

SUNSHINE COAST REGIONAL DISTRICT

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

February 25, 2020

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

PRESENT:	Chair	Fred Gazeley
	Members	Doug MacLennan Susan Fitchell Gretchen Bozak Kate-Louise Stamford (by phone) John Rogers
ALSO PRESENT:	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary Public	Diane Corbett 6
ABSENT:	Member	Bob Small

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted.

ELECTION OF CHAIR AND VICE CHAIR

Gretchen Bozak was appointed Chair.

Susan Fitchell was appointed Vice Chair.

DELEGATIONS

Nicole Huska regarding First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)

The applicant on behalf of Secret Cove Heights Development Inc., advised the APC that she had realized that the staff report and proposed bylaws considered by the Board at first reading pertain to OCP and zoning amendments specific to the subject site, and the Dynamic Rural Zone created along with the proposed development was brought forward for broader community discussion as other electoral areas have similar land use situations, but did not form part of the proposed bylaws. The applicant discussed background on the development application process.

Colleen O'Toole et al. regarding West Howe Sound Official Community Plan Amendment Bylaw 640.3 and Zoning Amendment Bylaw No. 310.188 (O'Toole)

The applicant and associate title-holders addressed the APC regarding a proposal to facilitate a cluster housing development on a bare-land strata subdivision of 10 lots, located on North Road in the "Gateway Neighbourhood" in a Rural One (RU1) Zone. Points included:

- Application addresses issue of housing affordability with proposal to do small homes and potential donation of a lot to Habitat for Humanity.
- Designation of 50% green space; visual buffers; proximity to transit and existing parks; conservation of big trees.
- Positive response of neighbours.
- Value of community building and inter-connectivity.
- Public Information Meeting at Cardinal Hall, March 2, 2020 at 7:00 p.m.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of November 26, 2019 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2019 & January 29, 2020
- Halfmoon Bay (Area B) APC Minutes of November 26, 2019 & January 28, 2020
- Roberts Creek (Area D) APC Minutes of November 18 & December 16, 2019
- Elphinstone (Area E) APC Minutes of November 27, 2019
- Planning and Community Development Committee Minutes of November 14 & December 12, 2019 and January 9, 2020

REPORTS

First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)

The APC discussed the staff report regarding First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights). The following points were noted:

- Support for the concept.
- The RV park concept is becoming full-time housing for people.
- A number of large undeveloped properties in Area F (such as YWCA Endowment Lands) that had proposals for subdivision and development have been sold to foreign buyers who have no intention to develop the land, making the land unavailable to local residents. SCR D needs to come up with innovative ways for affordable housing, and soon, or land will be bought up by foreign buyers. People want access to affordable land and housing; there need be some smaller lots.
- The only reason the APC became involved in discussion of this application is because of discussed the Rural Dynamic Zone, which could affect the Zoning Bylaw. Why is the APC now reviewing this modified application?
- The site-specific approach is a much simpler, less complicated approach.

Recommendation No. 1 *First Reading Bylaw Nos. 310.174 & 675.3 (Secret Cove Heights)*

The West Howe Sound APC recommended that the APC has no objections for a proposal for a site-specific amendment.

West Howe Sound Official Community Plan Amendment Bylaw 640.3 and Zoning Amendment Bylaw No. 310.188 (O'Toole)

The APC discussed the staff report regarding West Howe Sound Official Community Plan Amendment Bylaw 640.3 and Zoning Amendment Bylaw No. 310.188 (O'Toole).

The following points were noted:

- Suggestion to place a covenant on title acknowledging that location is within an agricultural area.
- Support the concept. Love the concept.
- Nice location near bus and ferry.
- Inquiry about costs of development.
- This model is the future. The cost of land and building is unaffordable. These people are looking at an affordable way to share costs and end up with a home.
- Need for more trailer parks.
- Concern about setting a precedent in creating density in a rural area. How do we determine the permitted density of the lot? Do you want this next to your RU2 property?
- Maybe this will be an impetus to change the thinking and the bylaws. The greater community needs to be involved in how many lots you can put into a one-acre property.
- It has to have buy-in.
- Proposals like this need to happen. Concept sounds great.
- Due to proximity to the ferry there will be pressure on lands around Langdale to go to smaller lot subdivisions within the next decade.
- Need to see the proper application with specifics of how to get from A to B.

Recommendation No. 2 *West Howe Sound Official Community Plan Amendment Bylaw 640.3 and Zoning Amendment Bylaw No. 310.188 (O'Toole)*

The West Howe Sound APC recommended support for the concept as put forward, but has some questions about the issue of density on rural properties.

NEW BUSINESS

Notice of BCTS Operations Plan

Notice of the BCTS Operations Plan was received for information.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, March 24, 2020

ADJOURNMENT 8:55 p.m.