

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – October 17, 2024

AUTHOR: Sven Koberwitz, Senior Planner

SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 641.15 AND ZONING AMENDMENT BYLAW 722.8 FOR 2820 LOWER ROAD – ELECTORAL AREA D**

RECOMMENDATIONS

- (1) THAT the report titled Official Community Plan Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8 for 2820 Lower Road – Electoral Area D be received for information;**
 - (2) AND THAT Official Community Plan Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8 be forwarded to the Board for First and Second Reading;**
 - (3) AND THAT Official Community Plan Amendment No. 641.15 and Zoning Amendment Bylaw No. 722.8 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. 641.15 and 722.8 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 SCRD received an Official Community Plan (OCP) and Zoning Bylaw amendment application to facilitate a two-lot subdivision at 2820 Lower Road in Electoral Area D.

The application aims to reverse the consolidation of two lots completed in 2006. To permit the proposed subdivision both a change to the OCP Land Use Designation and Subdivision District are needed. The property currently contains two single-unit homes, with each proposed lot containing one of the homes.

From 1938 to 2006 the property consisted of two separate lots which were consolidated in 2006 to facilitate the construction of an accessible single-level home. Due to topography and site conditions, the home constructed at that time was located straddling the former property line. Before the construction was able to proceed the lots were amalgamated to allow for the siting across property lines. For several reasons, the owners now wish to return to the original condition of two separate lots.

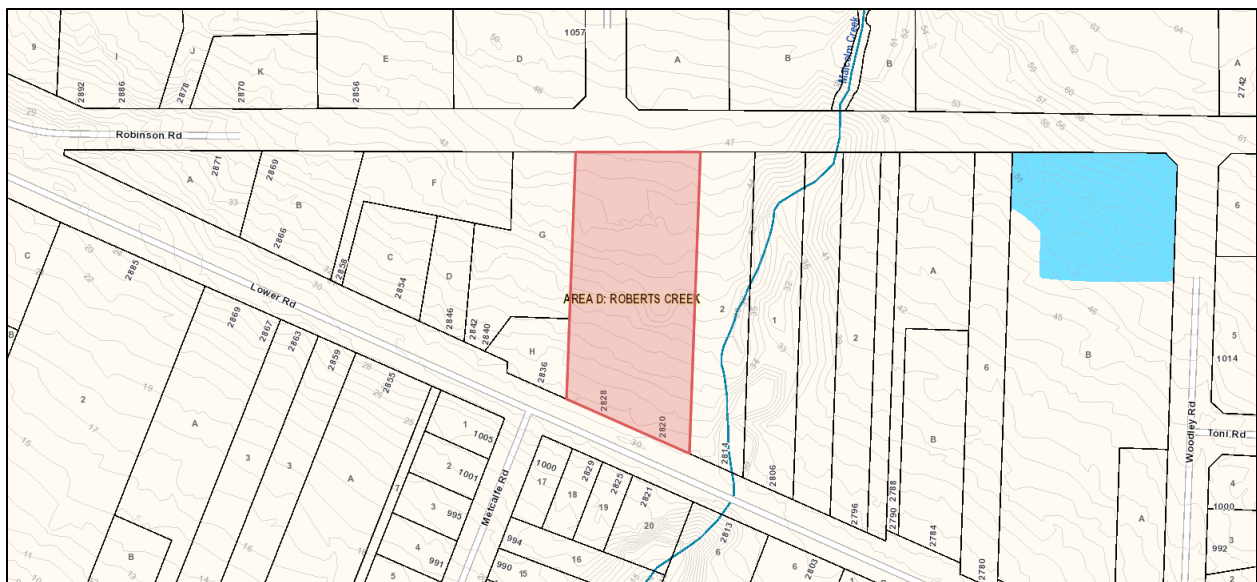
The proposed subdivision will create a larger lot, Proposed Lot A, with an area of 5,685 m² (1.405 acres), and a smaller lot, Proposed Lot B, with an area of 2,408 m² (0.595 acres).

The applicant has provided a comprehensive application package detailing the history and intent of this application (Attachment C).

Table 1 Application Summary

Owner / Applicant:	Angela Letman for Kathleen Wagler	
Civic Address:	2820 Lower Road	
Legal Description:	Parcel A District Lot 1316 Plan BCP23602, PID: 026-663-121	
Electoral Area:	D – Roberts Creek	
Parcel Area:	Parent Parcel:	8,093.68 m ² (2.0 ac)
	Proposed Lot A:	5,685.8 m ² (1.405 ac)
	Proposed Lot B:	2,407.88 m ² (0.595 ac)
OCP Land Use:	Existing:	Residential C (min. 5,000 m ²)
	Proposed Lot A:	Residential C – No Change
	Proposed Lot B:	Residential A (min 2,000 m²)
Subdivision District:	Existing:	Subdivision District E (min. lot area of 4,000 m ² and average 5,000 m ²)
	Proposed Lot A:	Subdivision District E – No Change
	Proposed Lot B:	Subdivision District C (min. lot area of 2,000 m²)
Zoning Land Use:	R1 - No change proposed.	
Application Intent:	OCP and Zoning Bylaw amendments to facilitate a two-lot subdivision.	

Figure 1 Location Map



DISCUSSION

Official Community Plan Land Use

The subject property is designated as Residential C in the Roberts Creek OCP. Residential C is intended for single-family homes and duplexes, and for subdivision purposes described as:

“Due to a lack of soil depth for adequate on-site sewage disposal combined with the presence of near surface bedrock a minimum parcel size requirement for subdivision purposes of 5,000 square metres (1.235 acres) may be supported, subject to Provincial ministry approvals.”

A report prepared by a qualified professional engineer specializing in on-site sewerage systems was submitted that indicates adequate soils to support the proposed subdivision (Attachment D, Telder Engineering Report).

The proposed “re-subdivision” is generally consistent with the residential land use policies. The proposed lot configuration is also compatible with the surrounding subdivision patterns.

The application intends to redesignate the proposed Lot B to Residential A where, for subdivision purposes, a lot size of 2,000 m² is supported. Proposed Lot A would remain designated as Residential C.

Subdivision District Zoning

Minimum lot size is established through subdivision districts within Zoning Bylaw 722. Proposed Lot B would be redesignated to Subdivision District C where a minimum lot size of 2,000 m² is permitted. Neither proposed lot would be eligible for further subdivision.

Land Use Zoning

The property is zone R1. Proposed Lot A would be permitted to have a second single-unit dwelling and Proposed Lot B would be permitted an additional auxiliary dwelling unit. From a current dwelling count perspective there is no change from the previous two-lot configuration, however, there is a potential overall increase of two dwelling units compared to the current single-lot configuration.

Parcel Area	Maximum Dwelling Units Per Parcel	Dwelling Units Permitted
≤2000 m ²	1	Single-unit Dwelling
>2000 m ²	2	1 Single-Unit Dwelling and 1 Auxiliary dwelling unit
>3500 m ²	2	2 Single-unit Dwellings

Figure 2 Aerial view and proposed property lines.



Development Permit Areas

The property is affected by development permit areas associated with nearby Malcolm Creek to the east of the property. A development permit will be required before final subdivision approval.

The following development permit areas will be assessed for compliance with the guidelines in the Roberts Creek Official Community Plan: DPA #2A - Creek/River Corridor, DPA #2B - Ravines (30m), and DPA #4 - Stream Riparian Assessment Areas.

A supporting Riparian Assessment has been approved by the Ministry of Forests and submitted in support of the associated subdivision and development permit applications.

Options

Possible options to consider:

Option 1: Proceed with first and second reading and schedule a public hearing. This is the recommended option.

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

Option 2: Reject the proposed bylaws.

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Organization and Intergovernmental Implications

Staff have considered this application in conjunction with the SCRD's 2011 Solid Waste Management Plan as required under *Local Government Act* Section 477(3).

The subject property is within the SCRD refuse collection service area and consistent with the Solid Waste Management Plan.

Financial Implications

Staff have considered this application in conjunction with the SCRD's 2024-2028 Financial Plan as required under *Local Government Act* Section 477(3).

This application will increase the tax base as an additional lot with improvements will be created. There are no other anticipated financial implications associated with this application.

Timeline for next steps or estimated completion date

All OCP amendment applications require a public hearing. Should first and second reading be given to the attached bylaws the next step would be for staff to schedule a public hearing. The results of the public hearing would be presented at a future Electoral Area Services Committee meeting.

Figure 3 Application Timeline



Communications Strategy

A Public Information Meeting (PIM) was held on May 27, 2023. The results of the meeting are summarized in the Public Engagement Report prepared by the applicant (Attachment E).

The neighbours and other attendees to the PIM were broadly supportive of the proposal.

This application has been referred to the following groups and agencies for comment:

Table 2 Referral Comments

Referral Agency	Comments
SCRD Building Division	No concerns with the application. Limiting distances are to be verified before subdivision.
SCRD Utilities Division	No concerns with the application. DCC of \$3,632 to be paid before subdivision.
Sᓄwxwú7mesh Nation	No comments received.
Roberts Creek Advisory Planning Commission (Attachment F - February 19, 2024 Meeting Minutes)	<p><i>Recommendation No. 1</i> The Area D APC recommended that the application as presented be supported recognizing it should not be precedent-setting due to the unique situation of reestablishing two lots and recognizing as well as the specific intent to sell the home to the existing tenants.</p> <p><i>Recommendation No. 2</i> The Area D APC recommended that an additional public information meeting is not necessary for this application.</p>

STRATEGIC PLAN AND RELATED POLICIES

This application has been reviewed in accordance with [SCRD Board Policy 0340-50-040 for OCP Amendment Applications](#).

Staff consider this amendment to be minor as it involves unique circumstances involving the intent to re-establish historical parcel fabric. This application will not result in additional impacts to existing land use

CONCLUSION

Staff recommends forwarding the application to the Board for first and 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 – OCP Amendment Bylaw No. 641.15 for First and Second Reading
- Attachment B – Zoning Amendment Bylaw No. 722.8 for First and Second Reading
- Attachment C – Applicant Proposal and Rationale
- Attachment D – Telder Engineering Report
- Attachment E – PIM Summary Report
- Attachment F – 2024-Feb-19 APC Minutes

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO/CFO	X-T.Perreault	A/Manager	X – K. Jones
		Solid Waste	X -

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 641.15, 2024**

A bylaw to amend *Roberts Creek Official Community Plan Bylaw No. 641, 2011*.

