10,000 per new lot; that is something we should be looking at, especially when looking at house prices now. We have a housing crisis now.
- Occasionally you can go through a process and create a term sheet; it is negotiated with the Regional District and the developer as a way to negotiate things for the community. The developer is allowed to have the zoning amendment if they follow through with the asks for these requests. The housing contribution would be part of that. Request for rainwater retention: if this lot were to be subdivided, then the development would need a covenant that has rainwater retention. Have something for the developer about land left for trails. Requests that have been asked for would go ahead if the zoning goes through.
- Looking between the dotted yellow and the gray-coloured lots (north of the subject parcel, page 18 of agenda), it is really steep, but once down around Langdale Creek, there are incredible trails. A lot of the land is owned by MOTI down there. Trails going through there over to Langdale Creek area could create quite a trail network.
- The primary affordable housing contribution, created between staff and applicant, is not enough for development of a new lot. These days rental is \$2000+ per month. Have it higher.
- APC received comments from member by email before the meeting:
  - I do support carriage houses on these sites to give some diversity of use.
  - The terrain is quite steep so I expect that tree retention will be difficult. It would be beneficial to break up the ongoing clear cut sense up along there if there could be a cluster of trees that are maintained, but customizing some of the building envelopes and/or a commitment to planting as part of the development works, even if it is lower canopy plantings to break up the hillside.
  - I think stormwater features will be critical on that hillside as there have been issues of wash out below; this can be achieved if integrated with proper sediment and erosion control measures.

## **DIRECTOR'S REPORT**

The Director's report was received.

**NEXT MEETING**      Tuesday, June 27, 2023

**ADJOURNMENT**      8:52 pm



[www.landevconsulting.ca](http://www.landevconsulting.ca)  
[info@landevconsulting.ca](mailto:info@landevconsulting.ca)  
604-989-7300

June 28, 2023

Attn:  
Jim Green  
Venture Land Management Ltd  
For:  
Rick Klein  
Stella Maris Community Development Ltd

RE: Preliminary Stormwater Management Site Review for 268 Stella Maris Rd, Gibsons, BC.

The intent of this memo is to provide a preliminary overview of the potential stormwater management for the proposed development at 268 Stella Maris Rd in Gibsons BC.

It is being proposed that 268 Stella Maris Rd in Gibsons BC be rezoned and subdivided into 15 freehold lots that will eventually be developed into single family home sites. A copy of the proposed lotting layout is attached in Appendix A for reference. The subject property is 3.83 ha and is partially cleared with areas of second growth deciduous and coniferous tress. There is currently a single-family home situated on the southern part of the property which was built in 1996. The site slopes gently from the southwestern corner to the eastern boundary, where the slopes gradually increases as it approaches the Eastern boundary. The property is bordered by large parcel residential to the west, a ravine to the north, large parcel residential to the east and ½ acre density residential to the south.

The property is located in the Sunshine Coast Regional District (SCRD) where the Approving Authority for a subdivision is the Ministry of Transportation and Infrastructure (MOTI). MOTI will review the subdivision application and if generally acceptable they will provide a written letter of Preliminary Layout Review. It is anticipated that a condition will be included that a storm water management plan or a drainage plan prepared by a Professional Engineer registered in British Columbia and experienced in hydrology will be required. The Professional Engineer shall follow the requirements for Land Development Drainage Design in Section 1010.03 of the B.C. Supplement to TAC Geometric Design Guide. Any drainage infrastructure that will be maintained by the Ministry upon completion of the subdivision shall include climate change considerations within the design. Landev Consulting is experienced in this field and can provide a detailed engineering design to meet the MOTI requirements.

Upon finalization of the lotting layout and completion of the road design a drainage plan and stormwater management plan would be completed. A stormwater management system would be designed to control the post development flows to predevelopment levels at a design storm specified by the MOTI. Onsite and offsite stormwater management infrastructure would be sized and utilized to meet the MOTI requirements. The outlet of the new storm system would likely be tied into the existing offsite downstream infrastructure. There is an existing Statutory Right of Way (BF272413) registered on the eastern portion of the lots on the east side of St. Andrews rd between Stella Maris Rd and Parker rd directly to the south of this parcel. This SROW is for the purpose of construction, maintenance and operating of infrastructure to carry stormwater drainage. This downstream infrastructure could be analyzed to convey the additional flows. A copy of the Statutory Right of Way (BF272413) is attached in Appendix B for reference.

