



PLANNING AND DEVELOPMENT COMMITTEE

Thursday, February 17, 2022

Held Electronically and Transmitted via the
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Gerry Pageau, Sunshine Coast Community Solar Association *Verbal*
Regarding Energy Conservation Measures
3. Hermann Ziltener and Colleen Clark, Elphinstone Community Association ANNEX A
Regarding Reed Road Forest (District Lot 1313) pp 1

REPORTS

4. District Lot 1313 Options for Conservation ANNEX B
General Manager, Planning and Development pp 2 - 6
Interim Manager, Sustainable Development
Rural Planning Service (Voting – A, B, D, E, F)
5. Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton) Consideration ANNEX C
of Third Reading and Adoption pp 7 - 108
Senior Planner
Electoral Area D (Rural Planning Service) (Voting – A, B, D, E, F)
6. West Howe Sound Official Community Plan Amendment Bylaw No. 640.5 and ANNEX D
Zoning Amendment Bylaw No. 310.194 (2061 Twin Creeks Road) pp 109 - 123
Consideration of First and Second Readings
Senior Planner
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F)
7. Development Variance Permit Application DVP00080 (6058 Garden Bay Road) ANNEX E
Planner pp 124 - 130
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F)
8. Community Climate Public Participation Update ANNEX F
Manager, Sustainable Development pp 131 - 134
Regional Sustainability (Voting - All)
9. Islands Fire Protection ANNEX G
Manager, Protective Services pp 135 - 138
Fire Protection Service (Voting - A, B, D, E, F, Town of Gibsons)

10. Municipal Finance Authority Loan Authorization for Fire Department Apparatus Replacement
General Manager, Corporate Services/Chief Financial Officer
Fire Protection Service (Voting – E, F, Town of Gibsons)
ANNEX H
pp 139 - 140
11. RFP 2122202-01 – SCRD Volunteer Firefighters Health Benefits Contract Award (HUB International Insurance Brokers)
Manager, Protective Services
Fire Protection Service (Voting – A, B, D, E, F, Town of Gibsons)
ANNEX I
pp 141 - 143
12. Planning and Development Department 2021 Fourth Quarter (Q4)/ Year End Report
General Manager, Planning and Development
Planning and Development Services (Voting – All)
ANNEX J
pp 144 - 154
13. Electoral Area B (Halfmoon Bay) Advisory Planning Commission Meeting Minutes of January 25, 2022
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F)
ANNEX K
pp 155 - 156
14. Electoral Area E (Elphinstone) Advisory Planning Commission Meeting Minutes of January 26, 2022
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F)
ANNEX L
pp 157 - 158
15. Electoral Area F (West Howe Sound) Advisory Planning Commission Meeting Minutes of January 25, 2022
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F)
ANNEX M
pp 159 - 161

COMMUNICATIONS

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90(2)(b) of the Community Charter – “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.”

ADJOURNMENT

Delegation Request of the Elphinstone Community Association

SCRD Planning and Development Committee February 17, 2022

Purpose of delegation

- **Reed Road Forest Information:**

Reed Road Forest, District Lot 1313, is a 48 ha. (120 acre) parcel on the lower slopes of Mount Elphinstone at the urban-forest interface very close to Gibsons. It is a well- established ecosystem of 100+ year old Douglas firs, mixed deciduous, cedar and hemlock.

- **History**

The area is part of the Gibsons aquifer and was designated as a Watershed Reserve in the 1940's to protect the water quality for downstream farms. Historically, DL1313 was not part of BCTS managed timber supply. BCTS incorporated DL1313 in 2013 in its timber inventory. This was done without any consultation with local government.

- **Significance of Reed Rd Forest to the Community**

1. As Water Reserve: DL1313 is an important watershed reserve, located in the recharge area of aquifer 560 (Gibsons aquifer) that extends from Gibsons harbour to the base of Mt. Elphinstone. Furthermore, many of the properties downslope of DL1313 depend on well water.

2. Protection from Flooding: Climate Change and development pressures are worsening a longstanding problem with overland flooding and washouts on the bench land below DL1313. In 2020, storm water in nearby Whittaker Creek resulted in the catastrophic Lower Road collapse that caused massive damage to private properties. It happened again in the fall of 2021 and again earlier this month. Storm water in Shirley Creek resulted in the collapse of a big part of Russell Road in 2014 and again in 2018.

3. Ecological Value and Recreation: Reed Road Forest is a naturally regenerated low elevation forest that offers a significant reservoir of biodiversity. It is one of few remaining emerging old growth forests that is easily accessible. Its location, at the urban-forest interface, makes this a rare and unique forest. The forest is a popular recreational area, notably there has been a very significant increase in visitors since the advent of Covid-19 pandemic restrictions, demonstrating the value this forest has for our local community.

- **Elphinstone Community Association Request**

We ask that the SCRD urgently make a formal application to the Province for withdrawal of the land of DL1313 from BCTS operating plans and follow one of the two options outlined in a recent letter from our local MLA and Minister of Social Development and Poverty Reduction, The Honourable Nicholas Simons.

- **Questions**

As residents of area E that live adjacent to DL1313 we are familiar with this forest and are happy to answer any questions.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – February 17, 2022

AUTHOR: Ian Hall, General Manager, Planning & Development
Rebecca Porte, Interim Manager, Sustainable Development

SUBJECT: DISTRICT LOT 1313 OPTIONS FOR CONSERVATION

RECOMMENDATION(S)

THAT the report titled District Lot 1313 Options for Conservation be received;

AND THAT the input, involvement and support of the Skwxwú7mesh Nation in conservation planning for DL1313 be invited through a referral.

BACKGROUND

On November 25, 2021 the SCRD Board directed:

- THAT the correspondence from Nicholas Simons, MLA, Powell River – Sunshine Coast, dated November 1, 2021 regarding District Lot 1313 be referred to staff;
- AND THAT a report be provided to a future Committee regarding more information and preferred options as outlined in the letter: a. Sponsored Crown Grant for park (or other) b. Conditional Withdrawal designation (*Land Act* Section 17) for conservation purposes;
- AND FURTHER THAT SCRD staff consult with Town of Gibsons staff concerning DL1313.

This report will provide information regarding the options outlined in the Nov 1, 2021 letter from Nicholas Simons, MLA, Powell River – Sunshine Coast regarding DL 1313. The two options from the letter include Sponsored Crown Grant (SCG) for park and Conditional Withdrawal Designation (*Land Act* Section 17) for conservation purposes. Information on Nominal Rent Tenures (NRT) will also be provided as the NRT process is similar in some ways to SCG.

Basic Summary

- SCRD has been advocating for conservation of DL1313 for many years, based on hydrological, ecosystem, and climate change hazard concerns. As forestry planning does not fully account for off-site impacts or cumulative effects, SCRD's perspective could be considered to align with the precautionary principle of sustainable development.
- At least in part due to SCRD advocacy, BC Timber Sales has delayed harvesting plans for the land for several years and has pledged to conduct public participation process related to future harvesting plans (some work on this was initiated pre-COVID).
- The December 2021 letter from MLA references tools that, in the absence of a Provincial land use plan for the land/region could be used by SCRD.

- Information provided by Provincial staff (January 2022) suggests that these tools are not a perfect fit for achieving SCRD's conservation goals but may be the best possible approach.
- Collaboration, cooperation or support from the Skwxwú7mesh Nation for any next steps is seen by staff as a prerequisite, and is recommended to be invited through a referral.

A [December 2018 report](#) provides additional background on DL1313.

DISCUSSION

Options

Staff reviewed Provincial legislation and policies and spoke with representatives of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to gather summary-level information on options described in the letter from Nicholas Simons, MLA, Powell River – Sunshine Coast.

Sponsored Crown Grant for Park

Sponsored Crown Grants (SCG) are fee simple parcels of crown land provided at less than fair market value, and often at no cost. Regional Districts are eligible for SCGs, and the SCRD has used this process to acquire land for parks in the 1970s-1990s, including Cliff Gilker, Pender Hill and Connor Park. The purpose of SCGs are to make parcels of crown land available to support community, social and economic goals. SCG land must provide valuable community service, and the entire parcel must be required for the specified use. SCGs are only considered when the stated purpose cannot be effectively fulfilled using existing land holdings of the applicant. The process for obtaining a SCG has become more rigorous since previous SCRD acquisitions.

First Nations consultation is a key component to the SCG process, and it is advised that if SCRD were to pursue an SCG, the initiation of discussions with First Nations would occur prior to submitting the application. The overall process itself includes preparing the application, developing a management plan, and writing a letter requesting Ministry sponsorship. BCTS would be consulted as part of the process. It would take 1-3 years from time of application to decision. The likelihood of success may be fairly low given that SCGs are not generally provided for the purposes of land protection or preventing logging in an area.

The application process for a SCG includes a request for Ministry sponsorship. The selection criteria for sponsorship includes: meeting regional priorities; generating economic benefit; contributing to community health, safety and education; supporting sustainable infrastructure development; and contributing to environmental quality. Conservation purposes on their own do not meet the criteria. If support for Ministry sponsorship is received, a decision by cabinet regarding approval would follow.

Costs associated with the SCG process include: \$250 application fee, potentially the value of the timber (if land contains merchantable timber, successful applicants may be required to pay for the assessed value of the timber), book costs incurred by the province (unknown at this time), and SCRD staff time to coordinate consultation and prepare application.

Nominal Rent Tenure

Nominal Rent Tenures (NRT) are crown land tenures charged less than fair market rent (e.g. \$1 for term) for terms of up to 30 years. The recent trend is for the Province to offer significantly shorter terms. The eligibility and selection criteria for NRTs are similar to that of SCGs. The application process and expected costs are also similar. Nominal Rent Tenures may be somewhat easier to achieve as there is no transfer of land with the NRT. It should be noted that, like the SCG, conservation is not the typical use of an NRT. Staff's understanding is that timber rights do not transfer and that tree protection is not automatically assumed with permission to use the land, so an application would need to make the case for tree retention in hopes that the NRT could afford protection to the forest during the term. Based on information provided by Provincial staff the likelihood of a successful application may be somewhat higher with an NRT than a SCG, but will still likely be relatively low, and may not achieve SCRD conservation goals.

Conditional Withdrawal designation (*Land Act* Section 17) for Conservation Purposes

In discussions with FLNRORD, it was shared that Conditional Withdrawal designation under Section 17 of the *Land Act* would not be applicable for the purpose of protecting the forest on DL1313. As it is a *Land Act* withdrawal, it does not impact the *Forest Act*, which governs the forest. With that in mind, Provincial staff explained that this is not a mechanism that the SCRD should explore for the protection of forest within DL1313.

Analysis of Options

None of the options appear to be an obvious fit to prevent logging of DL1313. In different ways, each could form part of a strategy to highlight the value of the natural assets in the area and the ecosystem function of an urban-fringe forest.

Conditional Withdrawal under Section 17 would not protect the forest and is not used under these circumstances. Staff have not identified any barrier to making the request, however. There could be value in the process/profile of making the request. Should withdrawal be approved it would seem to make mass timber harvesting less congruent with Provincial direction on the land.

The **Sponsored Crown Grant (SCG)** approach may have been applicable in the 1970s-90s when there was less pressure on the land, and when First Nations, reconciliation and UNDRIP-related land considerations were not part of the equation. There are no current examples of SCGs where the primary motivation is conservation. As well, there are a number of criteria that would be difficult to justify within an application. SCRD could attempt an application, but the challenges may prove untenable and the chances of success are low. Board direction and project resourcing would be required.

Nominal rent tenure (NRT) could be viewed as a "step down" from SCG as it has a fixed term. The process would be similar to SCG. The main benefit of a Nominal Rent Tenure would be to protect the forest (subject to Provincial decision on how tree protection is managed) in the short term and potentially buy time while hoping for another avenue of protection to arise, or for a broader Provincial and/or First Nations land use planning process for the region (staff are not aware of any such land use planning process currently anticipated for this area). The Nominal Rent Tenure application, while also not a perfect fit, may have greater potential of success as it does not include an actual transfer of property ownership.

A 5-year term could be sufficient for allowing time for other planning processes (such as the [Sunshine Coast Forest Landscape Planning pilot project](#)) or conservation tools to evolve. A management plan would be required, which would need to determine how the land will be operated (e.g. as a park-like area, or as a conservation area, or in another way). Board direction and project resourcing would be required.

An application for either the SCG or NRT could reference the Suncoaster Trail; a regional project with economic, social and potential environmental/active transportation benefits.

Doing nothing (i.e. not proceeding with any one of the three options above) is also an option. In this case, staff would continue to engage with BCTS on the agency's proposed public participation effort around planning for harvest of DL1313, advocating for a comprehensive, inclusive process that considers downstream and cumulative impacts in its scope.

As a general comment, analysis of possibilities (versus finding an applicable precedent) under Provincial legislation is a challenging and time-consuming endeavor for Regional District staff. As noted above, some of the provincial tools seem to be out of step with contemporary demands, so their application today in lieu of any alternatives poses many questions.

The apparent lack of relevant tools and of a regional-level Provincial land management plan that considers ecosystem services, climate change and cumulative effects creates a situation where making the best use of imperfect tools may be all that is possible.

Collaboration, cooperation or support from the Skwxwú7mesh Nation for any next steps is seen by staff as a prerequisite (see next section).

Organizational and Intergovernmental Implications

DL1313 is in the territory of the Skwxwú7mesh Nation/people. SCR D has a strategic priority to Work Together, and a goal to enhance First Nations relations and reconciliation. Next steps respecting DL1313 should involve the Skwxwú7mesh Nation.

Staff recommend that the input, involvement and support of the Skwxwú7mesh Nation in conservation planning for DL1313 be invited. A formal referral can be initiated for this purpose.

It is possible that the Skwxwú7mesh Nation will prefer or direct an approach other than *Land Act* conditional withdrawal or NRT, or have a preference to engage with the Province rather than with SCR D.

This matter was reviewed with staff from the Town of Gibsons. General support for conservation was expressed along with a confirmation that the Town has watershed and other planning information that can/should form part of any future applications or requests to the Province.

There is a possibility of deriving carbon credits from the land via avoided deforestation, contributing to corporate carbon neutrality efforts. The ownership, nature and value of credits would require further research.

Financial Implications

Further work on this file may have costs in terms of staff time, legal support, capacity funding and, potentially, application fees.

Considering possible medium-term outcomes: a nominal rent tenure, if granted, could be assumed to attract costs for management planning, signage and time (staff or contractor) costs for inspection/monitoring. The terms of the tenure might hold SCRD responsible for clean-up of illegal dumping or other remediation work. These are future costs and would not begin until such time as an NRT was granted, but bear consideration now. An order-of-magnitude estimate for these costs would be around \$10,000 per year. There are unauthorized trails on the land that would need to be addressed through management planning which could lead to deconstruction or to operation through a service level decision (perhaps with a partner). The trails are extensive so could have a material cost to manage and operate. There could be asset retirement obligations and insurance impacts as well. Several Board decision gates would be passed before such costs would materialize.

Timeline for next steps or estimated completion date

Staff are prepared to act following Board direction.

Communications Strategy

Senior staff have brought this file to the attention of the Skwxwú7mesh Nation. This communication does not constitute consultation for the purposes of an application.

STRATEGIC PLAN AND RELATED POLICIES

The SCRD Strategic Plan prioritizes advocating for regional land use and resource planning with the Province and First Nations, and for opportunities to participate in collaborative planning.

CONCLUSION

A December 2021 letter from MLA Nicholas Simons references tools that, in the absence of a Provincial land use plan for the land/region could be used by SCRD. Information provided by Provincial staff (January 2022) suggests that these tools are not a perfect fit for achieving SCRD's conservation goals but may be the best possible approach. Collaboration, cooperation or support from the Skwxwú7mesh Nation for any next steps is seen by staff as a prerequisite, and is recommended to be invited through a referral.

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – February 17, 2022

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road)
Consideration of Third Reading and Adoption

RECOMMENDATIONS

1. **THAT** the report titled Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road) Consideration of Third Reading and Adoption be received;
2. **AND THAT** Zoning Amendment No. 310.192, 2020 be forwarded to the Board for Third Reading;
3. **AND FURTHER THAT** prior to consideration of adoption of Zoning Amendment No. 310.192, 2020, the following condition be met:

Approval by the Ministry of Transportation and Infrastructure pursuant to Section 52 of the Transportation Act.

