

PUBLIC HEARING INFORMATION BINDER

Official Community Plan Amendment 640.6

Zoning Amendment Bylaw No. 722.10



PUBLIC HEARING INFORMATION BINDER

West Howe Sound Official Community Plan Amendment Bylaw No. 640.6 & Zoning Amendment Bylaw No. 722.10

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TAB 1

**BOARD RESOLUTION TO HOLD THE
PUBLIC HEARING**

BOARD RESOLUTION TO HOLD PUBLIC HEARING

Resolution 218/24 adopted on July 25, 2024.

EAS
218/24

It was moved and seconded

Recommendation No. 2 *Official Community Plan Amendment No. 6406.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading*

THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading be received for information;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Second Reading;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 is consistent with the SCRD's 2024-2028 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 640.6 and 722.10 be scheduled;

AND FURTHER THAT Director McMahon be delegated as the Chair and Director Stamford be delegated as the Alternate Chair to conduct the Public Hearing.

TAB 2

STAFF REPORTS

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 21, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT No. 640.6 AND ZONING BYLAW AMENDMENT No. 722.10 (1691 JENSEN ROAD) – CONSIDERATION OF FIRST READING

RECOMMENDATION(S)

(1) THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 (1691 Jensen Road) – Consideration of First Reading be received for information;

(2) AND FURTHER THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for First Reading.

BACKGROUND

The SCRD received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound (Figures 1, 2). The purpose of the amendments is to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

The purpose of this report is to provide information on the application and obtain direction from the Electoral Area Services Committee. Table 1 provides a summary of the application.

Table 1: Application Summary

Authorized Agent	David Morgan (owner)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development.

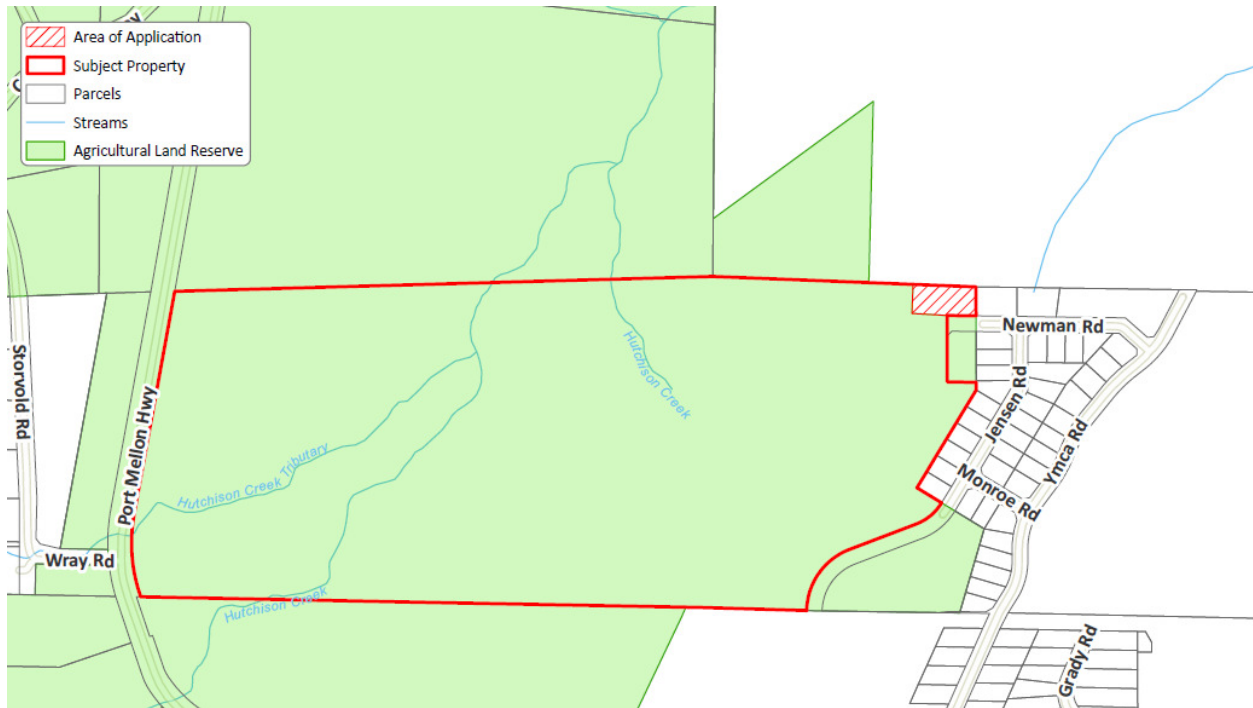


Figure 1 – Location Context Map

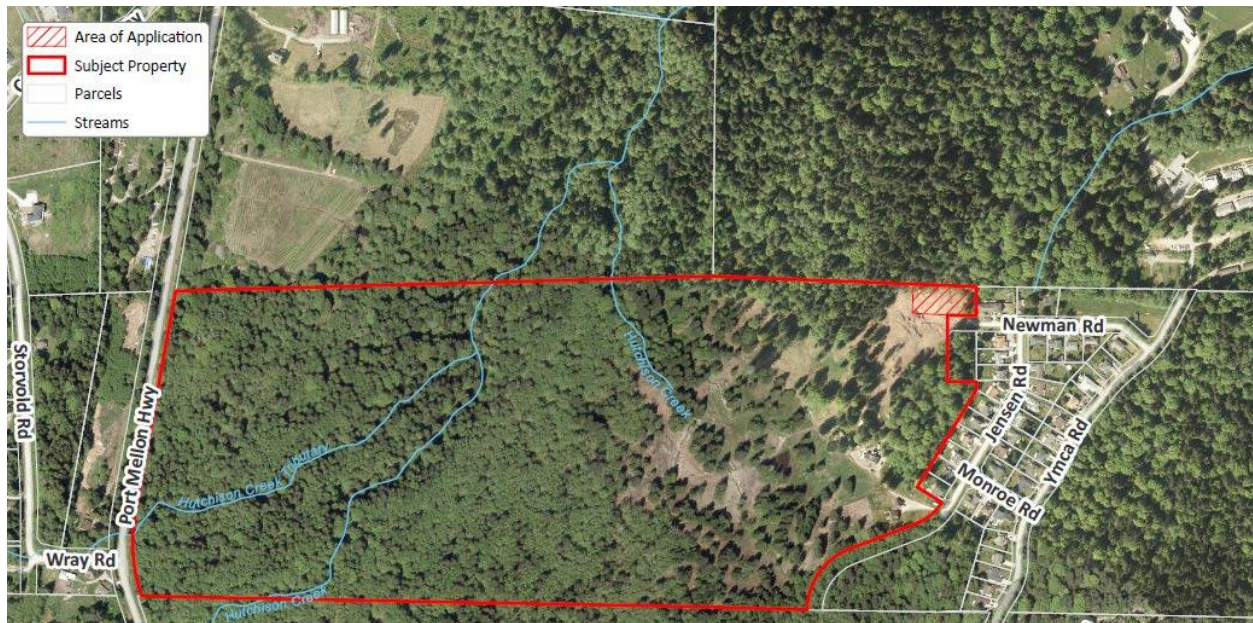


Figure 2 - Aerial Image Context Map

Property History

From 2019 to 2020, the subject property underwent Agricultural Land Reserve (ALR) Inclusion and Exclusion applications with the Agricultural Land Commission (ALC). The ALC accepted the proposal to remove a portion of the property from the ALR in exchange for including another portion of the property into the ALR. The proponent's long-term goal of the ALC applications is to facilitate subdivision of the proposed non-ALR portion of the property to create a new residential parcel.

The SCRD responded to the ALC referral in 2019 in support of the inclusion and exclusion applications, noting that any future non-agricultural development would be subject to SCRD planning approvals, including an OCP Amendment, Zoning Bylaw Amendment, Subdivision, and Development Permit, with related public consultation opportunities.

DISCUSSION

Site and Surrounding Land Uses

The subject parcel is located within the Agricultural Land Reserve (ALR), less the 0.3 ha portion of the parcel along Newman Road within the Langdale neighbourhood. The parcel is 40.5 ha and comprised of a single unit dwelling with attached auxiliary building (garage), and an agricultural building (nursery). Hutchison Creek and Hutchison Creek Tributaries flow through the central and western portions of the parcel. The current agricultural activity on the parcel includes a Christmas tree nursery/farm.

Immediately to the north is an AG zoned parcel within the ALR and YMCA Camp Elphinstone. To the east are small R1 zoned residential parcels averaging approximately 1,000 m² serviced by the Langdale Wastewater Service Area (sewer). To the south is an AG zoned parcel within the ALR and large R1 parcel within a Comprehensive Development Neighbourhood Centre land use visioned for higher density development in the OCP. To the west is Port Mellon Highway, which abuts an AG zoned parcel within the ALR. Figures 3 and 4 provide context of the surrounding OCP and zoning designations. Figure 5 provides context of the established SCRD service areas.