Regards,

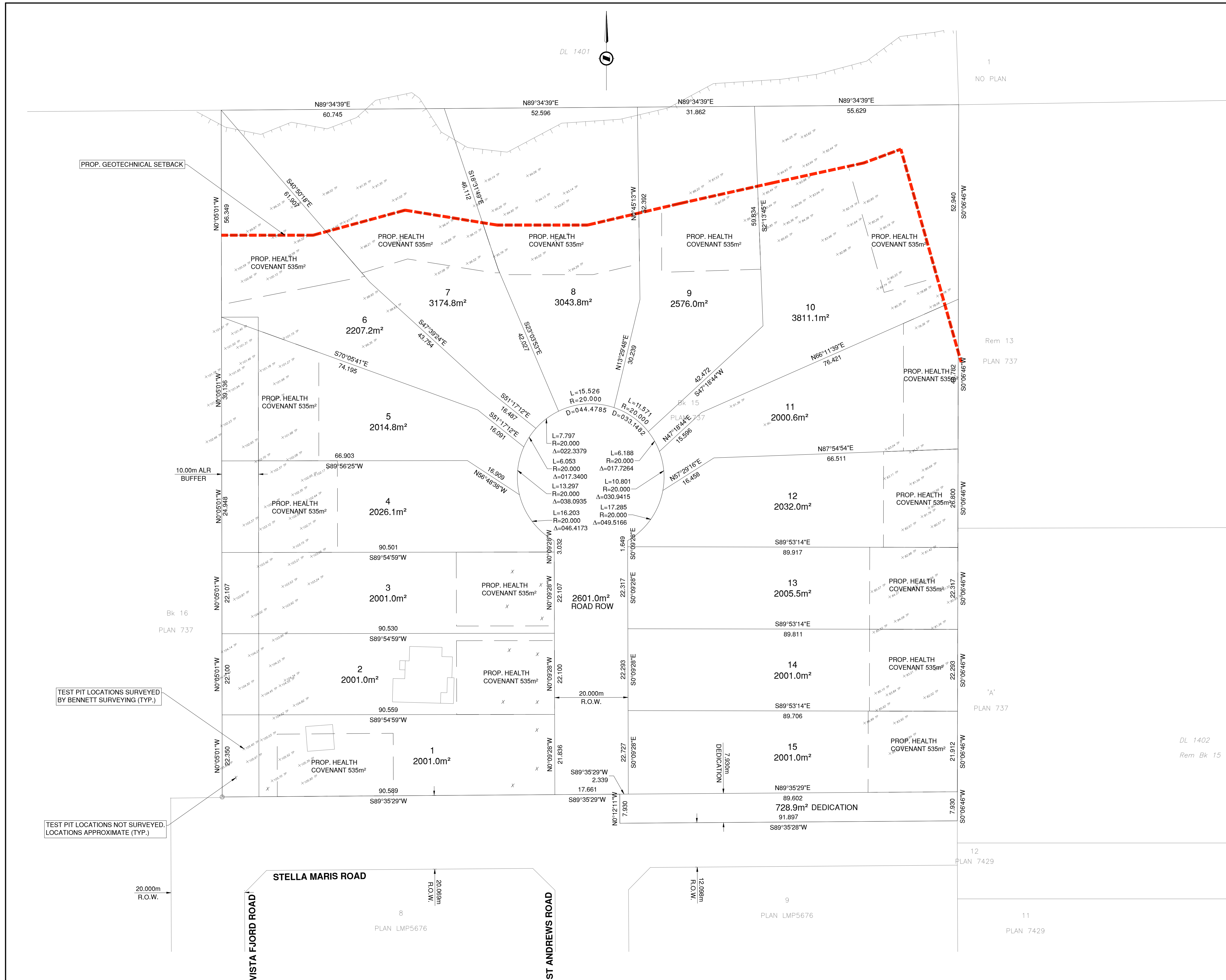
Dustin Christmas. P.Eng.  
Principal – Civil Engineer  
Landev Consulting Inc.

## **Appendix A – Proposed Lotting Layout**

BLOCK 15 EXCEPT: PART DEDICATED FOR ROAD ON  
PLAN LMP 4631; DL 1402 PLAN 737  
PID: 010-536-418  
CIVIC ADDRESS: 268 STELLA MARIS ROAD

**NOT FOR CONSTRUCTION**

DATE	2023-06-01	DWG. NO.  LL
DESIGN BY	DC	
CHECKED BY	SB	SHEET. NO. 1 OF 1
SURVEYED BY	BENNETT	REV.