BACKGROUND

On November 25, 2021 the SCRD Board adopted Resolution 305/21 as follows:

Recommendation No. 3 *Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road) Consideration of Amended Second Reading*

THAT the report titled Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road) Consideration of Amended Second Reading be received for information;

AND THAT the revised *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020* be forwarded to the Board for amended second reading;

AND THAT a second Public Hearing to consider the revised *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020* be scheduled for Tuesday January 11, 2022 to be held in the Boardroom of the SCRD Administration Office at 1975 Field Road and conducted by electronic means via Zoom and live-streamed to the SCRD YouTube channel;

AND FURTHER THAT Director Toth be affirmed as the delegated Chair and Director Tize be affirmed as the delegated Alternate Chair to conduct the second Public Hearing.

This report presents the Public Hearing Report of the second public hearing, and recommends Third Reading and Adoption of the Bylaw.

DISCUSSION

Public Hearing Summary

A second public hearing to consider the proposed bylaw was held on January 11, 2022. Due to the ongoing public health situation, the hearing was conducted electronically by Zoom. Approximately 22 people attended the meeting. Written submissions were also received before the closing of the public hearing. A Public Hearing Report with all received written submissions attached in the appendix which can be found in Attachment B.

Comments in favour of the bylaw indicate support for permitting an auxiliary dwelling on the subject property and further show desire for future consideration of allowing this use outright on similar properties to provide a housing option that contributes to the affordability spectrum on the Coast. These comments express an opinion that the proposal will not negatively affect neighbourhood form and character, roads, infrastructure and general rural feel. Comments also note the benefits to multigenerational living on rural properties and that population growth on the Sunshine Coast is inevitable and growth can support businesses and workers as well as the Regional District's tax base and services for its citizens.

Comments opposed to the bylaw note the proposed bylaw's potential negative impacts on neighbourhood character, impact on roads, infrastructure, privacy, spatial separation and the rural nature. They consider that the proposed development has the potential to be precedent-setting for further densification of the neighbourhood in the future. These comments also reflect on the historic rural nature of the area, question the compatibility of implementing residential densification at this location, and emphasize the need for a holistic OCP review prior to considering densification.

From a technical perspective, staff support the incremental increase to the housing supply through the addition of an auxiliary dwelling unit on the subject property. The application seeks to integrate an auxiliary dwelling unit within the rural context on a site-specific basis to augment housing diversity as envisioned in the OCP.

Public opinions on the bylaw are divided. Some voice support for the proposed bylaw with recognition of its contribution to housing diversity and affordability on the Coast. Those who are opposed to the bylaw express concerns with the suitability of an auxiliary dwelling unit at this location. Public interest in this bylaw highlights differing perceptions and perspectives regarding rural land use, frictions that exist, and challenges in finding solutions to achieve housing diversity and affordability on the Coast.

STRATEGIC PLAN AND RELATED POLICIES

The zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

Through the public hearing process, the proposed bylaw has received further input from the community, and it is apparent that public interest is divided regarding the adoption of this bylaw. Public interest in this application reflects both the need for more diverse and affordable housing solutions, and concern of impact of individual proposals in established neighbourhoods.

It is staff's opinion that the proposed bylaw and development contribute to housing affordability and would facilitate a site-specific, limited and small land use change in this area in response to the changing housing and economic conditions on the Sunshine Coast. Staff recognize that community perceptions vary on how the proposed bylaw impacts infrastructure, transportation, the environment and rural character of the area, but note that the proposed size and locational limitations of the auxiliary dwelling as well as prohibition of bed and breakfast use can help to manage impacts.

Staff recommend that the bylaw proceed to Third Reading, and prior to consideration of adoption, approval from the Ministry of Transportation and Infrastructure be obtained with respect to a zoning bylaw affecting areas within 800 m of an intersection with a controlled access highway, pursuant to Section 52 of the Transportation Act.

ATTACHMENTS

Attachment A – Zoning Amendment Bylaw No. 310.192, 2020

Attachment B - Public Hearing Report

Reviewed by:			
Manager	X – J. Jackson	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Solid Waste	

ATTACHMENT A

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.192**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Insert the following section immediately following Section 1000A.6:

Site Specific Uses

1000A.7 Notwithstanding Section 1000A.3 and Section 1000A.4, on Lot B, District Lot 1621, Group 1 New Westminster District, Plan EPP34685, one auxiliary dwelling is permitted subject to all of the following provisions:

- (1) maximum building height: 7 metres
- (2) minimum setback from the east side parcel line: 15 metres
- (3) minimum setback from the front parcel line: 15 metres
- (4) minimum setback from the rear parcel line: 170 metres
- (5) minimum setback from the west side parcel line: 70 metres
- (6) Bed and breakfast is not permitted within the auxiliary dwelling

PART C – ADOPTION

READ A FIRST TIME this	27 TH	DAY OF MAY ,	2021
READ A SECOND TIME this	27 TH	DAY OF MAY ,	2021
FIRST PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	22 ND	DAY OF JUNE ,	2021

Staff Report to Planning and Community Development Committee - February 17, 2022
Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road) Consideration of Third
Reading and Adoption **Page 5 of 5**

READ A SECOND TIME AS AMENDED this 25TH DAY OF NOVEMBER, 2021

SECOND PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this 11TH DAY OF JANUARY, 2022

READ A THIRD TIME this DAY OF MONTH YEAR

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

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ELECTRONICALLY IN ACCORDANCE WITH *LOCAL GOVERNMENT ACT* SECTION 465 January 11, 2022

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020

PRESENT:	Chair, District of Sechelt Director Alternate Chair, Electoral Area D Director	A. Toth A. Tize
ALSO PRESENT:	Manager, Planning & Development Senior Planner Recording Secretary Members of the Public	J. Jackson Y. Siao G. Dixon 22+/- (part)

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Amendment Bylaw No. 310.192, 2020* was called to order at 7:00 p.m.

The Chair introduced elected officials and staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. In accordance with *Local Government Act* Section 465, the public hearing was held electronically and open to members of the public.

PRESENTATION OF THE PROPOSED BYLAWS

The Senior Planner provided a presentation summarizing the proposed bylaw *Sunshine Coast Regional District Amendment Bylaw No. 310.192, 2020*.

The Chair called a first time for submissions.

VERBAL PUBLIC REPRESENTATIONS MADE AT PUBLIC HEARING

Jane Braun

Is opposed to the application for a second dwelling.

Change in naming from dwelling to auxiliary dwelling doesn't change the outcome.

Increased density issues.

CR2 Zoning to be upheld, piecemeal rezoning is unfair and puts pressures on the environment, infrastructure and services.

Short term rental business concerns.

Roberts Creek OCP and Zoning Bylaw 310 should be reviewed before this density goes forward, with public consultation.

Wildfire and road issues.

If approved this will rapidly increase urban sprawl.

Current bylaw issues.

Maureen Drake

Objects strongly to this amendment.
Roberts Creek OCP is being ignored and should be adhered too.
Property owners should be safeguarded by the OCP and zoning bylaw.
Concerns over increased density and forest coverage.

Caroline Tarneaud

Is opposed to the application, Roberts Creek OCP is in jeopardy.

John Devlin

Is opposed to this zoning bylaw amendment. Issues with increasing density in upper Roberts Creek.
Concerns of increased road traffic, emergency evacuation, loss of rural ambiance, and storm water management.
Concerns of the erosion of the Roberts Creek OCP and cumulative impacts of decision making.

Russ Proudman

Opposed to the bylaw amendment, proposed dwelling is not affordable housing by definition of the SCRD.
Not a good area for transportation.
Run off stream to the right of the property with riparian rights, the proposed building setback would sit too close to the stream/ditch.
20% holdback for forest cover not being adhered to.
Concern over property privacy.

Nigel Langley

Community is against this application. Zoning is contradicted from being one dwelling on a five-acre lot.
Concern for the multiple dwellings for financial gain.

Valerie McQueen

Strongly opposed to the application.
Inaccurate information regarding the number of existing dwellings on the property.
Currently three occupied dwellings on the property.
R2 Zoning states 20% forest coverage, this application is non-complaint with this.
Second well concern, when dug our property lost water and had to install a submersible water pump.
Issues on housing on the coast need to be addressed as a whole.
There must be a comprehensive regional growth strategy as issues with water must be addressed.
If the application is allowed it would be a precedent setting, impact privacy for neighbours, infrastructure, potentially increase density in upper Roberts Creek.
OCP must be adhered to.
Application is not supported by the Roberts Creek OCP, APC and people of Roberts Creek.

Christian Prekratic

In favour of being open to the amendment.
Love the idea of multi-generational living on the same property.
Spoke to the affordability of housing and what it looks like for the future.
Pros are that children can build something on the property.
Cons are potential privacy and traffic issues.
This could benefit future generations.

Rolf Braun

Neighbour to the applicant.
Question pertaining to the 750 sq ft rental on the property, SCRD is aware of this and if so would that change this application going forward?
Opposed to this application to build an auxiliary dwelling on the property.
Water and septic concerns with current occupancy.
Issues with current occupancy on the property. Zoning is unreliable.
Against the increase of density in the area as it will change the enjoyment of our property.

Brenda Sopel

Following zoning issues for 20+ years.
What is the definition of affordable housing? Reviewed OCP numerous times without seeing a definition.
Application is not affordable housing, applicant not adhering to the zoning and showing no good neighbour policy.
Slow erosion of the Roberts Creek OCP.
Opposed to the increase of density for this application. Infrastructure and water concerns.

Lanny Matkin

Opposed to this amendment.
Roberts Creek OCP is not adhered too.
Not opposed to development in general, but not in this area.
If approved there will be a lot more of this type of proposal.

The Chair called a second time for submissions.

Danielle Hegey & Aaron Morrissey

Applicant explained the rationale for the application.
Asking for one 600sqft dwelling.
Mentioned Waste Management having staffing shortages regarding garbage pickup.
Recent flooding and global warming changes are out of our control.
Properties below have two dwellings on five-acre dwellings.
Living accommodation issue on the coast and want to help with that.
Huge growth on the coast and would love to make affordable housing for people.

Jane Braun, speaking on behalf of Leanne Smith

Neighbour to the applicant.
Is opposed to the application, cited the CR2 zoning, does not want increased density in the area.
Directly affect neighbouring properties and mine.
No interest in living in an area with urban sprawl, thought there was protection.
Not an area to be operating multiple rental units.
Applicant should move to an area where this would be permitted.

Russ Proudman

Roberts Creek OCP and Roberts Creek APC and mass majority of people have been against this application.
Concerns over the size of the auxiliary building seven metres in height, and shows no foot print and could change the size of the building when the bylaw changes.
Dwelling size issues, sounds like the original house.

Eric McQueen

Discussed past and present issues with Pixton Road.
Properties below the applicant's property have different zoning.
Is opposed to this application.

Chris Langley

Residents are fighting the Board and Planning department not the applicant.
No one is listening to the local residents.

Rolf Braun

Concerns over additional density, water availability, wells, infrastructure, privacy issues.
Roberts Creek OCPC and Roberts Creek APC are against the application.
Is opposed to the application.
Applicant can move to area to develop a rental community.
Is adamantly opposed to the application.

Brenda Sopol

Increased density should be within the village core as referenced in the Roberts Creek OCP.
Applicants not living up to agreements with neighbours previously.
Concerns over existing two/three dwellings on property currently, nothing noted in staff report.
No follow up on conservation zone, stream side protection area and drainage plan.

Lex Hanson

Is opposed to the application, Roberts Creek OCP should be adhered too.

The Chair called a third time for submissions.

Russ Proudman

Cited the SCRD Housing Needs report regarding affordable housing and spoke to the six different types of affordable housing.

States the 600 sq ft auxiliary dwelling proposed will lose money.

When Bylaw 310 is changed there might be change to the size of an auxiliary dwelling unit.

Confusion over the name change to the auxiliary dwelling unit.

The proposed would not be affordable.

Chris & Nigel Langley

Feels like the people aren't being listened to.

Frustrated by this process.

Current occupancy concerns on applicant's property. Roberts Creek OCP concerns.

Brenda Sopel

Affordable housing is much too open.

SCRD Board should be looking at areas to make into multifamily areas for affordable housing.

Densifying existing dwellings shouldn't be a part of the mandate right now and doesn't conform to the Roberts Creek OCP and should have been stopped.

Question for clarification of the proposed dwelling square footage?

Russ Proudman

Will an auxiliary dwelling expansion of size be considered in the new Bylaw 310?

Concerns over the proposed building foot print, as it can expand under the new Bylaw.

Cited the height regulations of an auxiliary dwelling unit in Bylaw 310.

Brenda Sopel

Clarification of how many dwellings exist on the property currently is needed. Is this an extra dwelling?

So, this will be a fourth dwelling?

There's a suite, in-law suite, and the main house.

Not opposed to development, but rules need to be followed.

Non-conforming use issues.

Violating a bylaw doesn't justify changing it.

Valerie McQueen

Concern with zoning issues.

Chair called a short break and will reconvene at 8:26 p.m.

Senior Planner, read written submission by Lin Gardner

Is opposed to the proposed zoning amendment.

Increased density should not be happening in this area as per the Roberts Creek OCP.

Concerns for disregarding and ignoring the Roberts Creek OCP.

Already struggling with water, infrastructure, wildfire, bylaw enforcement.

ADJOURNMENT

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Amendment Bylaw No. 310.192, 2020* closed at 8:29 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

A. Toth, Chair

G. Dixon, Recording Secretary

APPENDIX A

Written submissions

DRAFT

Mon Jan 10 15:15:03 2022

Subject: Re Zoning Amendment 2284 Pixton

To: publichearings@scrd.ca

From:

Date: Mon, 10 Jan 2022 15:14:51 -0800

Good day.

My name is Christian Prekratic and I live on Firburn Rd. I'm writing with regards to Aaron Morrissey's zoning amendment bylaw No. 310.192, 2020 at 2284 Pixton Rd.

I am not opposed to Aaron's request. I own 10 acres up above Aaron and for me the idea of having my children and grandchildren one day build small affordable dwellings close to me, whereas we can all live as a multi generational family on one acreage, is very appealing to me. This zoning amendment would allow that vision to come true for my family. With the high cost of housing this could be one of the only options my heirs have for owning homes in a beautiful forest setting. I am therefore in favour of Aaron's request.

Thank you
Christian Prekratic

From: [Jennifer Jai Loria](#)
To: [Yuli Siao](#)
Subject: Re: In Support of Aaron Morrissey/Pixton Rd
Date: Monday, January 10, 2022 12:54:51 AM

External Message

Good day Yuli

Please use this letter here toward the support of Aaon Morrissey's application for an auxiliary dwelling at his property on Pixton as of January 10, 2022.

I am writing a letter to communicate my support of Aaron and his family's application to build another home on his property on Pixton. He has been an upstanding neighbour in our area and has always put his money where his mouth is, as the saying goes. I admire him taking on this project and application a second time, through a pandemic and even after facing some very negative nilly's in the area that I cannot in good faith say have been upstanding neighbours.

Many years ago, when we purchased our acreages in the Byng/Pixton/Firburn area, it seemed as though over time, development and population growth on the Coast would be inevitable. This is definitely not a bad thing. The Sunshine Coast needs the population growth to support our small businesses as well as pay taxes the Regional District needs in order to operate at a good capacity. As we can understand, a solid way for middle class folks to provide a secure future for their children is in real estate and land. We have been very lucky up in that neighbourhood to obtain such sizable parcels at a relatively low cost in the early 2000's.

That being said, we bought into an unfinished road, probably never to be paved and large chunks of land, of which are in ways, unusable for one family, unless they have, say, horses or industry home business.

It would be strange in my opinion, for people who bought up here, so close to the highway and close to Gibsons and Roberts Creek centre to think that these parcels would never be subdivided nor density increased to house more families moving to the Sunshine Coast in a 15-20 year span. Of course lots of land and privacy is a wonderful thing - but less so these day unless much further out from the proximity to Roberts Creek and Gibsons.

