



ELECTORAL AREA SERVICES COMMITTEE

Thursday, March 16, 2023

TO BE HELD

**IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.
AGENDA**

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

REPORTS

2. Development Variance Permit Application DVP00083
(12543 Warnock Road) Annex A
3 - 8
Planner I
Rural Planning - Electoral Area A (Voting – A, B, D, E, F)
3. Development Variance Permit Application DVP00084 Annex B
9 - 17
(12820 Alexander Road)
Planner II
Rural Planning - Electoral Area A (Voting – A, B, D, E, F)
4. Agricultural Land Commission Application 65607 (SCRD Annex C
18 - 23
ALR00021)
Planner II
Rural Planning - Electoral Area F (Voting – A, B, D, E, F)
5. Agricultural Land Commission Application 186193 (SCRD Annex D
24 - 30
ALR00022)
Planner I
Rural Planning - Electoral Area D (Voting – A, B, D, E, F)
6. Agricultural Land Commission Application 66833 (SCRD Annex E
31 - 39
ALR00023)
Planner I
Rural Planning - Electoral Area F (Voting – A, B, D, E, F)

COMMUNICATIONS

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (f) of the *Community Charter* – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality” and “law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment”.

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 16, 2023

AUTHOR: Alana Wittman, Planner 1

SUBJECT: DEVELOPMENT VARIANCE PERMIT DVP00083 (12543 WARNOCK ROAD)

RECOMMENDATION

- (1) **THAT the report titled Development Variance Permit DVP00083 (12543 Warnock Road) be received for information;**
 - (2) **AND THAT Development Variance Permit DVP00083 to vary Zoning Bylaw No. 337, Section 631.6.1(a) by reducing the setback from a rear parcel line from 5 metres (m) to 2.88 m for a structure and from 3 m to 2.61 m for the eave, to facilitate the construction of an addition to an auxiliary structure (garage), be issued.**
-

BACKGROUND

The Sunshine Coast Regional District (SCRD) received a Development Variance Permit application (DVP00083) to reduce a building setback to facilitate construction of an addition to an auxiliary building (garage) located at 12543 Warnock Road in Electoral Area A (Pender Harbour/Egmont). The applicant seeks to reduce the minimum building setback from the rear parcel line from 5 m to 2.88 m for the proposed building addition and from 3 m to 2.61 m for the eave.

The purpose of this report is to present this application to the Electoral Area Services Committee for review and recommendation.

DISCUSSION

Analysis – Application Review

The property located at 12543 Warnock Road is zoned R3A and is approximately 1,467.9 m² in size. The property is developed with an existing single-unit dwelling, large deck, and auxiliary building (garage), for which the variance is sought. The buildings and structures are located at the rear portion of the parcel, set back significantly from the front parcel line to accommodate the septic field. The existing garage is located in the northwest parcel boundary and is an existing non-conforming structure as it is within the 1.5 m side parcel setback line.

The applicant is requesting a variance to accommodate construction of an extension to the existing garage into the rear parcel setback line. The proposed extension is to provide additional storage space for vintage vehicles and gardening supplies. Proposed development plans are included in Attachment A. Table 1 provides a summary of the application. Figure 1 provides a context map and Figure 2 provides an aerial image of the parcel.

Applicant:	Dale Klassen
Legal Description:	LOT 7 DISTRICT LOT 997 PLAN 14383
PID:	007-835-281
Electoral Area:	Area A
Civic Address:	12543 Warnock Road
Zoning:	R3A (Residential and Auxiliary Commercial A)
OCP Land Use:	Residential A
Proposed Use:	Addition to an Auxiliary Building (garage)

Table 1 - Application Summary



Figure 1 - Context Map of 12543 Warnock Road (Subject property highlighted in blue)



Figure 2 - Aerial Image of 12543 Warnock Road

Zoning Bylaw No. 337 Review

Zoning Bylaw 337 states the following:

Section 631.6 (1)(a) No structure shall be located within 5 m of the front or rear parcel line; and,

Section 514 (2)(a) projections (i.e., eaves) may extend up to 2 m into the setback abutting a rear parcel line.

The applicant's proposal does not meet these required setbacks from the rear parcel line and corresponding variances are requested through this application.

Consultation

The development variance permit application has been referred to the following departments and agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns.
SCRD Infrastructure Division	No concerns.
shíshálh Nation	Referral was sent on January 26, 2023. No comments received at time of report writing.
Pender Harbour Fire Department	No concerns.
Ministry of Transportation and Infrastructure	Referral not required (not a highway setback).
SCRD Parks Division	Referral not required (not abutting a park).
Neighbouring Property Owners/Occupiers	Notifications were mailed on February 15, 2023, to owners and occupiers of properties within a 100 m radius of the subject property. No comments received at time of report writing.

Table 2: Department / Agency Referral Comments

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the SCRD Bylaw No. 522. Those who consider their interests affected may attend the Electoral Area Services Committee meeting and speak at the call of the Chair.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

Applicant Rationale & Planning Analysis

Staff have evaluated this application using SCRD Board policy 13-6410-6 (Development Variance Permits) as criteria. These criteria and the analysis related to the proposal are below.

1. *The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;*

The bylaw requires a 5 m setback from the rear parcel line to a building or structure. The intent of the bylaw is to minimize impacts of a parcel's use on neighboring parcels, public property, or natural ecosystems. In this case, a variance to the setback from the rear parcel line from 5 m to 2.88 m for the proposed building addition and from 3 m to 2.61 m for the eave can be considered minor and does not appear to defeat the intent of the bylaw. The proposed structure within the setback will be a single-story garage and the rear parcel line abuts an RU2 (Rural Resource) zoned parcel with a horse riding stable, academy, and grazing use. The proposed siting of the structure appears to have little impact on adjacent uses.

2. *The variance should not negatively affect adjacent or nearby properties or public lands;*

The applicant has noted many nearby properties have buildings within the rear parcel setback line and their adjacent neighbors have no objection to the proposed extension. The rear parcel line does not abut a road or public lands.

3. *The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;*

The property is constrained by the location of the existing single-unit dwelling, decking, and existing auxiliary building (garage) location in the rear parcel area, and the septic field in the front parcel area. Given these factors, a variance request is reasonable in order to construct the proposed extension to the existing auxiliary building (garage).

4. *The proposed variance represents the best solution for the proposed development after all other options have been considered.*

The applicant notes there is no alternative option for adding an addition to the existing auxiliary building (garage).

5. *The variance should not negatively affect the natural site characteristics or environmental qualities of the property.*

The parcel does not have specific environmental qualities that would be adversely impacted by the proposal. The parcel is not located within any development permit areas, tree cutting permit areas, or the sensitive ecosystem inventory. There are no known environmental hazards, nor is the parcel located near any mapped watercourses.

Options

Possible options to consider:

Option 1: Issue the permit (recommended)

This would permit the proposed development on the property to proceed.

Staff recommend this option.

Option 2: Refer the application to the Area A APC

The APC would discuss the proposed variance in consideration of the Board's DVP policy and provide a recommendation to the EAS. Further notification is not required with this option.

Option 3: Deny the permit

The zoning bylaw regulation would continue to apply, and no new development would be permitted within the parcel line setbacks without a variance.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCR D has received an application requesting a variance to reduce the required rear parcel line setback from 5 m to 2.88 m for the building addition and from 3 m to 2.61 m for the proposed eave. The proposed development variance permit would facilitate the construction of an addition to the existing auxiliary building (garage) within the rear parcel line setback. The proposal is a practical way for the applicant to construct an addition given the existing location of residential development on the site.

Staff recommend issuing the development variance permit as noted in the recommendation.

ATTACHMENTS

Attachment A – Proposed Development Plans

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

LOCATION CERTIFICATE (GARAGE ADDITION FORM SURVEY) FOR LOT 7 DISTRICT LOT 997 PLAN 14383.

ALL DISTANCES ARE IN METRES.

DIMENSIONS OF THE LOT ARE FROM FIELD TIES TO SURVEY MONUMENTS AND FROM PLAN 14383.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED AND SEALED.

DIMENSIONS ARE TO EXTERIOR OF MAIN WALL.

LOCATION: 12543 WARNOCK ROAD,
MADEIRA PARK, BC
PID: 007-835-281

THIS PLAN WAS PREPARED FOR DALE KLASSEN.