No.	DATE	REVISION	BY	 <b>LANDEV Consulting Inc.</b> Engineering & Development Services WWW.LANDEVCONSULTING.CA EMAIL: INFO@LANDEVCONSULTING.CA    PH: 604-989-7300	<b>DRAWING DESCRIPTION</b> 268 STELLA MARIS ROAD, GIBSONS PROPOSED 15 LOT SUBDIVISION LOT LAYOUT PLAN	<b>CLIENT</b> STELLA MARIS COMMUNITY DEVELOPMENT LTD. 4805 DONSDALE DRIVE, EDMONTON ALTA, T6M 2N2	PROJECT No.	2304	DATE	2023-06-01	<b>DWG. NO.</b>  <b>LL</b>  <b>SHEET, NO.</b> 1 OF 1  REV.
							SCALE	1:500	DESIGN BY	DC	
									CHECKED BY	SB	
									SURVEYED BY	BENNETT	

**DRAFT - ISSUED FOR PRELIMINARY LOT LAYOUT**

PLOT DATE: June 1, 2023 - C:\Users\DCandev\OneDrive\Projects\2304 - Hopkins Landing\CAD\Final\2304 Lot Layout.dwg

## **Appendix B – Statutory Right of Way (BF272413)**



AUG 13 1992

LAND TITLE ACT  
FORM C  
(Section 219.81)

92 JUL 17 12 55

BF272413

Province of  
British ColumbiaLAND TITLE OFFICE  
NEW WESTMINSTER  
BRITISH COLUMBIA

SURVEY DEPT.

## GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

PAGE 1 of 6 pages

## 1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

La Van & Company  
Barristers & Solicitors  
110 - 1285 W. Pender Street, Vancouver, B.C., V6E 4B1  
(604) 669-1411



MELODI SAVAL Signature of Authorized Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: \*  
(PID) (LEGAL DESCRIPTION)

07/17/92 A6136d CHARGE 50.00

See Schedule

## 3. NATURE OF INTEREST: \*

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
Statutory Right of Way as shown on Plan LMP5677	Entire Instrument Pages 3 - 16	Transferee

## 4. TERMS: Part 2 of this instrument consists of (select one only)

- |                                  |                                     |                                       |
|----------------------------------|-------------------------------------|---------------------------------------|
| (a) Filled Standard Charge Terms | <input type="checkbox"/>            | D.F. No.                              |
| (b) Express Charge Terms         | <input checked="" type="checkbox"/> | Annexed as Part 2                     |
| (c) Release                      | <input type="checkbox"/>            | There is no Part 2 of this instrument |

A selection of (c) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

## 5. TRANSFEROR(S):\*

NORTH AND WEST VANCOUVER DEVELOPMENTS LTD. (Inc. No. 358131)  
having its registered records office at  
Suite 110 - 1285 West Pender Street  
Vancouver, British Columbia V6E 4B1

## 6. TRANSFEE(S): (including postal address(es) and postal code(s))\*

HER MAJESTY THE QUEEN, in the Right of the Province of British Columbia, as represented by the  
Minister of Transportation & Highways

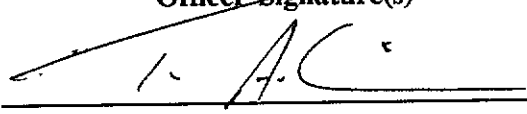
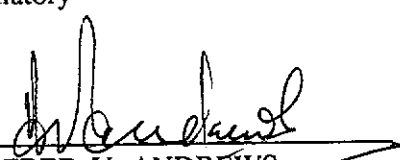
7818 6<sup>th</sup> St Burnaby B.C. V3N 4N8

LAND TITLE ACT  
Form 1 (Section 36)  
MEMORANDUM OF REGISTRATION  
Registered on application received on  
the day and at the time written hereon  
Registrar  
New Westminster Land Title Office

**7. ADDITIONAL OR MODIFIED TERMS:\***

N/A

**8. EXECUTION(S):\*\*** *This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.*

Officer Signature(s)	Execution Date			Party(ies) Signature(s)
	Y	M	D	
 <b>THOMAS G. ANDISON</b> BARRISTER & SOLICITOR 110-1285 WEST PENDER ST. VANCOUVER, B.C. V6E 4B1 TEL: 669-1411	92	07	16	<b>NORTH AND WEST VANCOUVER DEVELOPMENTS LTD.</b> by its authorized signatory  <b>ALFRED V. ANDREWS</b>

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- \* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.  
\*\* If space insufficient, continue executions on additional page(s) in Form D.

**LAND TITLE ACT  
FORM E**

Page 3

**SCHEDULE**

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM,  
MORTGAGE FORM OR GENERAL DOCUMENT FORM.

**2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:**

(PID)

(LEGAL DESCRIPTION)

No PID number  
No PID number  
No PID number  
No PID number  
No PID number  
No PID number  
No PID number  
No PID number

Lot 9 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 10 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 11 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 12 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 13 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 14 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 15 Block 14 District Lot 1402 Plan LMP \_\_\_\_  
Lot 16 Block 14 District Lot 1402 Plan LMP \_\_\_\_

TERMS OF INSTRUMENT - PART 2

Page 4

STATUTORY RIGHT-OF-WAY

THIS INDENTURE made the 16th day of July, 1992.