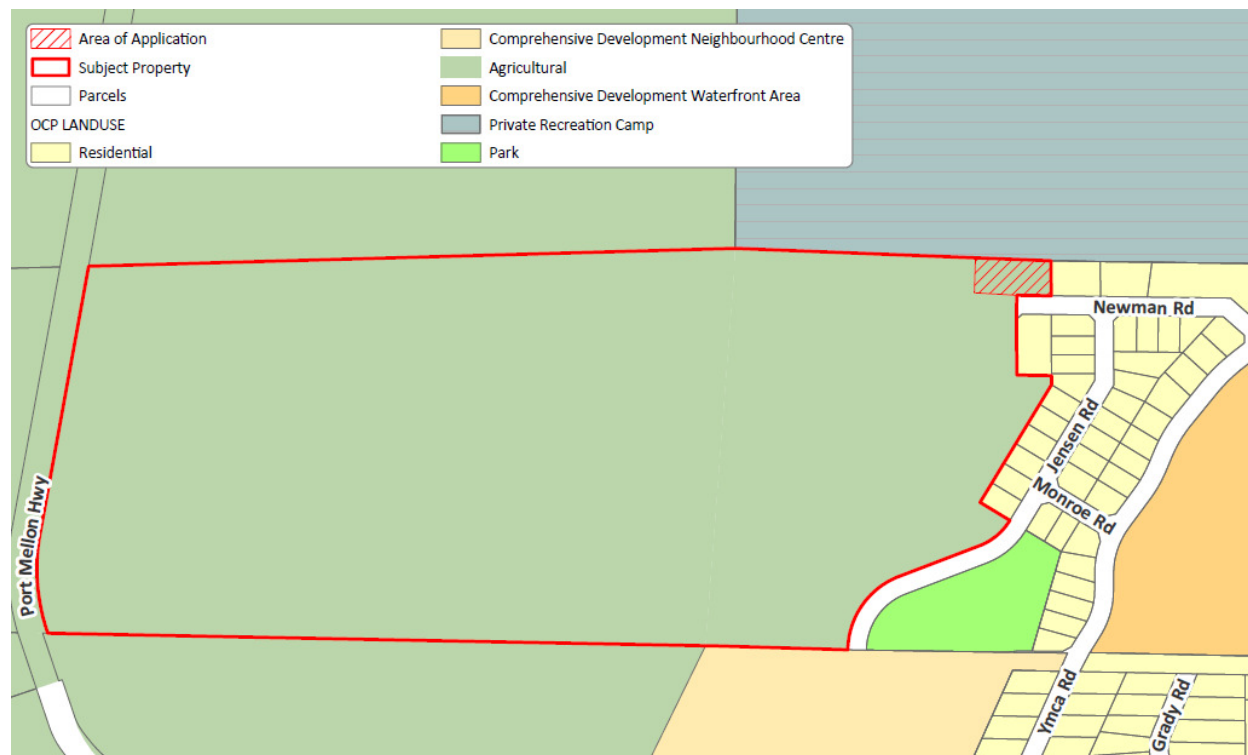
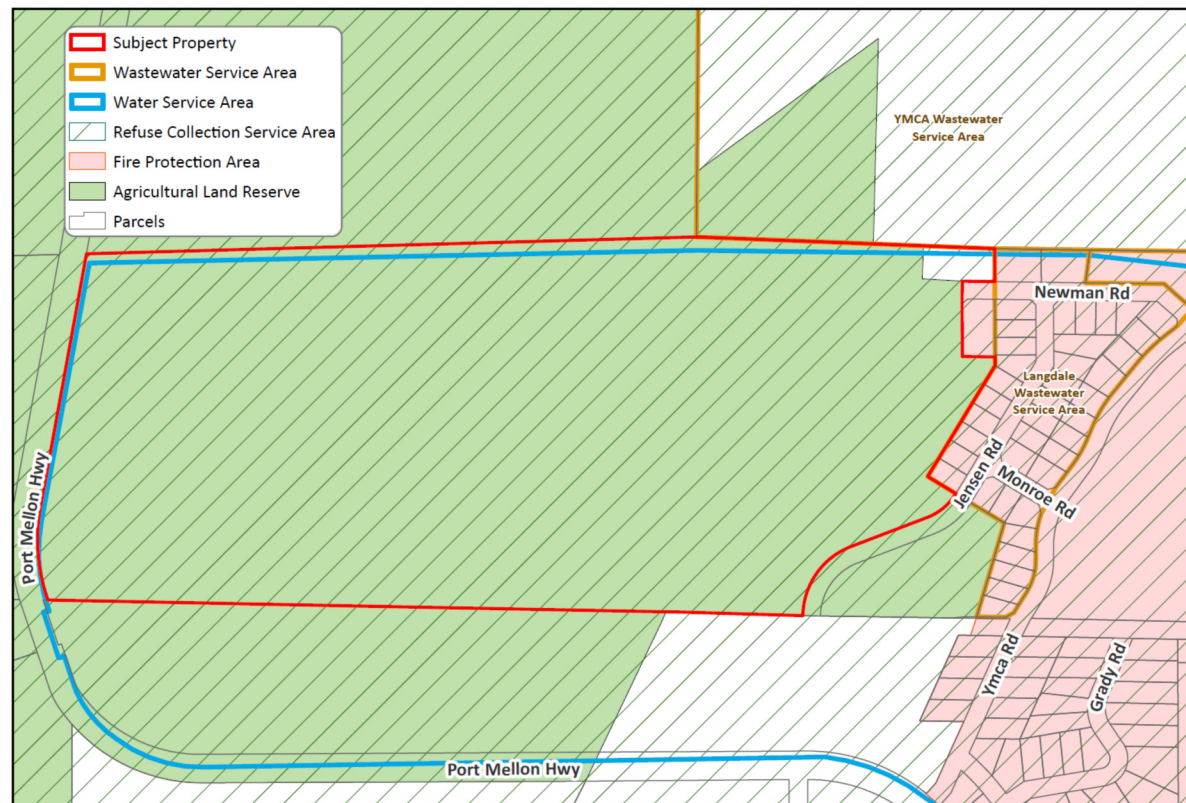
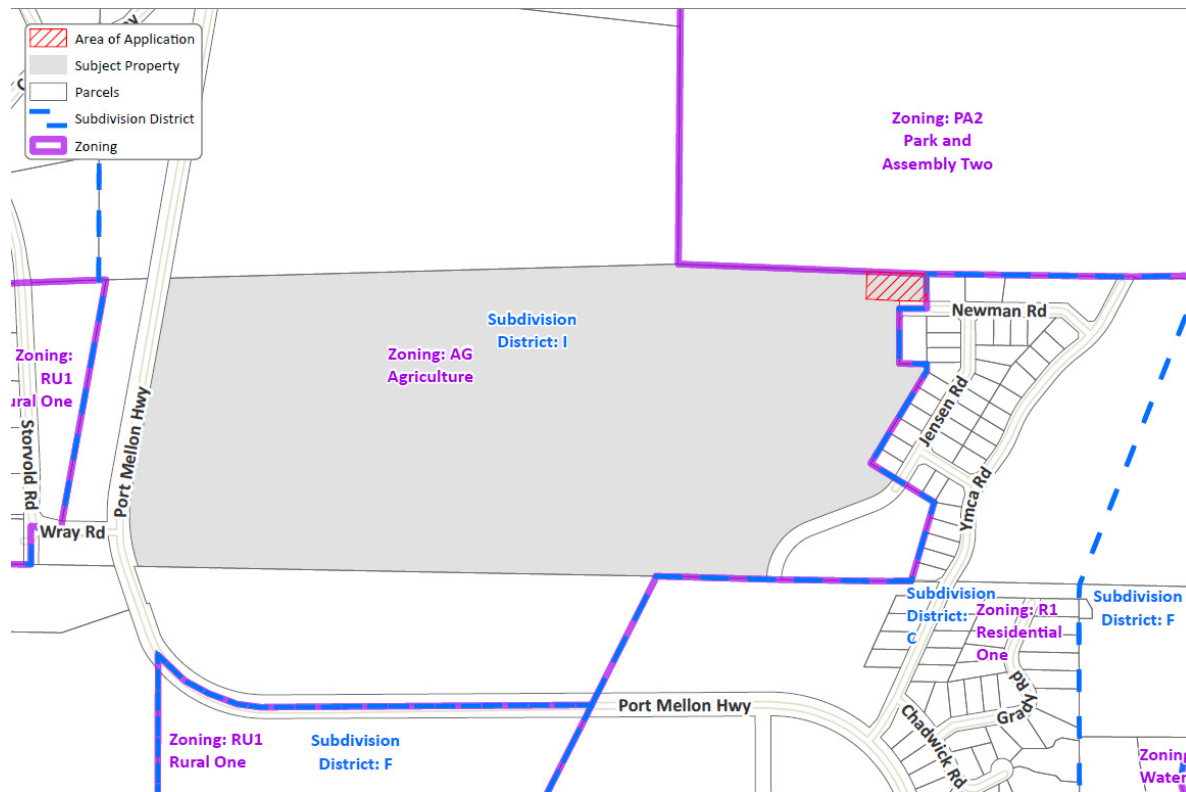


Figure 3 – West Howe Sound OCP Bylaw 640 Context Map



Proposed Use and Application Process

The applicant's proposal for the property is to subdivide the ALR and non-ALR portion of the parcel in order to facilitate future residential development of the portion of the parcel outside of the ALR. Overall, to implement this proposal requires a total of four planning applications, each with a distinct approval process: OCP Amendment, Zoning Bylaw Amendment, Subdivision, and Development Permits.

The process of considering this proposal begins with the current applications to change the OCP land use designation from Agriculture to Residential, zone designation from AG to R1 and the subdivision district from "I" (4 ha minimum parcel size) to "C" (0.2 ha minimum parcel size). If the OCP and Zoning Bylaw Amendments are approved, the applicant would need to complete both Subdivision and Development Permit application processes to confirm the future parcel development requirements, informed by environmental and geotechnical professional reports.

The ALR portion of the parcel would continue to operate in accordance with ALC regulations. The applicant asserts the Christmas tree farm will continue to operate with potential to expand agricultural uses in upcoming years.

Analysis – Local Policy Review

Key policy areas are copied in the subsections below for reference.

West Howe Sound Official Community Plan

Section 4 – Agriculture Land Use:

The West Howe Sound Official Community Plan (OCP) designates this parcel as Agricultural. The OCP objectives and policies in Section 4 speaks to the preservation of agricultural land and protecting agricultural activities from conflict with non-agricultural land uses adjacent to the ALR.

The proposal to change the land use from "agricultural" to "residential" is inconsistent with the OCP's objectives and policies. Staff note, the ALC's 2020 exclusion approval signals that the 0.3 ha non-ALR area is not suitable for agricultural activities. Therefore, the proposed amendments and subdivision are an opportunity for the SCRD to improve the buffering between ALR and non-ALR parcels through, for example, restrictive covenants on title that mandate permanent vegetated and fenced buffers to reduce future conflicts between land uses.

Section 12 - 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).

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.

Zoning Bylaw No. 722

The subject parcel is currently zoned Agriculture (AG) which allows for a range of agricultural uses and up to two dwelling units, subject to maximum floor area requirements.

The proposed zone, R1, permits low density residential use with a maximum of two dwelling units per parcel between 0.2 ha and 0.35 ha. The current Subdivision District designation is “I” which requires a minimum parcel size of 4 ha. The area outside of ALR is 0.3 ha (3,000 m²) in size, and therefore, is not permitted to be subdivided under Subdivision District “I”. The proposal to amend the Subdivision District to “C” would enable subdivision to a minimum of 0.2 ha per parcel.

An OCP Amendment to the Residential land use designation is required before or simultaneously to the proposed Zoning Bylaw Amendments. Zone R1 and Subdivision District “C” are not possible under an Agricultural OCP land use designation.

Sunshine Coast 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 and adapt to climate change.

The proposal to change the land use from “agricultural” to “residential” is inconsistent with Agricultural Area Plan’s strategic goals. However, the land swap that occurred as part of the 2019/2020 ALC inclusion/exclusion applications resulted in an increased amount of land in the ALR. As noted above, the proposed amendments and subdivision are an opportunity for the SCRDC to improve the buffering between ALR and non-ALR parcels through to reduce future conflicts between land uses.

Servicing and Infrastructure Considerations

The parcel is within the regional water and refuse collection service areas. The parcel is outside of, but abutting, the fire protection service area and the Langdale wastewater service area (sewer). Whether or not services may be extended to the non-ALR portion of the parcel should the proposal be approved, will be reviewed by the SCRDC through later stages of the OCP and Zoning Bylaw Amendment applications.

Agency Referrals

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

Referral Agency	Summary of Comments
Agricultural Land Commission (ALC)	The ALC permitted exclusion of the 0.3 ha proposed lot by Resolution 206/2020. The applicant is currently engaged with the ALC to ensure all requirements of this historic application have been satisfied. Staff will ensure any ALC requirements have been completed prior to consideration of second reading.
SCRDC Utilities Services	Comments were not received at the time of drafting this staff report.
Gibsons & District Fire Protection Commission	This proposal is outside of the current West Howe Sound Fire Protection District boundaries. However, the SCRDC has received a petition to expand fire service to this area. The property owner has expressed interest in amending fire protection boundaries to the

	subject residential property. As a result, there may be an impact on local fire services in the future and the Gibsons & District Volunteer Fire Department should be informed of progress on this file. The Fire Department doesn't have any comments related to the specifics of the application at this time.
SCRD Legislative Services	Should the property owner wish to join the fire protection service area, the owner must send a written request to Legislative Services. A petition process is triggered where feasibility is confirmed, including conditions and cost to join the service. A bylaw amendment would be presented the Board for consideration and adoption regarding a boundary adjustment.
S̓kwxwú7mesh Úxwumixw	S̓kwxwú7mesh Úxwumixw provided a list of preliminary questions for the applicant to respond to while the file is reviewed in further detail. • Can you please share the expected impacts on the Limited Entry Hunting (LEH) Elk zones due to the official community plan amendment? • How can the effects on the groundwater aquifers be mitigated due to the future residential development?
Ministry of Transportation and Infrastructure (MOTI)	MOTI will be sent a referral following 3 rd reading per Section 52 of the <i>Transportation Act</i> . In accordance with the Act, MOTI approval is required for a bylaw amendment within a radius of 800 metres from the intersection of a controlled access highway.