I understand everyone has the right to their own opinions and lives and therefore the chance for public input in matters such as these. Our neighbourhood is very split in this matter and sadly it seems (I hope I am wrong) the ones who are against it are usually the ones who speak up. SO I would like to represent support in this application.

I know Aaron is well within his rights to apply for such a thing as well and am proud of him for pioneering against the odds. He has 2 growing daughters and family to plan for in the near and distant future.

Thank you for taking the time to read through this letter. The reason for expressing the above paragraph is not to rant or try to discredit, but to give an idea of the very different types of personalities living in the area and that some of the quieter voices who are not opposed be heard as well. I welcome new people and families into the neighbourhood to diversify and add to a growing Sunshine Coast especially in the midst of such an incredible housing crisis.

Thank you,
Jennifer Kesic

From: [Jennifer Jai Loria](#)
To: [Public Hearing Submissions](#)
Cc: [Yuli Siao](#)
Subject: Further thoughts in support of Mr. Morrissey on Pixton rd
Date: Monday, January 10, 2022 3:50:40 PM

External Message

Hello Yuli and all reading this.

I want to confirm Yuli has received my original email letter sent in support of the auxiliary dwelling on Aaron Morrissey's application, and that it is submitted for use regarding tomorrow's meeting. I can forward it this one also after I finish these additional comments as it is already in Yuli's email as well.

My property on Firburn Rd just underwent a process directed by scrd for the compliance of a tiny home on wheels to become the only allowable single family dwelling on my property at this time. I was happy to work with the scrd building department, they were most helpful and supportive.

The purpose of me attempting to live temporarily in a tiny home was to have low overhead while I worked hard to gain a building mortgage from the bank in order to build a bigger home for myself and my young daughter on my 5 acres. As you all know, the cost of building has significantly risen. After the compliance process and the rising cost of building and shortage of tradesmen, I am not in a position at this time to build a bigger home at this time and I have a suitable rental that I live in in lower Gibsons.

I chose to make the tiny home into a compliant single family dwelling. The finished product is just 400 square feet. It is now a rentable home and I am proud and happy to be able to offer a local in need of housing with a home to live in.

As my daughter grows and my grown step daughter also lives with me, a tiny home is not suitable for us. That's ok, hopefully my rental in Gibsons is stable for us.

In the future it would make so much sense and be a small footprint to be able to keep the tiny home as a single family rental dwelling to provide a much needed home for a local resident as well as apply to potentially build a small affordable home for myself as well, as finances may permit. This is a long term plan.

It would be a shame considering the rental housing crisis to have to deactivate the small cabin, as I call it now, in order to build a home for myself. It is understandable to not be permitted to build 2 large dwellings for many reasons I am sure will hear in letters that are against Aaron's application.

However, for me, on my 5 acres it make a lot of sense to be permitted down the road to potentially build a small 2 to bedroom home for my personal use and still be able to provide humble but sound housing for Sunshine Coast residents. My situation is very unique but I wanted to add my voice and additional comments as to why I support Aaron's 600 Sq ft auxiliary home. Right across the street from him on the South of Pixton, the same size properties do

have 2 dwellings without creating very much disturbance to the neighbourhood and matching the growing needs of the Sunshine Coast.

Please refer my other letter for more direct comments regarding my support of Aaron's application.

Thank you kindly,

Jennifer

Ps I know letters against supporting Aaron's application talk about setting a presedent. However, it is highly unlikely that any of us that own up there have the kind of riches or funds available or desire to build 2 giant homes. It just won't happen. People need to get more humble these days with their decisions and abilities to build dwellings. So it wouldn't make sense, nor be fair to deny Mr. Morrissey's application seeing as he is willing to adapt to the new size restrictions as would anyone that might do so in the future.

Thank you.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

Sat Jan 08 16:36:19 2022

Subject: auxiliary dwellings

From: "Michael Vance" < >

Date: Sat, 8 Jan 2022 16:36:03 -0800

To: publichearing@scrd.ca

Planning Department:

Why are auxiliary dwellings not permitted as a "permitted use" in residential zones?
Why go through costly and time consuming rezoning to permit increasing density in existing zones?

Mike Vance

From: [Zack Dockstader](#)
To: [Yuli Siao](#)
Subject: Aaron Morrissey Application
Date: Monday, January 10, 2022 2:41:20 PM

External Message

Hi Yuli, writing a quick email to give my support to Aaron Morrissey's application. I see no problems with allowing a small increase in housing density given the parcel size and housing shortage on the Sunshine Coast.

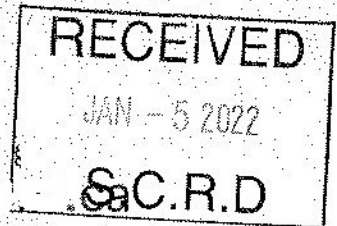
Zack Dockstader

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

OCPC

From: [redacted]
Subject: 2284 Pixton Rd. Application for an
Additional Dwelling
Date: Dec 21, 2021 at 13:46:20
To: [redacted]
Cc: [redacted]



To the SCRD Board and the Planning Dept.,

Please find the response from the Roberts Creek Official Planning Committee regarding **Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road)**.

Despite the reduction in floor area in the amended application, the increase in density on the property could be equal to or more than the original request if the building is more than a single story high. Nor has the amendment addressed the issue of the unknown number of existing dwellings already on the property.

Please confirm that this email and the attached document are now part of the official record for the January 11, 2022, Public Hearing for 2284 Pixton Rd.

Thank you,
RCOCPC Chair
Elaine Futterman

To Yuli Siao, Senior Planner

SCRD Planning Dept.

Re: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd)

The Roberts Creek Official Community Plan Committee (OCPC) discussed the SCRD referral of April 19, 2021, regarding SCRD Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) at its meeting on April 20, 2021.

The OCPC unanimously agreed that the applicant's request for an additional dwelling on this property be denied.

Points raised during the discussion include the following:

1. The original subdivision of the lot took place in or about 2009. The purpose of dividing the applicant's 10 acres of CR2 into two 5 acre parcels was to provide funds for the applicant to upgrade Pixton and Firburn Rds. to MoTI standards. At that time, a covenant with the SCRD was placed on the land to allow only 1 dwelling per parcel to keep overall density in the area the same as prior to subdivision.
2. The cost of building a 1400 sq. ft. dwelling will not result in an affordable rental, given average Roberts Creek income and the SCRD definition of affordable housing.
3. A bylaw officer is currently investigating whether or not two or more dwellings already exist on the property.
4. While this request for a second dwelling on a 5 acre parcel of CR2 is site specific, there is a serious concern that this application will set a precedent for rezoning and subdivision applications for other properties in the area. The SCRD will not be able to deny other residents the same opportunity that this applicant is applying for. Density could be increased dramatically in a short time.
5. The concluding remarks in the referral state that the second dwelling will not impact the "rural ambience of the area". This is a subjective viewpoint not supported by the neighbors.
6. It should be noted that the property was not zoned RU1 before it became CR2 as stated in the Staff Report. The land was originally in the Z zone which is RU4 land use. The CR2 zone came about when the logging company at the time sold the 10 acre parcels, historically established for war vets but unclaimed, for residential.

The points above outline the reasons why the OCPC does not support this application for an additional dwelling at 2284 Pixton Rd., Roberts Creek.

Sincerely,
RCOCPC

From:
To: [Planning Department](#); [Yuli Siao](#)
Cc:
Subject: 2284 Pixton Rd. Application for an Additional Dwelling
Date: Tuesday, December 21, 2021 1:46:30 PM

External Message

To the SCRD Board and the Planning Dept.,

Please find the response from the Roberts Creek Official Planning Committee regarding **Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road)**.

Despite the reduction in floor area in the amended application, the increase in density on the property could be equal to or more than the original request if the building is more than a single story high. Nor has the amendment addressed the issue of the unknown number of existing dwellings already on the property.

Please confirm that this email and the attached document are now part of the official record for the January 11, 2022, Public Hearing for 2284 Pixton Rd.

Thank you,

Elaine Futterman

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

To: SCRD BOARD OF DIRECTORS
Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt, Andreas Tize

January 5, 2022

Re: Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192 (2284 Pixton Road)

Dear Sirs,

I am writing to object strongly once again to Mr. Morrissey's application (or "reapplication") for an amendment to Bylaw 310 to allow him to build another dwelling on his property on Pixton Road. I say "another" because I believe there are already two dwellings and a separate garage on this 5 acre property.

Mr. Morrissey's application has changed from building a "house" to building an "auxilliary dwelling" which apparently would be more acceptable to the Board. This application has gone from "should a third dwelling be allowed on the premises in spite of zoning and neighbourhood objections" to "which of these two options should we allow". This is a completely different approach and hugely biased in favour of the applicant.

Furthermore, there is already an "auxilliary dwelling" on the property. How many of these dwellings are allowed?

Board will have been influenced by the inclusion in the agenda for the September 2 meeting of the staff report from the Planning department which, apart from being incorrect on several issues, fails to address the multiple concerns raised by the many objectors to the amendment.

There is already a separate suite in the main house, plus a building with rented suite above (\$1200/month). The legality of this second house is already under review by Bylaw Infraction Department and has incurred penalties.

An application for this amendment was made in 2019 and was withdrawn in view of overwhelming objections from homeowners in the area together with negative responses from the Advisory Planning Committee and the Official Community Plan Committee for the Roberts Creek Area.

There is a long history of problems during the development of this area which must influence any decisions regarding re-zoning.

The roads servicing our properties were in pitiful and dangerous condition. It was necessary to find a solution to upgrading the roads to MOTI standard in order for them to be maintained by MOTI.

Initially, SCRD proposed financing a huge upgrade in the area with homeowners repaying the loan over a period of years. It was not possible to get a majority agreement on this plan and Mr. Morrissey and his neighbour effectively killed this proposal (2008) which would have improved road access to all our properties. Together they applied and were granted approval to subdivide their 10 acre lots in order to finance upgrading the road directly in front of their two properties while ignoring any upgrades to the road above them. The original SCRD proposal would have allowed for the development and improvement of the entire Byng, Pixton and Firburn infrastructure.

After considerable financial outlay by homeowners on Firburn road to upgrade the road to MOTI specs, the subdivision of the 10 acre lots in DL 1621 was allowed with covenant restrictions (20 percent forest coverage) and the zonings changed to G zone and CR2 which, while allowing for subdivision of the 10 acre lots, maintained the current density of 1 house per 5 acres in order to comply with the Official Community Plan. The previous zoning allowed for 2 houses per 10 acres.

The ONLY reason we were allowed to subdivide these properties was because we agreed, promised and wrote in stone that the CR2 Zoning would be adhered to. There would be no question of adding extra dwellings and amending by-laws to increase density.

The covenant to maintain 20% forest coverage has apparently been ignored as there is hardly any forest coverage on this property and I have not seen any attempt at replanting. With three houses, two wells, two septic fields and maintaining the required setbacks and distances between all of them, together with the easement (the old forest road) which cuts through the middle of the property, and riparian issues at the East border, how can there also be room for a 20% forest preserve?

The fact that the application has been changed to auxilliary dwelling instead of house is unacceptable. A “smaller dwelling” still requires the same infrastructure (ie well, septic field, road)

I believe there are no advantages to anyone except the homeowner at 2284 Pixton to have this amendment approved.

However, there are many disadvantages to the majority of the homeowners in the neighbourhood who have done their due diligence and relied on zoning by-laws and Official Community Plans before purchasing their properties.

Amendments to the present by-law will result in:

- Increased demand on water supply – already stressed
- Loss of privacy and “quiet enjoyment of property”
- Decrease in value of properties (densification, loss of view)
- Complete disregard for the OCP recommendations for the area
- Increased use of the gravel road which already has problems with increasing traffic
- Setting a precedent for the 10+ surrounding acreages to apply for similar amendment creating an inevitable urban sprawl that the Roberts Creek community was adamantly against as reflected in the OCP

The argument that this would be “affordable” housing is simply not valid. The staff report states in several places that this is affordable housing for the property owner. What does this mean? It certainly will not meet the requirements for affordable housing for a renter.

I realize that the Coast has seen a huge surge in housing needs in the last year and this whole area will probably be targeted for development at some time in the future. Change is inevitable but it will necessitate a review of the OCP and a farseeing Development Plan put in place. A Plan that hopefully will discourage piecemeal zoning amendments which benefit individuals at the expense of the needs of the community as a whole.

Please let me know of any further developments in this matter.

Maureen Drake

From: "Lanny Matkin"
Date: Thu, 6 Jan 2022 10:16:27 -0800
To: publichearings@scrd.ca
Subject: 2284 Pixton rezoning application

In Regards

2284 Pixton rezoning application

-oppose the application

As the property values increase, pressure to rezone properties will increase, a successful rezoning application can change a property owners fortunes by hundreds of thousands or even millions of dollars in windfalls.

Such rezoning must always and should always be checked off against the Official Community Plan (OCP). The OCP is a tool that will allow property owners to know if a zoning change is allowed in advance. This is helpful for both developers and for the people who wish for status quo. The OCP enables property owners to have there plans inline with their objectives.

Variances to the OCP should by default, only be authorized if they are in keeping with the OCP and not contrary. Running contrary to the OCP gives the obvious problem of improper/unplanned and unwanted development.

Development should be carefully thought through and balanced against all the different interests. This is a difficult task and requires time and long conversation - *and as such rezoning against the OCP should never be allowed on a spontaneous basis!*

In the future, rezoning of this type being requested for 2284 Pixton RD should receive an automatic "NO" early on in the process. It is frustrating to have to continue to defend the OCP, when respecting the OCP should be automatic.

We would like to see from our area director clear communication as to their intentions to support or circumvent the OCP. Is the area director a supporter/ defender of the OCP? And can we depend on the area director to respect the community intentions. Clear communication from our director would allow the citizens to plan accordingly for the next election.

thx

Lanny Matkin

To: The Planning Department and The SCRD Board

RE: Zoning Amendment Bylaw 310.192, 2020 (2284 Pixton Road)

Date: January 5, 2022

As a resident of Roberts Creek for over ten years and a resident of the Sunshine Coast for over 40 years I vehemently oppose Mr. Morrissey's above referenced application to amend the zoning bylaw 310.192.

The Planning Department's consideration of any such amendments to the Roberts Creek Official Community Plan (OCP), or any existing OCP on the Sunshine Coast for that matter, is an affront to the expressed wishes and guidelines set out by the dedicated and concerned residents who have committed their time and expertise in long term strategic community planning.

Any consideration of these applications is a waste of precious time, money, and human resources that should be focusing on the most fundamental deficiencies we as a community contend with such as water shortages, road safety, waste management, environmental degradation contributing to global warming, and a lack of emergency preparedness in the event of an evacuation order and serves only to pander to the avaricious developers.

Allowing these applications to proceed is a violation of the rights of the taxpayers, the property owners and the residents who have intentionally located themselves in a rural area with less density. Fragmentary rezoning is unfair. It undermines the public's confidence in local government decision making. It presents a significant risk of setting a precedent for other property owners to apply for increasing the density on their lot likely resulting in rapid suburban sprawl in Upper Roberts Creek. This is short-term thinking, not strategic planning and will only add to the critical infrastructure crisis we are faced with on a daily basis and bring degradation to the quality of life we have become accustomed to.

I urge you to honour the OCP and reject this application.

Respectfully,



Alice Hanson

From: [Brett McGillivray](#)
To: [Board Chair](#); [Yuli Siao](#); [Andreas Tize](#)
Subject: 2284 Pixton Rd., Roberts Creek
Date: Monday, January 10, 2022 11:48:21 AM

External Message

To: Yuli Siao, Planning Department, SCRD
SCRD Board
Andreas Tize, Director Roberts Creek

I wish to register my objection for a second dwelling at 2284 Pixton Road, Roberts Creek.

As a former Regional Director for Roberts Creek for 14 years, where the development of the OCP was on my watch, I find this application to be contrary to maintaining the rural nature of Roberts Creek.

This initial 3.5 hectare property should not have been allowed to be subdivided into two 1.75ha lots, in my opinion. Furthermore, there are already more than the allowable two dwellings. The excess removal of trees on the property (now less than 20 percent) is also non-conforming.

A final concern is with the planning department that is well aware of these violations and appears to promote further violations.