THE REGISTERED OWNERS OF LOT 7 ARE
DONNA MARIE HODGES AND DALE GORDON
KALSSSEN.

COPYRIGHT 2022.

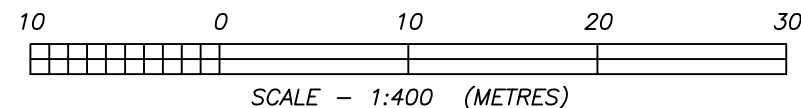
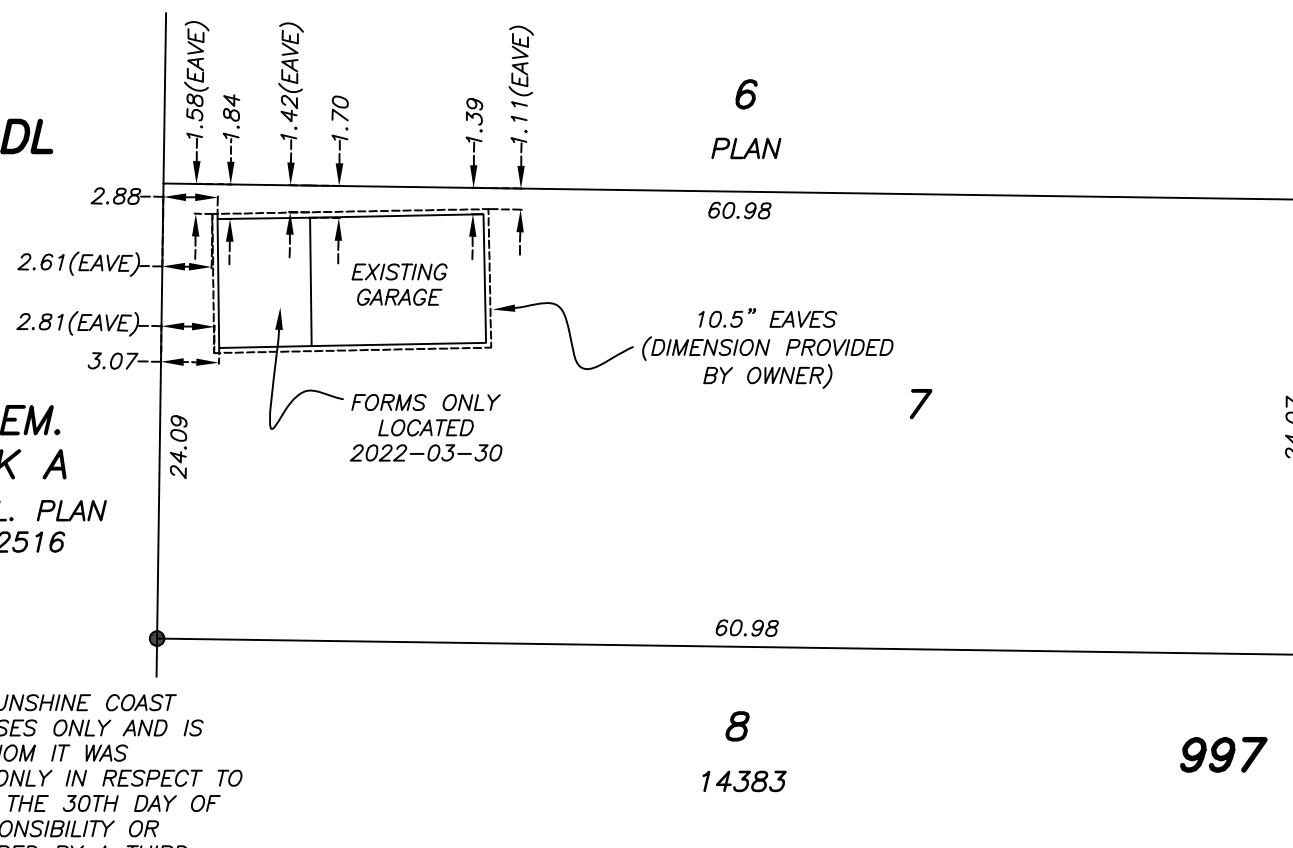
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PER: SEAMUS POPE

BCLS

DL

REM.
BK A
EXPL. PLAN
12516



NOTE:

● DENOTES A STANDARD IRON POST FOUND.



STRAIT LAND SURVEYING INC.
SEAMUS POPE, BCLS
BOX 61 (5689 DOLPHIN STREET)
SECHLT, BC VON 3A0
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SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 16, 2023

AUTHOR: Nick Copes, Planner II

SUBJECT: Development Variance Permit DVP00084 (12820 Alexander Road)

RECOMMENDATION

- (1) **THAT the report titled Development Variance Permit DVP00084 (12820 Alexander Road) be received for information;**
 - (2) **AND THAT Development Variance Permit DVP00084 to vary Zoning Bylaw 337, Section 611.4 (d) to reduce the setback for a covered deck structure adjacent to an exterior side parcel line from 4.5 m to 1.755 m for the deck pillar and from 2.5 m to 0.767 m for the overhang at 12820 Alexander Road be issued.**
-

BACKGROUND

The SCRD received a Development Variance Permit application (DVP00084) to reduce the setback for a structure adjacent to an exterior side parcel line from 4.5 m to 1.755 m for the deck pillar and from 2.5 m to 0.767 m for the overhang. This application seeks to permit an existing covered deck built without a permit to remain on the property located at 12820 Alexander Road in Electoral Area A.

The purpose of this report is to present this application to the Electoral Area Services Committee for consideration and decision.

DISCUSSION

Analysis

The property is located at 12820 Alexander Road, zoned R2 and bordered by other R2 properties to the south, the ocean to the east and road allowances to the north and west. The property is approximately 1335 m² and the applicant wishes to retain a recently constructed deck in place. Due to the lot configuration and required setback from the road dedication to the north, the applicant is requesting a variance to accommodate retention of the existing covered deck. The existing structure within the road right of way (shown on aerial photo) will be moved onto the property to a conforming setback.

The proposed development plans are included in Attachment A. Table 1 below provides a summary of the application.

Applicant:	Ryan Miller
Legal Description:	LOT 7 BLOCK 9 DISTRICT LOT 1362 PLAN 12604
PID:	008-840-300
Electoral Area:	Area A
Civic Address:	12820 Alexander Road
Zoning:	R2 (Residential Two)
OCP Land Use:	Residential A
Proposed Use:	To permit retention of an existing deck, as constructed.

Table 1 – Application Summary



Figure 1 - Location Map



Figure 2: Aerial Photo



Figure 3: Existing Deck, subject of variance proposal

Zoning Bylaw No. 337 Review

Zoning Bylaw No. 337 states the following:

Section 611.4 (d) No structure may be located within 4.5 m of an exterior side parcel line.

Section 514 (2)(a) projections (i.e., eaves) may extend up to 2 m into the setback abutting an exterior side parcel line.

The applicant's proposal does not meet these required setbacks from the exterior side parcel line and corresponding variances are requested through this application.

Consultation

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	The existing covered deck was constructed without a building permit. As a result, a Stop Work Order was issued by the Building Division. A building permit application has since been received. A variance is required to be approved in advance of the issuance of the building permit.
shíshálh Nation	No comments received at time of report writing.
Pender Harbour Fire Department	No concerns.
Ministry of Transportation and Infrastructure (MOTI)	The applicant has applied for a MOTI setback permit. MOTI is working with the applicant to remediate encroachments prior to proceeding with a setback permit.
Neighbouring Property Owners/Occupiers	Notifications were mailed on February 14, 2023 to owners and occupiers of properties within a 50 m radius of the subject property. Comments received prior to the report review deadline are attached for EAS consideration.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Comments received are attached to the report. Those who consider their interests affected may attend the Electoral Area Services Committee meeting and speak at the call of the Chair.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

Applicant's Rationale & Planning Analysis

Staff have evaluated this application using SCRD Board policy 13-6410-6 (Development Variance Permits) as criteria. These criteria and the analysis related to the proposal are below.