SCRD staff have forwarded referral comments received to date to the applicant to action.

Public Consultation

No public or Advisory Planning Commission (APC) consultation has taken place yet. Should the application pass First Reading, the application will be referred the West Howe Sound APC, and an applicant-led Public Information Meeting (PIM) will be coordinated to gather feedback. Per the *Local Government Act*, a Public Hearing would be requested after Second Reading and before the Third Reading of the proposed bylaws.

Options

Option 1: Proceed with First Reading (staff recommendation)

If this option is chosen, staff will refer the application to the APC for comment and will work with the applicant to organize a PIM to gather community feedback before consideration of Second Reading.

Option 2: Reject the proposed bylaws

If this option is chosen, the application process ends. The current OCP land use and Zoning Bylaw 722 designations will remain in place and subdivision will not be permitted.

Financial Implications

There are no known financial implications associated with the recommendations as stated. Should the application proceed, further assessment would be made, including alignment with SCRD Service Areas. If West Howe Sound Official Community Plan Amendment Bylaw 640.6 advances past first reading, then the bylaw is required to be considered in conjunction with the SCRD's 2022-2026 Financial Plan and 2011 Solid Waste Management Plan, in alignment with *Local Government Act* Section 477(3).

Timeline for Next Steps

Should the bylaws proceed to First Reading and the applicant receive final approval from the ALC in relation to the ALR exclusion, the OCP and Zoning Bylaw Amendment application will be referred to the West Howe Sound APC and an applicant-led Public Information Meeting (PIM) will be coordinated to gather public comments on the proposal before a Second Reading is considered. Figure 5 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

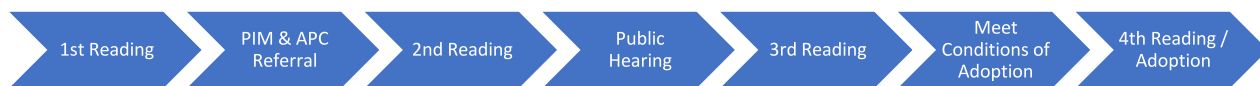


Figure 4 – Typical OCP and Zoning Bylaw Amendment Application Process

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD received an application for an OCP and Zoning Bylaw Amendment for the purpose of facilitating a subdivision and residential development at 1691 Jensen Road in Area F. Staff recommend forwarding the application to the Board for First Reading, which would be followed by the applicant working with the ALC to complete ALR Exclusion requirements and their engaging with the community through a Public Information Meeting and an Advisory Planning Commission referral.

ATTACHMENTS

Attachment A – Official Community Plan Amendment No. 640.6 for First Reading
 Attachment B – Zoning Bylaw Amendment No. 722.10 for First Reading
 Attachment C – Conceptual Subdivision Plan

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X – I. Hall	Legislative	X - S. Reid
CAO	X - D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024

A bylaw to amend *West Howe Sound Official Community Plan Bylaw No. 640, 2011*.

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 *West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024*.

PART B – AMENDMENT

- 2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

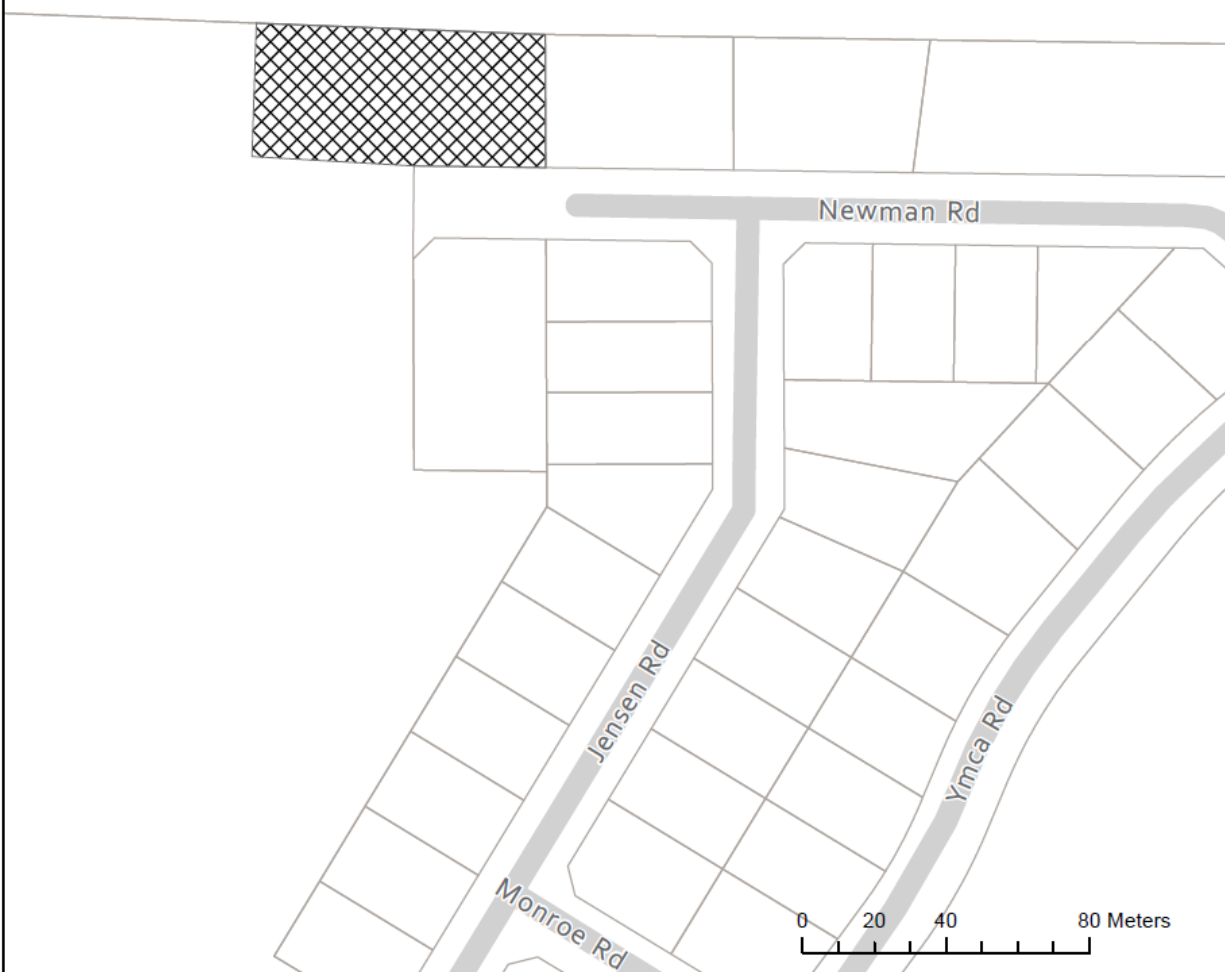
PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH,	YEAR
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this	####	DAY OF MONTH,	YEAR
READ A SECOND TIME this	####	DAY OF MONTH,	YEAR
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH,	YEAR
ADOPTED this	####	DAY OF MONTH,	YEAR

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 640.6, 2024

Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024	
To Amend Map 1 from Agricultural to Residential	
Subject Property	
	_____ Chair _____ Corporate Officer Page 1

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024

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

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. 722.10, 2024*.

PART B – AMENDMENT

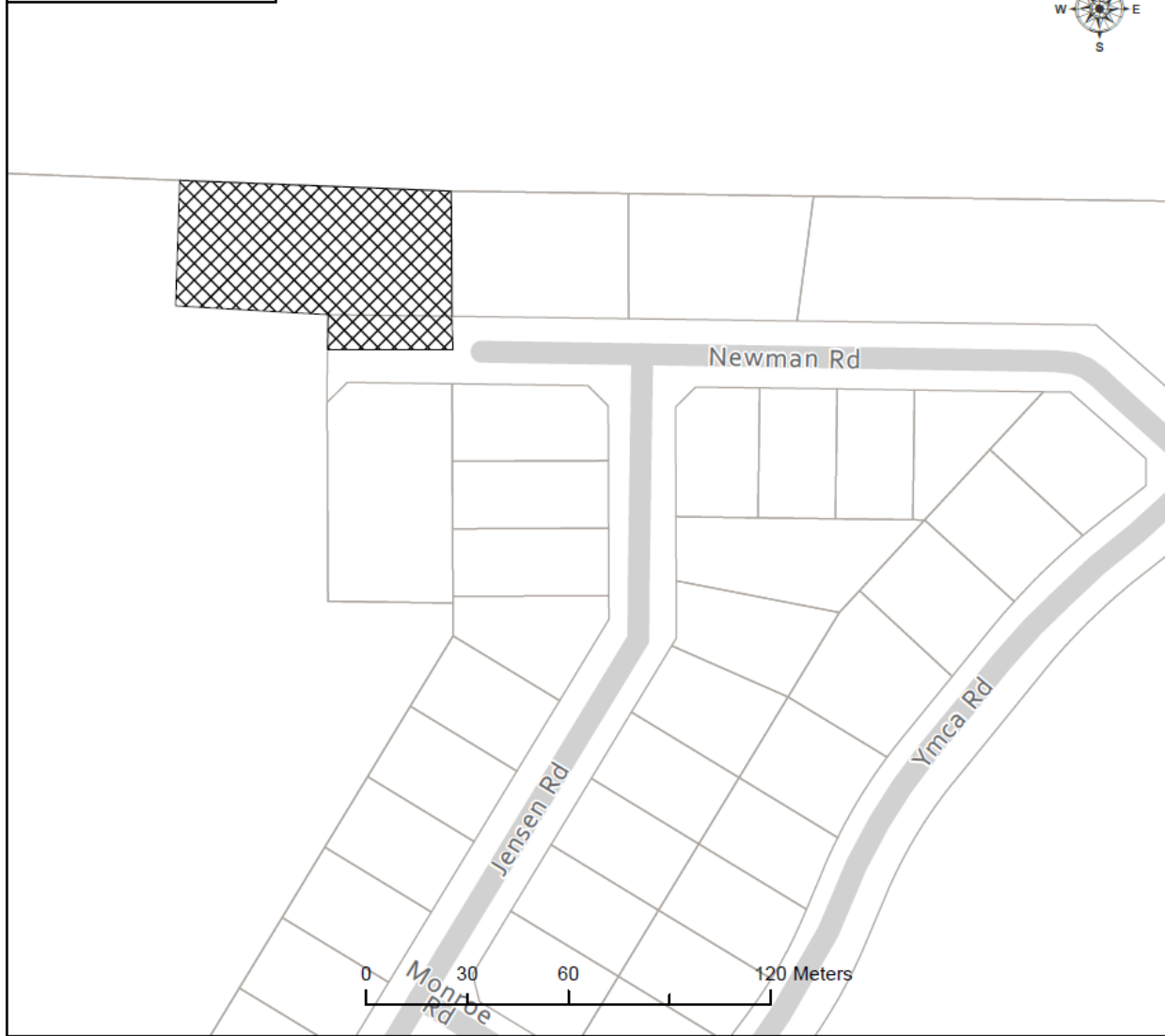
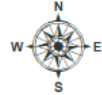
- 2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

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
READ A THIRD TIME this	####	DAY OF MONTH ,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