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

PART A – CITATION

- 1. This bylaw may be cited as *Official Community Plan Amendment Bylaw No. 641.15*.

PART B – AMENDMENT

- 2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:
 - a. Redesignate the land use of part of PARCEL A DISTRICT LOT 1316 GROUP 1 NWD PLAN BCP23602 from “Residential C” to “Residential A”, as shown in Appendix A to this Bylaw Amendment.

PART C – ADOPTION

READ A FIRST TIME this DAY OF ,

READ A SECOND TIME this DAY OF ,

PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this DAY OF ,

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 ,

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. 641.15, 2024



**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.8, 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 an open meeting assembled, enacts as follows:

PART A - CITATION

- 1. This bylaw may be cited as *Zoning Amendment Bylaw No. 722.8, 2024*.

PART B - AMENDMENT

- 2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Redesignate the Subdivision District of part of PARCEL A DISTRICT LOT 1316 GROUP 1 NWD PLAN BCP23602 from "E" to "C", as shown in Appendix A to this Bylaw Amendment.

PART C - ADOPTION

READ A FIRST TIME this DAY OF ,
READ A SECOND TIME this DAY OF ,
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. 722.8, 2024



**Application for Rezoning
and Official Community Plan Amendment
of 2820 and 2828 Lower Road
Roberts Creek, BC**

PURPOSE

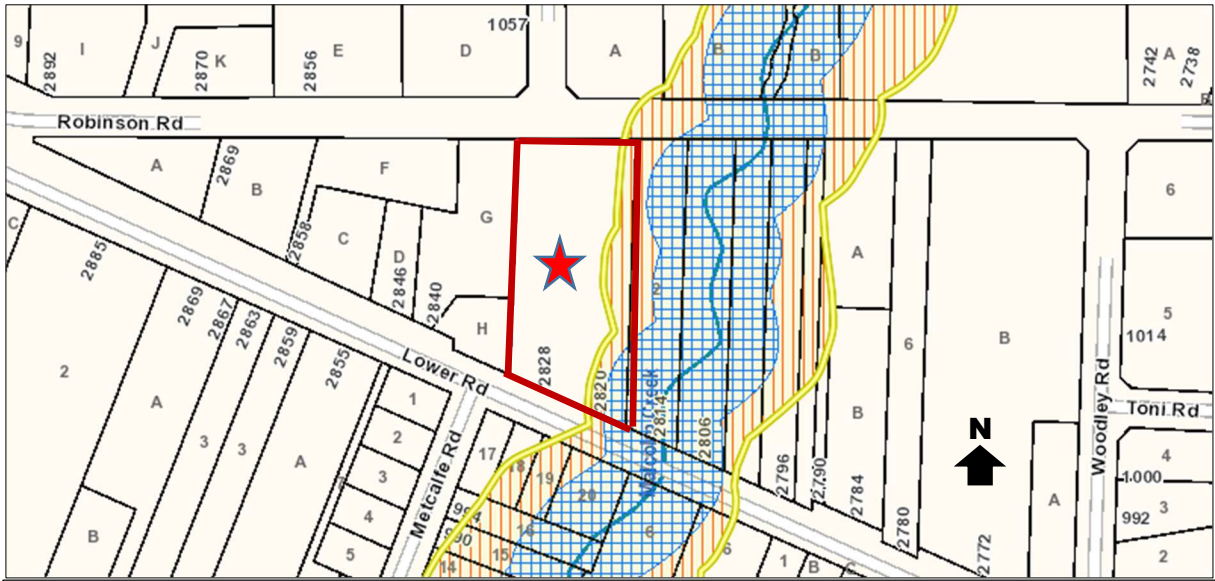
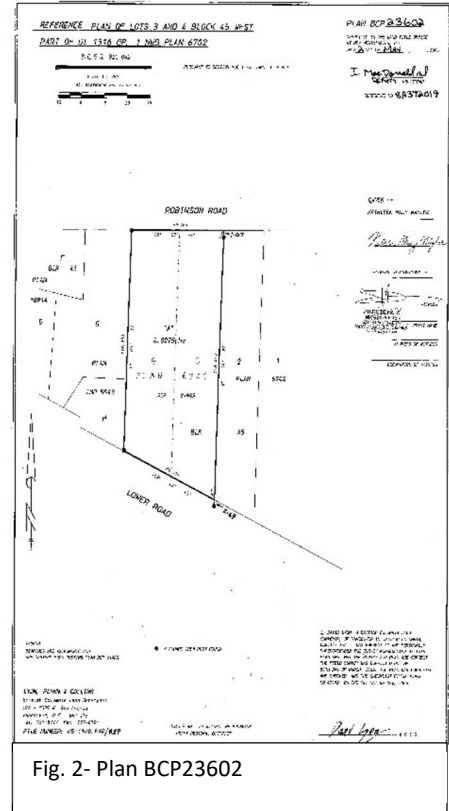
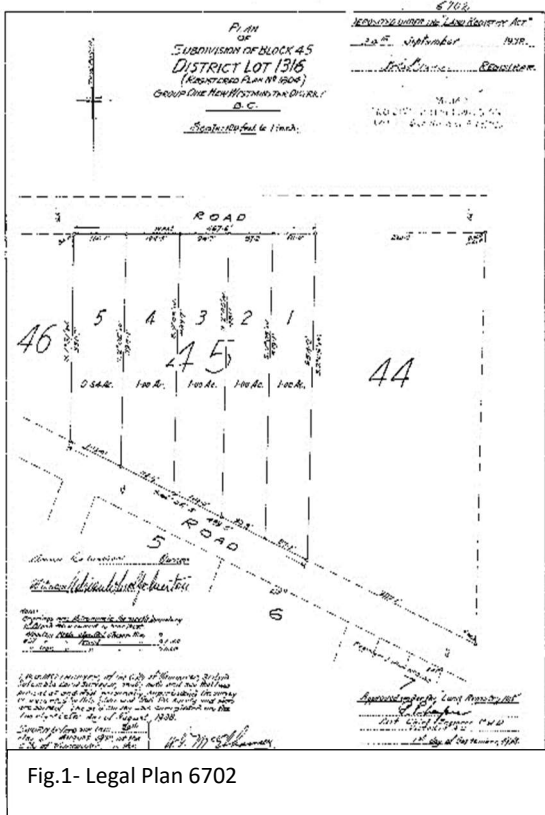
An application is being made to amend the Roberts Creek Official Community Plan Bylaw 641 and Zoning Bylaw 722 to allow a proposed subdivision of the subject property into 2 parcels.

Table 1 – Application Summary	
Owner / Applicant:	Kathleen Wagler (Owner) and Paul Wagler Angela Letman, RPP MCIP (Applicant)
Property Legal Description:	PARCEL A, DISTRICT LOT 1316, GROUP 1 NWD. PLAN BCP23602 PID: 026-663-121
Electoral Area:	D - Roberts Creek
Addresses:	2820 and 2828 Lower Road
Existing Property Area:	8,093.68 sq. metres (2 acres)
Proposed new Property Areas:	Proposed Lot A: 5,685.8 m ² (1.405 acres) Proposed Lot B: 2,407.88 (0.595 acres)
OCP Land Use:	Existing: Residential C (min. 5,000 sq. metres) Proposed Lot A: Unchanged – remains Residential C Proposed Lot B: Residential A (min 2,000 sq. metres)
Zoning:	Residential One (R1) Zone - unchanged
Zoning Bylaw - Subdivision District:	Existing: E (min. parcel area of 4,000 m ² and average 5,000 m ²) Proposed Lot A: Unchanged - remains E Proposed Lot B: C (min. parcel area of 2,000 m²)
Development Permit Areas:	DPA 2B – Ravines Hazard and Environment, for proximity to Malcom Creek. (affects approximately 1,400 m ² of the property)
SC Highway 101 Proximity:	Approx. 138 metres, thus will need MOTI approval of rezoning bylaw before 4th reading.
Topography:	Generally sloped from north to south. Approximately 15.5 metres over 138 metres in property length.
Application Intent:	To create 2 parcels.

BACKGROUND

In 2003 and 2004, the Waglers purchased two side-by-side properties, Lot 3 and Lot 4, Plan 6702, illustrated in Fig. 1. Each property was approx. 4,000 m² (1 acre) in area and each had an existing home with septic systems, water lines, driveways, gardens, addresses, etc.

At that time, due to Paul Wagler’s childhood polio condition and subsequent worsening mobility issues, a new one-level-living, ageing-in-place, home was designed. However due to the sloping terrain, the home could only be constructed by siting across the top of both properties, parallel to the slope. As a result, Lot 3 and Lot 4 were consolidated to become Parcel A. This allowed a new accessible main house to be constructed. The consolidation of the lots is illustrated in Fig 2- Legal Plan BCP23602.



LOCATION AND SURROUNDING USES

The subject property is generally rectangular in shape with an area of 8,093.68 sq. metres (2 acres). Located in a residential area of mixed property sizes (see Fig. 3) it is bordered by Lower Rd. to the south; the Robinson Road Trail and Gladwin Trails Road to the north; Lots G and H, Plan LMP5543 to the west;

and, Lot 2, Plan 6702 (2814 Lower Rd.) to the east. The neighbouring properties range in size from 648 m² to 4,047m² (approximately 1/8 acre to 1 acre) with an average area of 1,985 m² (approx. ½ acre).

Located in proximity to Malcom Creek, two areas, totalling approximately 900 m² of property area, are within Development Permit Area 2B - within 30 metres of the creek crest. (Fig. 4 – Site Plan).