1. *The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;*

The intent of the setback for highways (4.5 m) by MOTI is for the purpose of protecting roadway and for the safety and efficiency of highway use. The land designated as roadway and adjacent to the area of the subject lot where variances are requested is an unconstructed portion of road allowance, which extends down a steep wooded embankment and ends at the waterline of Pender Harbour. In this circumstance, the adjacent land is unlikely to be utilized by MOTI for any extension of the existing road, given the steep slope down to the oceanfront. Since the existing covered deck is next to a road allowance the required setback is 4.5 m; however, it is noted that the existing structure's setbacks of 1.755 m (pillar) and 0.767 m (overhang) would meet all setback requirements of a typical building lot's interior side parcel line. Given that the section of the road adjacent to the setback area is undeveloped and likely to remain as such, staff regard the variance reasonably consistent with the intent of the bylaw.

2. The variance should not negatively affect adjacent or nearby properties or public lands;

According to the applicant, the adjacent neighbour next to the roadway is not visible and is located beyond a wooded area within the road allowance. The existing end of the useable roadway at the top of the embankment is 18 m from the portion of the covered deck in question, and is not likely to affect the usability, view or operating efficiency of this roadway. Given that there is no neighbouring parcel immediately beside the location of the deck and the fact that the adjacent road allowance is wooded, staff consider the impact on neighbouring properties to be minimal.

3. The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;

The applicant notes the unique shape of the property line of the lot alongside the road allowance, creates a narrower point in the subject property at the location of the deck. The applicant aligned the deck with the existing dwelling for aesthetic reasons, resulting only the corner part encroaching into the setback area. Due to the location of the existing home and the shape of the lot, staff believe the variance can be considered a reasonable solution for this situation.

4. The proposed variance represents the best solution for the proposed development after all other options have been considered.

The applicant has noted there is little practical use as road for the undeveloped road allowance adjacent to the deck, and therefore the proposed reduced setback would allow more usable area on the subject property and accommodate the as-built design and alignment of the deck. Staff consider the variance a reasonable solution compared to other options such as recessing the deck farther into the property or cutting the corner by altering the supporting column of the deck.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property.

The applicant completed a geotechnical report on the property confirming the covered deck structure, as built, to be safe and posing no risk to the adjacent road allowance, owned by MOTI. The applicant has additionally noted that they feel the deck compliments the existing home structure well. Staff have received a retroactive development permit application related to retaining the covered deck. Preliminary review of this submission, which includes a geotechnical report, suggests the deck meets the required setback from the ocean and will be safe for its intended use.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit

This would permit the proposed residential development on the property to proceed with finalizing permits to retain the existing covered deck.

Staff recommend this option.

Option 2: Refer the application to the Area A APC

The APC would discuss the proposed variance in consideration of the Board's DVP policy and provide a recommendation to the EAS. Further notification is not required with this option.

Option 3: Deny the permit

The zoning bylaw regulation would continue to apply, and the covered deck would either be required to be removed or altered to comply with the required setback. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance if a case of hardship was considered valid.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The proposed development variance permit would facilitate retention of an existing covered deck, built without a permit. The proposal is the most practical way for the applicant to allow the existing deck to remain. The proposal is reasonable given the site characteristics and shape of the parcel. If approved, the applicant would be required to comply with all relevant permitting processes.

Staff recommend issuing the development variance permit.

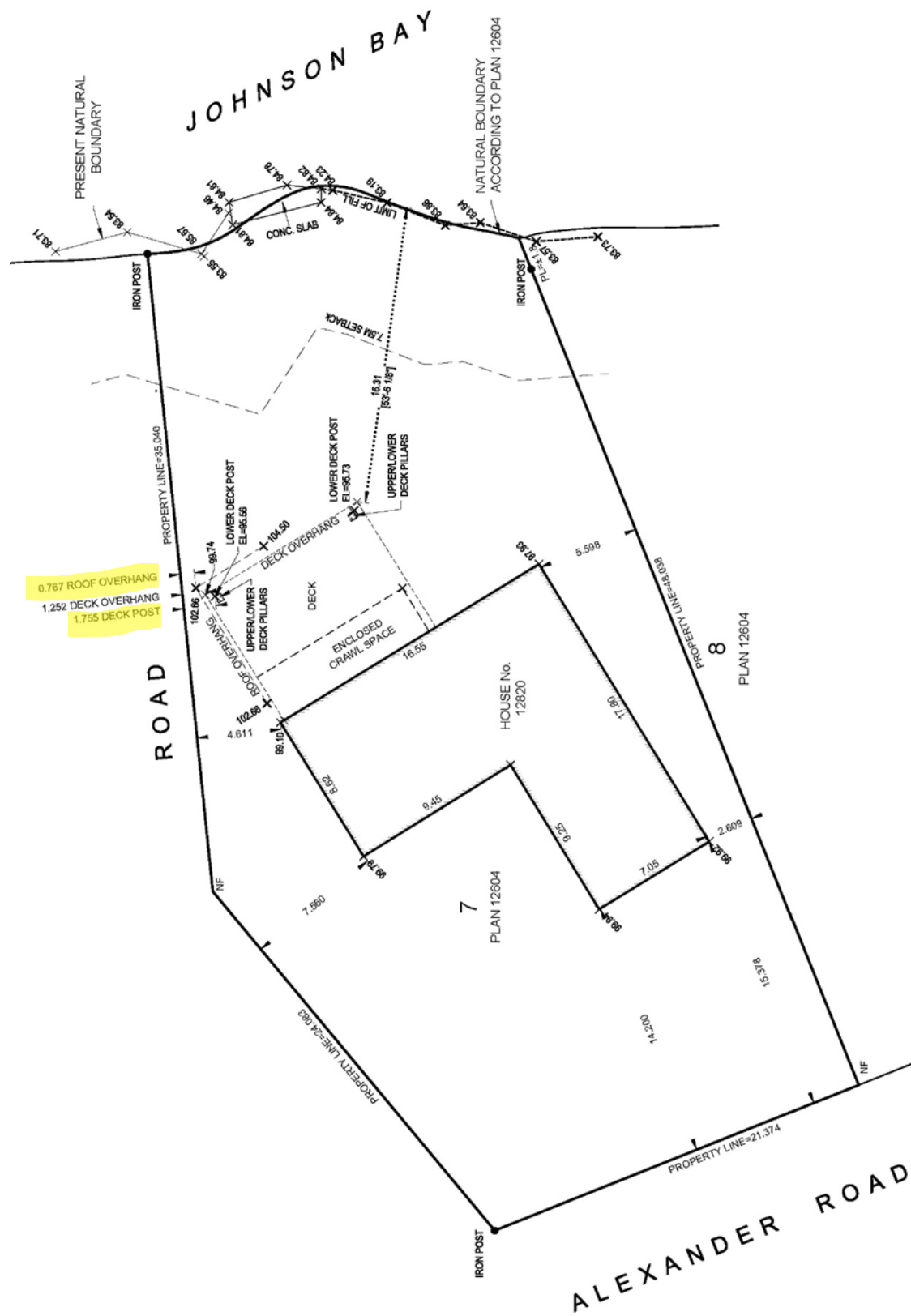
ATTACHMENTS

Attachment A – Survey Plan

Attachment B – Comments received

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Senior Planner	X – Y. Siao

Attachment A – Survey Plan



Summary of comments received for DVP00084

I wanted to send in an email supporting the proposed variance of the revised deck at 12820 Alexander Road in Madeira Park. I saw what the property looked like prior to the new owners cleaning it up, repairing and changing the deck and the improvements look great. The deck fits nicely on the property. I hope they can continue to complete the project. – Alannah Kedra

I am one of the two owners of the lot next to Ryan Miller's lot at 12820 Alexander Road (we own 12814 Alexander Road). I received the letter from the SCRD regarding the "Statutory Notification for Development Variance Permit #DVP00084)" and both Kevin Hart (other owner of our lot) and I wanted to let you know that we are in full support of the variance in question and these are good improvements to the area/neighbourhood. – Rob Short

I am a neighbour to this property and have noticed the improvements over the last year. I wish more houses in the community did this sort of improvement on their property. The deck is so much better looking than the original one and looks beautiful. I fully support the variance. – Duncan Robertson

This is in response to the request by my neighbor for a variance application for an extension of a deck located at 12820 Alexander Road in Madeira Park. Please note I am the neighbor facing directly across from 12820 Alexander Road in Gerrans Bay. The current owners have done a nice job with the design of the deck. Since the property is on a cliff I feel their deck size is a perfect addition to their home. It really looks great from the bay and a huge improvement over the deck that was originally there. – Michelle