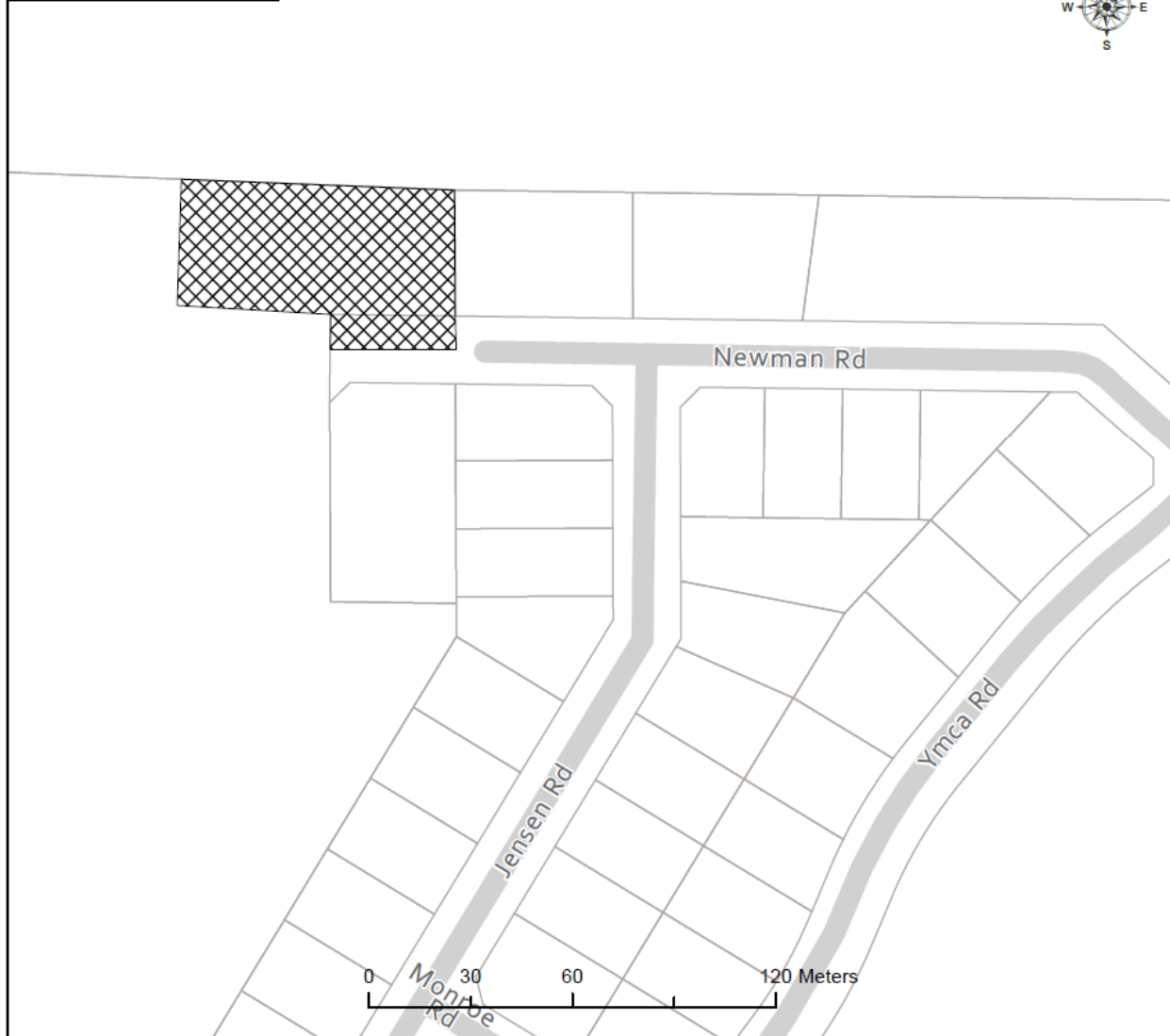
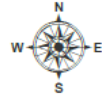
Chair

APPENDIX A TO BYLAW NO. 722.10, 2024**Appendix A to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024****To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)** **Subject Property**_____
Chair_____
Corporate Officer

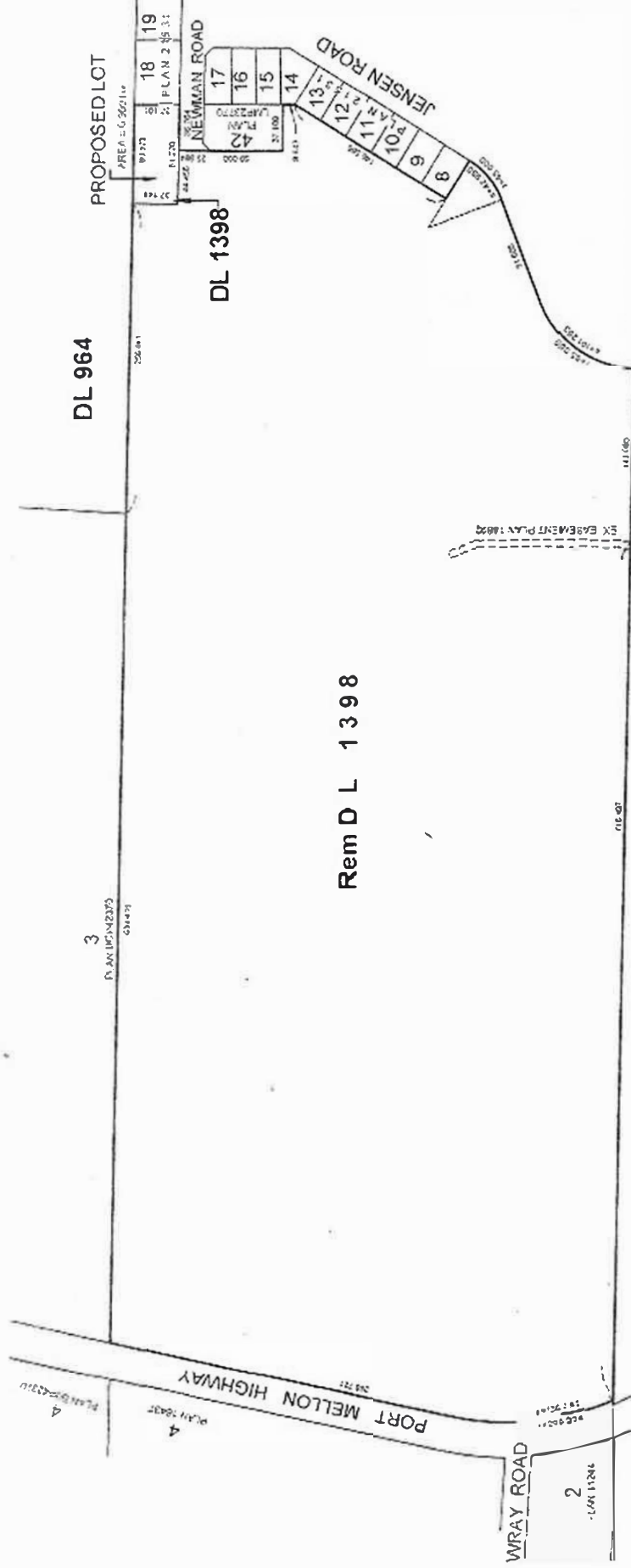
Page 1

APPENDIX B TO BYLAW NO. 722.10, 2024**Appendix B to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024**

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property_____
Chair_____
Corporate Officer

Page 1



Rem D L 1398

DL 1399

SKETCH PLAN OF SUBDIVISION ON DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437 21531 AND LMP23770

SUNSHINE COAST REGIONAL DISTRICT
CIVIC ADDRESS: 1691 JENSEN ROAD
PID 008-002.207

bennett
LAND SURVEYING
CONSULTANTS LTD
1000 JENSEN ROAD
SUVA, FIJI
TEL: 054 222 1231
FAX: 054 222 1232
WWW.BENNETT-SURVEYING.COM



LEGEND
See EXHIBIT FOR DETAILS

PROPERTY.
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM A FIELD SURVEY AND PLAN 21531.
DIMENSIONS TO THE CENTER OF THE ROAD ARE NOT TO BE USED TO DETERMINE THE LOCATION OF ANY STRUCTURE OR FENCE.
THEY ARE TO BE USED TO DETERMINE THE LOCATION OF THE CENTER OF THE ROAD.
THEY ARE TO BE USED TO DETERMINE THE LOCATION OF THE CENTER OF THE ROAD.
THEY ARE TO BE USED TO DETERMINE THE LOCATION OF THE CENTER OF THE ROAD.

GENERAL.
THIS PLAN SHOWS THE LOCATION OF ANY STRUCTURE OR FENCE.
THIS PLAN SHOWS THE LOCATION OF ANY STRUCTURE OR FENCE.
THIS PLAN SHOWS THE LOCATION OF ANY STRUCTURE OR FENCE.
THIS PLAN SHOWS THE LOCATION OF ANY STRUCTURE OR FENCE.
THIS PLAN SHOWS THE LOCATION OF ANY STRUCTURE OR FENCE.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – July 18, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT NO. 640.6 AND ZONING BYLAW
AMENDMENT NO. 722.10 – CONSIDERATION OF SECOND READING

RECOMMENDATION(S)

- (1) THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading be received for information;
 - (2) AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Second Reading;
 - (3) AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 is consistent with the SCRD's 2024-2028 Financial Plan and 2011 Solid Waste Management Plan;
 - (4) AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 640.6 and 722.10 be scheduled;
 - (5) AND FURTHER THAT Director ____ be delegated as the Chair and Director ____ be delegated as the Alternate Chair to conduct the Public Hearing.
-

BACKGROUND

The Sunshine Coast Regional District (SCRD) received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment application to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The applicant's aim is for the amendments to enable subdivision and residential development of the portion of the parcel outside of the ALR, the outcome of which would be one new 0.3 ha residential lot.

On May 23, 2024, the SCRD Board adopted resolutions 164/24 and 165/24, as follows:

Bylaw 640.6	It was moved and seconded
164/24	THAT <i>West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024</i> be read a first time.

Bylaw 722.10

It was moved and seconded

165/24

THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024* be read a first time.

The applicant hosted a Public Information Meeting (PIM) on May 8, 2024. Following First Reading on May 23, 2024, the proposed zoning bylaw amendments were referred to the Area F Advisory Planning Commission (APC). This report summarizes the PIM and APC referral comments and seeks direction from the Electoral Area Services Committee on consideration of Second Reading.

Table 1: Application Summary

Authorized Agent	David Morgan (owner)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development.