BETWEEN:

NORTH AND WEST VANCOUVER DEVELOPMENTS LTD. (Inc. No.  
having its registered records office at  
Suite 110 - 1285 West Pender Street  
Vancouver, British Columbia  
V6E 4B1

(hereinafter called "the Grantor")

AND:

HER MAJESTY THE QUEEN, in the Right of the Province of British Columbia, as  
represented by the Minister of Transportation & Highways

(hereinafter called "the Grantee")

WHEREAS:

- A. The Grantor is the Registered Owner of the Lands situate in the Sunshine Coast Regional District in the Province of British Columbia, and more particularly described as:

Lot 1 to 16, Block 14, District Lot 1402, Plan LMP 5676

(the "Lands")

- B. Section 214 of the Land Title Act, enables a person to grant to the Grantee a Statutory Right of Way for any purpose necessary for the operation and maintenance of the Grantee's undertaking.
- C. This Statutory Right of Way, is necessary for the operation and maintenance of the Grantee's undertaking

NOW THEREFORE this Agreement witnesses that in consideration of the premises and of the sum of \$ 10.00 now paid by the Grantee to the Grantor, and as a good and valuable consideration (a receipt in sufficiency of which is hereby acknowledged by the Grantor and) the price mutually covenanted agreed as follows:


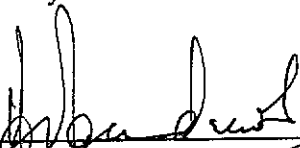
1. The Grantor hereby grants, conveys and confirms unto the Grantee, her heirs and assigns, forever, the right at any and all times to enter upon the Lands hereinafter described for the purpose of laying down, constructing, ditching, excavating or installing sewers, drains, pipes, flumes or any form of installation deemed necessary, practical or expedient in, under and upon the said lands to carry drainage water on to, or over through or under the lands hereinafter

.../2

described, and of keeping and maintaining them at all times in good condition and repair; and for every such purpose the Grantee shall have access to the said Lands at all times by her servants, employees and workmen subject to the right of the Grantor to the free use of the surface of the Lands hereinafter described.

2. Is mutually understood, agreed and declared by and between the parties hereto that this agreement shall be construed as running with the Land but that no part of the fee of the soil of the Lands hereinafter described, shall pass to, or be vested in the Grantee under or by these presents.
3. The Lands affected by this Statutory Right of Way are those portions of the Lands as shown outlined in heavy black line and intersected by the property lines on the Explanatory Plan of Statutory Right of Way of part of Lots 9 through 16 inclusive, Block 14, District Lot 1402, Plan LMP \_\_\_\_\_, attached hereto as Schedule "A".
4. This Indenture is subject to encumbrances, liens and interests as are set out in the Memorandum hereinunder set forth.
5. This Indenture and everything herein contained shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

**IN WITNESS WHEREOF** the said parties have executed this Agreement as of the day and year first written above.

Officer Signature(s)	Execution Date			Party(ies) Signature(s)
	Y	M	D	
 <b>THOMAS G. ANDISON</b> <b>BARRISTER &amp; SOLICITOR</b> <b>110-1285 WEST PENDER ST.</b> <b>VANCOUVER, B.C. V6E 4B1</b> <b>TEL: 669-1411</b>	92	07	16	<b>NORTH AND WEST VANCOUVER DEVELOPMENTS LTD. by its authorized signatory</b>  <b>ALFRED V. ANDREWS</b>

By its Approving Officer

  
**MINISTRY OF TRANSPORTATION AND HIGHWAYS**

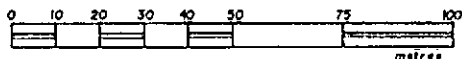
## SCHEDULE "A"

page 6

EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OF PART OF  
LOTS 9 THROUGH 16 INCLUSIVE, BLOCK 14,