Sincerely,

Brett McGillivray

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

Mon Jan 10 14:29:57 2022

From:

Date: Mon, 10 Jan 2022 14:29:51 -0800

CC: "Andreas Tize"

To: publichearings@scrd.ca

Subject: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd)

To the Sunshine Coast Regional District Board and Planning Department,

I am opposed to Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) for the following reasons:

1. Approximately 10 years ago the property owner was given permission to subdivide the original 10 acre parcel in half, creating two 5 acre parcels, with the caveat that only one dwelling be permitted on each 5 acre parcel. This agreement preserved the density of the neighborhood as each 10 acre parcel in that neighborhood is permitted two dwellings. This agreement was acceptable to the owner of 2284 Pixton Rd. as well as to the neighbors. The property owner of 2284 Pixton Rd. could then afford to pay his portion of road construction to his property upon sale of the new 5 acre parcel.
2. It is maintained by neighbors of 2284 Pixton Rd. that the property owner already has more than one dwelling on this 5 acre parcel. Despite a complaint to the Bylaw Dept. there has been no clarification forthcoming regarding whether this is true or not.
3. If the application for an additional dwelling on 2284 Pixton Rd. is approved then a precedent is established for all residents of this neighborhood to apply for additional dwellings. How many dwellings per parcel might be allowed is uncertain as there is no information regarding the number of dwellings now in place at 2284 Pixton Rd. The precedent could be extensive as other property owners throughout Roberts Creek see an opportunity to build more dwellings beyond the existing zoning guidelines.
4. The latest version of this application which decreases the footprint of the new dwelling has no impact on how many persons may live there, as there is no information in the application about height restrictions and the number of floors allowed.
5. Piecemeal development such as this "site specific" application for increasing density is not appropriate while Zoning Bylaw 310 is being reviewed.

Sincerely,
Elaine Futterman

From: [Carol Ann Glover](#)
To: [Board Chair](#); [Yuli Siao](#); [Andreas Tize](#)
Subject: 2284 PIXTON ROAD , Roberts Creek, BC
Date: Monday, January 10, 2022 11:45:25 AM

External Message

May I please have confirmation of receipt of my submission to the Board, Mr. Siao, and Andreas Tize.

To: SCRD Board
Yuli Siao, Planning Department, SCRD
Andreas Tize, Director, Roberts Creek, BC

I wish to register my objection for a “second” dwelling at 2284 Pixton Road, Roberts Creek as this does not conform to the Official Community Plan for Roberts Creek. A great deal of community input and thought went into the OCP, which was to preserve the rural character of Roberts Creek. Increasing the density up the hillside above the highway is the slippery slope of precedence for increased urban sprawl and a loss of the rural character that brought most of us to Roberts Creek.

This property was originally in the Z zone, 100ha minimum lot size. There are 3.5ha lots there now only because the land was subdivided for (but not claimed by) veterans returning from WWII. Logging companies were able to purchase this pre subdivided land and then sell it after they logged it.

The owner of this property (Morrissey) previously applied for and got rezoning to subdivide his 3.5ha lot into two 1.75ha lots, with the proviso there would be **one dwelling only** on each lot.

According to information brought forward at the Public Information meeting in 2019, this particular property already has 3 households....the main house in which the owners live, a 2 bedroom self-contained suite, and a coach house that is advertised for \$1200/month.

I further object to allowing this non-conforming land use at 2284 Pixton, which is already non-conforming, as the owner has not retained the 20 percent tree cover required.

I am concerned that the planner’s report is neither neutral nor objective

when there is no objection to allowing a “second” dwelling when there are already planning conformity bylaws that have not been enforced if this is a fourth dwelling, not a second one?

Furthermore, allowing a “second” non-conforming dwelling cannot be designated as affordable housing. Affordable housing occurs in incorporated communities only with the help of provincial and/or federal assistance and preferably donated land. Private, for-profit housing cannot be construed as affordable housing for low income individuals.

Taking environmental interests into consideration, the notion of continual residential sprawl should be curtailed and the OCP should be adhered to, where higher density is relegated to the core area between Marlene Rd. and Blackburn Rd. below the highway.

Sincerely,

Carolann Glover

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

To: The Planning Department and The SCRD Board

RE: Zoning Amendment Bylaw 310.192, 2020 (2284 Pixton Road)

Date: January 3, 2022

I live next door to the applicant. I oppose the Morrissey Application for a secondary dwelling for the following reasons:

Changing the wording on the application from “secondary dwelling” to “auxiliary building” doesn’t change the outcome. Mr. Morrissey is still applying to put another rental property on his land. The fact that it will start at 55 sq meters is also irrelevant. It is still increasing density, setting a dangerous precedent, and denying the rights of other property owners in the Upper Creek. And of course, with a bylaw 310 amendment whatever is put there now can be simply increased by a building permit application in the future.

1. RIGHT TO RELY ON ESTABLISHED ZONING

I have a right to expect that the current zoning of CR2 will be upheld unless and until there is a major overhaul of the OCP with the necessary public consultation. I bought my property after researching the zoning in this area and I specifically bought here because of the CR2 designation (one house per 5-acre lot). Piecemeal rezoning is unfair and undermines the public’s confidence in local government decision making.

2. RURAL RESIDENTIAL

I purchased this property because I wanted to live in an area with LESS DENSITY. I value the rural residential ambience and I paid considerable money for this. I have a right to expect that it will not be changed just because one individual wants to make more money off his residential property by turning it into a rental business. The SCRD has a responsibility to protect the rights of property owners and provide some certainty in that regard.

3. THE OCP SHOULD BE UPHELD

The OCP supports density and a clustering of services in the village core. There is nothing special about this application to warrant a significant departure from the OCP.

If there is to be a change in the density of Upper Roberts Creek, this should be the subject of a full scale OCP and bylaw 310 review with the required public consultation. The people of Roberts Creek deserve the opportunity to have their voice heard with regards how the Upper Creek is developed in the future. Piecemeal rezoning leads to chaotic, poorly developed communities that in turn put great pressure on the environment, infrastructure and services.

4. LACK OF INFRASTRUCTURE AND SERVICES

The Coast does not have the infrastructure or services to support increased density in the Upper Creek. We already have water shortages, inconsistent garbage collection, inadequate bylaw enforcement, a significant threat of wildfire in this zone, and poor roads. More houses will only make these issues worse.

5. THE ROAD

Recently there has been a lot of discussion about the Pixton and Byng Roads. MOTI can make whatever assertions it likes; however, Pixton and Byng Roads are poorly maintained. Future promises are not

the current reality. The recent flooding on Byng highlights how easily the roads can be eroded and washed out. It took hours of effort by people in the neighbourhood to avert a major flood. Increased density would mean more traffic on roads that are already in rough shape.

6. A DEAL IS A DEAL

In 2009, the SCRD and Mr. Morrissey negotiated a deal that created the CR2 zoning in this area. The deal allowed a ten-acre lot to be subdivided into two 5 acre lots but there was to be NO increase in density. That is, only one house per 5-acre lot. The SCRD should honour this agreement. I have attached the history on this matter.

7.DANGEROUS PRECEDENT

There is nothing unique about this application and if approved then every other property owner in the Upper Creek can argue for increasing the density on their lot. There is a significant risk that this will result in rapid suburban sprawl in the Upper Creek. If the people of Roberts Creek want to increase density in the Upper Creek, putting double or triple the number of expensive homes here, then this is a matter for a broad OCP and bylaw 310 review where the people have a collective opportunity to speak.

8. OVERWHELMING OPPOSITION

In addition to overwhelming NEIGHBOURHOOD opposition, there is substantial opposition to this application throughout Roberts Creek. Also, the APC and OCPC oppose it. People understand how dangerous this precedent would be. This should factor significantly into the SCRDs decision.

9. NOT AFFORDABLE HOUSING

This would never constitute affordable housing as detailed in the Sunshine Coast Housing Needs Assessment. Any reference that it might, undermines this comprehensive study.

10. PRE-EXISTING SECONDARY DWELLING

This property has been ignoring the bylaws and operating illegal rentals for years. The illegal suite is 750 square feet with its own hydro hook up. It has been on Craigslist. It is currently rented out. Recently a bylaw officer advised that 'penalties had been imposed'. The renter still resides there. There is also a fully self contained in law suite with a separate entrance.

The rest of us obey the rules, the applicant breaks them AND wants to renege on his CR2 agreement with the SCRD. He pays a small fee, makes a re zoning application, and waits, while the rest of us must mount a campaign to fight for what we thought we already had. Given that this application has involved multiple staff reports, hundreds of letters, and emails and two Public Hearings, one could easily argue that it was a huge waste of time and money.

For these reasons I OPPOSE this application.

Please confirm that you have received this, that it is made part of the public record, and that the Directors receive a copy.

Sincerely

Jane Braun

A Member of this neighbourhood provided the historical background that has been summarized below

History of Pixton and Firburn Road (2004 to 2021)

Weyerhaeuser sold the lots on upper and lower Firburn in 2003/4. SCRD allowed the sale to proceed without upgrade of the road access. These lots had been subdivided many years ago when development conditions were not in place. The road, which belongs to Moti, was a logging road that had not been maintained. Weyerhaeuser agreed to pay for the BC Hydro line up to top of Firburn.

To pay for the new road, the 10-acre lot owners were given the option in 2007/8 to take out a loan from SCRD with repayment being added to the property taxes over a 20-year period. This option was to cover upgrading the entire road from the highway up to the top of Firburn.

Maureen Drake (resident of Firburn) agreed to canvas the owners of lots in "Corridor #3" (Byng, Pixton and Firburn)

to get their agreement to the SCRD option. Lots 6, 7, 10, 11, 15 and 16 were in favour. Lots 8 and 9 were absentee owners and Lot 12 was not interested.

Lots 4 and 5 (the only two lots on Pixton Road affected by the proposal) were not in favour. Accordingly, and unfortunately, lacking the number of votes to go ahead with the SCRD proposal, the offer was withdrawn.

Mr. Morrissey and the owner of Lot 5 came up with an alternate scheme of applying for a rezoning to allow subdivision of their 10-acre properties, the subsequent sale of a 5-acre piece would more than cover the cost of upgrading Pixton Road. (Only Pixton Road) At that time, none of the other 10 acre lots were interested in subdivision. However, as the road further deteriorated, we were under pressure to agree to the Morrissey Plan as MOTI representative advised that if owners did not join the subdivision application, they might subsequently be required to pave the road all the way from the highway, up Byng Rd., along Pixton Rd. and to the top of Firburn Rd.

The Plan was sent to SCRD. The plan stated that 20% of the land be covenanted and kept as natural forest, but that if such forest and ground cover did not exist, the owner was obliged to replant in the covenanted area. Mr. Morrissey also

maintained that there would be no increase in density because the 10-acre lot was zoned for 2 houses and the 5-acre lot would only be allowed 1 house. This was an important selling point for his proposal. This is how this area came to have the CR2 zoning designation.

The rezoning application was successful and Lots 4 and 5 went ahead with upgrading Pixton Road.

Near the end of the process of creating Byng Rd., the owner of Lot 5 and Mr. Morrissey were advised that the road had to be widened – a substantial extra amount of financing required. In addition, the owner of lot 5 had to re-survey a rear portion of his property and give it to Moti to ensure that that portion of the road was wide enough to meet Moti specifications.

There were many further meetings with, and letters to the MLA, the district director for Roberts Creek, and the B.C. Ombudsman. In December of 2013, a meeting was held with Moti rep., the district director for Roberts Creek and most of the homeowners. Moti stated that if the owners came up with some of the financing, they agreed to help financially and/or with material they have, then approve and maintain that portion of the road.

An email from MOTI states: “As any new roads constructed within the existing highway allowances will ultimately be maintained by the Ministry” They make recommendations with respect to the technical details design criteria, road surfacing, drainage, etc.

Moti did not come up with much help, financially or otherwise. They issued a permit with the requirements for building the remaining and larger portion of Firburn Road to the specifications set out by the Ministry and left the rest up to the homeowners. The owners employed the same road builder that was contracted for Pixton Road which had been approved by Moti.

In 2015 Firburn Road was completed to Moti specifications and a PLA for subdivision of our properties was granted by Moti. The lots were subdivided and given a CR2 zoning designation which required a 20% land covenant for a natural forest and one single dwelling per 5-acre lot.

To: The Planning Department, The Board, Andreas Tize

January 2, 2022

Re: Public Hearing for Zoning Amendment Bylaw 310.192

Subject Property: 2284 Pixton Road

Response from Rolf Braun

As a next-door neighbor to the property, I oppose this application for the following reasons:

I am a neighbor to 2284 Pixton Road, and I am very opposed to this application, to build an additional auxiliary dwelling on this property, for the following reasons:

1. 2284 Pixton Road already has two dwellings. The secondary dwelling (Auxiliary dwelling) is complete with kitchen, bathroom, living area and washer and dryer. The cottage has its own hydro meter but relies on the Morrissey primary residences' well and septic system. Although Morrissey maintained that the auxiliary dwelling was a simple studio in the 2019 public information session, he advertised this secondary residence on Craigslist, almost immediately, after withdrawing his original 2019 request for a bylaw amendment. It is currently occupied and has been occupied by at least two tenants since the 2019 public information session. SCRD Bylaw officer Martin Vath stated to me in an email :*" No need to send further information, we have been dealing with the owners and penalties have been imposed. Beyond that, I am unable to comment further due to confidentiality issues, however we are aware the tenant remains in the unit during the re-zoning application process."* It is unreasonable that the SCRD would grant a third dwelling on this CR2 zoned property as this would further compromise the water, sewage, and road infrastructure in the area. Morrissey also has an in-law suite on the lower floor of the main dwelling which is currently occupied by his mother-in-law but could be used as a rental suite in the future. Morrissey does not pay extra residential tax for the extra services that this rental uses.
2. I purchased our home at Pixton Road after reviewing all the applicable bylaws and OCP in this area. I was comfortable that I was purchasing a property that was zoned CR2 and had a stated density of one home per lot. The area had a country feel and a density that I was hoping to find. It just does not seem fair that I cannot rely on the established zoning when making a major financial decision on my retirement home. I am dead set against increasing the density in the area as it will substantially change my enjoyment of our property. Not only will my views be very negatively impacted, but the proposed dwelling will add more noise and traffic and decrease the country feel that I searched to find.

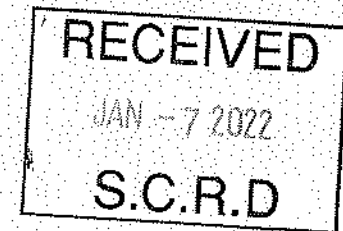
3. The SCRD conclusion in the Staff Report to Planning and Community Development (May20, 2021), states that the proposal does not appear to have a negative impact on infrastructure, transportation, environment, or rural ambience. This conclusion is inaccurate. Additional density, regardless of the square footage of the dwelling, will have a damaging effect on the neighborhood. The second well on the Morrissey property will place additional stress on the water availability for all in the area. Neighbors have already drilled a deeper well as their water supply has been compromised by the development in the area. Additionally, the SCRD staff report states that the additional dwelling will not have a negative impact on the rural ambience of the area. This is again erroneous and poorly researched, as additional traffic, more noise, more dust from the road, more light pollution at night and the change in view will definitely have a negative impact on the rural ambience of the area.
4. The SCRD staff report notes that the proposed secondary dwelling is not considered purpose built affordable housing. The addition of a secondary dwelling is simply an attempt by Morrissey to increase the value of his land at the expense to the homeowners in the area. If Morrissey wants to become a developer, he should purchase property in area zoned for such.
5. Several of the CR2 lots in the area are being built out at present and they alone will add density and stress upon the roads, and water supply. Both the APC and the OCPC, have discussed in detail the proposed amendment and have both recommended that the amendment be denied. The SCRD should not grant Morrissey this amendment, as the neighborhood and the general community are vehemently opposed to it.

I am adamantly opposed to having this application proceed.

Please confirm to me in writing that you have received my response and that it will become part or the Public Record for the Morrissey Application.