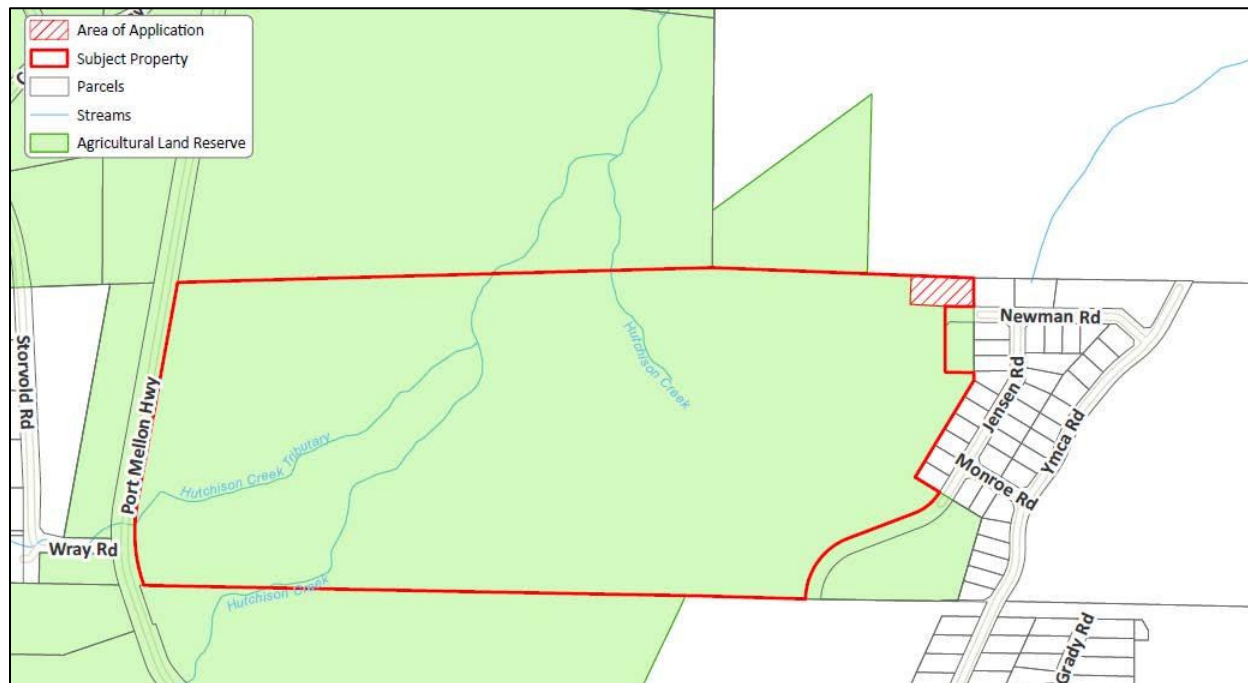


Figure 1 - Location Context Map (1691 Jensen Road)

DISCUSSION

Community Engagement

Public Information Meeting

A Public Information Meeting (PIM) was conducted by the applicant in coordination with SCRD staff on May 8, 2024, at the Eric Cardinall Hall. The PIM Summary Report, drafted by the applicant, can be found in Appendix C. Key themes of the PIM comments included:

- Clarification of the application purpose & scope
- Subdivision & servicing, focused on water, wastewater, stormwater management, and fire protection
- Property access & traffic implications
- Implications on the Agricultural Land Reserve (ALR)

Advisory Planning Commission (APC)

The application was referred to the West Howe Sound APC meeting on May 28, 2024. The APC recommended support for the OCP and Zoning amendment applications for 1691 Jensen Road. A summary of the APC discussion are included as Appendix D.

Organization and Intergovernmental Implications

Per Section 477(3) of the *Local Government Act*, the Board is required to consider the implications of the proposed OCP amendment on the SCRD's Financial Plan (2024-2028) and Solid Waste Management Plan (2011) after First Reading and before the Public Hearing.

The Finance Department reviewed the amendments and determined that this amendment would not result in any material impacts to the 2024-2028 Financial Plan. The application will increase the tax base and related apportionment to those services.

The subject property is within the SCRD refuse collection service area, meaning the property already (and will continue to) receives curbside food and garbage collection. Like other properties in the service area, all recycling must be taken to a recycling depot. This amendment is consistent with the goals of the Solid Waste Management Plan.

Timeline for Next Steps

Should the bylaws proceed to Second Reading, the SCRD will arrange a Public Hearing to gather additional public feedback on the proposed amendments. Per the *Local Government Act*, a Public Hearing before Third Reading is a requirement for all Official Community Plan Amendment applications. Figure 2 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

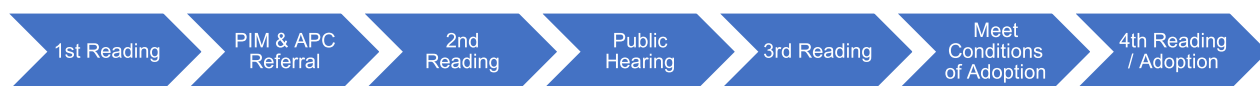


Figure 2 - Typical OCP and Zoning Bylaw Amendment Application Process

Options

Possible options to consider include:

Option 1: Proceed with Second Reading (staff recommendation)

If this option is chosen, the application will proceed to the next stage of the planning process. A Public Hearing will be organized to gather additional public feedback on the proposal before consideration of Third Reading.

Option 2: Reject the proposed bylaws

If this option is chosen, the application process ends. The current OCP land use and Zoning Bylaw 722 designations will remain in place and subdivision will not be permitted.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD received an application for an OCP and Zoning Bylaw Amendment for the purpose of enabling the subdivision of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) and future residential development on the proposed new lot. Staff recommend forwarding the application to the Board for Second Reading, which would be followed by staff organizing a Public Hearing to gather additional public feedback on the proposal per the *Local Government Act*.

ATTACHMENTS

Attachment A – Official Community Plan Amendment No. 640.6 for Second Reading

Attachment B – Zoning Bylaw Amendment No. 722.10 for Second Reading

Attachment C – Public Information Meeting Summary

Attachment D – Area F APC Minutes with Comments (May 28, 2024)

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X - I. Hall	Legislative	X - S. Reid
CAO	X - T. Perreault	Solid Waste	X - M. Sole

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024

A bylaw to amend *West Howe Sound Official Community Plan Bylaw No. 640, 2011*.

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 *West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024*.

PART B – AMENDMENT

- 2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

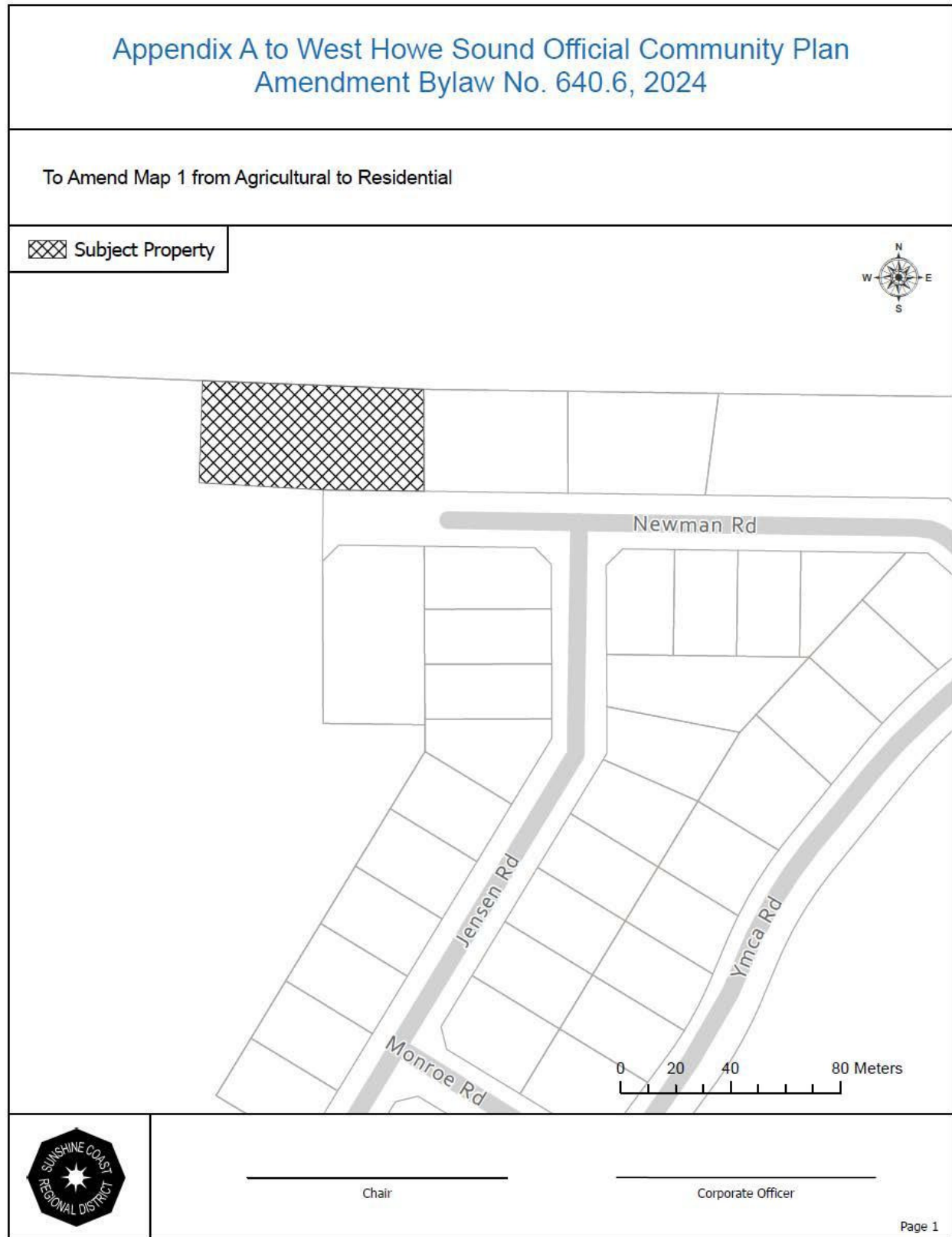
PART C – ADOPTION

READ A FIRST TIME this	23 RD	DAY OF MAY,	2024
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	25 TH	DAY OF JULY,	2024
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	25 TH	DAY OF JULY,	2024
READ A SECOND TIME this	25 TH	DAY OF JULY,	2024
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this		DAY OF ,	
READ A THIRD TIME this		DAY OF ,	
ADOPTED this		DAY OF ,	

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 640.6, 2024



SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024

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

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. 722.10, 2024*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
- a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
- b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