D.L. 1402, PLAN LMP----

SCALE: 1 : 1000



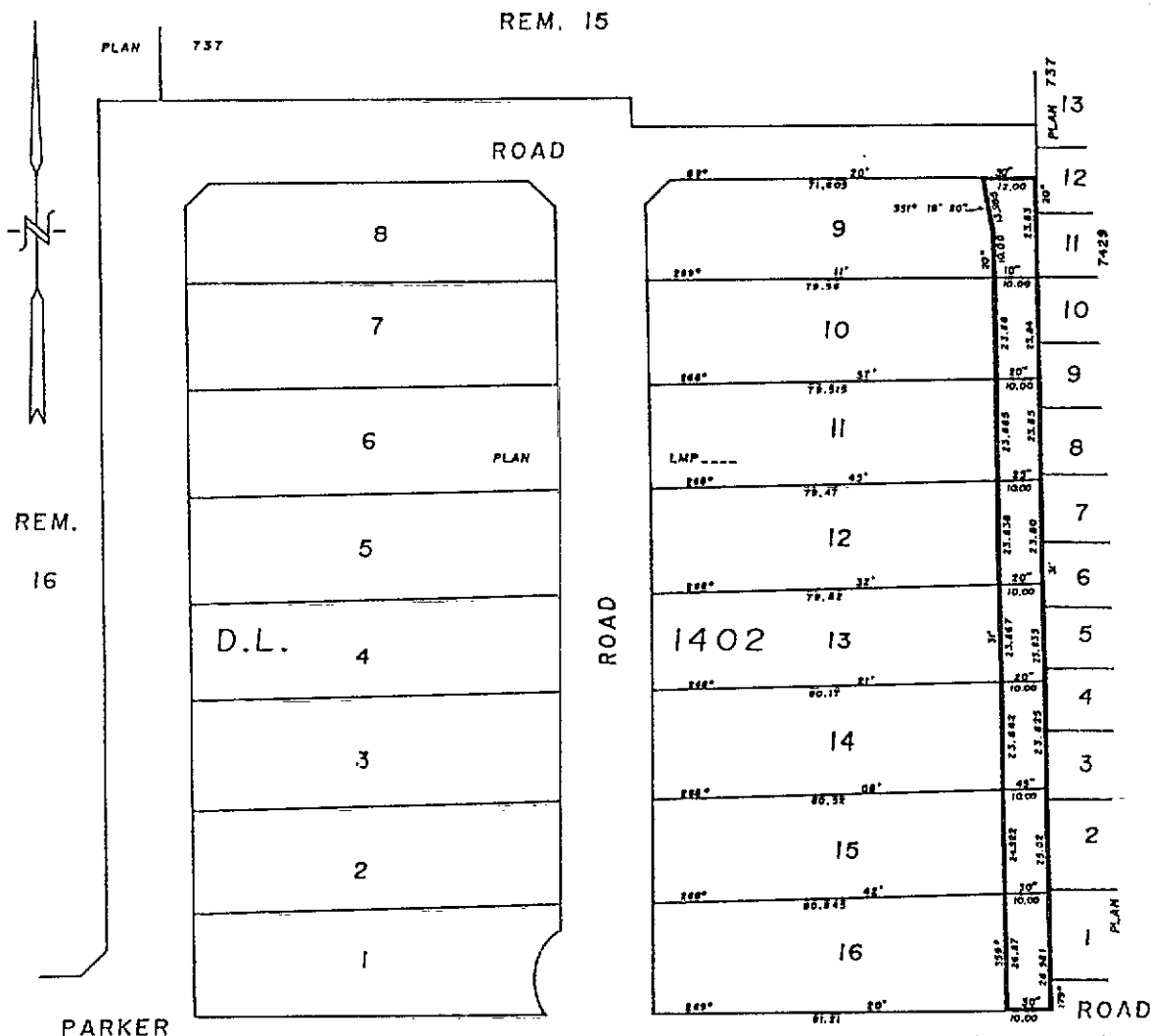
B.C.G.S. 926-043

This plan lies within the Sunshine Coast Regional District.

## EX. PLAN LMP

Deposited in the Land Title Office  
at New Westminster, B.C., this \_\_\_\_ day  
of \_\_\_\_\_, 199\_\_.

Registrar



B  
REF. PLAN 1923

BOOK OF REFERENCE	
DESCRIPTION	AREA (square metres)
LOT 9	262.3
LOT 10	238.6
LOT 11	238.7
LOT 12	138.2
LOT 13	238.6
LOT 14	238.4
LOT 15	249.7
LOT 16	269.2

A  
REF. PLAN 1793

Bearings are astronomic and were  
derived from Plan LMP----

Certified correct according to Land  
Title Office records this 5th day  
of May, 1992.