Rolf Braun

WITHOUT PREJUDICE



To: The Planning Department and The SCRD Board
RE: Zoning Amendment Bylaw 310.192, 2020 (2284 Pixton Road)
Date: January 5, 2022

I AM COMPLETELY AGAINST THE BYLAW AMENDMENT CONCERNING 2284 PIXTON ROAD.

Knowing that many people may just want to get to the facts, I've created an Executive Summary first. For more detail on each point you're invited to read the Detail Section below.

EXECUTIVE SUMMARY

1. When the SCRD allowed the 10 acres property to be split into 2 - 5 acre properties it was strongly enforced that there would be no density increase and each applicant had to agree to this. This application overrides all agreements with, and concerns of, the SCRD.
See A1. below for further detail.
2. The original application was withdrawn by the applicant. Therefore, it should have had to be restarted from the beginning over a year later.
3. The original application made it to the PCDC Meeting 1. The PCDC had a concern for SCRD Staff to check into before proceeding but this was never handled by Staff as the application was withdrawn. But in point 2 the Planning Department says it wasn't withdrawn. So why weren't Staff answers addressed.
See A2. below for further detail.
4. The Planning Department reports have consistently been inaccurate with totals, concerns, statements, etc. Although I, and others, have addressed these inaccuracies they still are presented either identically, or massaged, in new reports.
5. This IS NOT affordable housing. I have proven this with presentations and email attachments to a detailed spreadsheet USING SCRD DATA.
6. When the Planning Department was made aware that it was not affordable housing, the report created the new definition 'housing affordability for the owner' and then changed it to 'housing affordability for the property'. That means absolutely nothing as it still costs hundreds of thousands to build and therefore, is still NOT affordable housing for a renter. But the report was still leaves that massaged nugget in there so it sure sounds good.
7. This is NOT in an area for good transportation. It is approximately 1 km up a gravel road hill from the highway to the site. The bus at the bottom of Byng Rd. is intermittent as it shares a route that goes into Roberts Creek from the cemetery so buses are not frequent.
8. There is a runoff stream on the right (East?) side of the property that should be of concern for buildings with a riparian rights area.
See A3. below for further detail.
9. There is an existing right-of-way crossing the property that affects if / where a building could be built.
See A4. below for further detail.
10. The SCRD requirement for 2 acres (20%) be left on the property has not been maintained by the applicant.
See A5. below for further detail.
11. The Planning Department justifies this application as reasonable as properties across the road are a different zoning. So they're actually saying that what happens across the road from your property means you are justified in altering the Bylaw with an amendment.
See A6. below for detail.
12. The building being proposed on the front of the lot will have a negative impact on spatial separation, rural ambience, view and privacy in the surrounding areas.
See A7. below for further detail.

13. There is a suite in the main house basement. There is an illegal suite over the garage. This application creates a 4th dwelling, not 2nd.

See A8. below for further detail.

14. The Senior Planner at the Planning Department chose not to allow each legal resident's vote to count in his reports. See A9. below for further detail.

15. The Planning Department brought up the idea of an alternative dwelling at a later meeting. (ie: choose door #1 or door #2). This was resoundly objected to at the meeting as it was 'sprung upon' participants. See A10. below for further detail.

16. The Planning Department's last report presented ONLY door #2 - an 'auxiliary dwelling unit'. However, when the exception for the height of the building is altered to 7 meters (against maximum height allowed in Bylaw 310), and NO FLOOR AREA is specified (with the Planning Department knowing that the maximum floor area is potentially being altered soon), it appears that the 'auxiliary dwelling unit' will turn out to be close to the same house proposed. See A11. below for further clarification.

17. The vast majority of SCRD residents sending in a response have consistently been against this application.

18. The OCPC (Roberts Creek Official Plan Committee) has consistently been against this application.

19. The APC (Advisory Planning Committee) has consistently been against this application.

Russ Proudman

DETAIL EXPLANATIONS

- A1. The property was originally 10 acres in size. SCRD Planning was adamant that if the property was to be split into two properties that there would be a 2 acres protected tree area, and absolutely NO INCREASE IN DENSITY. At the time I asked why this was so and was advised that allowing 2 houses on each newly created 5 acre property would be way too high a density for the area due to water used in wells, increase in septic systems required and a road system that would be used much more. I was advised that if anyone wanted to apply for rezoning one or more properties, it could be applied for but again for the reasons just mentioned, highly unlikely that it would be approved.
- A2. There was an original application that was withdrawn by the applicant due to feelings expressed by the immediate neighbourhood at the public information meeting and the requirement of 2 items to first be checked into, arising from the 1st PCDC meeting. Over a year later, the Planning Department said it could be continued, even though it was withdrawn, and just right to a 2nd PCDC meeting due to Covid concerns, so the issues of the PCDC from the 1st meeting were ignored.
- A3. There is a runoff stream that flows on the right hand side (East?) of the property. This stream would obviously be of concern for building a structure too close. However, even though the Senior Planner creates reports showing an approximate location of the proposed structure, when I expressed concern for being too close to the stream due to riparian rights, he informed me that that's not for Planning to be concerned about. If anyone would be concerned, it would be the Building Department, but that's too late as the amendment could have already been approved.
- A4. To the best of my knowledge, there still exists a right-of-way across the property giving access to at least one property above it. This right-of-way was never approved to be removed from at least one of these properties, so again, the proposed structure may come too close to it but the Planning Department didn't consider that.
- A5. The original split approved by the SCRD created a requirement that 2 acres of trees be left for an environmental area. If trees were removed due to emergency or windfall then new trees had to be planted. In the Planning Department's own reports showing the proposed building, it's obvious that there is nowhere near 2 acres of trees on the property. So why is the Planning Department considering further development when the applicant hasn't kept up with the initial requirement.
- A6. Zoning Scope Creep. Early in the application process, the Senior Planner stated that the idea of allowing this Bylaw Amendment should be considered as the properties across the road were a different zoning and therefore why not start allowing properties further up the hill to do the same. However the applicant did not apply for a new Zoning to allow this. He wants an amendment to the existing Zoning (CR-2) instead of applying for a new Zoning (CR-1). So to consider a property (property B) to have an amendment to Bylaw 310 allowing it to be like property A even though they are across the road from each other and the SCRD, OCPC, APC, SCRD residents, etc. originally wanted the zoning to be the way it is for a reason seems ludicrous. If I'm living in a quiet neighbourhood across the road from a Wal-Mart then allowing my neighbour's property to be altered with an amendment (not a zoning change) to the same as Wal-Mart's parking lot so customers can park on his lot in a residential neighbourhood would be wrong. And that's what the Planning Department said was something to consider in the case of this property (having a Bylaw amendment to alter the zoning for one property because it's across the road). Huh?
- A7. The application calls for a 7 meter height (21+ feet) building. If you stand on Pixton Road and look up where the proposed house would be built, the ground is probably a guesstimate of 12 feet up. So on Pixton Road you'll see a house towards the front of the lot that is 33+ feet looming over the road impacting the rural ambience, towering over houses across the street impacting their privacy, and blocking existing views for neighbours. However the Senior Planner's report states: It does not appear to have a negative impact on spatial separation, rural ambience, view or privacy in the surrounding areas.
- A8. There is an illegal suite above the garage and a suite in the basement of the main house. There have been numerous complaints to the Bylaw Department about the illegal suite but once again, the Senior Planner at the Planning Department says that's not for the Planning Department to consider.
I STRONGLY DISAGREE WITH THIS.
How can the Planning Department support an application for a 2nd dwelling when the very reason they originally created a NEW zoning was that the 10 acre property could be split into 2 - 5 acres lots BUT WITH NO INCREASE IN DENSITY. A suite in the basement of the house and an illegal suite over the garage has in fact increased density THREE-FOLD. Now the Planning Department wants to take all their concerns back and allow a fourth unit on the property increasing density FOUR-FOLD?

A9. The Senior Planner's report (PCDC, 09/02/2021), had many, many people who wrote in objecting to this amendment via mail, email, or hand delivered. However the Senior Planner's report showed that the number of 'properties' who were against the amendment compared to those for the amendment were not that many more.
WHAT?

The report stated that there were: 3 properties that expressed support and 5 properties that expressed objection. Oh yah, and '2 residents' (not properties now being used) outside of the neighborhood were also against.

On questioning the Senior Planner at the meeting, he advised that he was now only counting 'households', not residents. Additionally, he noted but didn't add up the total calculation of negative residents not in the 'immediate area'? When asked what this means he could not offer a legal definition of what that meant. Immediate area means 1 block? 1/2 mile? What? This has not been used for other recent potential amendments (ie. Harmon Road as an example) so in my opinion, I believe the Senior Planner overstepped his authority to not allow ALL OBJECTIONS FROM ALL RESIDENTS WHO PRESENTED THEIR OBJECTION IN A LEGAL MANNER NO MATTER WHO THEY ARE OR WHERE THEY LIVE. In any vote (Directors, Premiers, Prime Ministers, votes for pools, etc.) EVERY LEGAL PERSON'S VOTE IS COUNTED. But not according to the Senior Planner. This was obviously a much higher negative number that somehow escaped being totaled on the Planning Department's report.

A10. At a PCDC meeting, the Planning Department offered an alternative option for the house. When questioned about this at the meeting the Senior Planner advised that he could do this if it didn't increase density? How is this democratic? The applicant applies for one thing but then at the last minute there's another option that sounds so much better if taken, without anyone present knowing detail on what's being presented or information they can take away and consider, etc. Again, this seems completely undemocratic.

A11. As of this date, January 2022, the Planning Department now has done away with 2 options and simply presents only the original 2nd option. The Senior Planner's report was only promoting the 'auxiliary dwelling unit' option. So it sounds so much better!

However, as soon as I read the report, I questioned 2 things that stood out:

1. an 'auxiliary building' has a height limit of 4.5 meters (Bylaw 310). Why then is the height limit proposed: 7 meters? What a coincidence that that is the height of the original house being proposed.
2. when it was a house being proposed, it specifically noted that it had a floor area of 130 square meters while an auxiliary dwelling unit has a floor area of 55 square meters.
 - a. I noted that the new application DID NOT specify the floor area for the 'auxiliary dwelling unit' but the old application specified the 130 square meters.

PLEASE NOTE THIS. THE ORIGINAL APPLICATION SPECIFIED A HOUSE WITH A FLOOR AREA OF 130 SQM BUT THE NEW APPLICATION DOES NOT SPECIFY THE FLOOR AREA AT ALL.

So I wondered if there was a change being considered for 'auxiliary dwelling units' floor area. And I found out that's true.

So the gist of this, is that the Planning Department has specifically altered the application from a house, 7 meters in height, floor area 130 square meters to an application for an auxiliary dwelling unit that will be 7 meters in height and a non-specified floor area as WHEN that changes, the existing application would simply allow the larger building size AS THEY DIDN'T SPECIFY A FLOOR AREA in the Amendment. Additionally, I have heard from Director inquiries that the proposed new floor area size is expected to be 100 square meters or more.

So does this sound like the Planning Department is presenting all sides of the facts to the concerned public knowing that definitions can change and therefore will be fathered in?

It might be an 'auxiliary dwelling unit' but it's pretty obvious it's a 2nd house in actuality, yet the Senior Planner's report makes it sound so much better with the applicant taking into consideration the public view. Sure he does.

RECEIVED
JAN - 5 2022
S.C.R.D

To: The Planning Department and The S.C.R.D Board
Cc: Andrew Tice
Re: Application for Secondary Dwelling (2284 Pixon)
Bylaw Amendment No. 210/197, 2020

I support the application for the following reasons:

The site is located in a residential area. The proposed dwelling is a secondary dwelling, which is a type of dwelling that is used for a purpose other than the primary purpose of the dwelling. The proposed dwelling is a small, single-story dwelling that is located on a lot that is zoned for residential use. The proposed dwelling is a small, single-story dwelling that is located on a lot that is zoned for residential use.

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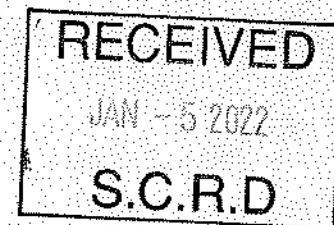
Robert Edwards

December 7, 2021

Bruce Edwards

Dec 7th, 2021

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
Re: Application for Secondary Dwelling (2284 Pixton)



Bylaw Amendment No. 310.192, 2020

I oppose the application for the following reasons:

ZONING/DENSITY

This area is zoned CR2, one house per 5-acre lot. **Piecemeal rezoning is unfair** and serves to benefit one individual to the detriment of everyone else in the area. People in Upper Roberts Creek value the rural lifestyle and paid considerable amounts of money for their properties. They have a right to expect that this will not change just because of one individual property owner. There is a significant risk that, should this application be approved, it would lead to rapid suburban sprawl throughout all areas of Upper Roberts Creek.

INFRASTRUCTURE AND SERVICES

Roberts Creek does not have the infrastructure and services to support its current population. We have **water shortages, inconsistent garbage collection, limited bylaw enforcement, and limited fire protection services**. Approving this application will only make things worse.

THE ROBERTS CREEK OFFICIAL COMMUNITY PLAN

The OCP encourages density in the village core and supports more space between houses in the Upper Creek. People living in the Upper Creek have a right to expect that this vision will be respected, unless and until there is a review of the entire Official Community Plan with public consultation. The people of Roberts Creek have a right to rely on the vision and goals of their OCP. **Upholding the OCP, honours what the people of Roberts Creek value.**

TRAFFIC AND THE ROADS

Increased traffic along Byng to the Highway will make this intersection even more dangerous. The gravel roads in this area are not consistently maintained by the Ministry of Transport. They are in rough shape and an increase in traffic will make them worse.

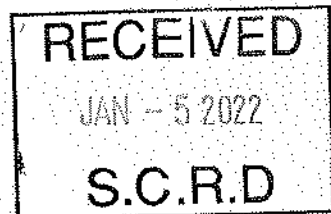
Name/Date: *Nov 20, 2021*

Chris Hill

Email / Street Address:

11111 11111 / 11111

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
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Name/Date:

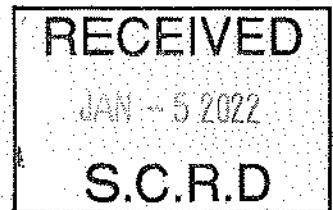
Nov 20, 2021
Bernie Ramm B. Ramm

Email / Street Address:

1111 S. C. J. Rd. / 1111 S. C. J. Rd.

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
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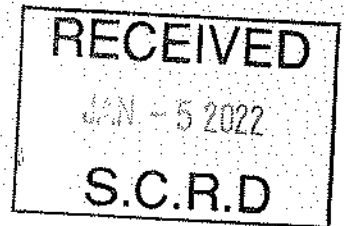
Name/Date: Nov 20, 2021

CAROLINE ANDREASSI

Email / Street Address:

caroline.andressi@scrd.ca / 2284 Pixton Dr

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
Re: Application for Secondary Dwelling (2284 Pixton)
Bylaw Amendment No. 310.192, 2020



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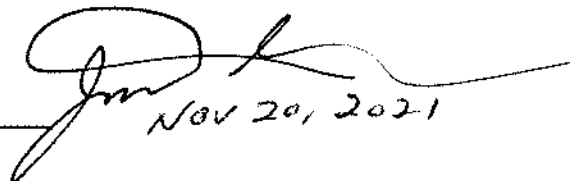
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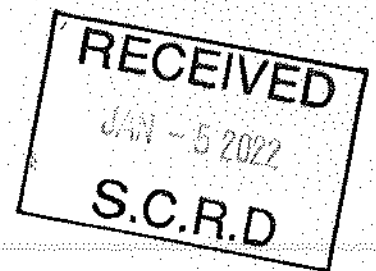
JOHN DEVLIN


NOV 20, 2021

Email / Street Address:

ROBERTS CREEK

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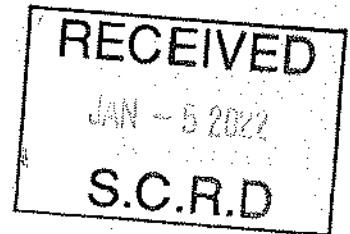
Alicia Hanson Nov 20, 2021

Email / Street Address:

[Signature]

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Email / Street Address:

