



# PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, July 9, 2020  
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

## AMENDED AGENDA

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

### AGENDA

1. Adoption of Agenda

### PRESENTATIONS AND DELEGATIONS

2. Andrea Watson, Sunshine Coast Skating Club, Stuart Frizell, Sunshine Coast Minor Hockey Association and Kate Turner, Registrar  
Regarding Youth Returning to Ice Sports – August 2020 ANNEX A  
pp 1 - 134
3. Development Variance Permit Application DVP00054 (4355 Lake Road)
  - i. Lorna Vanderhaeghe, Owner/Applicant
  - ii. Martin Aidelbaum, Adjacent Property Owner
  - iii. Development Variance Permit Application DVP00054 (4355 Lake Road) – Manager, Planning and Development ANNEX B  
pp 135 – 203

**Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)**

**INSERT→** iv. Neighbour Notification Response Comments **INSERT→**  
**pp 203a - 203b**

### REPORTS

4. Planning and Community Development Department Q2 2020 Report - General Manager, Planning and Community Development ANNEX C  
pp 204 - 221

**Planning and Community Development Services (Voting – All)**
5. Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) – Supplementary Recommendations – Senior Planner ANNEX D  
pp 222 - 223

**Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)**
6. Sunshine Coast Tourism Request for Letters of Support – Municipal Regional District Tax (MRDT) Renewal at 2% and Online Accommodation Platform Funding – General Manager, Planning and Community Development ANNEX E  
pp 224 - 233

**(Voting – All)**
7. Telus Telecommunication Tower in Roberts Creek – Request for Local Government Concurrence - Senior Planner ANNEX F  
pp 234 - 273

**Electoral Area D (Rural Planning) (Voting – A, B, D, E, F)**
8. Provincial Referral CRN00111 for a Private Moorage 2408385 (Maple and King) - Planner/Senior Planner ANNEX G  
pp 274 - 278

**Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)**

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| 9.  | Provincial Referral CRN000108 for Commercial Use 2412331 (Seair Seaplanes) - Planner/Senior Planner<br><b>Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)</b>  | ANNEX H<br>pp 279 - 285 |
| 10. | Provincial Referral 2412092 for Commercial General Use Application (Endless Biking Ltd) - Planner/Senior Planner<br><b>Electoral Areas E, F, D (Rural Planning) (Voting – A, B, D, E, F)</b>                            | ANNEX I<br>pp 286 - 295 |
| 11. | Application for a Proposed 3-lot Subdivision in the Agricultural Land Reserve (ALR00012, ALC58324) for 2061 Twin Creeks Road – Planning Technician<br><b>Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)</b> | ANNEX J<br>pp 296 - 304 |
| 12. | Welcome Wood Wilderness and Connor Park Disc Golf Proposal and Future Planning – Public Consultation - Parks Planning Coordinator<br><b>Community Parks (Voting – A, B, D, E, F)</b>                                    | ANNEX K<br>pp 305 - 325 |
| 13. | RFP 2061303 Refrigeration Services Agreement Contract Award Report – Facility Services Coordinator<br><b>Community Recreation Facilities (Voting – B, D, E, F, DoS, SIGD, ToG)</b>                                      | ANNEX L<br>pp 326 - 329 |
| 14. | Renaming Halkett Bay Dock on Gambier Island (Electoral Area F) - Planning Technician<br><b>Ports Service (Voting – B, D, E, F)</b>  | ANNEX M<br>pp 330 - 339 |
| 15. | Agricultural Advisory Committee Minutes of June 23, 2020<br><b>Rural Planning (Voting – A, B, D, E, F)</b>  | ANNEX N<br>pp 340 - 342 |
| 16. | Electoral Area A (Egmont/Pender Harbour) APC Minutes of June 24, 2020<br><b>Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)</b>  | ANNEX O<br>pp 343 - 345 |
| 17. | Electoral Area B (Halfmoon Bay) APC Minutes of June 23, 2020<br><b>Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)</b>   | ANNEX P<br>pp 346 - 347 |
| 18. | Electoral Area D (Roberts Creek) APC Minutes of June 15, 2020<br><b>Electoral Area D (Rural Planning) (Voting – A, B, D, E, F)</b>  | ANNEX Q<br>pp 348 - 350 |
| 19. | Electoral Area E (Elphinstone) APC Minutes of June 24, 2020<br><b>Electoral Area E (Rural Planning) (Voting – A, B, D, E, F)</b>  | ANNEX R<br>pp 351 - 354 |
| 20. | Electoral Area F (West Howe Sound) APC Minutes of June 23, 2020<br><b>Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)</b>  | ANNEX S<br>pp 355 - 357 |