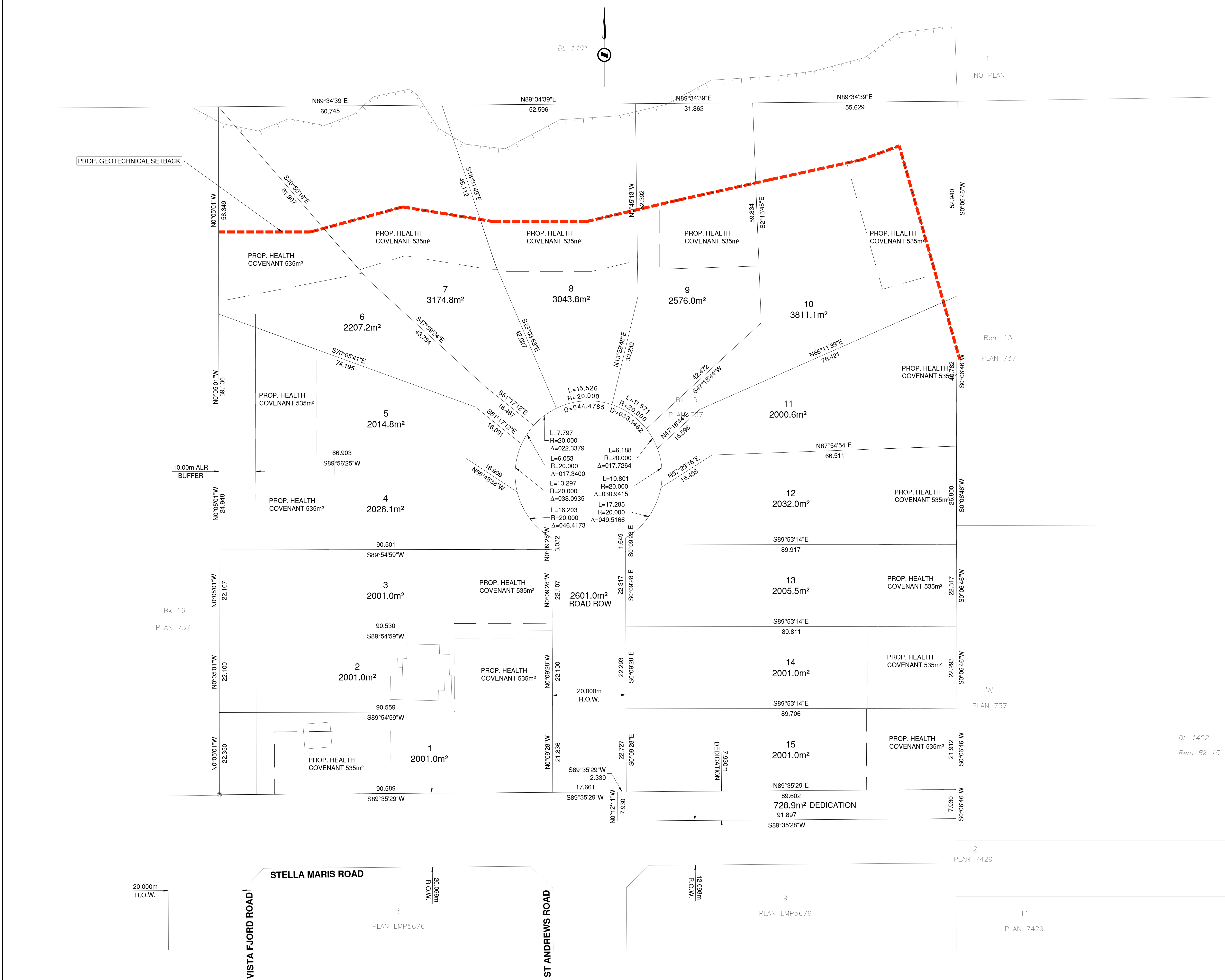
*L. W. Penozek*  
L. W. Penozek B.C.L.S.

Larry W. Penozek  
B.C. Land Surveyor  
Box 505 Gibsons, B.C.  
VONIVO 866-2531  
Fax # 866-2553

END OF DOCUMENT

19490-1605

LEGAL DESCRIPTION:  
BLOCK 15 EXCEPT; PART DEDICATED FOR ROAD ON  
PLAN LMP 4631; DL 1402 PLAN 737  
PID: 010-536-418  
CIVIC ADDRESS: 268 STELLA MARIS ROAD  
  
DATUM: ELEVATIONS ARE GEODETIC AND REFER  
TO SMARTNET REFERENCE STATIONS BCSE  
(RTCM\_REF\_4021).



NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY	DESCRIPTION	CLIENT	PROJECT No.	DATE	DWG. NO.
				268 STELLA MARIS ROAD, GIBSONS PROPOSED 15 LOT SUBDIVISION LOT LAYOUT PLAN	STELLA MARIS COMMUNITY DEVELOPMENT LTD. 4805 DONSDALE DRIVE, EDMONTON ALTA, T6M 2N2	2304	2023-05-08	LL
						SCALE 1:500	DESIGN BY DC	SHEET. NO. 1 OF 1
						1:500	CHECKED BY SB	REV.
							SURVEYED BY BENNETT	

## **TAB 3**

# **NOTICE TO NEIGHBORING RESIDENTS INCLUDING MAILING LABELS AND MAP**





## NOTICE OF PUBLIC HEARING

### Zoning Amendment Bylaw No. 722.6

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Zoning Amendment Bylaw No. 722.6 on:

Date	Tuesday, October 17, 2023
Time	7:00 PM
Location	In-Person Public Hearing at Eric Cardinal Hall at 930 Chamberlin Road, West Howe Sound (Shirley Macey Park)

### Purpose of the Bylaw

The purpose of Zoning Amendment Bylaw No. 722.6 is to change the zoning from RU1 (Residential Rural One) to R2 (Residential Two) and the Subdivision District from "I" (4 ha minimum parcel size) to "C" (0.2 ha minimum parcel size) for the property at 268 Stella Marris Road in Area F - West Howe Sound. The purpose of the proposed bylaw amendment is to enable subdivision and future residential development.