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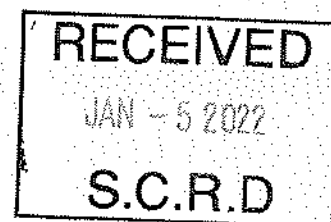
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Name/Date:

CHRIS BUTTSON 11/20/21

Email / Street Address:

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
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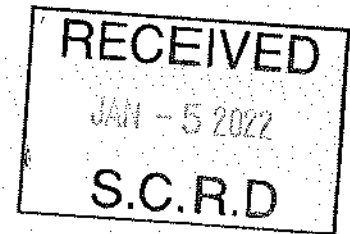
Name/Date:

Courie Stenes Nov 20/21

Email / Street Address:

11111 11111 11111 11111

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
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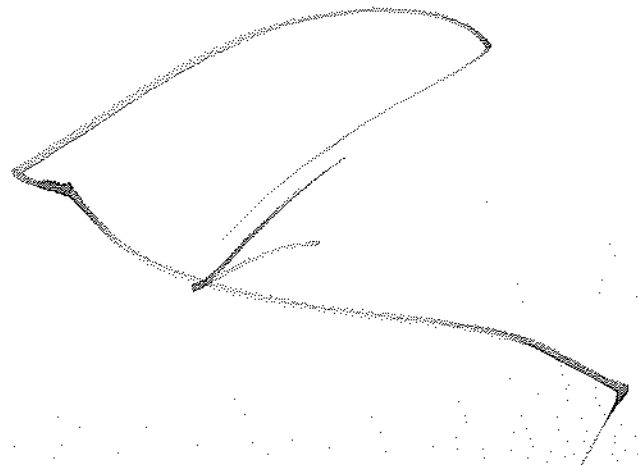
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Name/Date: 12/01/21

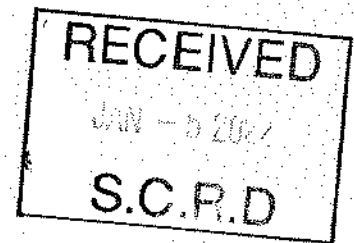
CAMBRIA LOGAN

Email / Street Address:

[Redacted]
[Redacted]



To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
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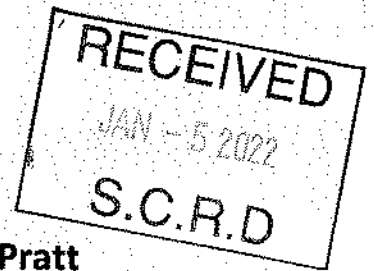
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Name/Date: 12/01/21

Will Logan

Email / Street Address:

Will Logan
will.logan@scrd.ca



To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
Re: Morrissey Application for Secondary Dwelling 2284 Pixton

I oppose the application for the following reasons:

DENSITY

I do not want more buildings and people in this rural area. I came here to get away from suburban sprawl. Stop trying to increase the density of Upper Roberts Creek.

INFRASTRUCTURE AND SERVICES

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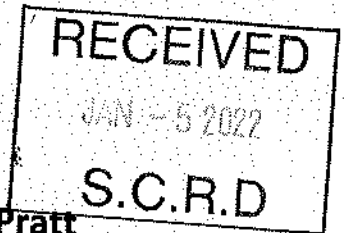
I do not want more road traffic. The roads are already in rough shape.

Name/Date

Victoria Wellwood

Email / Street Address

Victoria Wellwood
2284 Pixton



To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
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TRAFFIC

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Name/Date

KEVIN TEITGE Oct. 6, 2021

Email / Street Address

1111 1111 1111
1111 1111 1111

RECEIVED
JAN - 5 2022
S.C.R.D.
Pratt

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Name/Date Oct. 6, 2021

Jordan Teitze Amber Teitze

Email / Street Address

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Batt
Re: Application for Secondary Dwelling (2284 Pixton)
Bylaw Amendment No. 310.192, 2020

RECEIVED

JAN - 5 2022

B.C.R.D

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Name/Date

George Cheny

Oct 7 2021

Email / Street Address

11111 Byng Ave

RECEIVED

JAN - 5 2022

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Name/Date

Heidi Berdahl Oct 7/21

Email / Street Address

11111 11111 11111

RECEIVED

JAN - 5 2022

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Name/Date

Pegona Bendahl Oct. 7/21

Email / Street Address

m. a. a.
1, 0



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Name/Date

Rachel Carroll

Nov 26/2021

Email/Address

RECEIVED

JAN - 5 2022

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Name/Date

Lorne Carroll

NOV 26 / 2021

Email/Address



Roberts Creek, BC

RECEIVED

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Email/Address

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The OCP encourages density in the village core and supports more space between houses in the Upper Creek. People living in the Upper Creek have a right to expect that this vision will be respected, unless and until there is a review of the entire Official Community Plan with public consultation. The people of Roberts Creek have a right to rely on the vision and goals of their OCP. **Upholding the OCP, honours what the people of Roberts Creek value.**

TRAFFIC AND THE ROADS

Increased traffic along Byng to the Highway will make this intersection even more dangerous. The gravel roads in this area are not consistently maintained by the Ministry of Transport. **They are in rough shape and an increase in traffic will make them worse.**

Name/Date

James Folio / December 8 2021

Email/Address

James.Folio@scrd.ca / 2284 Pixton

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
Re: Morrissey Application for Secondary Dwelling 2284 Pixton

I oppose the application for the following reasons:

DENSITY

I do not want more buildings and people in this rural area. I came here to get away from suburban sprawl. Stop trying to increase the density of Upper Roberts Creek.

INFRASTRUCTURE AND SERVICES

Roberts Creek does not have the infrastructure and services to support its current population. We have water shortages, inconsistent garbage collection, inadequate bylaw enforcement, and limited fire protection services. Allowing secondary dwellings will only make things worse.

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TRAFFIC

I do not want more road traffic. The roads are already in rough shape.

Name/Date

CHRIS LANGLEY / OCT. 7/2021

Email / Street Address

11111111111111111111 R.C.

January 1/2022.

SCRD Zoning Amendment Bylaw 310.192 Re: 2284 Pixton Road



Observations and Comments to the SCRD Planning Directors

from

Chris and Hilary Langley and Nigel Langley, .

Once again, I am required to sit down and write a letter of opposition to a proposed amendment to Bylaw 310, because of the persistence of a neighbor who believes that his personal financial gain should trump the opposition of nearly all his neighbors to changes to their neighborhood. Also, once again I am required to do this because the Board seems to be, not only willing to entertain an amendment that goes against the OCP and goes against an agreement that the applicant agreed to years before to obtain subdivision, but it seems that the Board is more than willing to grant approval. Why?

The following are some points for why not:

Section 17.15 of the OCP reserves 20% of the land to be forested land. At present the subject parcel may have that 20% designation, however, it is not, at present, all forested. This lack of compliance with the 20% forestry cover does not seem to be an issue regarding the present amendment application. Shall the board disregard it? If so, shall I and all the neighbors just disregard it too, and start logging.

The CR2 zoning in our area, limits the number of houses to ONE per parcel. This was done to *"maintain a generally consistent spatial density"* Mr. Morrissey's lot size has not increased, the spatial density has not decreased, those realities have not changed. Why should the Board ignore this current reality, simply because one owner decides he wants to increase his financial gain? If you grant an exception to CR2 zoning now, it will open the floodgates for every owner and developer.

Section 17.15 was adopted into the OCP in 2012 to provide guidance for transitioning of large former forestry parcels, to smaller residential parcels,

where road infrastructure (read gravel) and municipal services were limited, and development density needed to be kept low.

This has not changed, except for garbage pick up. There has not been an improvement in municipal services other than the periodic grading on Byng and Pixton roads by Capilano Highways on a multiple complaint basis. Snow removal is non-existent.

In the Staff Report to Roberts Creek Advisory Planning Commission and the Roberts Creek Official Community Plan Committee, dated April 19/2021, paragraph 3 states *"Therefore there is a need to revisit these policies and other development policies in the OCP to see if they are still suitable for the current conditions"*.

This is one of the protocols of urban planning. The research, educated assessment and use of other jurisdiction's historical development data, are parts of community planning that can result in a comprehensive community plan that can be followed and periodically assessed and/or corrected to maintain a development path. In other words, a PLAN. Case by case zoning amendments are not a plan and are not a substitute for not having a PLAN. They are excuses for not having a PLAN. What is the point of having a OCP Plan if the board simply allows case by case zoning applications to proceed to *"facilitate small incremental changes"*? That is not following the plan. There is no point of having a plan if the board does not have the courage to say no to some applicants who are unwilling to follow the plan. It is the thin edge of the wedge because, if it is allowed just once, it will be used as a precedent for all other case-by-case applications. No plan = case-by-case applications.

Paragraph 3 of the Staff Report goes on to state that *"the proposed second dwelling may provide an affordable housing option"*. The November statistic from a real estate salesman writing in a recent Coast Reporter, stated that the average sales price for a detached home on the Sunshine Coast in November of 2021 was \$1,062,000. Enough said? There is no way Mr. Morrissey would rent this proposed new home for an affordable monthly rent. No single detached home on the coast is affordable. Sad, but true.

Mr. Morrissey has a fully developed basement suite in the primary residence, now occupied by his mother-in-law, the main floor of the primary residence is

occupied by himself, and a second suite above a garage which he terms as a 'studio', but is a rental unit, that I and many others have seen advertised for rent. This proposed second home will be the fourth family unit on the property. Bylaw enforcement at the SCRD says that this may, or may not, be the case. That statement suggests that all the surrounding neighbors are either blind or stupid. It IS A RENTED UNIT. Profiteering, not affordable housing.

Paragraph 5 of the Staff Report states that simply because this subject parcel is in a CR2 zone, and adjacent to a RU1 parcels, which do allow 2 homes per 5 acres, *"this gives rise to the consideration of an exception to this limitation on a case-by-case basis, as sought by the applicant, to align dwelling density with R1 Zone."*

Why? Why does the simple proximity of one parcel to another, predicate the need to align the density of both? This is not community planning, this not following a plan and I am sure it is not part of the OCP concept. It is the permitting of densification by owners and developers, not planners, by simple proximity. Once again, this is not planning. It is haphazard densification without any long-term plans or goals, for the benefit of owners and developers.

Under "Preliminary Public Consultation", The opening paragraph states that after receiving a ten-to-one opposition ratio, the board can address (read refute) all the opposition complaints, on a point-by-point basis.

That statement indicates that it appears that the decision has already been made. Why is it that, the summary of the key points brought up by opposing residents, is then followed by rebuttals of those points, if the acceptance of this application is not already a done deal. I will not go into all these points here, but I will in the future, and publicly, if the board decides that this zoning application should go ahead to another reading.

In closing:

It is my assertion that the planning board of any community has two specific mandates. The first, is the ethical expansion planning along long known urban planning principles, expected future growth, limitations of topography, limitations of roads and highways and the ability of the jurisdiction to provide the expected services that the new expansion will expect and need.

The second mandate is that the planning board should be responsive to the residents that it serves. This requires that the needs of the residents, as a whole and not individuals, be heard and acted upon. Although developers are required by all of us to build our communities, they should not be the planners. They have financial goals as their guiding principle. Nor should real estate brokers be planners, as they have a vested interest in community density, which translates to more sales and more income. At present, I feel the board is listening to and guided by people who are not following this second mandate.

I will warn the Board that the residents of this area are pissed that the present board is so willing to acquiesce to one homeowner who will forever change the quality of their neighborhood and create many future headaches for the board. Moreover, they are pissed that the board is not even willing to follow its own OCP and in fact seems to find reasons to refute its own OCP. We are willing to go public and we are organized, with resources. FOLLOW THE OCP!

January 1/2022

RECEIVED

JAN - 5 2022

S.C.R.D

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
Re: Morrissey Application for Secondary Dwelling 2284 Pixton

I oppose the application for the following reasons:

DENSITY

I do not want more buildings and people in this rural area. I came here to get away from suburban sprawl. Stop trying to increase the density of Upper Roberts Creek.

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TRAFFIC

I do not want more road traffic. The roads are already in rough shape.

Name/Date

Nigel Langley Nov 7th/2021

Email / Street Address

[Signature]

TO THE SCRD BOARD RE: ZONING AMENDMENT BYLAW 310.192

JANUARY 1/2022

RECEIVED

JAN - 5 2022

S.C.R.D

I am writing this letter in strong opposition to the application of Aaron Morrissey to make an amendment to zoning Bylaw #310.192 for his property at 2284 Pixton Road, Roberts Creek.

My name is Nigel Langley, and I am now a co-owner of 1101 Firburn Road, with my parents Chris and Hilary Langley.

I would like to thank you for going about the due process and we are glad to be given the ability to state our objections "again" on this application for Aaron Morrissey to ask for permission for a second dwelling.

Due to the increasing growth in one of the fastest growing areas in Canada "The Fraser Valley" my parents decided they would like to move away from the urban sprawl and plan their retirement owning and developing raw land. They decided to buy land here on the Sunshine Coast and in 2009 we broke ground in making that dream a reality.

The reason my parents originally chose to buy a 10-acre parcel in partnership with my sister and brother-in-law was for the surrounding space and privacy of owning land and moving "away" from densely populated living. This is incredibly important to all of us.

The changes of zoning in our area started with Mike Kidd and Arron Morrissey's request for their 10 acre lots to be subdivided down to 5 acre lots.

The conditions that were agreed upon at that time, by everyone requesting subdivision permission, allowed for new options, better roads and road maintenance for us, but kept the development potential to a minimum.

Those conditions still are:

- Only 1 House per 5-acre parcel.
- 20 % hold back of forested coverage.
- Build our access roads up to MOTI standards along the road frontage of our lots, at our cost.

Mike Kidd, at the corner of Piton and Firburn Roads, was never forced by the SCRD to complete the lower part of Firburn Road to MOTI standards, along his second frontage, and that additional cost was borne by all the neighbors above to have the same option to subdivide.

My instinct told me (Mike Kidd being the businessman that he is), would very likely develop his second lot and sell both his first and second home. This ended up being the reality and Mike Kidd moved away when he was done making money developing land.

My greatest concern is that this situation is happening again, but with Aaron Morrissey being allowed 2 homes on just 5 acres. If this is allowed, a new precedent will be set in our area.

I strongly believe that with an increased profit potential on Aaron Morrissey's land with a multiple home investment, Aaron too, could very likely just cash out and leave the area, leaving us with an ongoing problem he started.

He then is really a developer, never really caring about community or the lifestyle choices of his fellow neighbors. More importantly, he will be leaving behind a precedent that we will have to continue to fight against, when he is long gone. We all already know that his financial gain, by not following the rules for a second dwelling he already has above his garage, is of paramount importance to him.

Our lots have been subdivided, land has been sold, and new homes have been built and **we are all still very comfortable with 1 home on 5 acres, as this is what we ALL originally agreed to, as specified by the SCRD, to NOT increase density.**

WE ARE NOT AT ALL COMFORTABLE WITH 2 HOMES ON 5 ACRES AND WE HAVE ALREADY VOICED THIS DISAGREEMENT WITH AARON'S PREVIOUS PROPOSAL ALREADY.

There are many disadvantages to homeowners in the neighborhood, besides a total potential change to the basic make-up of the neighborhood. These include:

- Increased traffic and noise.
- Increased demand on aquifer water supply.
- Added septic fields and alternate septic fields.
- Loss of privacy.
- Non-compliance with 20% forest coverage covenant. (Already an issue with Mr. Morrissey's lot)
- Potential loss of value due to loss of view.
- No adherence to OCP recommendations for the area, creating a precedent for others to simply ignore the OCP.
- Extra use of the gravel road, which is already compromised, particularly at Pixton/Firburn corner.

Above all, this sets a strong precedent for further densification and development in the area. There will inevitably be demands for the same amendment, as the possibility of making money is a strong incentive, and I believe that those in favor of such development, are the people who might support Mr. Morrissey's application.

I believe that the SCRD Board should reject Mr. Morrissey's application as it will produce more income for the applicant as it's sole positive result. The negatives are not just the changes that would be made to the immediate neighborhood, but the ongoing legacy that the board will be left to deal with, concerning future applications and a BOARD reputation that will be perceived as "easy".

The board must represent the concerns of the majority, not any individual's personal financial interests.