INTENT

The Waglers wish to re-subdivide into 2 parcels - by creating a parcel lot line between the existing two homes. Due to the location of the existing: homes; septic fields; gardens; driveway accesses; and the adjacent Malcom Creek ravine, this proposed new lot line will create a larger parcel (Lot A shown on Fig. 4) of 5,685 m² (1.405 acres) and a smaller parcel (Lot B, shown on Fig. 4) of 2,408 m² (0.595 acres).

To allow the 2-lot subdivision, amendments must first be made to Official Community Plan (OCP) Bylaw 641 and Zoning Bylaw 722.

TELDER ENGINEERING SUBDIVISION REVIEW

The Waglers retained Telder Engineering to review the subdivision potential of the subject property based on its soils and Vancouver Coast Health's (VCH) subdivision requirements. Engineer Bert Telder is familiar with the property having designed the septic system of the main house in 2006. In his attached review letter (Appendix A) he has identified that the subdivision is feasible based on his knowledge of the property and its soils.

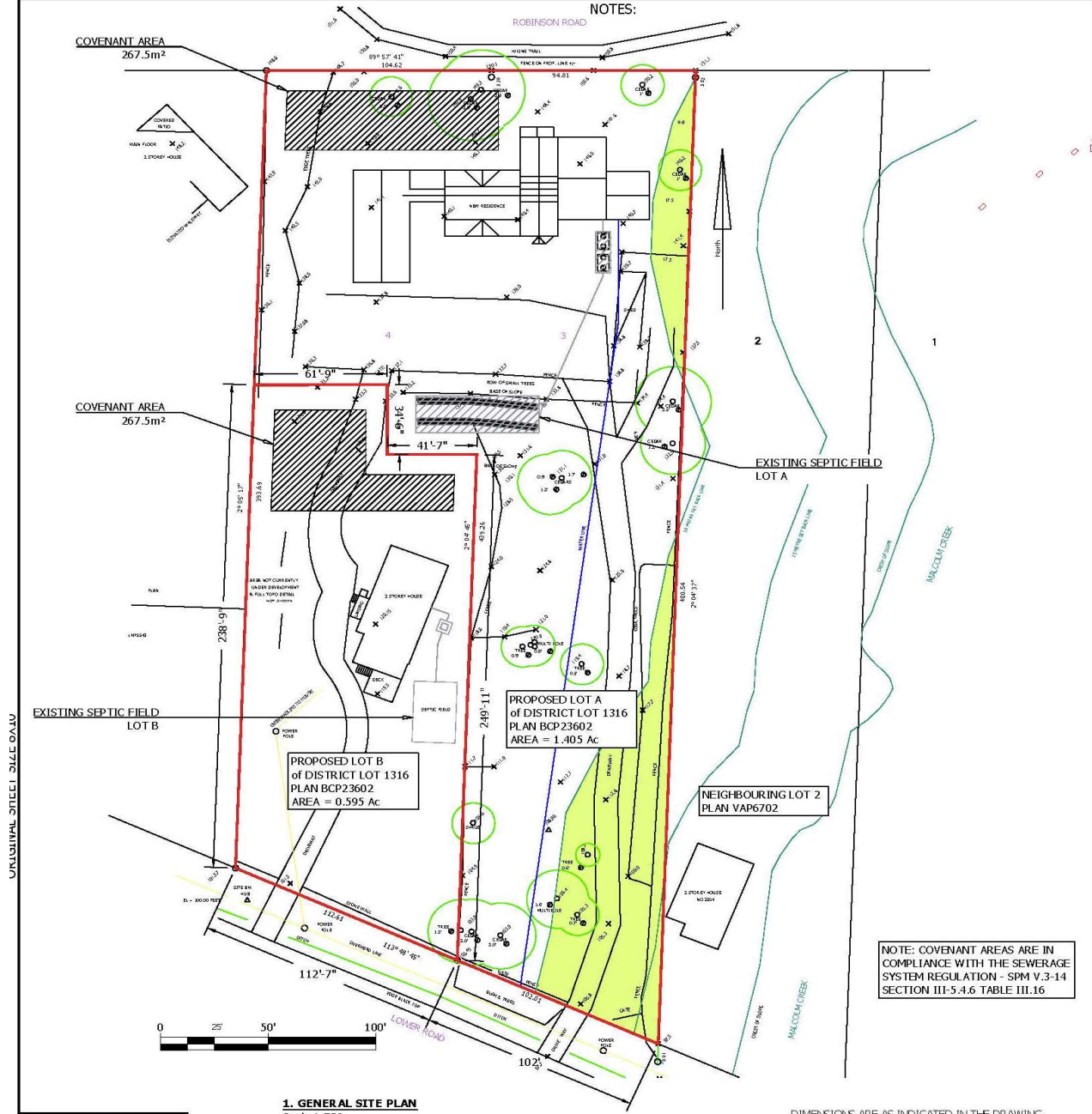
As indicated on the Fig. 4 Site Plan, each proposed new parcel will have a covenanted, no-build area of 267.5 m² for a future septic field. These covenanted areas, along with an upgrade to Lot B's older existing system, will be subdivision requirements of VCH.

Fig. 4: Site Plan with Proposed Parcel Lines and Septic Covenant Areas and Existing Conditions

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NOTES:

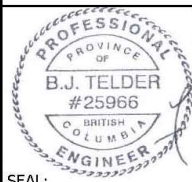


NOTE: COVENANT AREAS ARE IN COMPLIANCE WITH THE SEWERAGE SYSTEM REGULATION - SPM V.3-14 SECTION III-5.4.6 TABLE III.16

1. GENERAL SITE PLAN
Scale 1:750

DIMENSIONS ARE AS INDICATED IN THE DRAWING

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER



SEAL:

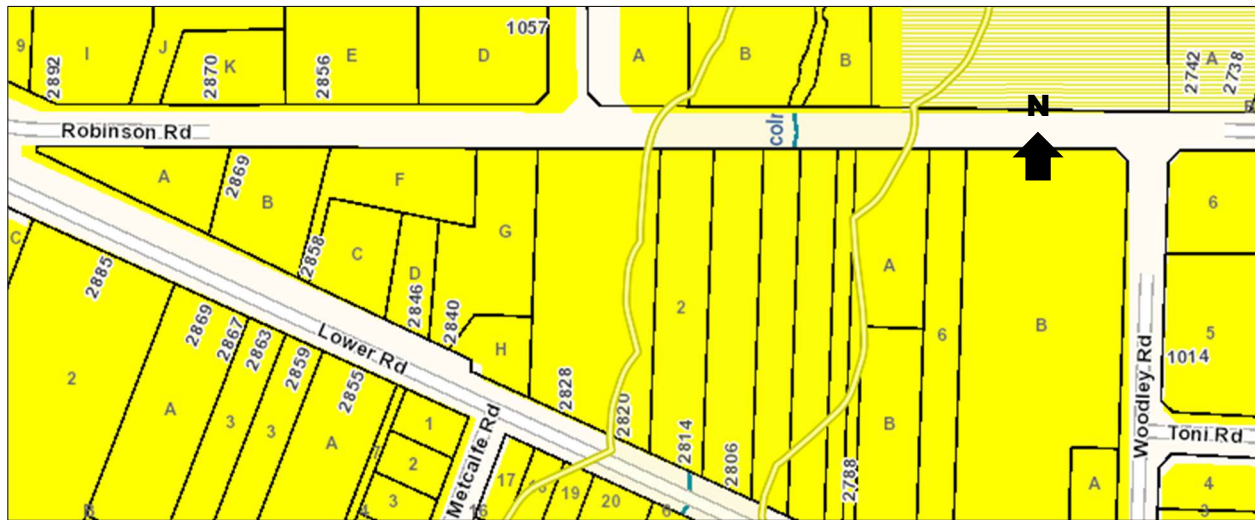
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REVISIONS			PROJECT: ONSITE OWS	
CLIENT: WAGLER			SHEET 1 SCALE: AS INDICATED	
LOCATION: 2820 LOWER ROAD			PROJECT No: 2228 DRAWING No: 502	
			REVISION: 0	

TELDER
ENGINEERING
Phone 604 740 6128
bert@telderengineering.com

OFFICIAL COMMUNITY PLAN (OCP)

In the Roberts Creek OCP the subject property's land use designation is *Residential C*. Residential C is described as: "Due to a lack of soil depth for adequate on-site sewage disposal combined with the presence of near surface bedrock a minimum parcel size requirement for subdivision purposes of 5,000 square metres (1.235 acres) may be supported, subject to Provincial ministry approvals."

Fig. 5 - OCP Land Use Map



Converse to the description of Residential C, the Telder Engineering Report has indicated that there are adequate soils to support the subdivision of this particular property. No exposed bedrock is in evidence at the property.

Residential A is described as: "In general, soil types and terrain characteristics for on-site sewage disposal may support a minimum parcel size requirement for subdivision purposes of 2,000 square metres (0.494 acres), subject to Provincial ministry approvals. This minimum parcel size requirement will also support the community's goal of maintaining larger sizes of residential parcels in residential neighbourhoods."

The application proposes to have the proposed new Lot A's designation remain unchanged – remaining as Residential C, since it meets the requirement of >5,000 m². This would result in no further subdivision of new Lot A. This is appropriate given its existing site constraints.

Change Requested: The OCP amendment that is requested is to change the land use designation of proposed new Lot B from Residential C to Residential A.

The Roberts Creek OCP contains the following applicable objectives in support of the proposed OCP amendment:

5.21 Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, while maximizing safety, accessibility, and efficient use of land.

Under Section 17) RESIDENTIAL, COUNTRY RESIDENTIAL and RURAL OBJECTIVES

- 17b To provide for a variety of housing types and parcel sizes.
- 17d To encourage subdivision design and development which provides a variety of parcel sizes, minimizes land clearing, and promotes a natural landscape buffer to all roads.
- 17f To provide a range of housing opportunities to address affordable housing.
- 17i To promote alternative residential development.
- 17m To support the SCRD working with property owners, residents and builders to explore innovative housing design ...