## COMMUNICATIONS

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| 21. | <u>Matthew Mayers, Policy Analyst, BC Real Estate Association, dated June 8, 2020</u><br>Regarding COVID-19 real estate stakeholder joint recommendations          | ANNEX T<br>pp 358 - 361 |
| 22. | <u>Maggie Scott, Board President, Chinook Swim Club, dated June 14, 2020</u><br>Regarding Request for Decrease in Pool Lane Fees - Covid 19 Response               | ANNEX U<br>pp 362 - 363 |
| 23. | <u>George A M Smith, 1232 Gower Point Road, dated June 19, 2020</u><br>Regarding concerns for Endless Biking proposal  | ANNEX V<br>pp 364       |
| 24. | <u>Ed Pednaud, Executive Director, Sechecl &amp; District Chamber of Commerce, dated June 26, 2020</u><br>Regarding Public Hearing – Short Term Rental Regulations | ANNEX W<br>pp 365 - 366 |

**NEW BUSINESS**

**IN CAMERA**

**ADJOURNMENT**

MEMO

Brad Fritz



Date: July 7, 2020

To: Sunshine Coast Regional District

From: Brad Fritz

Subject: Variance Application for Lorna Vanderhague Legal Description: Lot 2, District Lot 3921, Plan BCP23871

Civic Description: 4355 Lake Road

As an owner of the property at Civic Description: 13823 Lee Road, I am aware of the application for a variance as applied for by Ms. Vanderhague.

Please be advised that I have no objections to her application.

Please feel free to contact me at the above number if you have questions.

Your truly,

A handwritten signature in black ink, appearing to read 'Brad Fritz'.

Brad Fritz

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**From:** [REDACTED]  
**Sent:** Monday, July 6, 2020 2:40 PM  
**To:** Dave Pady <Dave.Pady@scrd.ca>  
**Subject:** Response Re Notification for Development Variance Permit DVP00054

**External Message**

Attn: Mr. Pady

**Re: Response Re Notification for Development Variance Permit DVP00054**

Per the attached notification that I recently received, please find below my detailed response to the variance request.

Assuming the SCRD planning and building department approved and stamped drawings from the architect, surveyor and structural, then the simple assumption was the builder was using the same approved SCRD drawings to build the residence there should be no issues. I would believe no variance is required as the SCRD would have sought one before issuing a building permit for the site. Based on the approval process with the SCRD with the stamped drawings and or change requests with regards to the residence being submitted to the SCRD then again a variance would be sought at that point. It is my feeling the current building variance is acceptable and I have no objections to the application.

I am familiar with the site/build taking place at 4355 Lake Road and I have no issue with the building site or its location. SCRD has always done a good job of ensuring all building sites in its jurisdictions are properly situated and follow the rules as outlined in the building application/permit. I am not familiar if variances are needed, I am not an expert builder, nor can I tell if the new building is larger or closer to the lake. These issues don't affect my residence and I suspect that this build would only enhance the property values in the surrounding area such as mine but more importantly adding valuable property tax dollars for the SCRD to use to enhance the community.

I have noticed the applicant has enhanced the surrounding green space with the addition of non evasive evergreen trees and other greenery adding the appeal to neighbouring residences.

Thank you for allowing the feedback on the application.

Best Regards