Growth on the Sunshine Coast is now more crucial than ever. With a fast rising population that is contingent on new homeowners willing to put more effort and commitment into their homes on the Sunshine Coast to not only enhance the beauty of our area but to have good exposure to share the growth with more people wishing to move to the coast. – Wolf Kaessler

I am a direct/close neighbor of Ryan and Chris Miller at 12820 Alexander Road. Since purchasing the property in 2021, they have made beautiful improvements to the landscaping, their home and the neighborhood which has had a positive impact on our neighborhood. The deck in question is stunning to look at and does not impede on any views in the neighborhood. The granting of the variance would have no effect on any adjoining properties. I am recommending you grant the variance for the deck on the basis that it is not impeding on any other property or views. Granting the variance will not be materially detrimental to the public welfare or injurious to the property. Ryan and Chris have become wonderful neighbours in our neighborhood. They have been responsible, helpful, friendly, and caring. – Lauri Barker

Here at Coastal Summit Home Renovations, our team has been privileged to be a part of the various projects that the Miller family has been generous enough to utilize our team and family to help grow their vision of a home on the Sunshine coast! Not only have they supported local businesses in the Pender and surrounding area, they have been able to grow the relationships around them on the coast with healthy communication and immense ethics! We implore you to provide any assistance necessary to further not only the growth of a new supporting family, but to please also take into consideration the families the Millers have helped by providing the opportunities. – Nicholas Pellizzari, Coastal Summit Home Renovations LTD

I'm inquiring to provide some necessary feedback to assist The Miller's in their DP Application. The Miller family reached out to us more than two years ago to hopefully assist them in renovating their home. Since then we have established a beautiful relationship to keep growing the vision of the Millers and help them get comfortable on the coast. The neighbours have been extremely beneficial to the support of our company by watching the progress and commenting over the length of the project of how amazing the end product will be. I hope that you can consider their application in good faith that they will continue to support our community and help the growth around them. – Nicholas Pellizzari

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Areas Services Committee – March 16, 2023

AUTHOR: Nick Copes, Planner II

SUBJECT: Agricultural Land Commission Application 65607 (SCRD ALR00021)

RECOMMENDATIONS

- (1) **THAT the report titled Agricultural Land Commission Application 65607 (SCRD ALR00021) be received for information;**
- (2) **AND THAT Agricultural Land Commission Application 65607 for retroactive approval of placement of unauthorized fill be forwarded to the Agricultural Land Commission for review and decision with the following comment:**

Based on the information provided, the proposal to retain the unauthorized fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan or West Howe Sound Official Community Plan.

BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking retroactive approval for Placement of Fill at 1772 Stordvold Rd in Area F, West Howe Sound. The *Agricultural Land Commission Act* defines fill as “any material brought onto agricultural land other than materials exempted by regulation.”

The subject of this application is related to fill placed without ALC authorization, located within a slope hazard development permit area.

The review process for ALC referrals includes the following steps:

- local government is the first agency to review the ALC application
- the application is reviewed as it relates to local policy and regulation
- local government has the first opportunity to decide if the application is supported or denied
- if local government does not support the application, the process ends
- if a resolution is forwarded to ALC, the application process proceeds to ALC review for decision

The purpose of this report is to provide information about the application for Placement of Fill (ALC application 65607) for the Electoral Areas Services Committee to consider and decide on what response to provide to the ALC.

Discussion

Analysis – Application review:

The applicant wishes to retain the unauthorized fill on the property, and this application is to request consideration of establishing compliance for the unauthorized fill previously brought to the site.

The application states the purpose of the fill is to level one end of the property to make it useable due to the steep slope. The primary purpose of the fill appears to be aesthetic and for usability improvements to the property; with limited to no linkage for enhancing agriculture.

The applicant notes that the property contains fruit trees and vegetable producing areas, in addition to houses for mason bees. They note they plan to add a wildflower meadow to attract pollinators and desired the fill to level the slope of the property. A storage shed to be used as a greenhouse has been added.

The ALC application form states the fill area to be 100 m² with a maximum depth of 4 m. The volume of fill is stated as 2400 m³. A more recent site plan shows dimensions of 100 m x 10 m with a depth of 7 m, which indicates the fill area could be up to 1000 m² with a volume up to 7000 m³. The applicant notes that the land was cleared and they attempted to work with the slope, which did not work due to the gradient. According to the applicant the fill was locally sourced and claimed to be clean fill from a building project in Gibsons; though there is no agrologist report provided to substantiate this. The fill was trucked in, and heavy machinery was used to spread and compact the fill.

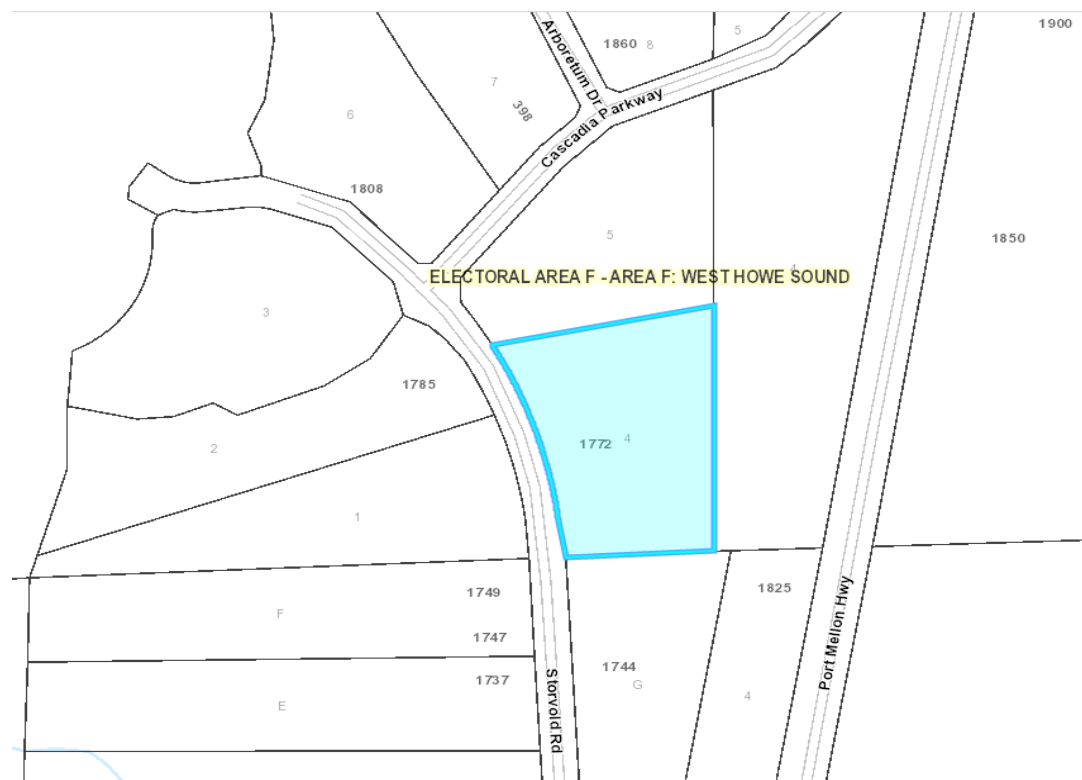


Figure 1 – location of 1772 Storvold Road.

File number:	ALC 65607 (SCRD File ALC00021)
Civic Address:	1772 Storvold Road
Legal Description:	LOT 4, DISTRICT LOT 1354 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP40761
Electoral Area:	F, West Howe Sound
Parcel Area:	4.33 acres
OCP Land Use:	Agricultural
Land Use Zone:	Agriculture (AG)
Application Intent:	To permit a volume of unauthorized fill to remain in place.

Table 1 - Application Summary

Analysis: Policy Review

Protecting future agricultural capability is supported by SCRD's Agricultural Area Plan, Regional Sustainability Plan and SCRD's West Howe Sound Official Community Plan. Protecting soil and protecting from conflicts with non-farm uses is inherent in protecting future agricultural capability. Key policy areas are copied below for reference.

SCRD does not currently have a soil and fill bylaw, nor zoning regulations pertaining to removal or placement of fill. This means that analysis of applications such as 65607 relies on evidence provided to SCRD by the ALC and the comparison of this evidence against other bylaws/policies.