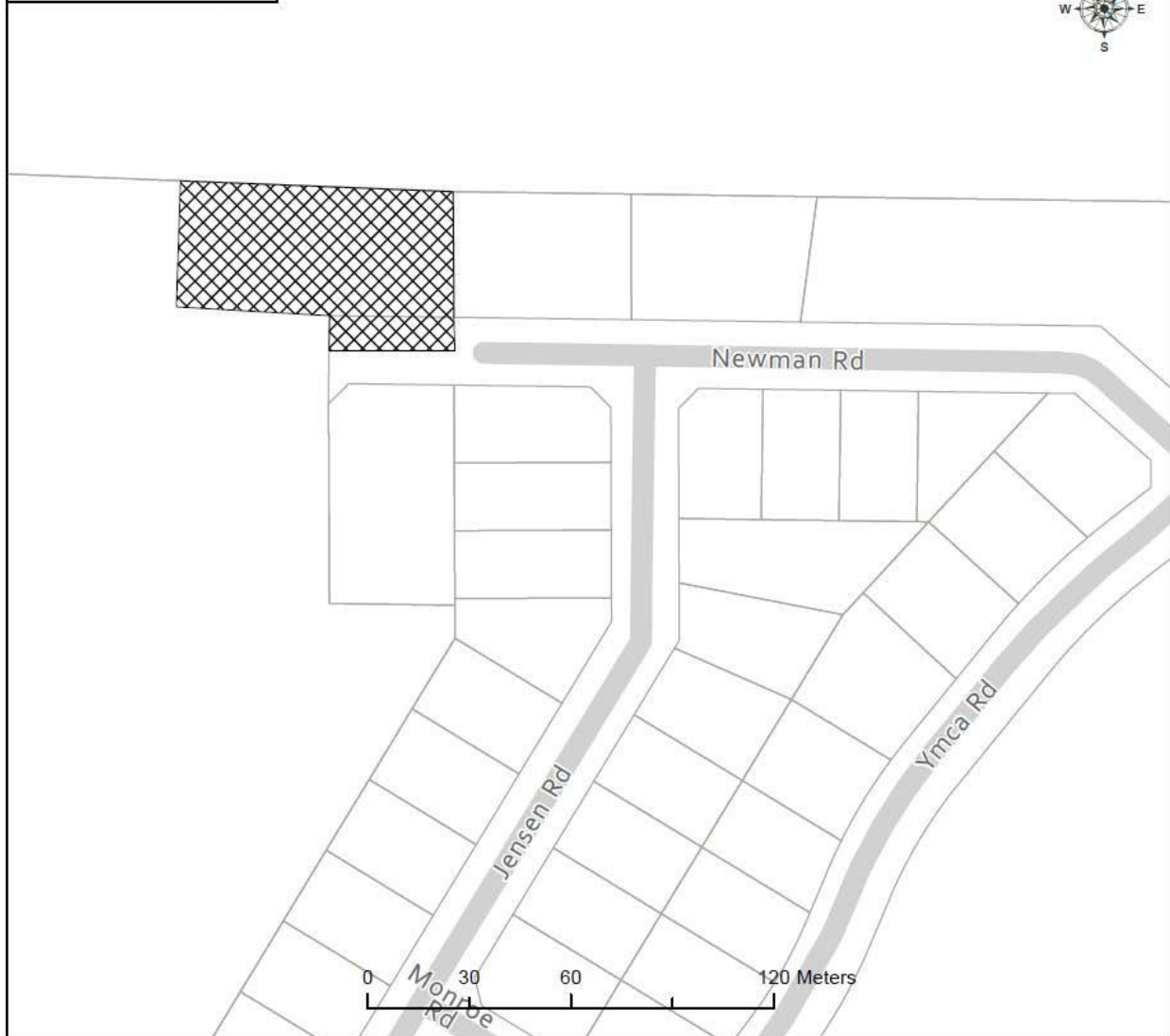
READ A FIRST TIME this	23 RD	DAY OF MAY,	2024
READ A SECOND TIME this	25 TH	DAY OF JULY,	2024
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this		DAY OF ,	
READ A THIRD TIME this		DAY OF ,	
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this		DAY OF ,	
ADOPTED this		DAY OF ,	

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 722.10, 2024**Appendix A to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024**

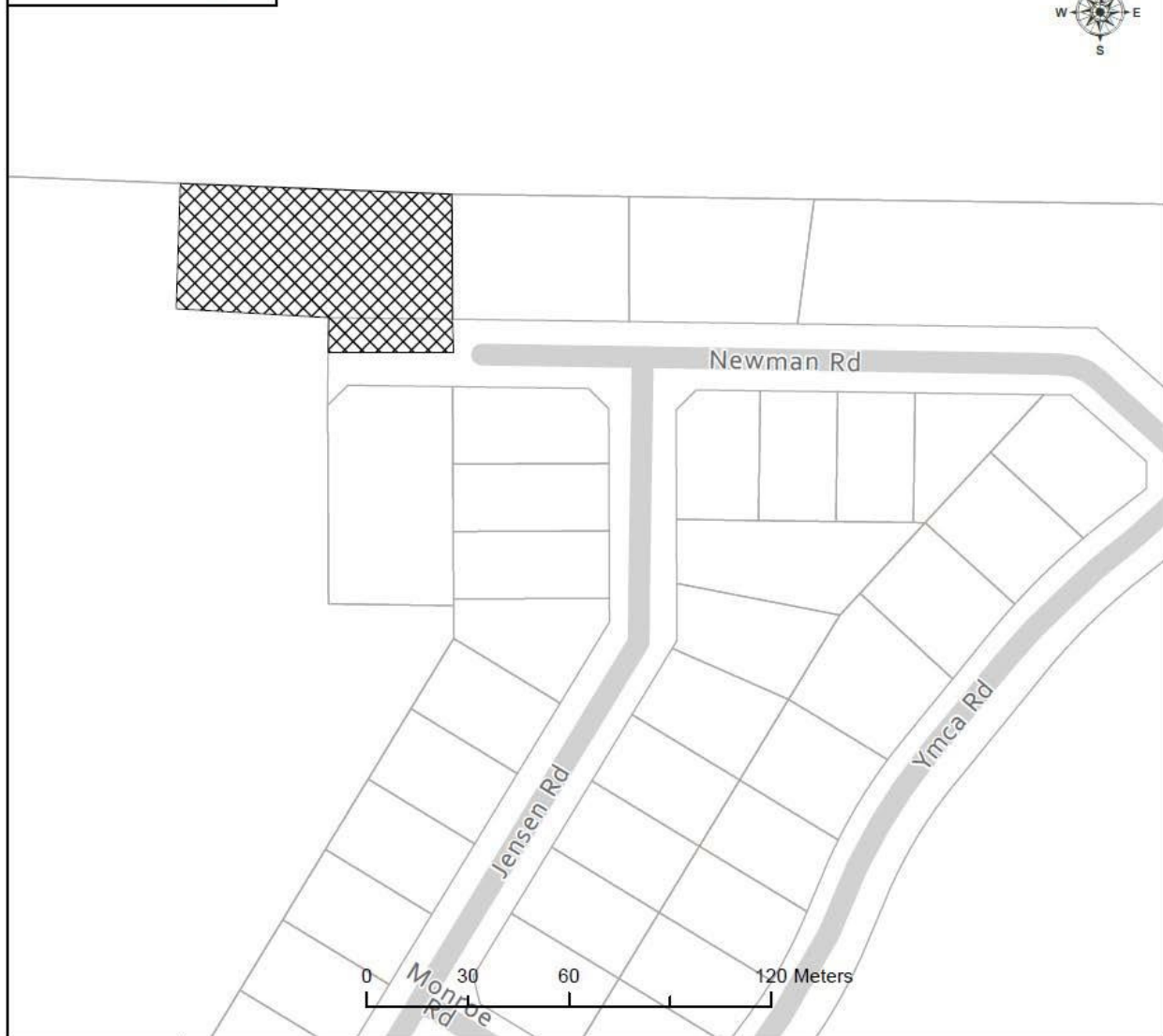
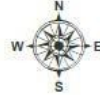
To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)

 Subject Property_____
Chair_____
Corporate Officer

Page 1

APPENDIX B TO BYLAW NO. 722.10, 2024**Appendix B to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024**

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property_____
Chair_____
Corporate Officer

Page 1

Public Information Meeting Summary

PIM Date: May 8, 2024
 Location: Eric Cardinal Hall
 Time: 7PM
 Attendees: ~20 people (not including applicant's family and SCRD staff)

Application Summary	
SCRD File No.	OCP00033 & BYL00050
Authorized Agent	David Morgan (owner & applicant)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable a two-lot subdivision and future residential development on the proposed new lot.

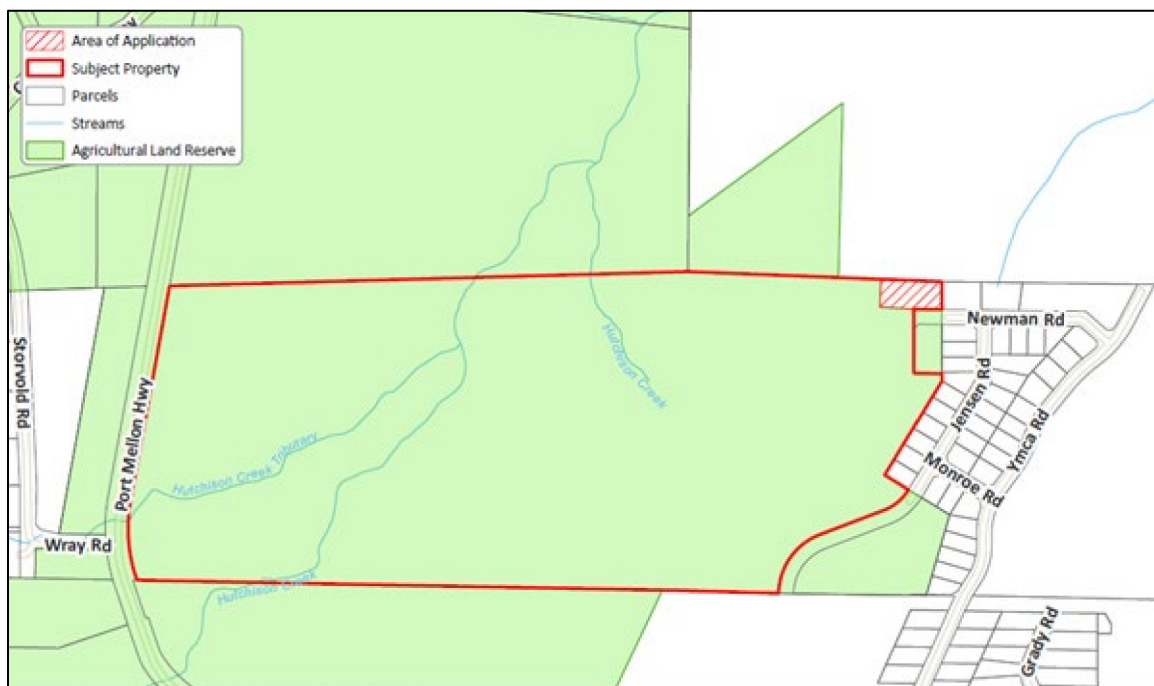


Figure 1 - Context Map (Area of Application Identified)

Summary of Feedback Received from Attendees

Clarification of application purpose and scope

- There was confusion in the community about the scope of the application and the goal for the property. The applicant and staff clarified the multi-application process, decision-making stages, and opportunities for community to provide feedback on the proposal.
- Questions on the number of lots the applicant intends to subdivide and how many homes will be built. Applicant clarified only one lot is proposed to be subdivided on the non ALR portion, with the intent of building one single unit dwelling home.
- Questions on if the applicant intends to remove the entire parcel from the ALR? The applicant clarified this is not his intention, and that currently 0.3 ha of the 40.5 ha parcel is already outside of the ALR, which is the subject of his application.
- Questions regarding the application and building timeline. The applicant stated they have submitted a subdivision application that will proceed after the amendment application. The construction will start after all applications are complete.
- Discussion on seeking R1 zoning rather than a more rural residential zone? The applicant responded that the surrounding parcels are zoned R1 and therefore requested the same zone for consistency.
- Differing opinions on if the proposed application is a significant or insignificant change to the land use vision for the community.

Questions about current property use and tenants

- Discussion on if the applicant has ever or intends to live on the property. The applicant clarified he lived on the property for two years (full-time) after the house was built, but now the house is tenanted. The applicant says his work situation required him to be off Coast for much of the year and now he only lives full time on the coast in the summer. The proposed new lot/house is intended to be lived in by the applicant's children.
- Comments about speeding by several of tenants in the current home.
- Questions on if the farm property will continue to use the same access from Jensen Road? The applicant confirmed that there will not be an access change for the farm property. The proposed new lot would have access from Newman Road (a current dead end road).

Fire Smart

- Several comments regarding if the proposed new home and landscaping will be constructed using the Fire Smart principles. The applicant stated he will review Fire Smart materials and take them into consideration.
- Encouragement to use Fire Smart materials.

Subdivision & Servicing Questions

- Discussion on servicing of new proposed residential lot, including water supply (well or within service area), wastewater (joining the wastewater service area or personal septic system), and fire protection area.
 - Water – within the Regional Water Service Area and therefore is eligible to connect to SCRD water.

- Wastewater – septic system has been designed by Sunco Engineering and has been approved by Vancouver Coastal Health. The parcel is not within the community sewer service area.
- Fire Protection – not within the fire protection area. The process to seek inclusion into the service area is a separate approval process.