More information on the proposed bylaw is available for inspection electronically at [www.scrd.ca/public-hearings](https://www.scrd.ca/public-hearings) or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday, excluding statutory holidays, beginning October 6 until October 17, 2023.

### Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinal Hall in Shirley Macey Park.

For detailed instructions on how to attend and participate in the Public Hearing, please visit <https://www.scrd.ca/public-hearings> or contact the Planning Department at 604 885-6800 or [planning@scrd.ca](mailto:planning@scrd.ca) in advance of the meeting.

### Written Submission

All persons who consider their interest in property to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for the public record, respecting matters contained in the bylaw. Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on October 17, 2023, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on October 17, 2023, written submissions will only be considered by the Board if read out at the Public Hearing.

Written submissions must be delivered only by using any of the following methods. Submissions to any other addresses, email addresses or fax numbers will not be accepted.

- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to [publichearings@scrd.ca](mailto:publichearings@scrd.ca)
- **Fax:** 604-885-7909

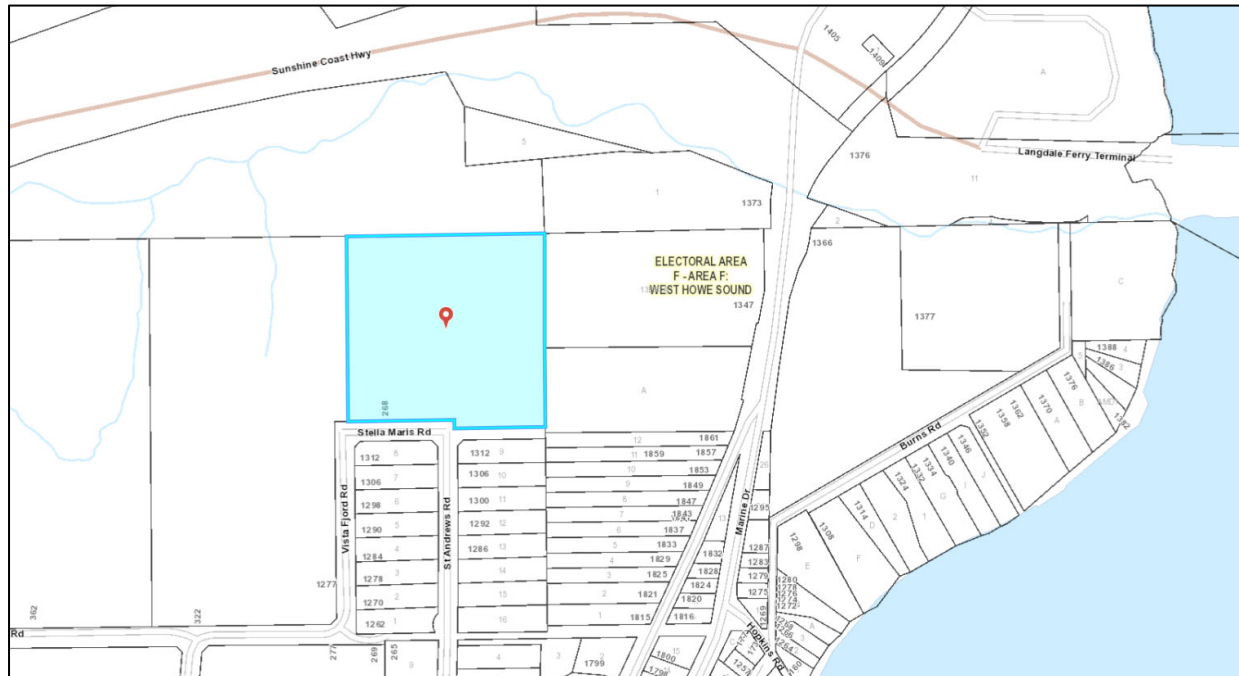


Figure 1 - Context Location of Subject Parcel (268 Stella Maris Road)