Staff note that there is no evidence submitted with the application (such as a survey) to confirm the exact location and volume of fill added, or a farm plan to explain its use or benefit for agriculture. Nor is there proof that an agrologist has been involved to demonstrate that the fill is clean, or that arable topsoil for which the ALR designation of the subject lands seeks to protect was protected and saved for topdressing as part of the fill works.

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 adaptation to climate change.

Strategic goals 1 and 6 relate to the importance of soil retention and enhancement for current and future agricultural capability.

Regional Sustainability Plan

The Regional Sustainability Plan, [We Envision](#), holds a set of nine (9) land use principles to guide future development on the Coast. One principle specifically relates to protecting agricultural land for its intended purpose: "protect and enhance agricultural lands, maintaining a

secure and productive land base which conserves habitat, and provides food security and employment.”

West Howe Sound Official Community Plan (OCP)

The [Area F Official Community Plan](#) designates this parcel as Agricultural. According to the OCP description “A bulk of the agricultural land base within the plan area has a soil rating of Class 3 and 4 within the Canada Land Inventory rating, with the potential to improve the soil to classes 2 and 3. Classes 2 to 4 are considered suitable for a wide range of agricultural production. Soil improvements can be achieved through irrigation, drainage management, removal of stones and sub-soiling (tilling the soil).”

Some of the Agricultural objectives noted in the OCP highlight the need to preserve and protect agricultural lands. Objectives 1, 5 and 6 note the following:

1. *To preserve agricultural land in the ALR by maintaining larger parcels on lands with higher quality agricultural soils, specifically those that have existing Canada Land Inventory ratings of class 2 through 4, or the capability to improve to those soil conditions.*
5. *To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the Rural Residential designated lands adjacent to the ALR.*
6. *To support the Agricultural Land Commission in protecting agricultural lands and opportunities for present and future uses.*

The parcel does contain a small amount of agricultural use (fruit trees and vegetable growing areas); however, there is no nexus that links an agricultural need or benefit to having the fill remain. No professional evidence is provided to support how retaining the fill would enhance the agricultural potential on the parcel or that there has not been an overall detriment from the fill that undermines the objectives of preserving land in the ALR for future agricultural use. While the wildflower meadow could provide a benefit for bees, there is no proven link to the fill benefiting the growing of wildflowers.

Separately from the referral review for this application, SCR D is investigating infractions related to Development Permit Areas. This parcel is within a Development Permit Area for Slope Hazards. The land alteration, including fill placement on this parcel requires geotechnical assessment and potential remediation as per the Development Permit Area #3 requirements of the West Howe Sound OCP. For the fill to remain or for remedial work to proceed a development permit will be required resulting from and monitored by standard SCR D bylaw enforcement process.

Options

On the basis of the information provided in the referral, staff do not see a rationale to support the application. The proposal does not, when considering the information provided, comply with the Agricultural Area Plan, Regional Sustainability Plan or OCP. Unlike the ALC, SCR D does not have the mandate or expertise to request additional information or conduct agrological analysis.

1. **Recommended:** Allow the application to proceed to ALC review: Forward the application to the ALC with the comment that based on the information provided, the proposal to retain the unauthorized fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan or West Howe Sound Official Community Plan. ALC will review and make a decision. This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCRD bylaw regulating the placement of fill.
2. Deny the application. This is an option available to SCRD and would terminate the application. This approach may put SCRD in a position to defend or revisit the decision if further information is provided by the applicant.

Organization and Intergovernmental Implications

Staff are managing a growing number of applications related to unauthorized land alteration, including for removal or placement of fill in the ALR. This highlights an area where SCRD regulations has the potential to be strengthened and will be referred to the Development Approval Process Review and OCP renewal. At the time of authoring this report, planning staff currently have several other similar applications in queue already received from ALC and are aware of several more pending ALC compliance investigations.

Timeline for next steps or estimated completion date

Staff provide a response to the ALC once the direction relating to this file has an adopted resolution.

STRATEGIC PLAN AND RELATED POLICIES

Increase intergovernmental collaboration – SCRD and ALC have a shared mandate in ensuring compliance on this parcel.

CONCLUSION

SCRD received a referral from the ALC for retroactive approval of a Non-Farm Use Placement of Fill at 1772 Storvold Road in Area F (West Howe Sound).

It is recommended to forward the application to the ALC for decision with the comment that based on the information provided, the proposal to retain the unauthorized fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan or West Howe Sound Official Community Plan.

This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCRD bylaw regulating the placement of fill.

ATTACHMENTS

Attachment A – Site Plan

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

27 July

70

F₁₁ Area $10^4 \times 100^m$

Depth approx 7M

ROAD

4

850

6

4

PLAN 21593

NY 2

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 16, 2023

AUTHOR: Alana Wittman, Planner I

SUBJECT: Agricultural Land Commission Application 186193 (SCRD ALR00022)

RECOMMENDATION(S)

- (1) **THAT the report titled Agricultural Land Commission Application 186193 (SCRD ALR00022) be received for information;**
- (2) **AND THAT Agricultural Land Commission Application 186193 for retroactive approval of placement of unauthorized fill be forwarded to the Agricultural Land Commission for review of decision with the following comment:**

Based on the information provided, the proposal to retain the unauthorized excess fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan, or Roberts Creek Official Community Plan.

BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking retroactive approval for Non-Farm Use Placement of Fill at 1707 Harman Road in Area D (Roberts Creek). The *Agricultural Land Commission Act* defines fill as “any material brought onto agricultural land other than materials exempted by regulation.”

The referral review process for ALC files requires the following steps:

- local government is the first agency to review the ALC application
- the application is reviewed as it relates to local policy and regulation
- local government has the first opportunity to decide if the application is supported or denied
- if local government does not support the application, the process ends
- if a resolution is forwarded to ALC, the application process proceeds to ALC review for decision

The purpose of this report is to provide information about the Non-Farm Use Placement of Fill ALC application 186193 for the Electoral Areas Services Committee to consider and make a decision.

DISCUSSION

Analysis – Application Review and Applicant Rationale:

The property located at 1707 Harman Road is within the Agricultural Land Reserve (ALR). The ALC conducted a site inspection on April 26, 2022, and determined the applicant has exceeded the 1,000 square meters (m²) of fill permitted on property for the purpose of constructing a structure for farm use or a primary residence, per Section 35 of the *Agricultural Land Reserve Use Regulation*.

The ALC Officer estimates more than 3,000m² of fill has been deposited on the property and has instructed the applicant to cease all further fill activities other than what is required to complete the primary residence.

In addition to exceeding the allowable fill on an ALR property, SCRD staff are investigating if the fill has encroached into Development Permit Areas between the barn structure and riparian covenant boundary without seeking the required approval.

The applicant has applied for authorization to keep the excess fill on site. The applicant has stated the purpose of the fill brought on the property is to achieve a preferable grade for a single dwelling unit, driveway, auxiliary dwelling unit, barn site, and a large area surrounding the barn site.

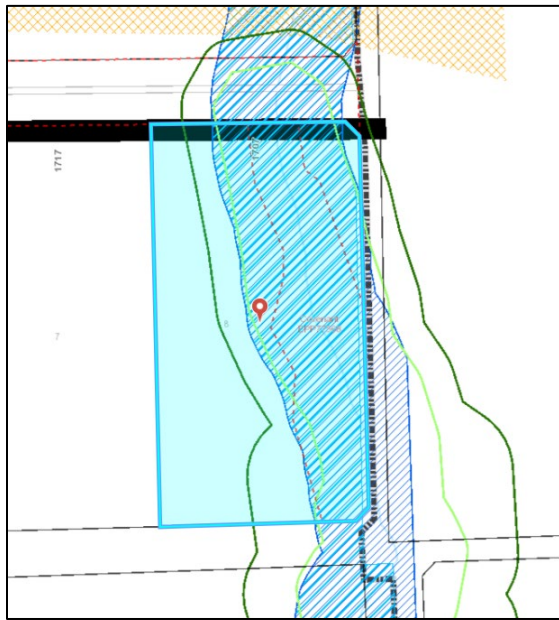


Figure 1 – Location of 1707 Harman Road including Development Permit Areas and Riparian Covenant (Source: SCRD Maps)



Figure 2 – Aerial Photograph of Fill Area Surrounding the Barn Structure in the southern portion of parcel and the Riparian Covenant (Source: ALC Application)

File number	ALC 186193 (SCRD File ALC00022)
Civic Address	1707 Harman Road
Legal Description	LOT 8 DISTRICT LOT 1312 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP77565
Electoral Area	D, Roberts Creek
Parcel Area	1.75 hectares
OCP Land Use	Agricultural
Land Use Zone	Agriculture (AG)
Application Intent	To permit approximately 3,000 m ² of fill to stay on the property, which exceeds the 1,000 m ² of fill permitted, per Section 35 of the <i>Agricultural Land Reserve Use Regulation</i>

Table 1 - Application Summary

Analysis: Local Policy Review

Protecting future agricultural capability is supported by the SCRD's Agricultural Area Plan, Regional Sustainability Plan and Roberts Creek Official Community Plan. Protecting soil and protecting from conflicts with non-farm uses is inherent in protecting future agricultural capability. Key policy areas are copied in the subsections below for reference.