Requests from attendees

- Complete a traffic study.
- Review the Fire Smart materials as it relates to the planned architectural design of the home. Applicant should also complete a Fire Smart survey of property.
- Seek inclusion into the fire protection area.
- Draft a stormwater management plan.

Applicant Reflection / Response to Feedback Received

- I will review the Fire Smart materials and have a Fire Smart survey of the property conducted.
- I will have a Traffic Study completed of the Newman Street location.
- I will apply for Fire Protection after the lot has been subdivided. Rob Michael (Fire Chief has already pointed out fire hydrant on adjacent lot).
- I have discussed the Storm water drainage issue with my Geotechnical Engineer. He has suggested runoff into swales and overflow into French drains to take off the excess water. This will be part of the Geotechnical Report for the Development Permit application process.
- Most people in attendance seem to be supportive when they found out the application was only for one new lot for one house.
- The owner that has the lot directly below the non-ALR portion, clarified that there was no issue with the current runoff from the proposed lot after trees were removed.
- I have spoken with the two neighbours that are most affected by the development, as their lots are adjacent to the proposed lot, and they are supportive of the proposal.
- One individual kept bringing up unrelated issues as he will oppose anything that is done on the property. He used to use my property as walking trail, and thinks it should be designated as a park for his own purposes. He had to move his Adirondack chairs back to his own property. That's why there were comments about "why I don't live in the house on Jensen Road", "the farm development", and "added traffic". All unrelated to the proposal.
- I received an apologetic email from my next-door neighbour (Jensen Road) for bringing up the traffic issue. She used to work with the one individual who is described above, so my guess is that she was influenced by him.
 - I did like Area Director Kate Stamford's suggestion to treat the Traffic Study as a separate issue and resolve appropriately.
- I recognised quite a few neighbours from the other side of the Port Melon Highway which surprised me, but I guess they wanted to see if the proposal affected the larger ALR portion of the lot.
- Looking at the addresses of the sign-ins I noticed only several that were out of the area.

PIM Summary Prepared by the Applicant

David Morgan

SUNSHINE COAST REGIONAL DISTRICT

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

May 28, 2024

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

PRESENT:	Chair	Susan Fitchell
	Members	Katie Thomas Miyuki Shinkai Jonathan McMorran Marlin Hanson
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Alternate, Director Electoral Area F	Ian Winn (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Public	3
ABSENT:	Members	Tom Fitzgerald Ryan Matthews Vivian McRoberts-Sosnowski

CALL TO ORDER 7:04 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Susan Fitchell was elected Chair of West Howe Sound Advisory Planning Commission.

Miyuki Shinkai was elected Vice Chair of West Howe Sound Advisory Planning Commission.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 26, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 & March 27, 2024
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023 & March 26, 2024
- Roberts Creek (Area D) APC Minutes of September 18, 2023, February 19, 2024, & March 18, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023 & March 26, 2024

REPORTS

Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road

The APC discussed the staff report regarding Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

Owner/agent David Morgan provided background on the amendment applications and responded to APC member inquiries. He outlined issues raised at a Public Information Meeting on the applications that he sponsored on May 8, 2024, and discussed how he planned to address these.

The applicant's daughter, Holly Morgan, spoke of her intention to move back to the Sunshine Coast to work, and to live on the property.

Points from ensuing discussion included:

- Don't see anything wrong with it.
- Not clear on what the plan is.
- Uses permitted are quite different between the agricultural land and R1. That is a reason to change the zoning along with the subdivision. A buffer of non-agricultural uses between the agricultural and the non-agricultural uses is a positive part of the plan.
- This is quite simple. Right now you can only have one house on that whole lot. Subdivision allows you to have an additional house. It is not in the ALR anymore. The OCP says it should be Agricultural but you are changing that to make it Residential. I support both of those changes. Allowing for a house in a place that does not allow for agricultural use makes sense. Don't see how one household would cause too much traffic on the road; it should not necessitate a traffic survey.
- Squamish Nation had expressed concern for the movement of elk through the area.
- During the build, make sure neighbours are informed regarding any potential traffic issues. Ensure that trucks are moving as safely as possible and under the speed limit.
- At the Public Information Meeting, had the impression that lots of people were not happy and were upset with development happening. Concerns included: the residence being rented out, and tenants going in and out; traffic issues; moving any ALR land and making it residential; uncertainty about what was happening with the property as a whole; and the change of OCP and land use designation. It would be worthwhile to hear more opinions from the neighbourhood through a public hearing. Be careful in how we examine this in going forward.
- Heard that there was a lot of confusion with the subdivision information at the meeting. Many thought it was going to be the entire 40 hectares that would be subdivided.
- At a public hearing, there should be more clarity regarding future development.

- Sounds like signage on the site isn't helpful, creating some confusion. Clear this up before a public hearing. If area residents live outside the 100-metre notification area, they would not receive a mailout with information. Need to increase communication regarding planning applications to prevent confusion. Would be helpful if signage has a public hearing date.
- This subdivision has implications further than the 100 metres.

Recommendation No. 1 *Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road*

The Area F APC recommended support for the OCP and zoning amendment for 1691 Jensen Road.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, June 25, 2024

ADJOURNMENT 8:49 p.m.

TAB 3

PROPOSED BYLAWS

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024

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

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. 722.10, 2024*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this 23RD DAY OF MAY, 2024

READ A SECOND TIME this 12TH DAY OF SEPTEMEBR, 2024

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

READ A THIRD TIME this DAY OF ,

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

ADOPTED this DAY OF ,

Corporate Officer

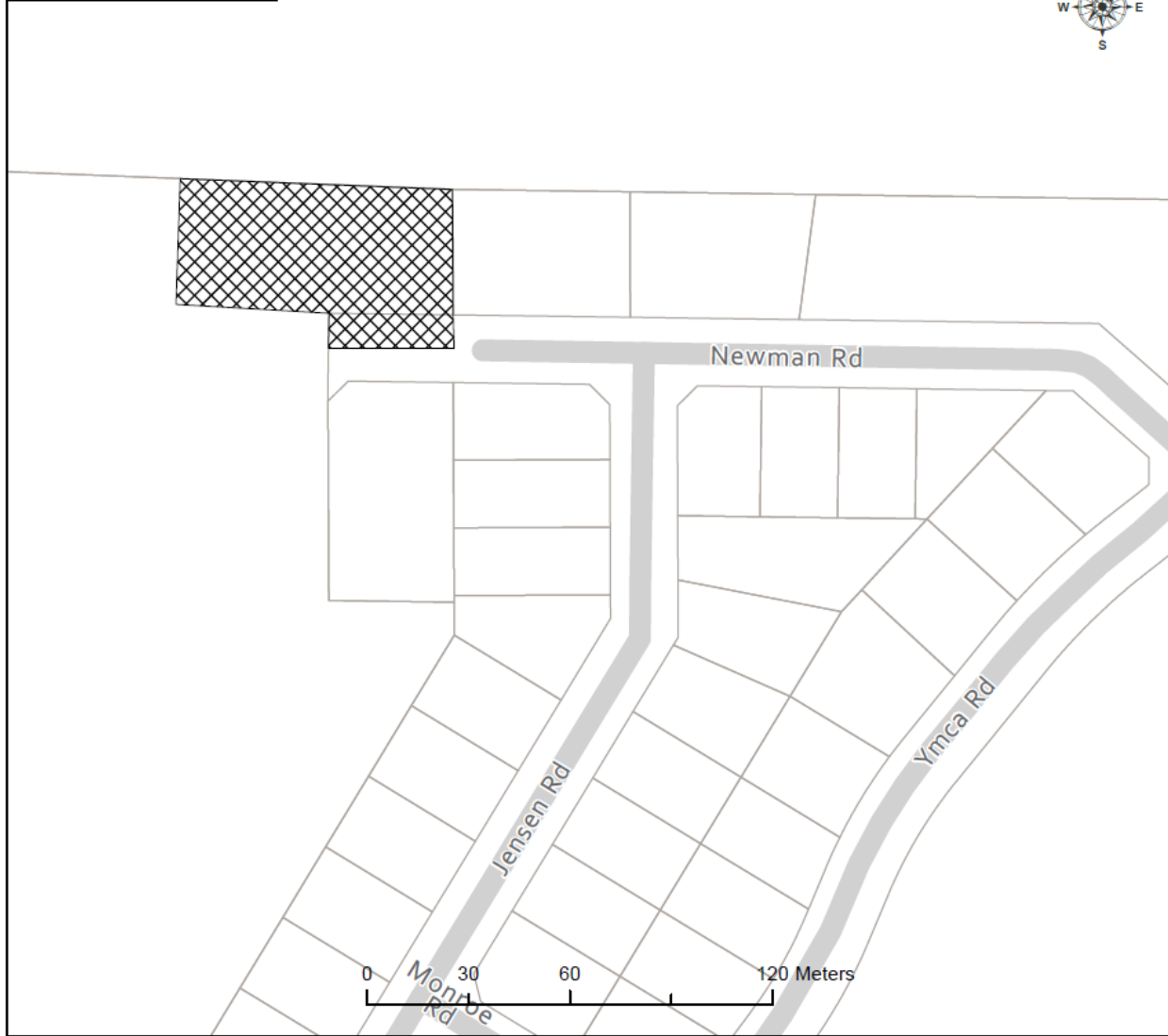
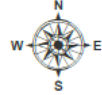
Chair

APPENDIX A TO BYLAW NO. 722.10, 2024

Appendix A to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)

 Subject Property



Chair

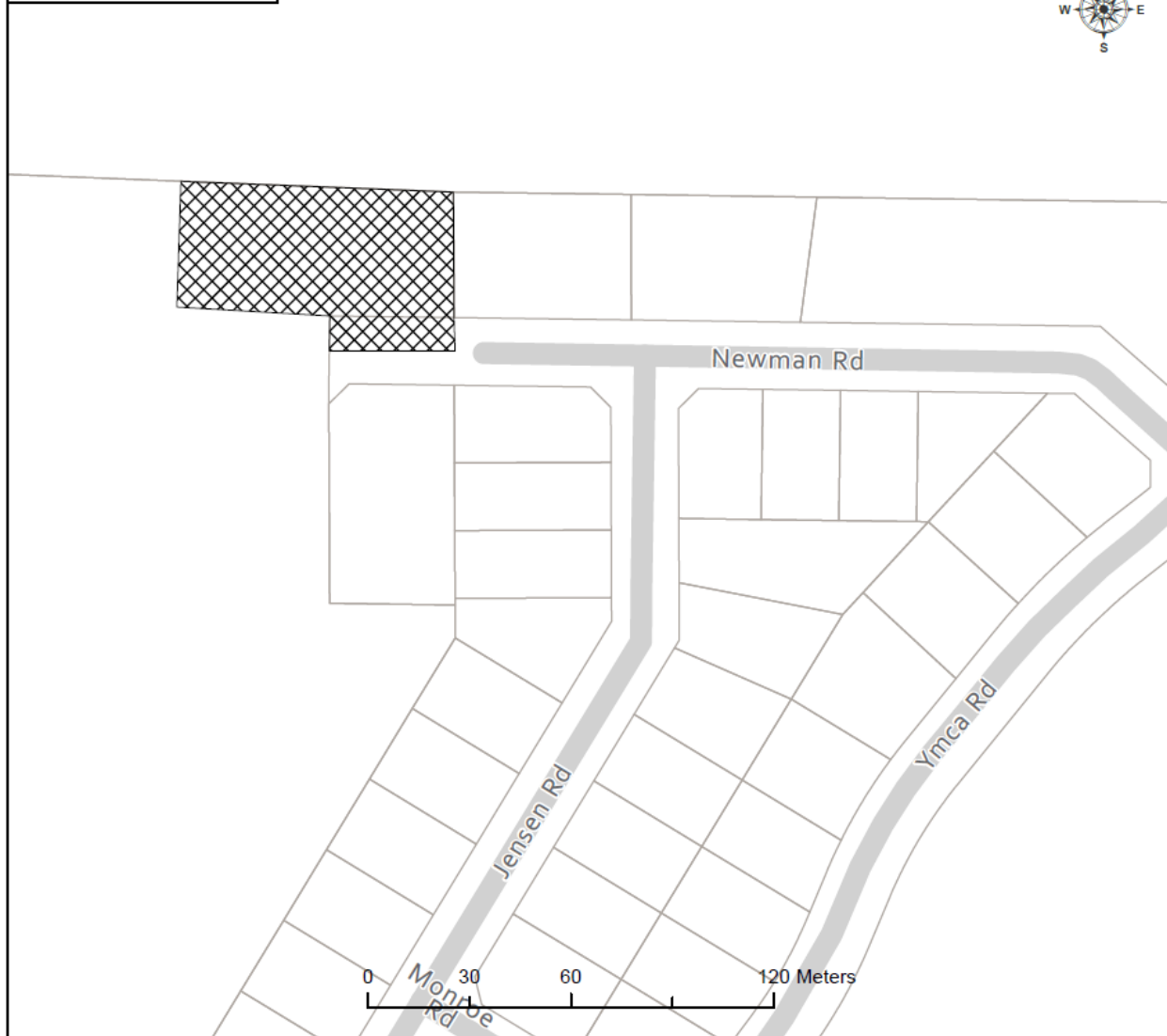
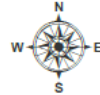
Corporate Officer