Please let me know of any further developments in this matter.

Nigel Langley

RECEIVED

JAN - 5 2022

S.C.R.D

To: The Planning Department, Andreas Tize
Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt
Re: Morrissey Application for Secondary Dwelling 2284 Pixton

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TRAFFIC

I do not want more road traffic. The roads are already in rough shape.

Name/Date

November 7/2021.
Mrs. Hilary Langley Hilary Langley

Email / Street Address

111 Hilary Langley
2021
ablang

RECEIVED

APR 15 2021
S.C.R.D

To: The Planning Department, Andreas Tize

Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt

Re: Application for Secondary Dwelling (2284 Pixton)

Bylaw Amendment No. 310.192, 2020

I oppose the application for the following reasons:

ZONING/DENSITY

This area is zoned CR2, one house per 5-acre lot. **Piecemeal rezoning is unfair** and serves to benefit one individual to the detriment of everyone else in the area. People in Upper Roberts Creek value the rural lifestyle and paid considerable amounts of money for their properties. They have a right to expect that this will not change just because of one individual property owner. There is a significant risk that, should this application be approved, it would lead to rapid **suburban sprawl** throughout all areas of Upper Roberts Creek

INFRASTRUCTURE AND SERVICES

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TRAFFIC AND THE ROADS

Increased traffic along Byng to the Highway will make this intersection even more dangerous. The gravel roads in this area are not consistently maintained by the Ministry of Transport. **They are in rough shape and an increase in traffic will make them worse.**

Name/Date

Alex Walters Oct 7, 2021



Email / Street Address

2021-10-07

TO THE SCRD BOARD RE: ZONING AMENDMENT 310.192 2284 PITON ROAD, R.C.

Hilary Langley January 1/2022



I am strongly against this application by Mr. Morrissey to amend Bylaw 310. This is the second time he has applied to the SCRD, and my concern is that if he is not successful this time, then he will just apply a third or fourth time.

Although it has been debated by others, there already is a rental suite on this lot. The main house has two suites, upper and lower, and the garage has a suite above it. That brings the total to three separate living accommodations at present. If this application is allowed, then the number will be four, if not five, if there is a separate suite allowed in the new house that he has applied for. My understanding is that the SCRD board is concerned about increasing density above the highway. Agreement to this amendment is exactly what you do not want. It is uncontrolled density. As well, it goes against the OCP concept of increasing density below the highway on parcels that are already permitted for two dwellings.

This area was designated from Z to G zoning, to allow for subdivision down to five acres, with the agreed to caveat, that all 10 acre lots wishing to subdivide would be permitted **ONLY** one house per five-acre lot. This was agreed to by Mr. Morrissey. This was also stipulated by and agreed to, by the SCRD. There was also an agreed to caveat of 20% forest coverage required on each new lot. At present, this lot does not meet that requirement. It seems to me that the board could easily reject this application based upon those two previously agreed to conditions.

I believe that the board should look at the OCP and follow it for guidance. Also, the board can take the position that an agreement was made by all parties, concerning the number of houses allowed and that simply fact, gives the board a legal position, if not even a legal obligation.

Also, there is almost universal objection by neighbors to this application for many personal reasons, but also future concerns about uncontrolled density. It simply opens any lot to multiple dwellings, any where.

Lastly, I believe that the board will end up with a reputation of not following its own OCP, not listening to concerns of the citizens it serves, and gaining a reputation of rubber stamping any application.

I was recently told by a well-known developer here on the coast, that the SCRD was constantly in a position of playing 'catch-up' with developers, instead of leading by setting strong guidelines that the developers had to abide by. Make a change and lead.

Hilary Langley

January 1/2022



TO: The SCR D

FROM: LeeAnne SMITH property owner

RE: ZONING AMENDMENT BYLAW 310.192,2020 (2284 PIXTON ROAD)

MORRISSEY APPLICATION FOR A SECONDARY DWELLING.

Date *Oct. 7/21*

I live diagonally across from 2284 Pixton Road

I oppose this application .

Due to unexpected events I am unable to present at the Public Hearing .

I appoint Jane and Rolf Braun to speak and submit written information on my behalf.

Sincerely

A handwritten signature in cursive script that reads "LeeAnne Smith".

LeeAnne Smith

Re: Morrissey Application for secondary dwelling Zoning Amendment
Bylaw 310.192 (2284 Pixton)

To: Yuli Siao, SCRD planner

From: LeeAnne Smith,

Date: Oct. 7/21

I live across the street from the applicant. I am opposed to the application for the following reasons:

1. The area above me, to the north, is zoned CR2. This is an area where only one dwelling is permitted per lot. I do not want increased density in this area. It will negatively impact the country, rural feel of the neighborhood in general and will directly negatively impact the area around my property. I built my home here with an expectation and belief that agricultural, equestrian and rural interests were protected and valued. I have no interest in living in an area of suburban sprawl, that is why I chose to build in Roberts Creek.
2. The applicant has a cottage on his property above his garage, which he rents out. This is not permitted, and it has been going on for years. The applicant has been operating this illegally. He now wants to add a secondary dwelling! This is not the area to be operating multiple rental units. If the applicant wants to do this, he should move to a place where this is permitted.

Please acknowledge that you have received this letter and that this response is part of the public record for the Morrissey file. You can email me at [REDACTED]

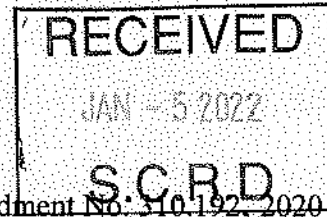
Sincerely


LeeAnne Smith

To: The SCRD Planning Department, SCRD Director Andreas Tize

Cc: Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt

Re: Application for Secondary Dwelling (2284 Pixton Rd) Bylaw Amendment No. 310.192, 2020



From: Eric McQueen

Email:

Date: January 3 2022

Living in close proximity to 2284 Pixton Rd, I oppose this application for the following reasons:

Pixton Road

Pixton Road is classified by the BC Ministry of Transportation as an 8F Road. It is built to MOTI standards, however it is a "user maintained" rural road. There is no coordinated neighborhood effort to maintain it. As such, it is not suitable for increased traffic and cannot support increased density.

Precedent Setting

What is unique about this property that would allow the precedent to be set that all CR2 property owners within the SCRD can have multiple dwellings? Within upper Roberts Creek and elsewhere within the SCRD, this would increase densification and place a burden on existing infrastructure. My wife and I purchased our property after thoroughly researching the Zoning of the entire surrounding neighbourhood. When in 2009 the applicant was granted the rezoning of his and other properties from Z to CR2, we had no objection due to the fact that the densification was not increasing. We especially liked that each property would have registered on its title a 20% forested tree covenant.

This specific application runs contrary to the Roberts Creek OCP as it is currently written and as such should be removed from consideration by the SCRD Board.

The applicant's re-submission of Zoning Amendment Bylaw 310.192.2020 (2284 Pixton Rd) is not only opposed by the neighbours, but also OCPC and the APC.

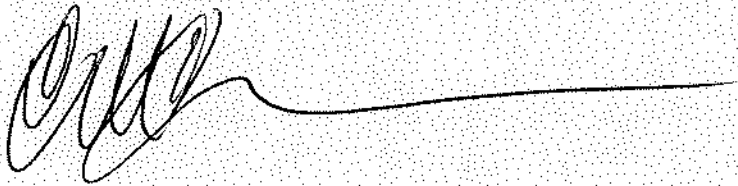
Is it not long overdue that the SCRD develop a regional growth strategy and the development of a more robust infrastructure rather than continue down the path of zoning amendments for individual developers that create a precedent for the next developer. This piecemeal strategy affects small communities such as ours, Roberts Creek as a whole and the entire SCRD. In this way, future applicants such as the one asking for the Zoning Amendment 310.192 would be told by the SCRD Planning Department that such a request would not be in keeping with the "Regional Plan". This would then stop the waste of SCRD money and time dealing with individual requests for rezoning applications that only benefits the applicant and not the greater good of the communities involved.

Rural Setting in Upper Roberts Creek

My wife and I purchased our property on Pixton Road because of the peaceful rural ambiance, the spatial separation and the inherent privacy that 5 acres or more affords. "The Report" on page 7 states; *Therefore it does not appear to have a negative impact on spatial separation, rural ambiance, view or privacy in the surrounding areas.* I wonder how the staff came to such an erroneous conclusion. The proposed dwelling would directly over look the property located at 2247 Pixton Road, therefore impacting that property owner's view, privacy and spatial separation in a negative manner. Overall the area as a whole would be negatively impacted due to the close proximity of the proposed structure to Pixton Road itself.

Sincerely,

Eric McQueen

A handwritten signature in black ink, appearing to read 'Eric McQueen', followed by a long horizontal line extending to the right.

JAN 4, 2022

To: The Planning Department, Andreas Tize, Donna McMahon, Leonard Lee, Mark Hiltz, Lori Pratt

From: Valerie McQueen,
Email:



Date: January 3, 2022

RE: Public Hearing Response for zoning amendment bylaw 310.192, 2020 (2284 Pixton Road) (Morrissey application for secondary dwelling)

I OPPOSE THIS APPLICATION

I am writing this letter to let you and the SCRD board know that I am vehemently opposed to this zoning amendment application put forward by Aaron Morrissey for the following reasons:

ZONING/DENSITY

This area is zoned CR2, one house per 5-acre lot. Piecemeal **rezoning is unfair** and serves to benefit one individual to the detriment of everyone else in the area. People in Upper Roberts Creek value the rural lifestyle and paid considerable amounts of money for their properties. They have a right to expect that this will not change just because of one individual property owner. There is significant risk that, should this application be approved, it would lead to rapid suburban sprawl throughout all areas of Upper Roberts Creek.

INFRASTRUCTURE AND SERVICES

Roberts Creek does not have the infrastructure and services to support its current population. We have water shortages, inconsistent garbage collection, limited bylaw enforcement, and limited fire protection services. Approving this application will only make things worse.

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TRAFFIC AND THE ROADS

Increased traffic along Byng to the Highway will make this intersection even more dangerous. The gravel roads in this area are not consistently maintained by the Ministry of Transport. They are in rough shape and an increase in traffic will make them worse.

There are no net benefits to the community by allowing this amendment to go forward.

My husband and I, like many on the coast and our neighbours, thoroughly researched the zoning of our neighbourhood when we bought our property. We looked for 3 years before we found our place. We had a clear understanding of what was permitted in our neighbourhood before we bought where we did, as did the applicant. We expect the current zoning to remain in place and that no amendments be allowed. The current CR2 designation is clear, that there be no more than one dwelling on the property. Part of the deal with the CR2 designation was that no other densification would be allowed.

It is not right to ask the existing neighbours to compromise their lifestyle for this one individual. It is not right that those of us who have chosen and accepted the current zoning to be asked to change our view of our neighbourhood and where we live. It is not right to ask us to accept a change that so clearly alters our neighbourhood. It is not right to ask us to give up on our choice and dream of living in a rural neighbourhood.

The CR2 zoning comes with the stipulation that 20 percent of the property be treed. I believe that the applicant is non-compliant with this stipulation.

We chose to live in a rural neighbourhood with lots of wide open spaces. We chose to live in a neighbourhood with little traffic. We chose to live in a neighbourhood where the houses are far apart. This zoning amendment would change all that.

This neighbourhood is unlike anything else on the coast. It is a very special place. It must be left as it is. Maintaining rural areas is of utmost importance when so many places are being densified.

People come to the coast for many different reasons. One is lifestyle. We have chosen this lifestyle and insist that this neighbourhood zoning be preserved as it is.

Between the time our offer to purchase on our place was accepted the time we took possession Mr. Morrissey and Mr. Kidd along with a number of our other neighbours filed for a zoning amendment for their 10 acre properties. While we were disappointed, we did not oppose this. We understood when we bought our property that the zoning for the 10 properties above us could have 2 houses. Changing the zoning from 2 houses on 10 acres to 1 house on 5 acres didn't change the potential density of our neighbourhood. This current application increases the density.

This current amendment application would allow a dwelling that no one in our neighbourhood wants. It would increase density and traffic.

There is an issue with water in this neighbourhood. We may be the only ones at this point who have had an issue. When the wells were put in on the newly subdivided 5 acre properties above us the level of water in our well dropped substantially. Previously we had a siphon feed well. After the wells were put in above us, and many are not in active use, we had to have a pump installed in the well at 165 feet. That's a substantial change.

The issues surrounding housing on the coast is not one to be fixed with piece meal zoning amendments. What you'll end up with is a place here and a place there without a comprehensive plan that addresses the needs of the population. This is not the way to set policy. The issues of housing on the coast must be addressed but as a whole coast initiative. There must be a comprehensive regional growth strategy. Issues of water and infrastructure must addressed. I believe that it is important to focus on areas to densify where infrastructure are in place. Solving the housing issues here on the Coast shouldn't rest on the individual. A well thought out development policy must set the way. The OCP must be adhered to.

I was shocked to learn that Pixton Road has an 8F road designation. We had been told that our road met MOTI standards and would be maintained by MOTI. If standards have changed since the CR2 zoning was allowed then our road should be grandfathered. Adding more traffic to our unmaintained road should not be encouraged.

I do not think there should be increased densification in unserviced areas.

Existing rural neighbourhoods must be left as they are for those of us who choose this way of life.

If this application were to be allowed it would be precedent setting. Then this application would become the precedent for others to follow. Please don't allow this. It has the potential to increase density in Upper Roberts Creek. Roberts Creek is a special place and residents should expect Roberts Creek to remain a unique place. Development and subdividing would have a negative impact on our Creek. There is no need to have Roberts Creek become just another built up area.

This application, if approved would increase traffic, negatively impact the privacy of neighbours, put a stain on already stressed infrastructure and negatively impact views of our neighbours.

This is the third time in ten years that Mr. Morrissey has mounted a zoning amendment application. ENOUGH! None of us wants to be drawn into an ever revolving door of this applicant schemes to change the zoning of our neighbourhood.

This isn't just about one amendment application. It's about the vision of Roberts Creek residents. Roberts Creek has the opportunity to keep our wonderful, quirky area as the special place that it is. Please don't create a Roberts Creek that is just like every other developed area.

The planning information provided to you, the directors, is not complete. Because of regulations you are not able to review information pertinent to this property. By asking you to make a decision without all the information concerning this property creates the situation where your decision is not fully informed.

I hope that the SCRD will support the OCP, ACP and the people of Roberts Creek.

Tue Jan 11 12:17:19 2022

Date: Tue, 11 Jan 2022 12:16:57 -0800

From:

Subject: re/ rezoning 2284 Pixton Rd.

To: publichearings@scrd.ca

I write in opposition to the addition of an additional auxiliary dwelling at 2284 Pixton Road. Anecdotal evidence indicates that there are already the maximum number of auxiliary dwellings on this property.

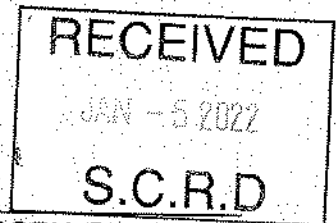
Lack of bylaw enforcement, or a lack of factual information regarding existing auxiliary dwellings, causes me to request the application be denied until clarification of this issue is undertaken

James Davidson

SUNSHINE COAST REGIONAL DISTRICT

**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION**

April 19, 2021



RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mike Allegetti
	Members	Gerald Rainville Meghan Hennessy
ALSO PRESENT:	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Recording Secretary Public	Vicki Dobbyn 0
REGRETS:	Members	Alan Comfort Chris Richmond Nicola Kozakiewicz

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of February 15, 2021 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 24 and March 31, 2021
- West Howe Sound (Area F) APC Minutes of February 23, 2021
- Planning and Community Development Committee Minutes of February 18 and March 18, 2021

REPORTS

SCRD Zoning Amendment Bylaw No 310.192, 2020 (2284 Pixton Rd.)

Key Points of Discussion:

- A member doesn't agree with supporting the re-zoning because it goes against the OCP.
- District Lot 1621 was originally part of Z Zone or Managed Forest Zone. The original subdivision was bought by MacMillan Bloedel and was later transferred to Weyerhaeuser.