The SCRD does not currently have a soil and fill bylaw, nor zoning regulations pertaining to removal or placement of fill. This means that analysis of applications such as 186193/ALR00022 rely on evidence provided to the SCRD by the ALC and the comparison of this evidence against other SCRD bylaws/policies.

Staff note there is no current agricultural uses taking place on the parcel and there was no supporting documentation or agrologist assessment submitted with this application that would support a benefit to agriculture from the unauthorized fill. The application states that 1,000m² of fill has been brought onto the site and a total of 2,100m² of fill is required, however the ALC Officer estimates more than 3,000m² of fill have been deposited on the property. There is no evidence submitted with the application (such as a survey) to confirm the exact location and volume of fill added, or a farm plan to explain its use or benefit for agriculture.

Agricultural Area Plan

The SCRD 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.

Strategic goals 1 and 6 relate to the importance of soil retention and enhancement for current and future agricultural capability.

Regional Sustainability Plan

The SCRD Regional Sustainability Plan, We Envision, holds a set of nine land use principles to guide future development on the Coast. One principle specifically relates to protecting agricultural land for its intended purpose: "protect and enhance agricultural lands, maintaining a secure and productive land base which conserves habitat, and provides food security and employment."

Roberts Creek Official Community Plan (OCP)

The Roberts Creek Official Community Plan (OCP) designates this parcel as Agricultural. Some of the Agricultural objectives noted in the OCP highlight the need to preserve and protect agricultural lands for agriculture use. OCP policy 9.1.3 notes the removal of soil and placement of fill is a non-farm use and policy 9.4.11.e. states the SCRD should refer any application for soil removal and fill to the ALC.

This parcel includes three Development Permit Areas (DPA), including DPA 2A (Creek Corridor), 2B (Ravines) and 4 (Stream and Riparian Assessment Area). The property has a restrictive riparian covenant that covers a large portion of the parcel, which resulted from a Riparian Areas Protection Regulation (RAPR) assessment carried out in 2018. Land alteration, including fill placement, on this parcel requires assessment and potential remediation as per the DPA requirements of the Roberts Creek OCP. Separately from the consideration of the ALC application, the SCRD is investigating if the fill has encroached into Development Permit Areas between the barn structure and riparian covenant boundary without seeking the required approval.

No evidence, such as an agrologist report or farm plan, was provided to SCRD by the ALC or applicant about how retaining the fill would enhance the agricultural potential on the parcel or meet the objectives of preserving land in the ALR for future agricultural use.

Options

On the basis of the referral staff do not see a rationale to support the application to retain the fill. The proposal does not, when considering the information provided, comply with the SCRD Agricultural Area Plan, Regional Sustainability Plan or Roberts Creek OCP. Unlike the ALC, SCRD does not currently have the regulations or expertise to request additional information or require an agrological analysis.

- 1) **Recommended:** Forward the application to the ALC with the comment that based on the information provided, the proposal to retain the excess unauthorized fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan or Roberts Creek Official Community Plan. The ALC will review and make a decision. This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCRD bylaw regulating the placement of fill.
- 2) Deny the application. This is an option available to SCRD and would terminate the application. Staff note, this approach may put SCRD in a position to defend our position, without having a rigorous policy framework and bylaw structure to guide decisions related to fill on ALR designated lands.

Organization and Intergovernmental Implications

Staff are managing a growing number of applications related to unauthorized land alteration, including for removal or placement of fill in the ALR. This highlights an area where SCRD regulations has the potential to be strengthened, and will be referred to DAPR and OCP renewal. At the time of authoring this report, planning staff currently have several other similar applications in queue already received from ALC and are aware of several more pending ALC compliance investigations.

Timeline for next steps or estimated completion date

Staff provide a response to the ALC once the direction relating to this file has an adopted resolution.

STRATEGIC PLAN AND RELATED POLICIES

Increase intergovernmental collaboration – SCRD and ALC have a shared mandate in ensuring compliance on this parcel.

CONCLUSION

SCRD received a referral from the ALC for retroactive approval of a Non-Farm Use Placement of Fill at 1707 Harman Road in Area D (Roberts Creek).

It is recommended to forward the application to the ALC for decision with the comment that based on the information provided, the proposal to retain the unauthorized fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan or Roberts Creek Official Community Plan.

This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCR D bylaw regulating the placement of fill.

ATTACHMENTS


Attachment A – Site Plan

Attachment B – ALC Fill Area Orthophoto

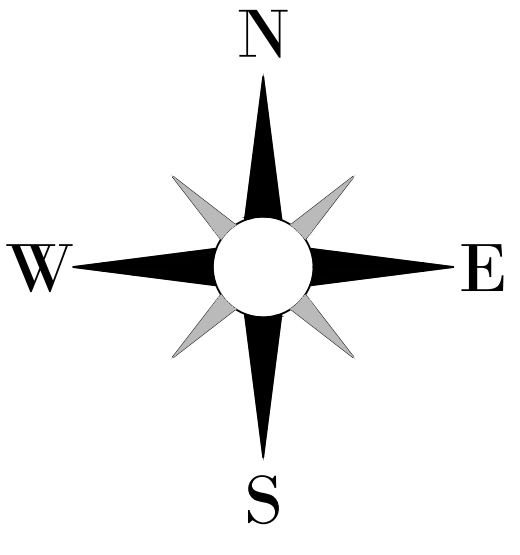
Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Other	X – J. Clark

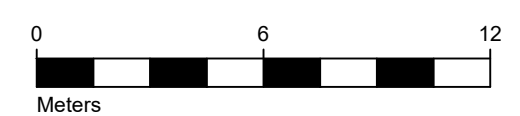


Atachment B



Maycon Construction Management LTD.
1050 Keith Road
P.O. Box 1040,
Gibsons, B.C.
V0N 1V0
Phone: 604-886-2500
www.maycon.ca



SCALE:

Meters

PROJECT:

HARMAN FILL SITE

ADDRESS:

1707 HARMAN RD
ROBERTS CREEK
BC.

LEGAL DESCRIPTION:

LOT 8 DISTRICT LOT I312
GROUP I NEW WESTMINSTER
DISTRICT PLAN EPP77565

NOTES:

DRONE FLIGHT FEB II, 2022

1		01/01/22
NO.	REV NOTES:	DATE:
DRAWING:		
FILL AREA ORTHOPHOTO		
DATE: FEB-16-2022		
DRAWN: RW		
SCALE: 1:200		
DRAWING NO:		REV:
1/1		1

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 16, 2023

AUTHOR: Alana Wittman, Planner I

SUBJECT: Agricultural Land Commission Application 66833 (SCRD ALR00023)

RECOMMENDATION(S)

- (1) **THAT the report titled Agricultural Land Commission Application 66833 (SCRD ALR00023) be received for information;**
- (2) **AND THAT Agricultural Land Commission Application 66833 for Non-Farm Use be forwarded to the Agricultural Land Commission for review of decision with the following comments:**

The Sunshine Coast Regional District supports retaining the Farm Home Plate Covenant and supports the proposal to amend the siting of the Farm Home Plate Covenant. The amended siting should be informed by Qualified Environmental Professional analysis as per Development Permit Areas on the parcel.

BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking approval to remove or amend the farm home plate covenant at 2005 Port Mellon Highway in Area F (West Howe Sound). The covenant identifies a 0.2 hectare (ha) Farm Home Plate where non-farm use can occur. The home plate covenant was established as a condition of subdivision in 2020.