Under Section 17) RESIDENTIAL, COUNTRY RESIDENTIAL and RURAL POLICES

*17.7 The Regional District, through the review process for subdivision and building permit applications should encourage applicants to organize their projects to capitalize on available opportunities for passive solar heating and to **encourage subdivision design which provides a variety of parcel sizes and shapes.***

*17.8 Opportunities for affordable housing, rental housing and **special needs housing** in residential and country residential zones shall be made available through zoning providing for auxiliary dwellings, duplexes, mobile homes, transition homes, and full size second dwellings in most parts of the Plan Area subject to parcel size and other requirements.*

ZONING

The subject property is zoned Residential One (R1) in Zoning Bylaw 722. No change is proposed to the current zone designation.

In Zoning Bylaw 722, the subject property is within Subdivision District E (min. parcel area of 4,000 m2 and average 5,000 m2 required).

Due to its proposed area of more than 5,000 m2, the proposed new Lot A can remain in District E Subdivision designation area. This would result in no possible further subdivision of new Lot A. This is appropriate given its existing site constraints.

Change Requested: The Zoning Bylaw amendment request is to change the Subdivision District designation of proposed new Lot B from Subdivision District E to Subdivision District C (min. parcel area of 2,000 m2 required).

COMMUNITY IMPACTS

The OCP and Zoning amendments and subsequent re-subdivision of the subject property will not likely result in any additional homes being constructed, given the existing site constraints. Thus, the proposed amendments will have no negative impact on schools, parks and recreation, or public transit. Nor will the proposed amendments have a negative impact on the following community infrastructure services: roads, water, fire protection, waste collection and recycling services.

COMMUNITY FINANCIAL IMPLICATIONS

Although no new homes are proposed, at the time of re-subdivision, Development Cost Charges in the amount of \$3,632 will be collected for water service capital improvements. Once re-subdivided, there will

be two tax assessments essentially doubling the community taxation revenues for schools, libraries, waste collection, water, recreation services, parks, etc.

NEXT STEPS

Once the application has been reviewed and received by the SCR D staff, the applicant and owners will, in accordance with Bylaw 522 (Development Application Procedures and Fees Bylaw), hold a public information meeting with specific invitation to neighbouring property owners and tenants within 100 metres, and include newspaper advertisement of the meeting. A notification sign of the application will also be erected.

Following the above, consideration of the application, by the SCR D Board of Directors, can begin.

CONCLUSION

From 1938 until 2006, the subject property was two parcels thus the proposed subdivision's impacts to the community and infrastructure servicing remain unchanged.

The subject property is located within a residential neighbourhood where the immediate neighbouring parcels average 1,985 m² in size. Proposed new Lot B is 2,407 m² in size, thus the proposed subdivision will integrate well within the existing neighbourhood framework.

The septic system analysis provide by Telder Engineering is in support of the subdivision application.

The proposed bylaw amendments will:

- Allow the re-subdivision of the subject property to proceed
- Have no discernible community impacts
- Help meet a specific housing need – accessibility and ageing in place – on a site that has existing constraints (driveways, house locations, septic fields, water lines, gardens, topography, proximity to Malcom Creek, etc.).
- Provide a range of parcel sizes thereby providing a range of housing ownership affordability.

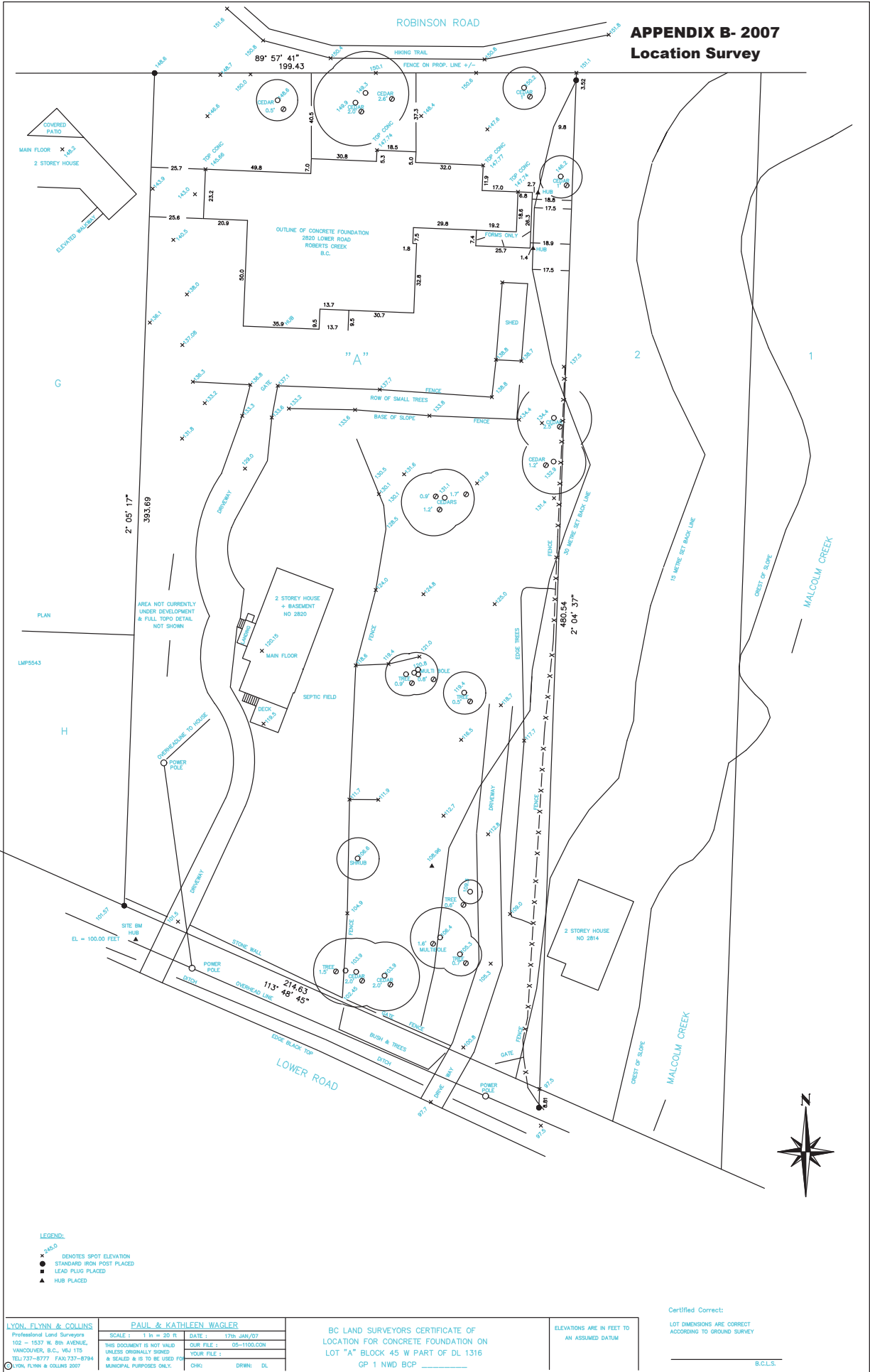
Should the application be approved, the Waglers' intend to remain residents of proposed Lot A.

APPENDICES

Appendix A: Telder Engineering's Subdivision Review Letter and General Site Plan

Appendix B: 2007 Location Survey prepared by Lyon, Flinn and Collins Surveyors

APPENDIX B- 2007 Location Survey



- LEGEND:**
- 165.0 DENOTES SPOT ELEVATION
 - STANDARD IRON POST PLACED
 - LEAD PLUG PLACED
 - ▲ HUB PLACED

LYON, FLYNN & COLLINS
Professional Land Surveyors
102 - 1537 N. 8th AVENUE,
VANCOUVER, B.C. V6J 1T5
TEL: 773-8777 FAX: 773-8784

PAUL & KATHLEEN WAGLER
SCALE: 1 in. = 20 ft. DATE: 17th JAN/07
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY BOUND & SEALED & IS TO BE USED FOR MUNICIPAL PURPOSES ONLY.
OUR FILE: 05-1100.COM
YOUR FILE:
CHK: DRWN: DL

BC LAND SURVEYORS CERTIFICATE OF LOCATION FOR CONCRETE FOUNDATION ON LOT "A" BLOCK 45 W PART OF DL 1316
GP 1 NWD BCP

ELEVATIONS ARE IN FEET TO AN ASSUMED DATUM

Certified Correct:
LOT DIMENSIONS ARE CORRECT ACCORDING TO GROUND SURVEY

B.C.L.S.

Date: 1 February 2023

To: Paul Wagler
2820 Lower Road, Roberts Creek BC

Re: Review of Subdivision Potential for District Lot 1316 Plan BCP23602 PID
026-663-121, into Proposed Lot A and Lot B.

Dear Sir,

With regard to the subdivision potential for the parcel indicated above I have reviewed the requirements per your request and state the specific details herein with reference to the attached drawing 2228 R0-S02-1:

1. I have performed the subdivision review based on the original survey of the parcel by Lyon, Flynn & Collins, Professional Land Surveyors, 17 January 2007.
2. Both of the proposed lots have existing sewage treatment systems.
 - a. The system for Lot A is in compliance with the regulation.
 - b. The system for Lot B will require an upgrade to comply with the regulation as a condition for approval of subdivision by Vancouver Coastal Health Authority (VCHA).
3. Where parcels have existing sewage treatment systems the VCHA Subdivision Guideline (The Guideline) stipulates that each parcel must allocate a covenant area for the reserve field.
 - a. Where soils consist primarily of sands and gravel, as is the case for these lots, the area allocated for a reserve covenant shall be 267.5m².
4. Both parcels have been inspected and I propose the covenant areas as indicated in the attached drawing 2228 R0-S02-1.
 - a. My experience indicates that these areas should be suitable for the covenant areas however further testing would be required to confirm they meet the requirements of VCHA.
 - b. As an alternative to the proposed areas, I have also defined secondary locations within each lot, not indicated in the drawing, that are situated near the Lower Road property boundaries. I am entirely confident that there is sufficient available land and based on my prior experience with developing a septic system for this parcel if the proposed areas do not qualify by means of test pits and percolation rates the secondary areas will.
 - c. Proposed covenant areas are consistent with The Guideline and with the Sewerage System Regulation with regard to setback requirements.