APPENDIX B TO BYLAW NO. 722.10, 2024

Appendix B to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024

A bylaw to amend West Howe Sound Official Community Plan Bylaw No. 640, 2011.

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 *West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024.*

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this 23RD DAY OF MAY, 2024

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 12TH DAY OF SEPTEMBER, 2024

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 12TH DAY OF SEPTEMBER, 2024

READ A SECOND TIME this 12TH DAY OF SEPTEMBER, 2024

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF ,

READ A THIRD TIME this DAY OF ,

ADOPTED this DAY OF ,

Corporate Officer

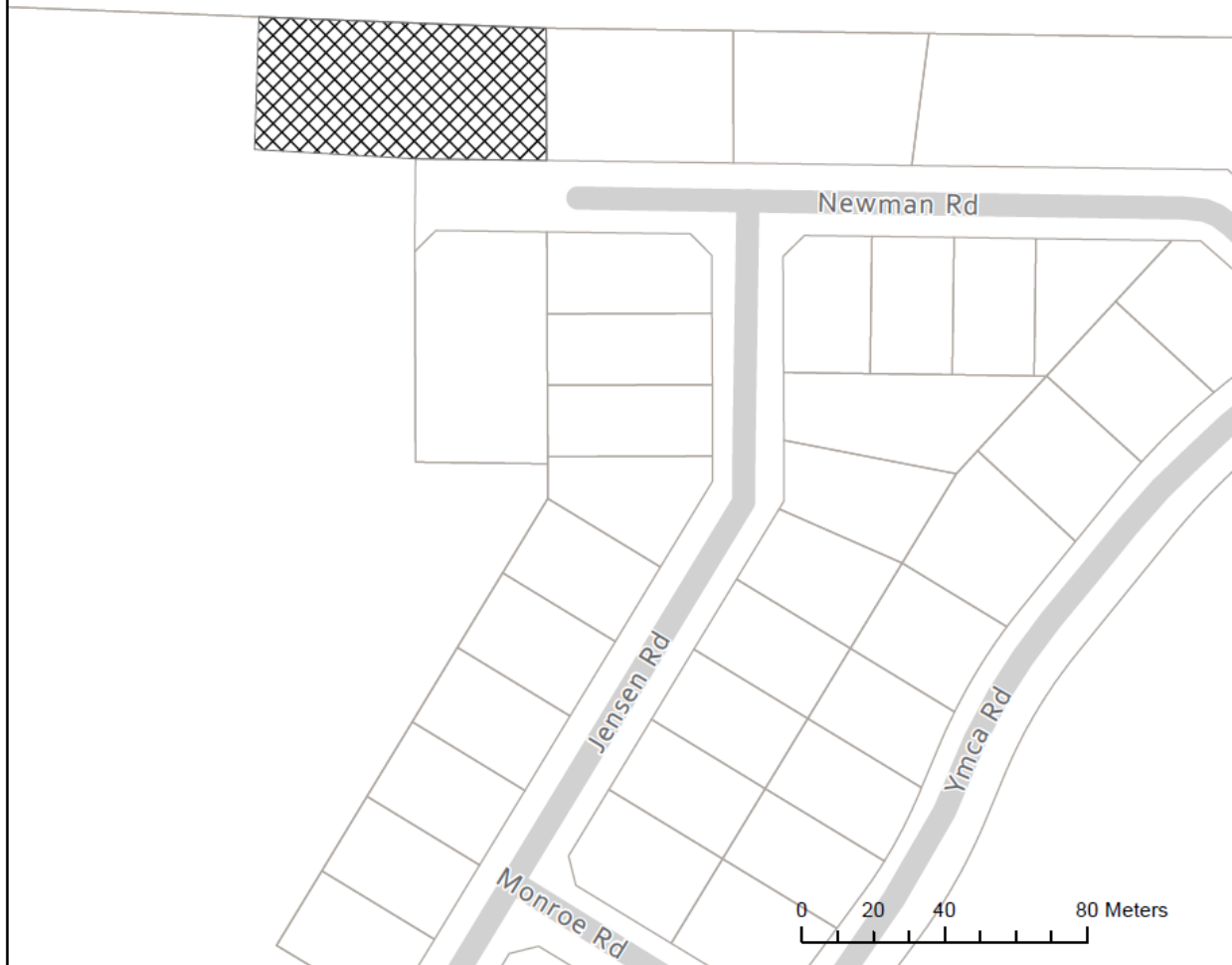
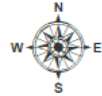
Chair

APPENDIX A TO BYLAW NO. 640.6, 2024

Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024

To Amend Map 1 from Agricultural to Residential

 Subject Property



Chair

Corporate Officer

TAB 4

NOTICE TO NEIGHBOURING RESIDENTS INCLUDING MAILING MAP



NOTICE OF PUBLIC HEARING

Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10

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 Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 on:

Date	October 10, 2024
Time	6:00 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 the proposed Official Community Plan (OCP) Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 is to change the OCP land use designation from Agricultural to Residential, zoning designation from Agriculture (AG) to Residential 1 (R1), and subdivision district from "I" (4 hectare minimum lot size) to "C" (0.2 hectare minimum lot size). The proposed changes would apply to the 0.3 hectare non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The applicant's aim is for the amendments to enable subdivision and residential development of the portion of the parcel outside of the ALR, the outcome of which would be the creation of one new 0.3-hectare residential lot.

More information on the proposed bylaw is available for inspection electronically at 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 September 27, 2024, until October 10, 2024.

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 www.scrd.ca/public-hearings or contact the Planning Department at planning@scrd.ca or 604-885-6800 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 10, 2024, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on October 10, 2024, 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
- **Fax:** 604-885-7909

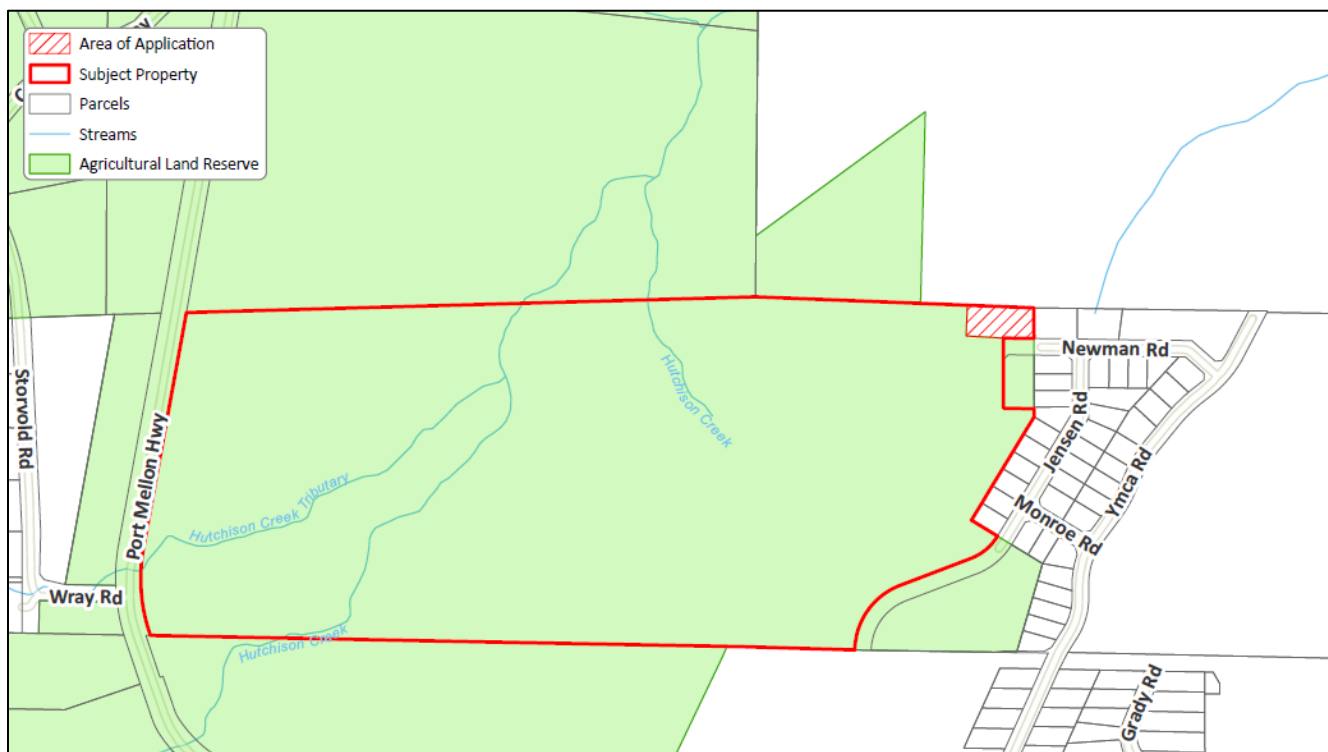
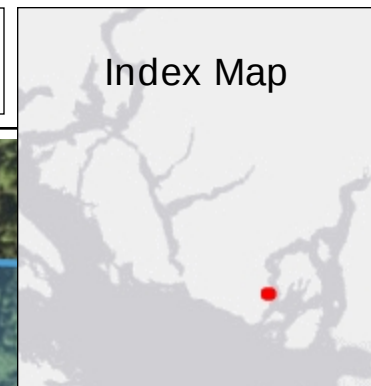


Figure 1 - Location Context Map (1691 Jensen Road)

009-802-207
120m Buffer



Index Map



298.1 0 149.05 298.1 Meters

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.



9/4/2024
1: 5,868

TAB 5

NEWSPAPER ADS

TAB 6

WRITTEN SUBMISSIONS RECEIVED IN RESPONSE TO THE NOTICE OF PUBLIC HEARING