The referral review process for ALC files requires the following steps:

- local government is the first agency to review the ALC application
- the application is reviewed as it relates to local policy and regulation
- local government has the first opportunity to decide if the application is supported or denied
- if local government does not support the application, the process ends
- if a resolution is forwarded to ALC, the application process proceeds to ALC review for decision

The purpose of this report is to provide information about the Non-Farm Use ALC application 66833 for the Electoral Areas Services Committee to consider and make a recommendation.

Discussion

Analysis – Application Review and Applicant Rationale:

The 7.54 ha parcel located at 2005 Port Mellon Highway is within the Agricultural Land Reserve (ALR). The parcel was created in 2020 when the 54 ha parent parcel subdivided the ALR portion of the parcel (22.6 ha) into three new legal lots. The ALC approved the subdivision subject to seven conditions which seek to encourage farming and not negatively impact the

integrity and agricultural utility of the parcel for farm use. One of the ALC conditions of subdivision was registering a farm home plate covenant on each of the proposed lots for the purpose of restricting residential use, including the principal residence and any accessory residential uses, to the 0.2 ha area on each of the proposed lots.

The applicant has applied to remove or amend the farm home plate covenant on their parcel to allow them to build their principal residence outside of the 0.2 ha covenant area. The applicant submits their intention is to build the primary residence approximately 30 metres (m) outside of the covenant area and build an auxiliary dwelling unit in a different part of the parcel to house a farm hand or volunteer farmer (WWOOFer). The applicant submits removing or amending the covenant area would allow them to expand their planned farming area.

No farm use is current taking place on the parcel; however, a high-level description of their farm plan is described in the application. The plan includes establishing a Community Supported Agricultural business, small scale cidery, and clearing land to establish a 0.6 ha vegetable garden and 1.2 ha to 1.6 ha of fruit and nut trees.

Figure 1 – Context Map of 2005 Port Mellon Highway



Table 1 - Application Summary

File number	ALC 66833 (SCRD File ALC00023)
Civic Address	2005 Port Mellon Highway, Gibsons, BC, V0N 1V6
Legal Description	LOT A DISTRICT LOT 1354 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP110387
Electoral Area	F, West Howe Sound
Parcel Area	7.54 hectares
OCP Land Use	Agricultural
Land Use Zone	Agriculture (AG)
Application Intent	Remove or amend restrictive covenant (farm home plate covenant) on their parcel which restricts residential use to a 0.2 ha area.

Analysis - Local Policy Review

The Sunshine Coast Regional District (SCRD) does not have a farm home plate regulation that defines where non-farm use buildings, structures, and activities are located. However, SCRD Zoning Bylaw No. 722 includes regulations pertaining to permitted uses, parcel coverage, and number of and size limitations for dwellings on agricultural land which supports the objective to restrict the impact of residential development within the ALR. The protection of future agricultural capability is supported by the SCRD's West Howe Sound Official Community Plan (OCP), Agricultural Area Plan, and Regional Sustainability Plan. Key policy areas are copied below for reference.

Zoning Bylaw No. 722

SCRD Zoning Bylaw 722, Section 7.17, outlines permitted agricultural and non-agricultural uses on parcels zoned Agricultural (AG). The AG zoning provisions were developed in accordance with the *Agricultural Land Reserve Use Regulation* and are aimed at maintaining the land base for agricultural purposes by restricting residential development. Specifically:

- Per Section 7.17.2, no more than one single-unit-dwelling (primary residence) with a maximum floor area of 350m² and one auxiliary dwelling unit with a maximum floor area of 90m² is permitted per AG parcel.
- Per Section 7.17.5, the maximum parcel coverage for residential buildings and structures and their auxiliary uses is 10%.

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 speak to the preservation of land for present and future food production. Specifically:

- Objective 5: To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the ALR and the Rural Residential designated lands adjacent to the ALR.
- Objective 6: To support the ALC in protecting agricultural lands and opportunities for present and future uses.
- Objective 7: To support creative approaches with respect to on-site density and land uses that encourages the agricultural use of the land within the ALR.
- Policy 1: A suite within a dwelling or a second dwelling, for farm help or family members, subject to approval by the Regional District and ALC under the *Agricultural Land Commission Act*, shall be permitted.

The farm home plate covenant provides stronger protection of OCP objectives and policies than relying on SCRD Zoning Bylaw 722 to restrict residential development on the ALR parcel. Staff note the covenant does not prevent the applicant from building both a single unit dwelling (primary residence) and auxiliary dwelling unit on the parcel as both dwelling units can be sited in a 0.2 ha area.

Section 12 – Development Permit Areas:

The OCP includes Development Permit Areas (DPA), which are areas where special requirements and guidelines for any development or land alternation of the parcel are in effect. DPAs are an opportunity for the SCRD to assess suitable locations on parcels for development and land alternation to occur.

This parcel includes five DPAs and is within Tree Cutting Permit Area A. The DPAs include, DPA 2A (Creek Corridor), 2D (Low Channel Confinement), 3 (Slope Hazard), 4 (Stream and Riparian Assessment Area), and 5 (Aquifer Protection and Stormwater Management). Future development will require development permit approval and should minimize impact to DPAs, the Tree Cutting Permit Area, and agricultural capability.

Should the ALC approve an amendment to the covenant, the amended location should be informed by qualified professionals associated with each DPA.

Agricultural Area Plan

The SCRD 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.

Regional Sustainability Plan

The SCRD Regional Sustainability Plan, We Envision, holds a set of nine land use principles to guide future development on the Sunshine Coast. One principle specifically relates to protecting agricultural land for it's intended purpose: "protect and enhance agricultural lands, maintaining a secure and productive land base which conserves habitat, and provides food security and employment."

Options

On the basis of the referral, staff support the application to amend the farm home plate covenant. The proposal, based on the information provided, does not contravene Zoning Bylaw 722, the OCP, Agricultural Area Plan, or Regional Sustainability Plan.

- 1) **Recommended:** Forward the application to the ALC with the comment that based on the information provided, the SCRD supports retaining the farm home plate covenant and supports the proposal to amend the siting of the farm home plate covenant. The amended siting should be informed by Qualified Environmental Professional analysis as per Development Permit Areas on the parcel. The ALC will review and make a decision. This approach utilizes the mandate and expertise of the ALC.
- 2) Deny the application. This is an option available to SCRD and would terminate the application. Staff do not recommend this option.

Timeline for next steps or estimated completion date

SCRD staff will respond to the ALC referral when the Board's direction is established by resolution.

STRATEGIC PLAN AND RELATED POLICIES

Increase intergovernmental collaboration – the SCRD and ALC have a shared mandate in ensuring compliance with land use bylaws and regulations on this parcel.

CONCLUSION

The SCRD received a referral from the Agricultural Land Commission (ALC) regarding an application seeking approval to remove or amend a covenant at 2005 Port Mellon Highway in Area F (West Howe Sound). The covenant identifies a 0.2 hectare (ha) farm home plate where non-farm use can occur, including residential development. The covenant provides stronger protection of future agricultural capability than SCRD Zoning Bylaw 722 by restricting residential development to a 0.2 ha area.

It is recommended to forward the application to the ALC for decision with the comment that based on the information provided, the SCRD supports retaining the farm home plate covenant and supports the proposal to amend the siting of the farm home plate covenant. The amended siting should be informed by Qualified Environmental Professional analysis as per Development Permit Areas on the parcel.

This approach utilizes the mandate and expertise of the ALC and responds to the lack of equivalent farm home plate regulation.