5. Proposed Lot A would have an area of 1.405 Acres and proposed Lot B would have an area of 0.595 Acres.
6. The proposed property boundary between the two parcels is indicated in the drawing with dimensions specifically indicated for Lot B.

Should you have further questions or requirements please contact me.

Sincerely,

Telder Engineering Ltd.



Bert J. Telder, P. Eng.
CEO and Principal Engineer

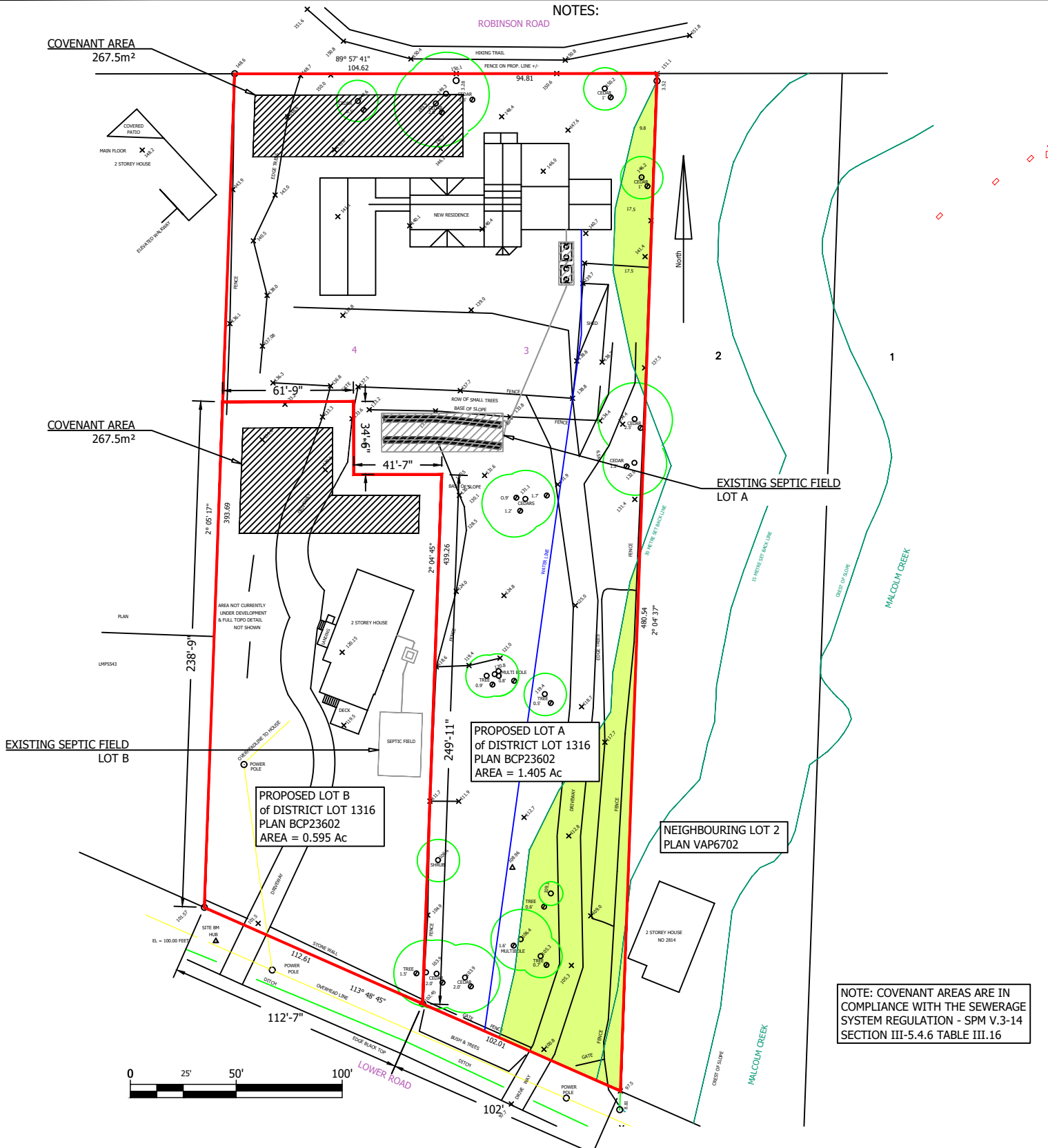
Attachments:

1. Drawing 2228 R0-S02-1.



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NOTES:



NOTE: COVENANT AREAS ARE IN COMPLIANCE WITH THE SEWERAGE SYSTEM REGULATION - SPM V.3-14 SECTION III-5.4.6 TABLE III.16

1. GENERAL SITE PLAN
Scale 1:750

DIMENSIONS ARE AS INDICATED IN THE DRAWING

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER



0	INITIAL DESIGN	12-11-22	APPROVED: BT	DATE: 12 NOVEMBER 2022
#	DESCRIPTION	DATE	DESIGNED: BT	DRAWING NAME: GENERAL SITE PLAN - SUBDIVISION
REVISIONS			PROJECT: ONSITE OWS	
CLIENT: WAGLER			SHEET 1 SCALE: AS INDICATED	
LOCATION: 2820 LOWER ROAD			PROJECT No: 2228 DRAWING No: S02 REVISION: 0	

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Phone 604 740 6128
bert@telderengineering.com

ORIGINAL SHEET SIZE 8X10

Public Engagement Report

Official Community Plan and Zoning Bylaw
Amendments Application for
2820 - 2828 Lower Road, Roberts Creek



June 2023

Prepared by:
Angela Letman, RPP, MCIP
Very Coast Planning and Design

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APPENDICES

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Appendix B: Revised Site Plan with Revised Septic Covenant Area

1. Executive Summary

As part of the development application process, a Public Information Meeting on the proposed development was held on Saturday, May 27, 2023 from 2:00 pm to 4:00 pm. Seven individuals, made up of neighbouring property owners and one other Roberts Creek resident/property owner, attended the on-site meeting. Questions and comments were made at the Meeting and responded to by the applicant. The meeting attendees were all in favour of the application with two concerns being raised.

In addition to the meeting attendees, thirteen (13) Roberts Creek residents/property owners made comment or asked questions via email and voicemail. Most were in favour of the application with two concerns raised.

A summary of the concerns that were raised at the meeting and by email and voicemail includes:

- a) Is this blanket/precedence setting - for doubling density?
- b) This will double the allowable density on the property.
- c) The proposed Lot A's future septic covenant area is close to a neighbour's drinking water well.
- d) There is a large septic tank that is close to the eastern property line.

The applicant and owners have addressed the above concerns in Section 6.0 of this report.

In conclusion, it is the opinion of the author that a thorough Public Information Engagement process has been completed and that this report and its appendices capture the feedback provided by the community from May 19, 2023 to June 2, 2022.

Respectfully submitted,



Angela Letman, RPP, MCIP (applicant on behalf of the owners)
Very Coast Planning and Design

2. Purpose of the Report

The development application is for an Official Community (OCP) Amendment and a Zoning Amendment that will facilitate the re-subdivision of the subject residential property into two lots. The purpose of this Public Engagement Report (the Report) is to:

- Report on the Public Information Meeting;
- Provide a summary of the public input and inquiries received at the Meeting, by email, and by voicemail;
- Provide responses to the four identified concerns;
- Append copies of the public input and inquiries received from May 19th to June 2nd; and,
- Append the revised site plan with revised septic covenant area location.

3. Meeting Overview

Meeting Date:	Saturday May 27, 2023. (weather – sunny, high of 23 C.)
Time:	2:00 pm. to 4:00 pm.
Location:	2820 Lower Road, Roberts Creek
No. of Attendees:	Seven (7) members of the public, Angela Letman (applicant), Kathy Wagler, and Paul Wagler (owners).
Purpose of the Meeting:	<p>As part of the Sunshine Coast Regional District application process, the Meeting was held and its purpose was to:</p> <ul style="list-style-type: none">• to inform the public about the proposal and process;• to receive questions and comments; and,• to give responses to those questions.
Notification:	<p>The following were undertaken to inform members of the public about the Meeting and Application:</p> <ul style="list-style-type: none">• Meeting notification and invitation letter by the applicant to 45 neighbouring residential property owners and tenant occupiers;• Email notification by the owners to neighbours they are acquainted with;• Notification of the meeting by advertisement in the May 19 and May 26, 2023 editions of the Coast Reporter newspaper;• Email notification to SCRD planning staff;• Application notification sign erected.

Public Information Meeting

Sunshine Coast Regional District
Proposed Roberts Creek
Official Community
Plan Amendment Bylaw 641.15 and
Zoning Amendment Bylaw 722.8

An Official Community Plan and Zoning Amendment application has been submitted to the Sunshine Coast Regional District to facilitate a proposed subdivision of the subject property into 2 lots averaging 4040 m² (1 acre) in size.

Subject Property Location:
2820 & 2828 Lower Rd.

Property Legal Description:
Parcel A, District Lot
1316, Group 1 New Westminster District
PLAN BCP23602 PID: 026-663-121

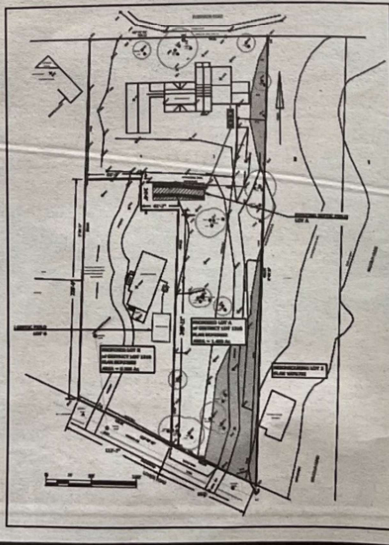
As part of the application process, and in coordination with the SCRCD, a Public Information Meeting will be held to provide information about the proposed development and the application process; to answer questions; and to obtain feedback. All are welcome.

The meeting details are:

TIME: 2:00 pm to 4:00 pm
DATE: Saturday, May 27, 2023
PLACE: 2820 Lower Road, Roberts Creek, BC.