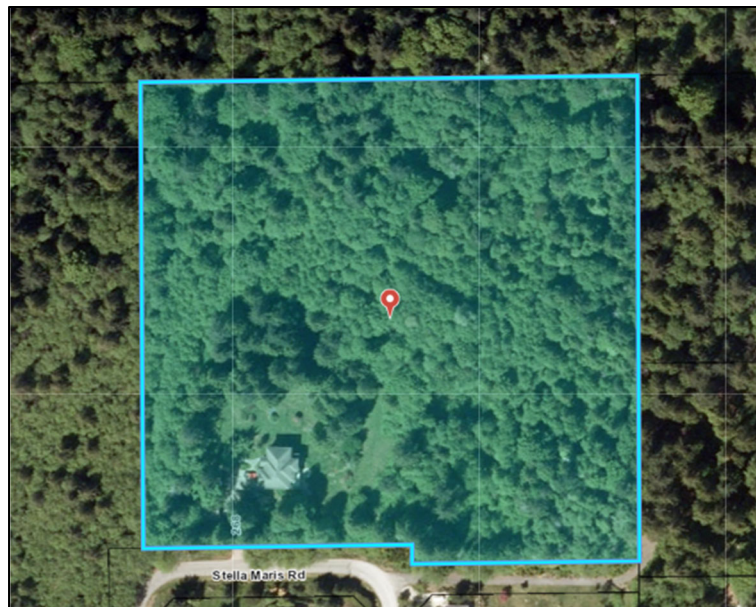


Figure 2 – Aerial Imagery of the Subject Parcel (268 Stella Maris Road)

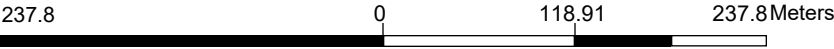
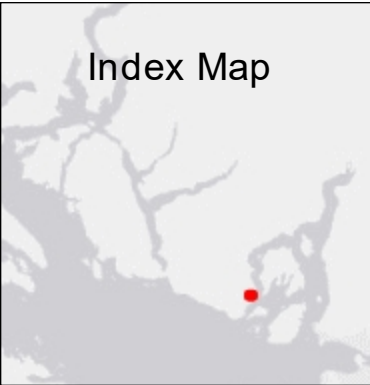
**ELECTORAL AREAS:** A - Egmont, Pender Harbour B - Halfmoon Bay D - Roberts Creek E - Elphinstone F - West Howe Sound  
**MUNICIPALITIES:** District of Sechelt / shíshálh Nation Government District / Town of Gibsons



Notification Mailing Map - 120m from 010-536-418



Index Map



This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



9/26/2023  
1:4,681

## **NOTIFICATION MAILING ADDRESSES (OWNERS AND OCCUPANTS)**

2410 MARINE DR SW VANCOUVER BC V6P 6C2

5584 LABURNUM ST VANCOUVER BC V6M 3S8

1393 PORT MELLON HWY PORT MELLON BC V0N 1V6

1373 MARINE DR GIBSONS BC V0N 1V1

PO BOX 9850 STN PROV GOVT VICTORIA BC V8W 9T5

1833 NORTH RD GIBSONS BC V0N 1V1

1837 NORTH RD GIBSONS BC V0N 1V1

883 SEYMOUR BLVD NORTH VANCOUVER BC V7J 2J7

1841 NORTH RD GIBSONS BC V0N 1V1

1847 NORTH RD GIBSONS BC V0N 1V1

2603 PEARKES LANE VANCOUVER BC V6T 2C3

1849 NORTH RD GIBSONS BC V0N 1V1

1853 NORTH RD GIBSONS BC V0N 1V1

2682 47TH AVE E VANCOUVER BC V5S 1C1

1146 FORGE WALK VANCOUVER BC V6H 3P9

1857 NORTH RD GIBSONS BC V0N 1V1

1861 NORTH RD GIBSONS BC V0N 1V1

1347 MARINE DR GIBSONS BC V0N 1V1

5762 CEDARWOOD ST BURNABY BC V5G 2K6

MARINE DR GIBSONS BC V0N 1V1

1284 VISTA FJORD RD GIBSONS BC V0N 1V1

1290 VISTA FJORD RD GIBSONS BC V0N 1V1

1290 VISTA FJORD RD GIBSONS BC V0N 1V1

1298 VISTA FJORD RD GIBSONS BC V0N 1V1

1306 VISTA FJORD RD GIBSONS BC V0N 1V1

1312 VISTA FJORD RD GIBSONS BC V0N 1V1

1312 ST ANDREWS RD GIBSONS BC V0N 1V1

1306 ST ANDREWS RD GIBSONS BC V0N 1V1

1306 ST ANDREWS RD GIBSONS BC V0N 1V1

1300 ST ANDREWS RD GIBSONS BC V0N 1V1

1292 ST ANDREWS RD GIBSONS BC V0N 1V1

1286 ST ANDREWS RD GIBSONS BC V0N 1V1

4805 DONSDALE DR NW EDMONTON AB T6M 2N2

268 STELLA MARIS RD GIBSONS BC

322 PARKER RD GIBSONS BC V0N 1V1

**TAB 4**

**NEWSPAPER ADS**

## **TAB 5**

# **WRITTEN SUBMISSIONS RECEIVED IN RESPONSE TO THE NOTICE OF PUBLIC HEARING**