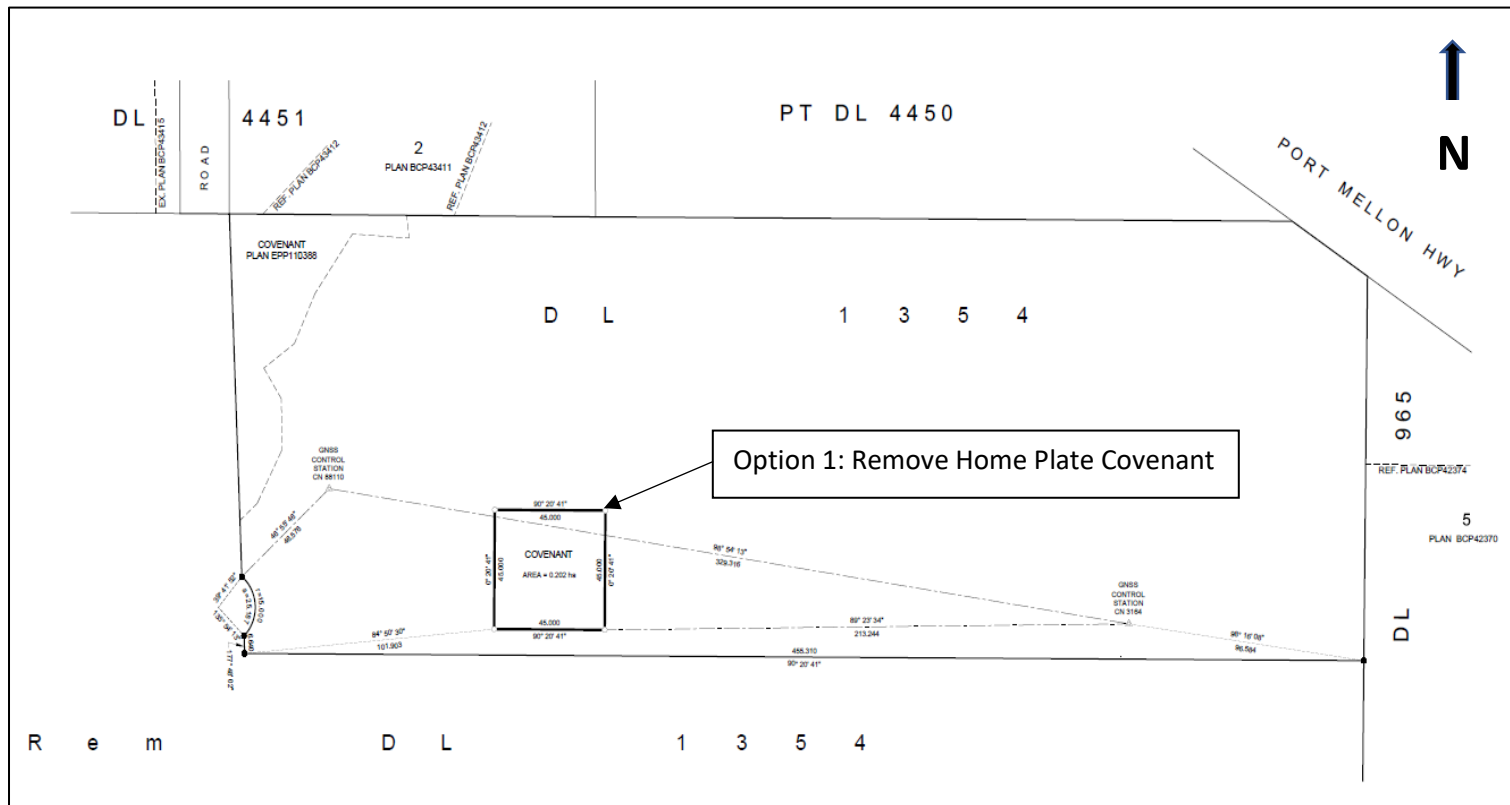
ATTACHMENTS

Attachment A – Site Plan
Attachment B – Aerial Photo

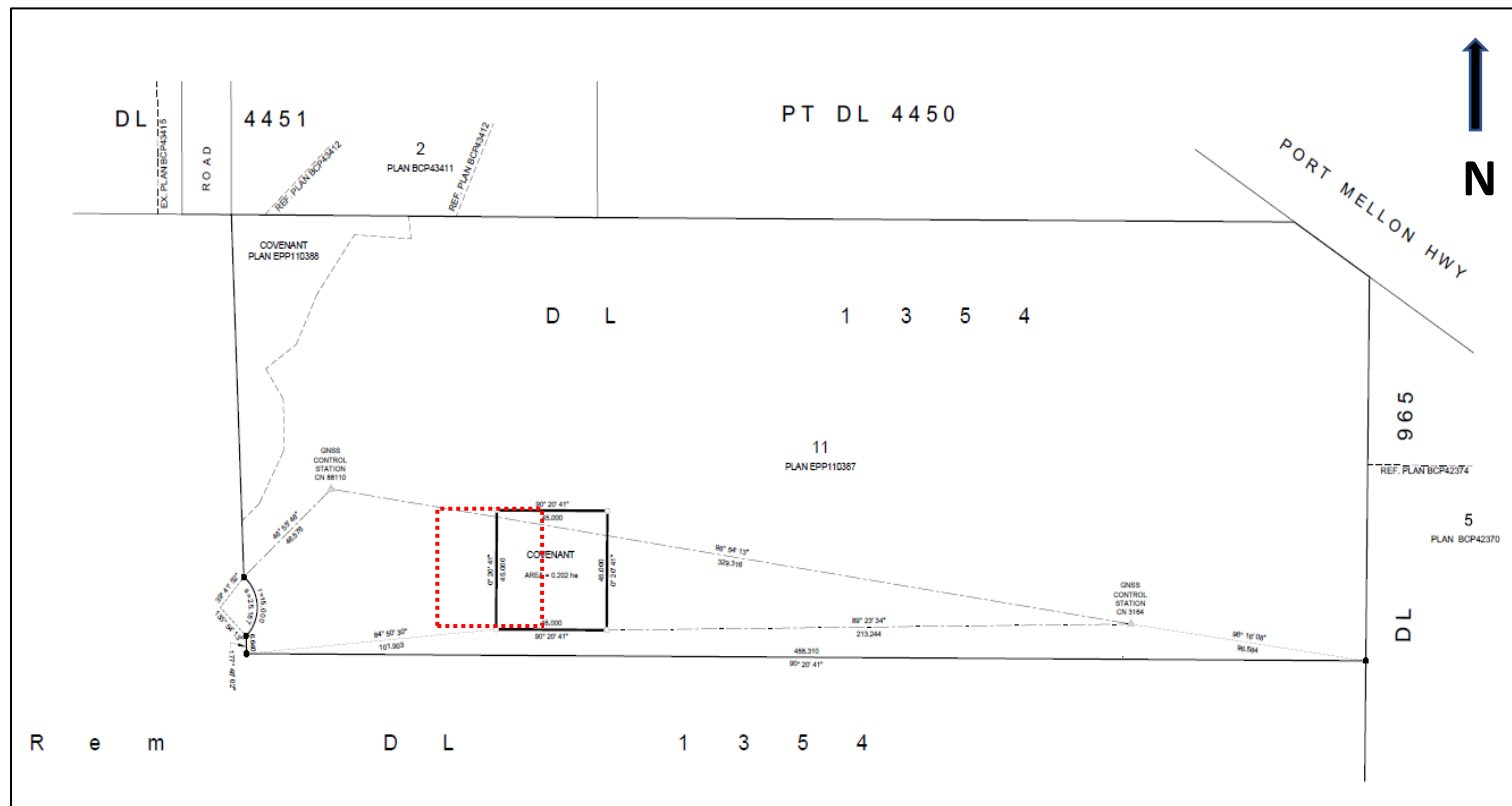
Reviewed by:			
Manager	X. – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Other	X. – J. Clark

Home Plate Site Plan with Proposed Options

Option 1: Remove Home Plate Covenant. This is the preferred option because it allows us to slightly move our principle dwelling to expand our farming area (as seen in the second diagram) and build a secondary small dwelling (preferably closer to Port Mellon Hwy at opposite end of property) to house a Farm Hand and seasonal volunteers.



Option 2: Move Home Plate Covenant. Less preferred option but at least we could position our principle dwelling in a better location and expand our farming area. Our current covenant states that all residential dwellings must be built in this ½ acre site. This covenant was put in place prior to the ALCs new rule allowing secondary dwellings, and was therefore not intended to apply to a secondary dwelling. We do not want to live that close to our employee. If the covenant remains, we will have to rethink our Farm Hand housing options, and potentially the farm plan as a whole.



-Existing Home Plate designated area



-Proposed new location of Home plate, 30 meters West of Existing

Aerial Photo - 2005 Port Mellon Highway



Attachment B Index Map







180.0 0 90.01 180.0 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.



2/10/2023
1: 3,544

Legend

-  Zoning
-  Site Specific Zoning
-  Parcels
-  Road Names