For more information please contact:
Angela Letman, MCIP, Applicant,
email: aletman@telus.net
tel. 604.885.4221. or
Yuli Siao, SCRCD Senior Planner,
email: yuli.siao@scrd.ca
tel.604-885-6800 ext.6417.

Proposed Subdivision Site Plan:



Very Coast Planning and Design
PO. Box 472, Sechelt, BC, V0N 3A0

You are invited to a
Public Information Meeting

May 15, 2023

Dear Property Owner / Occupier:

You are receiving this notification because the property under application, located at 2820 and 2828 Lower Rd. in Roberts Creek, is in proximity to the property you own and/or reside at.

An Official Community Plan and Zoning Amendment (Rezoning) application has been submitted to the Sunshine Coast Regional District (SCRCD) to facilitate a proposed subdivision of the property with the civic addresses of: 2820 and 2828 Lower Rd. in Roberts Creek, BC.

The proposed subdivision will divide the property into two lots with an average size of 4,044 sq. metres (approx. 1 acre). An application summary, intent, and a proposed site plan are provided on the following pages.

As part of the application process, and in coordination with the SCRCD, I am conducting a Public Information Meeting: to provide information about the proposed development and the application process; to answer questions; and to obtain your feedback. The meeting details are:

TIME: 2:00 pm to 4:00 pm
DATE: Saturday, May 27, 2023
PLACE: 2820 Lower Road, Robert Creek, BC.

For more information please contact:

- Angela Letman, MCIP, Applicant, email: aletman@telus.net or tel. 604.885.4221
- Yuli Siao, SCRCD Senior Planner, email: yuli.siao@scrd.ca or tel.604-885-6800 ext 6417

Sincerely,

Angela Letman, RPP, MCIP
Very Coast Planning and Design

page 1 of 3



3. Meeting Overview, continued.

Meeting Format:

Open house style: in-person, on-site, map display and short presentations by the applicant. Questions asked and answered by the applicant and owners. Attendees were given a comment sheet to fill out. Refreshments were served.



4. Summary of Public Input via Comment Sheet

The comment sheets were completed by seven (7) meeting attendees, all Roberts Creek resident property owners, one of which also works in Roberts Creek. (Questions 1 and 2 of form)

Question 3: *Are you in favour of the proposed Official Community Plan and Zoning Amendments that are needed, to allow the subdivision of the property into two properties?*

- All seven (7) attendees responded “YES” they are in favour of the application.

Question 4.: Suggestions on Modifications to the Application: *none.*

Question 5. Additional Comments included:

- *“My only concern would be the triggering of a blanket doubling of allowable lot sizes.”*
- *“Looks like a good plan. Plenty of room. Not available for further development is good.”*
- *“I think the owners should be able to do this. It doesn’t change the number of families that live on the property. Indeed, it allows another family to purchase a home here. We have a housing emergency and this will help.”*

- *“We would like to be advised if the septic field for the top lot (Lot A) is ever proposed to be moved to the covenant area indicated. (That) area is close to our registered well that is used for our drinking water. We would not approve a septic system in this covenant area.”*

Note, all of the completed comment sheets can be found in Appendix 1.1- Completed Comment Sheets

5. Public Input via Email and Voicemail

During the public engagement period, comments, inquiries and expressions of gratitude were also received by the applicant, the owners, and/or Yuli Saio, Senior Planner, SCRD. These included the following summarized comments:

- *As close neighbours of the proposed subdivision of the property at 2820 and 2828 Lower Rd we would like to go on record that we have no objection to the subdivision, if it is described in the notice we received, and we support the required rezoning.*
- *Please send me a copy of the plan.*
- *Thank you for keeping us informed.*
- *There is a large septic tank that is close to the eastern property line and I want to ensure nothing crosses, or comes close to, the property line.*
- *Thanks for reaching out to neighbours about your plans! You have my support!*
- *Mark & Leslie Guignard support Paul & Kathleen Wagler to restructure their property into two individual lots.*
- *Could I get more information? What is the current size of the lot and its zoning? Concern is that a subdivision would likely double the number of dwellings on this lot. I would consider this an unhealthy precedent for Roberts Creek, technically this could then happen all over. I do not feel that doubling density would be good for the environment, both in terms of further impact to biodiversity by the unfettered tree felling that is already happening, but also with regards to water and other infrastructure issues on the Coast, that are already struggling to keep up with the current population. A doubling of density in Roberts Creek is not desirable.*
- *Thank you for such a clear description of what you have planned! We are with you.*
- *I appreciate your thoughtfulness in sharing this information.*
- *Could I get more information? Do you have a diagram of the original lot layout?*

Notes:

- Complete transcripts of the emails and voicemail can be found in Appendix 1.2- Public Input via Email and Voicemail.
- All inquiries were answered with follow-up emails and one telephone call. Additional information was provided via the application document and historical legal plans.

6. Applicant's and Owners' Responses to Expressed Concerns

A summary of the concerns that were raised at the meeting, and by email and voicemail include:

- a) Is this blanket/precedence setting - for doubling density in Roberts Creek's via smaller lot sizes?
- b) This will double the allowable density – number of homes allowable on the property and set precedence for Roberts Creek. This will lead to environmental impacts - tree cutting and increase the burden on our infrastructure like water supply.
- c) The proposed Lot A's future septic covenant area is uphill to a neighbour's drinking water well.
- d) There is a large septic tank that is too close to the eastern property line.

The applicant and owners offer the following for consideration, as responses to above concerns:

- a) This is a very site-specific application - the property was formerly two lots however, due to: existing trees, driveways, water lines, terrain, and septic systems; Malcom Creek proximity; existing house locations; and the required future septic covenanted areas, the lot line cannot be reinstated at its former location.

The proposed subdivision will allow the owners to continue to reside in their home on proposed Lot A, ageing in place, in a home that is wheelchair accessible.

- b) This is a site-specific application and does not apply to the entirety of Roberts Creek.

The application is unique in that from 1938 until 2006 the property was two lots – thereby signifying that there is no increase in density. Furthermore, two houses cannot be constructed on each of the proposed lots – this is due to the location of existing driveways and water lines, existing septic systems, steeper terrain, Malcom Creek proximity, existing house locations, and the Vancouver Coastal Health subdivision requirements for future large septic, no-build areas protected via no-build covenants.

No changes are proposed to new Lot A's zoning and OCP designation. Only the area of Lot B is affected by the application, thus further limiting the potential for additional future development.

With regards to the environment, prior to 2006, Lot A was an equestrian riding ring and horse grazing pasture with few trees. Since the purchase of the properties in 2006, the owners have significantly landscaped, planting over 100 trees and shrubs while maintaining large firs and cedars.

From an infrastructure perspective, there will be no additional burden to the community: the existing property is already serviced by: two water lines; two water meters; two driveway entrances on to Lower Road; and two independent septic systems.

- c) The site plan has been revised – the proposed future septic covenant area for Lot A has been relocated away from the neighbour's well to a location nearer to Lower Road. See Appendix B: Revised Site Plan with Revised Septic Covenant Area.

- d) The large, green, above-ground tank is not a septic tank – it is a stormwater collection storage tank that allows the owners to irrigate their garden and orchard, in times of drought and water shortages.



7. Conclusion

The Public Engagement process for this development application was thorough and comprehensive. Notification of the Meeting was widespread and well-advertised. Twenty (20) residents of Roberts Creek either came to the meeting, provided emailed comments, or provided inquiries.

The vast majority of the residents providing comments were in favour of the application. Four concerns were expressed - one each by four individuals while two of those individuals stated they are in favour of the application.

The applicant and owners have provided responses and rationale to each of the identified concerns in Section 6 of this report.

In conclusion, the applicant has completed a comprehensive Public Information Meeting and Public Engagement process. This report and its appendices capture the feedback and inquiries provided by the community during the engagement period from May 19, 2023 to June 2, 2023.

8. Appendices

Appendix A1: Completed Comment Sheets.

Appendix A2: Public Input via Email and Voicemail.

Appendix B: Revised Site Plan with Revised Septic Covenant Area.

APPENDIX A.1 - Completed Comment Sheets

PUBLIC INFORMATION MEETING

Proposed OCP and Zoning Amendments
for 2820-2828 Lower Road, Roberts Creek

COMMENT SHEET

1. (please circle all that apply) Do you: LIVE WORK, or OWN PROPERTY, in Roberts Creek?

2. (please circle one) Are you representing: YOURSELF or a COUPLE or THREE or MORE People or an ORGANIZATION?

3. Are you in favour of the proposed Official Community Plan and Zoning Amendments that are needed, to allow the subdivision of the above property into two properties? (please circle one)

YES or NO or MAYBE or UNDECIDED

4. What suggestions do you have for modifications to the application?

5. Do you have any additional comments? (Please use the back page if you run out of room.)

MY ONLY CONCERN WOULD BE THE TRIGGERING OF A BLANKET DOUBLING OF ALLOWABLE LOT SIZES.

6. Do you need more information? Want to receive a copy of the application? If so, provide your email address:

Thank you for your comments!

Please return your completed Comment Sheet at this meeting.
Or by June 3rd, 2023: By email: aletman@telus.net Or by mail to: PO Box 472, Sechelt, BC V0N3A0.

PUBLIC INFORMATION MEETING

Proposed OCP and Zoning Amendments
for 2820-2828 Lower Road, Roberts Creek

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3. Are you in favour of the proposed Official Community Plan and Zoning Amendments that are needed, to allow the subdivision of the above property into two properties? (please circle one)

YES or NO or MAYBE or UNDECIDED

4. What suggestions do you have for modifications to the application?

NONE!

5. Do you have any additional comments? (Please use the back page if you run out of room.)

Looks like a good plan. Plenty of room
Not available for further development is
good.

6. Do you need more information? Want to receive a copy of the application?
If so, provide your email address:

Thank you for your comments!

Please return your completed Comment Sheet at this meeting.
Or by June 3rd, 2023: By email: aletman@telus.net Or by mail to: PO Box 472, Sechelt, BC V0N3A0.

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YES or NO or MAYBE or UNDECIDED

4. What suggestions do you have for modifications to the application?

NONE

5. Do you have any additional comments? (Please use the back page if you run out of room.)

no

6. Do you need more information? Want to receive a copy of the application? If so, provide your email address:

no

Thank you for your comments!

Please return your completed Comment Sheet at this meeting.
Or by June 3rd, 2023: By email: aletman@telus.net Or by mail to: PO Box 472, Sechelt, BC V0N3A0.

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COMMENT SHEET

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2. (please circle one) Are you representing: YOURSELF or a COUPLE or THREE or MORE People or an ORGANIZATION?

3. Are you in favour of the proposed Official Community Plan and Zoning Amendments that are needed, to allow the subdivision of the above property into two properties? (please circle one)

YES or NO or MAYBE or UNDECIDED

4. What suggestions do you have for modifications to the application?

None

5. Do you have any additional comments? (Please use the back page if you run out of room.)

I think the owners should be able to do this. It doesn't change the number of families that live on the property. Indeed, it allows another family to purchase a home here. We have a housing emergency & this will help.

6. Do you need more information? Want to receive a copy of the application? If so, provide your email address:

Thank you for your comments!

Please return your completed Comment Sheet at this meeting.
Or by June 3rd, 2023: By email: aletman@telus.net Or by mail to: PO Box 472, Sechelt, BC V0N3A0.

PUBLIC INFORMATION MEETING

Proposed OCP and Zoning Amendments
for 2820-2828 Lower Road, Roberts Creek

COMMENT SHEET

1. (please circle all that apply) Do you: LIVE, WORK or OWN PROPERTY, in Roberts Creek?

2. (please circle one) Are you representing: YOURSELF or a COUPLE or THREE or MORE People or an ORGANIZATION?

3. Are you in favour of the proposed Official Community Plan and Zoning Amendments that are needed, to allow the subdivision of the above property into two properties? (please circle one)

YES or NO or MAYBE or UNDECIDED

4. What suggestions do you have for modifications to the application?

We would like to be advised if the septic field for the top lot house is ever proposed to be moved ~~to~~ as the ^{covenant} ~~covenanted~~ area indicated

5. Do you have any additional comments? (Please use the back page if you run out of room.)

is close to our registered well that is used for our drinking water. We would not approve septic system in this covenant area.

6. Do you need more information? Want to receive a copy of the application? If so, provide your email address: [REDACTED]

Thank you for your comments!

Please return your completed Comment Sheet at this meeting.
Or by June 3rd, 2023: By email: aletman@telus.net Or by mail to: PO Box 472, Sechelt, BC V0N3A0.

APPENDIX A.2 - Public Input via Email and Voicemail

aletman@telus.net

From: Yvonne & Bruce [REDACTED] >
Sent: May 19, 2023 5:16 PM
To: aletman@telus.net
Cc: yuli.siao@scrd.ca
Subject: Subdivision at 2820 and 2828 Lower Rd.

Flag Status: Flagged

Hello

As close neighbours of the proposed subdivision of the property at 2820 and 2828 Lower Rd we would like to go on record that we have no objection to the subdivision ,as long as it is described in the notice we received , and we support the required rezoning.

Yours sincerely

Yvonne Mounsey and Bruce Searle

[REDACTED] Lower Rd.

Sent from my iPad

aletman@telus.net

From: aletman@telus.net
Sent: May 21, 2023 9:51 AM
To: Hans or Charlene Penner
Subject: RE: Proposed Subdivision
Attachments: WAGLER RC Rezoning Application.pdf

Hello.

Please see the attached application doc. with information about the application. It includes a copy of the site plan.

Please feel free to join the owners and myself at the Public Information Meeting next weekend- on site - Saturday from 2:00 to 4:00 PM.

Sincerely,
Angela Letman, RPP, MCIP
[Very Coast Planning and Design](#)
m. 1.604.885.4221

-----Original Message-----

From: Charlene Penner [REDACTED]
Sent: May 20, 2023 1:25 PM
To: aletman@telus.net
Subject: Proposed Subdivision

Hello Angela,

Just saw the ad in the Coast Reporter about your OCP and Zoning Amendment. Unfortunately I couldn't read a single word or number on the Proposed Subdivision Site Plan.
Please send me a copy of the plan.

Hans Penner,
MCIP, Retired

Sent from my iPhone

----- Forwarded message -----

From: **Wendy Hibberd** [REDACTED] >

Date: Tue, May 23, 2023 at 8:42 AM

Subject: Re: Official Community Plan and Zoning Amendment (Rezoning) application

To: Paul Wagler [REDACTED] >

Hi Paul

Thank you for keeping us all informed. I won't be attending the meeting but perhaps we will see you and Kathy sometime this summer

All the best

Wendy

Sent from my iPhone

From: PRIVATE via SCRd Unified Messaging [REDACTED] <[REDACTED]@scrd.ca>
Sent: Tuesday, May 23, 2023 12:03 PM
To: Yuli Siao <Yuli.Siao@scrd.ca>
Subject: New 0:55 message from PRIVATE

Yuli Siao, the attached message was left in unified mailbox **6417** by **PRIVATE [REDACTED]** on **Tuesday, May 23, 2023 at 12:02:47 PM**

This is a telephone call transcript and may contain errors. Words in parentheses have attempted to make the message clearer.

Uh, this is Denis Port (Poirier) talking. Uh, I just calling regarding a subdivision 2828 Lower Road, Roberts Creek. I have (the property) [REDACTED] on the East side. Um, I'm just wondering, um, the holding tank. That's coming down halfway down on the property right against the (property) line, from the (house) above (on the) property. I'm just wondering if everything is going to be in the right place. I don't want anything to come on to, of course, my side of the line, that divides us. I'm a lot too.

So, uh, [REDACTED] (Lower) Road. I just want to make sure nothing crosses or comes too close to the property line there and regarding the septic field and all that.

Okay. Thank you.

Denis (Poirier) [REDACTED]

On Wed, May 24, 2023 at 12:44 PM Cass Fletcher [REDACTED] wrote:

Thanks for reaching out to neighbours about your plans! You have my support!

Cassandra Fletcher

From: Paul Wagler [REDACTED]
Sent: May 23, 2023 5:55 PM
Subject: Official Community Plan and Zoning Amendment (Rezoning) application

To our Neighbours

Some of you may have noticed that our place has a sign outside 2820 Lower Road for rezoning. So I thought we should explain what's going on.

There are no new buildings being planned. Nor are we planning to sell any property at this point. We are planning for the long term future.

Our application is just to restore a property line between the two original lots that was there for over 50 years before we purchased the two side-by-side lots in 2003.

Because of my walking disability, when we built the new house, we wanted to have most of it on one floor. To do that, our architect suggested that we build across the back of the two lots where there was a stretch of level land. Everything else was sloped terrain on the two properties.

So we combined the two lots in order to build our new handicap-accessible house.

We want to separate out 70% of the original lot at 2828 Lower Road (the smaller house at the front of the property). This would enable us to eventually sell the smaller property if we needed that for more retirement funds.

Nothing else would change, including the placement of our current septic fields. The area zoned for additional septic fields are only for the unlikely event that the current fields would ever fail.

There will be a public meeting at our place next Saturday at 2 pm, where an SCR D planner and our consultant will be available to explain the plans in greater detail.

Yours truly

Paul and Kathleen Wagler
2820 Lower Road
[REDACTED]

----- Forwarded message -----

From: **Mark Guignard** [REDACTED]

Date: Wed, May 24, 2023 at 7:47 AM

Subject: Re: Official Community Plan and Zoning Amendment (Rezoning) application

To: Paul Wagler <paul.wagler@gmail.com>

Mark & Leslie Guignard support Paul & Kathleen Wagler to restructure their property into two individual lots.

From: Lin Gardiner [REDACTED]
Sent: Thursday, May 25, 2023 10:16 AM
To: Yuli Siao <Yuli.Siao@scrd.ca>
Subject: 2820 Lower Road

External Message

Good morning Yuli,

I am writing with regards to the proposed subdivision at 2820 Lower Road.

Can you let me know what the current size of the lot and zoning is? I am assuming it's approx. 2 acres, with currently an allowable 2 dwellings?

My concern is that a subdivision would likely double the amount of dwellings on this lot, with the new Bylaw stating everyone can have 2 dwellings on any sized lot. I would consider this an unhealthy precedent for Roberts Creek, as technically this could then happen all over. I do not feel that doubling density would be good for the environment, both in terms of further impact to biodiversity by the unfettered tree felling that is already happening, but also with regards to water and other infrastructure issues on the Coast, that are already struggling to keep up with the current population. A doubling of density in Roberts Creek might be desirable to city planners and developers, but is not to the vast majority who reside here.

I look forward to any information you can share at this time.

Thank you,

Lin Gardiner,
xwesam, Roberts Creek

On Sat, May 27, 2023 at 11:31 AM jane griffiths [REDACTED] wrote:

May 27/23

Hello Kathy and Paul,

Thank you for such a clear description of what you have planned! I understand that it will mean no difference to any of your neighbours or the zoning, so you have the all go from us!

After so many many years of saying, 'oh I am great', I have been hit with a bit of flu and I am not at all comfortable lying around during the day. But I did had 4 days of fatigue but I was back in the garden yesterday.

The bonus to being sick, I got to read

So Stan and I will not be attending, because I might still be infectious, but we are with you.

Yours neighbourly,

Jane and. Stan

Sent from my iPad

----- Forwarded message -----

From: amy greenberg [REDACTED] >

Date: Sat, May 27, 2023 at 7:03 PM

Subject: Re: Official Community Plan and Zoning Amendment (Rezoning) application

To: Paul Wagler <paul.wagler@gmail.com>

Paul and Kathleen

I appreciate your thoughtfulness in sharing this information. I hope to meet you both one day in our wonderful neighborhood.

Wishing you the very best.

Best regards

Amy Robinson

[REDACTED] Shani place

Sent from my iPhone

From: Shirley Samples <[REDACTED]>

Sent: May 30, 2023 10:41 AM

To: aletman@telus.net; yuli.siao@scrd.ca

Subject: Application for Amendment Bylaw 2820 and 2828 Lower Road

Dear Angela and Yuli:

My name is Shirley Samples and I live at [REDACTED] Lower Road.

I was unable to make the Saturday Open House unfortunately due to an emergency.

I would very much like to talk to you as I have some questions.

Would it be possible to meet at your office or at the SCRD building as soon as convenient?

Thank you.

Kind regards,

Shirley Samples
[REDACTED]

On May 30, 2023, at 10:52 AM, aletman@telus.net wrote:

Hello Shirley.

I am out of town, off the coast, this week (back Saturday) so am unable to meet with you this week.

I've attached to this email the application document that may answer some, or all, of your questions. If not, please feel free to ask me questions via email, or we could meet in person next week.

I am also attaching a comment sheet should you wish to provide your comments in writing.

Sincerely,

Angela Letman, RPP, MCIP
Very Coast Planning and Design
m. 1.604.885.4221

<Comment Sheet.docx>

<WAGLER RC Rezoning Application.pdf>

On May 30, 2023, at 1:26 PM, Shirley Samples [REDACTED] wrote:

Thank you very much for the documents. I will look them over to see if they answer my questions. My main question was wanting to know the original property lines when this was 2 lots. Do you have a diagram showing this?

Thank you

Shirley

On Tue, May 30, 2023 at 3:13 PM Angela Letman <aletman@telus.net> wrote:

Hi Shirley.

Yes it's illustrated in the document.

Let me know if it's too small and I can send a larger version.

Regards,

Angela Letman, MCIP, RPP
Very Coast Planning and Design
cel. 604.885.4221

From: Shirley Samples <[REDACTED]>

Sent: May 31, 2023 7:48 AM

To: Angela Letman <aletman@telus.net>

Subject: Re: Application for Amendment Bylaw 2820 and 2828 Lower Road

Hi Angela

Yes, please send a larger version of map.

Thank you.

Shirley

On Wed, May 31, 2023 at 1:49 PM <aletman@telus.net> wrote:

Hi Shirley.

Attached is the copy of the legal PLAN 6702 (VAP6702) dating back to 1938. The current property is Lots 3 and 4 on that Plan.

I have also attached Plan BCP23602 that shows the consolidation of the two lots in 2006.

Sincerely,

Angela Letman, RPP, MCIP
Very Coast Planning and Design
m. 1.604.885.4221

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 641.15, 2024

A bylaw to amend *Roberts Creek Official Community Plan Bylaw No. 641, 2011*.

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

PART A – CITATION

1. This bylaw may be cited as *Official Community Plan Amendment Bylaw No. 641.15*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:
 - a. Redesignate the land use of part of PARCEL A DISTRICT LOT 1316 GROUP 1 NWD PLAN BCP23602 from “Residential C” to “Residential A”, as shown in Appendix A to this Bylaw Amendment.

PART C – ADOPTION

READ A FIRST TIME this 24TH DAY OF OCTOBER, 2024

READ A SECOND TIME this 24TH DAY OF OCTOBER, 2024

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

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 ,

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. 641.15, 2024



**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.8, 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 an open meeting assembled, enacts as follows:

PART A – CITATION

- 1. This bylaw may be cited as *Zoning Amendment Bylaw No. 722.8, 2024*.

PART B – AMENDMENT

- 2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Redesignate the Subdivision District of part of PARCEL A DISTRICT LOT 1316 GROUP 1 NWD PLAN BCP23602 from “E” to “C”, as shown in Appendix A to this Bylaw Amendment.

PART C – ADOPTION

READ A FIRST TIME this	24 TH	DAY OF OCTOBER ,	2024
READ A SECOND TIME this	24 TH	DAY OF OCTOBER ,	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. 722.8, 2024





NOTICE OF PUBLIC HEARING

Official Community Plan Amendment No. 641.15 and Zoning Amendment Bylaw No. 722.8

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. 641.15 and Zoning Amendment Bylaw No. 722.8 on **Tuesday, February 4 at 6:00 p.m.**

Purpose of the Bylaw

The purpose of the proposed Official Community Plan (OCP) Amendment No. 641.15 and Zoning Bylaw Amendment No. 722.8 is to change the OCP land use designation on a portion of the property at 2820 Lower Road (Parcel A District Lot 1316 Plan BCP23602) from Residential C to Residential A and zoning subdivision district from "E" to "C".

The proposed changes would facilitate the subdivision of 2820 Lower Road from one lot to two lots with the intent of re-establishing the former condition of two separate lots as it was in 2006, prior to the construction of the second home on the property.

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 January 24, 2025, until February 4, 2025.

Attending the Public Hearing

This Public Hearing will be conducted in-person at the SCRD Board Room, 1975 Field Road, Sechelt.

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 February 4, 2025, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on February 4, 2025, 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



Location Map (2820 Lower Road)

From: [Anna Carson](#)
To: [Planning](#)
Cc: [Chad Mundle](#); [Paul Wagler](#)
Subject: RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for 2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler
Date: January 27, 2025 8:15:01 AM

Dear SCR D Planners,

We are in support of the application for the change to the Official Community Plan and the change to the Zoning Bylaw that will allow a subdivision of the Wagler's property into two lots.

In a housing market that has become increasingly unaffordable for both young people and many retirees, higher density housing is a key strategy to promote both the ability to live and work in our community and to age well in place.

A two year waiting period for the subdivision of a single property feels like an unnecessary barrier that promotes an increasingly inequitable housing situation, where only those with deep pockets can afford to manoeuvre through the bureaucratic steps required. As someone who grew up in this community I would like to see the diversity of our neighbourhoods increase and not continue to solidify around only high income individuals without a sense of responsibility in contributing to community building efforts.

We hope that this proposal is approved soon, our neighbours have already been waiting for two years.

Sincerely,

Anna Carson and Chad Mundle

Address: [REDACTED], Roberts Creek BC, V0N2W4

From: [Brian Johnston](#)
To: [Planning](#)
Subject: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for 2020 and 2028 Lower Road
Date: January 26, 2025 3:38:52 PM

My wife and I would like to submit this letter of support for the OCP Amendment and Zoning Amendment referenced above.

As close neighbours of Paul and Kathy's we believe these changes are in the best interests of our neighbourhood and support the changes wholeheartedly.

The changes cannot possibly negatively impact our area and have the positive potential of adding flexibility to future management of the two residences.

Please show us in support of these changes.

Brian and Linda Johnston
[REDACTED], Roberts Creek BC V0N 2W4

To: the SCR D Board of Directors

Email: planning@scrd.ca

Drop off: SCR D offices at 1975 Field Road, Sechelt (weekdays 8:30 to 4:30)

**RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for
2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler**

We are in support of the application for the change to the Official Community Plan and the change to the Zoning Bylaw that will allow a subdivision of the Wagler's property into two lots.

Sincerely,

Name: Mary and Alex Baker

Address: 
Roberts Creek, BC V0N 2W2

To: the SCRD Board of Directors

Email: planning@scrd.ca

Drop off: SCRD offices at 1975 Field Road, Sechelt (weekdays 8:30 to 4:30)

**RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for
2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler**

We are in support of the application for the change to the Official Community Plan and the change to the Zoning Bylaw that will allow a subdivision of the Wagler's property into two lots.

Sincerely,

Name: Kalawna Bigg

Address: [REDACTED]

Roberts Creek, BC

v0N 2W4

From: [Rebecca Allain](#)
To: [Planning](#)
Subject: Application to subdivide 2028 Lower Rd
Date: January 26, 2025 8:20:44 AM
Attachments: SCRD_email_or_letter.docx

I am in agreement that Kathleen and Paul Wagler subdivide their property on Lower Road into two lots.

Rebecca Allain



Roberts Creek

From: [Corbett, Brian](#)
To: [Planning](#)
Cc: [Paul Wagler](#)
Subject: Zoning change
Date: Tuesday, January 28, 2025 6:07:24 AM

**RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for
2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler**

Dear sirs,

I am in support of the application for the change to the Official Community Plan and the change to the Zoning Bylaw that will allow a subdivision of the Wagler's property into two lots.

Sincerely,

Brian Corbett




Gibsons, B.C.

From: [rkjb](#)
To: [Planning](#)
Cc: [Paul Wagler](#)
Subject: WAGLER - Zoning/OCP Amendments
Date: Tuesday, January 28, 2025 9:29:22 AM

Re OCP 641.15; Zoning 722.8

Please consider this e mail support for changes to OCP and Zoning Amendment to allow the Wagler property subdivision into 2 lots.

Thank you,
Richard and Carol Brown

Roberts Creek, BC

604-770-1001

Sent from my Galaxy

From: Sam and Mim Berthoud
To: Planning
Subject: RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8
Date: Tuesday, January 28, 2025 9:23:19 AM

To: the SCR D Board of Directors

RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for
2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler

We are in support of the application for the change to the Official Community
Plan and the change to the Zoning Bylaw that will allow a subdivision of the
Wagler's property into two lots.

Sincerely,

Name: Sam and Miriam Berthoud
Address: [REDACTED]
Gibsons V0N 1V5

From: Lee
To: Planning
Subject: #722.8 for 2020 & 2028
Date: Wednesday, January 29, 2025 11:48:20 AM

Hello planning department,

**RE: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for
2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler**

We are in support of the application for the change to the Official Community Plan and the change to the Zoning Bylaw that will allow a subdivision of the Wagler's property into two lots.

Sincerely,

Lee & Bon Roberts



Roberts Creek
VON 2W4

From: [Jane Mossop](#)
To: [Planning](#)
Subject: OCP Amendment # 641.15 and Zoning Amendment # 722.8 for,2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler
Date: Wednesday, January 29, 2025 2:45:42 PM

To: the SCR D Board of Directors

RE: Amendment # 641.15 and Zoning Amendment # 722.8 for
2020 and 2028 Lower Rd. Owners: Kathleen and Paul Wagler

I support the application for the change to the Official Community Plan and the change to the Zoning Bylaw that will allow a subdivision of the Wagler's property into two lots.

Sincerely,

Jane Mossop

Name: H. Jane Mossop

Address:



Roberts Creek, BC V0N 2W0