SUNSHINE COAST REGIONAL DISTRICT
ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION MEETING AGENDA
Monday, May 17, 2021 at 7:00 p.m.

Meeting will be Held Online via ZOOM

CALL TO ORDER

AGENDA

1. Adoption of the Agenda

DELEGATIONS

MINUTES

2. Roberts Creek (Area D) APC Minutes of April 19, 2021 Pages 1 - 2
3. Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021 Under Review
4. Halfmoon Bay (Area B) APC Minutes of April 27, 2021 Under Review
5. Elphinstone (Area E) APC Minutes of April 28, 2021 Under Review
6. West Howe Sound (Area F) APC Minutes of April 27, 2021 Under Review
7. Planning and Community Development Committee Minutes of April 15, 2021 pp 3 - 5

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

REPORTS

8. Roberts Creek OCP Amendment Bylaw No. 641.11 and Zoning Amendment Bylaw No. 310.182 for Subdivision of Remainder of District Lot 1312 pp 6 - 41
9. Planning Processes – Administrative Improvements pp 42 - 51

NEW BUSINESS

DIRECTORS REPORT

NEXT MEETING

ADJOURNMENT

**SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE**

April 15, 2021

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ELECTRONICALLY IN ACCORDANCE WITH MINISTERIAL ORDER M192 AND TRANSMITTED VIA THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	District of Sechelt	A. Toth
	Directors	Electoral Area A	L. Lee
		Electoral Area B	L. Pratt
		Electoral Area D	A. Tize
		Electoral Area E	D. McMahon
		Electoral Area F	M. Hiltz
		District of Sechelt	D. Siegers
		Town of Gibsons	B. Beamish
ALSO PRESENT:	Chief Administrative Officer		D. McKinley
	GM, Planning and Community Development		I. Hall
	Manager, Planning and Development		D. Pady (part)
	Manager, Sustainable Development		R. Shay (part)
	Manager, Communications		A. Buckley (part)
	Senior Planner		Y. Siao (part)
	Recording Secretary/Administrative Assistant		A. O'Brien
	Media		0
	Public		2 (part) +/-

CALL TO ORDER 9:32 a.m.

AGENDA The amended agenda was adopted as presented.

DELEGATIONS AND PETITIONS

Gerry Pageau, Director, Sunshine Coast Community Solar Association presented to the Committee regarding Pacific Institute for Climate Solutions grant funding for an intern to conduct energy audits for SCRD buildings.

Recommendation No. 1 *Sunshine Coast Community Solar Association Delegation*

The Planning and Community Development Committee recommended that the delegation materials from the Sunshine Coast Community Solar Association be received;

AND THAT staff work with the Sunshine Coast Community Solar Association to explore partnership opportunities to conduct SCRD facility energy studies.

In the 1990s some developers bought it and the SCRD created the Z Zone. It was adjacent to ten-acre zoning. There were no roads to these properties. In the 1990s Country Residential 2 Zone was created so lots could be subdivided, and proceeds could go to creating roads. Since the Z Zone was one house per 100 acres, all subsequent subdivision had this limitation.

- Pages 13 and 14 of the Roberts Creek OCP list the goals of the OCP. Goals #4, 5, and 7 deal with the environment whereas #14 deals with housing. These goals can appear to be in opposition to each other.
- This area is supposed to have 20% forest retention but much of it is cleared.
- It was noted that clearing is the first step to farming.
- Members reviewed an affordable housing chart which seemed to demonstrate that, given current building costs, the proposed dwelling would not be affordable to the average renter.

Recommendation No. 1 *SCRD Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd.)*

The Area D APC recommended that *Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd.)* not be approved.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING May 17, 2021

ADJOURNMENT 8:05 p.m.

From: [Brenda S via RT](#)
Cc: [Yuli Siao](#); [Andreas Tize](#)
Subject: Re: Fw: [Board #206580] Opposition to 2284 Pixton Rd. Roberts Creek Please confirm receipt
Date: Tuesday, January 11, 2022 8:44:58 PM

From: Brenda S via RT
Sent: January 11, 2022 6:39 PM
Subject: [Board #206580] Opposition to 2284 Pixton Rd. Roberts Creek Please confirm receipt

Attention: Planning, SCRD Board, RC Representative Andreas Tize
January 11, 2022

This letter will serve to register my opposition to the application for 2284 Pixton Rd. Roberts Creek.

In addition to my comments below I am attaching a letter written in 2017 also opposing changes to the OCP's of Elphinstone, Roberts Creek and Halfmoon Bay, West Howe Sound - addressed to the Planning Department of the SCRD. My position has not changed and there is more evidence to support it.

My opposition to the increase in density on 2284 Pixton Roberts Creek is for 3 important reasons:

1. The existing dwelling may already contain additional "dwellings"/auxiliary dwellings/suite/etc as pointed out in other objections to the application. In which case it already exceeds the current zoning and if the current application is to be considered then density is actually increasing to 3 residences and maybe more. In which case, it is even more out of order than first represented.

Have you confirmed the current status of residences on this property before accepting the application? The due diligence on this is important one would think.

The Staff Report contains none of this due diligence. Why is that? If one is to make an informed decision and consider all the facts it would be important to have all the basic facts established. Can you confirm the basis on which the building permit was issued? Does it have final occupancy? What is the current septic system approved for? What is the well rated for? How will/does the addition of a second well affect the neighbouring properties? It is not enough for the owner to say it is one way or the other, it is necessary to provide proof. Transparency is welcomed; the more the better.

In addition, the Staff Report suggests (Page 4) that reasoning to increase density is because OCP policies in Section 17.15 are outdated. And because, the SC Housing Needs Assessment suggests there is a "shortage of affordable housing across all segments of the housing spectrum."

I wholeheartedly disagree! The OCP policies in Section 17.15 are what the people wanted then and continue to want now. Regardless of how long ago

that was agreed on. The entire focus, premise and values that underpin the RC OCP as a whole contradict the Staff Report. And irrefutably, the OCP clearly states that the infill will be in the Village Core first! If you want to change it, then bring it to a Referendum and change the OCP values as a whole. Let's see what the larger consensus is.

In my opinion, the shortage of "affordable housing" has to do with poor planning and increased demand from people escaping density and looking for a lifestyle change...how ironic! Even more reason to hold firm to values. However, the deceptive use of "affordable housing" to justify all applications is wrong.

How does a \$2Million home in upper Roberts Creek constitute "affordable housing"? Case in point, 2284 Pixton's current 2022 Assessment is \$1,7M plus another \$300,000 for construction (minimally speaking - construction costs are rising/inflation probably more) How many people do you know can afford a \$2M home in the Creek. A rancher on a half-acre approx. in lower RC sold on Beach Ave. for \$1,351,000 (on a list of \$1,150,000). There were 14 offers. So how does it constitute "affordable housing"?

Next thing you know, the applicant will be applying for a subdivision of the two homes and selling that home. Interestingly enough, the original septic system was covenanted on the lower part of this lot. This is just the thin edge of the wedge.

See my additional comments in Part 3 below about "affordable housing". If governments as a whole were sincere about "affordable housing" they would limit foreign ownership, limit density and designate land specifically for smaller homes on smaller lots in areas that are transitional in nature. That might create some "affordability" however, construction costs are through the roof for various complicated reasons; the nuances are many.

Furthermore, the SCRD has not shown current water supply and demand can support the increase in density they keep talking about. How many homes/bed units are currently sustainable given the current water infrastructure? What about, as it relates to fire protection? Obviously, given the water shortages in recent years, the SCRD is not sustaining the current demand. What is that number of units? We should work with that as a baseline; continuing to increase density without knowing this basic fact is hardly good planning. And in my opinion, there is no shortage of water, just a shortage of planning.

2. The increase in density on this parcel is directly contrary to the previous agreement negotiated to allow the larger parcel to be subdivided in 2013. Why is the SCRD and the owner not living up to the previous agreements? The owner and the SCRD are aware of the agreement previously made given that there are covenants on title.

3. What is the point of OCP's, zoning, and covenants if the people who were elected to protect the greater interests of the community continue to ignore the importance of them? How can homeowners possibly rely on any of the legislation in place if our elected officials do not enforce and respect them?

To that end, I have some questions regarding the existing covenants on the subject property. One of the covenants (related to Section 219) restricts the removal of vegetation (see Cadastral from 2014) and a "Conservation Zone" of no less than 20% - but does not include any land in "Streamside Protection Enhancement Area (Development Permit Area 15) as set out in the Roberts Creek OCP 375 Bylaw/ 1990 or any land in the BC Hydro Right of Way BB1099050. 20% equates to just under an acre - can you show me where this is on the existing property? Perhaps someone can clarify this agreement and its current implications.

I am also curious where the "Streamside Protection Enhancement Area" is specifically - on the mapping system it appears to be in the bottom corner of the property...close to where the applicant is planning on placing the "affordable housing home".

In addition, under that same covenant "the owner was to implement a Drainage Plan in consultation with MOT and Infrastructure." Was this done? And if so, may I view a copy of that Plan?

Furthermore, the OCP is clear about the areas and focus of increasing density. Back to my earlier comments about the out of context statements in

the Staff Report. Many sections of the Roberts Creek OCP clearly identify where the infill will be. NOTE: IT IS NOT IN UPPER ROBERTS CREEK.

There are numerous references to the character of the Roberts Creek community being left as a "rural community". How is all this densification going to accomplish this? That is a contradictory statement. I meet people every day who are looking to move here because density has ruined Vancouver neighbourhoods because of just those poorly thought through nonlinear consequences of top down planning.

Every home (residence/suite) you add to a property increases the number of vehicles per residence by at least 2 cars....how does this accomplish reducing Green House Gases? In Section 5 of the OCP this is a fundamental commitment. Some of the properties in my area with R2 Zoning now have Seacans as residences, 5th wheels, Boler trailers as rentals and up to 5 vehicles on some properties. Hardly a "residential neighbourhood". This is the fallout from density and we haven't even seen the full effect of it.

Finally, as for the "affordability" argument for allowing zoning changes - most folks are mistaken that allowing additional rentals will provide for "affordable housing". Let me tell you in real world terms why that argument is flawed: most owners who add a second dwelling/ second suite or second anything are not doing it to provide an "affordable" home for a tenant. Anyone who tells you that is lying to you. (I do know a few benevolent wealthy people who charge below market rents but that's the exception not the rule.) Most do it to maximize profits for personal gain. And usually to run it as a business: as a "short term rental" or Air BNB and nothing less. I refer to it as "HGTV mentality". Long term rentals are now a huge liability given the new rules under the Residential Tenancy Act (and add COVID restrictions) it is difficult to get bad (any) tenants removed and sometimes to even get them to pay. I probably don't need to tell you this but you can get more money in 7 days short term rental income (with less wear and tear) than a full time monthly rental. And at the very least, you know the occupants will leave.

There are other lesser issues that should also contribute to the denial of the 2284 Pixton application - but there should be no need to discuss them since the basic premise of the application is unsound.

In conclusion, the application should have been dismissed right out of the gate. Why has taxpayer's money been wasted on this process? The applicant agreed previously when he subdivided the property to one residence. And even so, the applicant is suspected to have more than one residence. In which case he is already violating the zoning associated with the property. My understanding is complaints regarding increased density have fallen on deaf ears. And now, he is being supported in a further application for density. Please tell me how that is logical and reasonable? NOTE: "The SCRD should not consider changing the existing zoning to accommodate a non-conforming use - likely intentionally created by the property owner. Violating a bylaw does not justify changing it." (This was told to me by a long standing retired planner.)

An approval of this application, will further set precedent for increased density specifically in an area where the OCP states it will avoid. There are 21 CR2 zoned homes (per Planning Stats as of Jan 6, 2022) - these would all become subject to this increase. That is not what the majority of people who purchased in these areas bargained for - and it is not supported by the Roberts Creek OCP values in any way shape or form. The elected officials need to stop paying lip service to our OCP. And listen to the people who elected you.

"A good system is one that protects the ordinary guy from bad influences."
Jon Elster

Most sincerely,
Brenda Sopel

July 23, 2017

Attention:

Yuli Siao, Senior Planner

Email:

Fax:

Sunshine Coast Regional District

1975 Field Road, Sechelt, BC, V0N 3A1

Dear Mr. Siao:

**RE: Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017,
Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017,
Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and
West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017**

I am writing to express my opposition to the Amendment of the OCP's pertaining to the densification of our community. I do not believe you have addressed key issues related to existing density on the Sunshine Coast.

In order to understand whether you have done sufficient investigation I would like to ask the following:

How does “densification” actually contribute to “affordable housing”? What studies have been done locally and actually show that densification truly assists in providing affordable housing?

My experience shows that additional rental opportunities within the same property have merely increased housing values, rental cost and more importantly fueled short term rentals/vacation usage as opposed to providing “affordable housing”.

What is the SCRD and all levels of government doing collaboratively to address the most important fundamental issue of water? I have not yet seen any short or long term sustainable solution to this matter. You ask developers to landscape, spending thousands of dollars, your OCP's identify the need for gardens to be self-sufficient for food, chickens (natural disasters and all) however water is limited/or restricted at critical times in the growing season. What about farms – no wonder the ALR land is disappearing. How exactly does this make any sense at all and then to boot we live in a rain forest the majority of time.

...2

**RE: Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017,
Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017,
Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and
West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017**

I challenge you (as many others have already) to first demonstrate pro-active ways in how the SCRD and all coast governments **are now increasing water collection and delivery in a sustainable way year round with no water restrictions.** And most especially before you consider any further amendments to zoning and densification.

Water meters don't count because then your "affordability" argument doesn't hold water at all since people on fixed budgets can't afford the premiums you most assuredly will justify for "water service" or in the end the wealthy will subsidize - either way it's a lose/lose.

Finally, (though I could go on with other issues but instead I will list them at the end) – what about road safety and infrastructure management. With the "densification" how will you manage to move people from one end of the coast to the other – or even within the same smaller communities? For people needing "affordability" if they can afford cars, how will the current road system accommodate them (the current systems can't accommodate the density we have). If they cannot afford cars how about transit? Transit will need to expand – who will pay for this? Why not figure that out first before you go adding too many things to the long list of problems not yet solved?

Other items to be considered in the name of "densification and affordable housing":

- Landfill issues
- Recycling (all items previously recycled and no longer being taken by China are now going directly into the landfill (this includes glass, soft plastic etc)
- Ferries
- Parking (at Langdale there is the majority of time no parking for locals who want to take transit in the city and pretty much anywhere else there is limited parking for shopping)
- Environment impact of more development
- Light pollution
- Noise pollution
- Delivery of goods and supplies (trucks to bring all the materials etc and extra traffic on the roads (see previous point)
- Emergency preparedness

**RE: Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017,
Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017,
Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and
West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017**

In my opinion, there is much more that needs to be done before you can consider amending the OCP's in such a broad and sweeping manner. Why don't we try something different on the Coast? Why don't we stop densification BEFORE we get to unliveable, not after? It's just like a boat – there are only so many people you can pack on board before it gets unsafe and unenjoyable and maybe eventually it sinks...sooner or later the rural atmosphere and breathing space we have here will be no more. There are all sorts of studies that show a direct correlation between density and the increases in stress and other problems. Let's be a little more strategic about it and limit the mad dash to densification.

There are critical issues at stake here with long term impact on the coast – as stewards of this great community you have a serious responsibility and need to take a step back on this matter.

Most sincerely,
Brenda Sopel

Tue Jan 11 17:11:15 2022
To: planning@scrd.ca,
Date: Tue, 11 Jan 2022 17:10:29 -0800
From: "Lin Gardiner" <>
Subject: Opposition to Zoning Amendment

Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road).

I am writing to notify you of my opposition to the proposed zoning amendment. My reasons include:

- increased density should not be happening in this area, as per the RC OPC
- a dangerous precedent of disrespecting & disregarding the RC OPC would be set if this is approved
- we are already struggling with infrastructure - water, road maintenance, garbage collection, bylaw enforcement etc.
- increased risk of forest fire due to increased density in a heavily tree'd / forested area
- changing the vibe and feel of the Upper Creek - people who have lived here for years or moved here more recently expect their homes to be stable based on existing rules / bylaws that everyone is happy with, not changed on a whim by a handful of people

Thank you

Lin Gardiner

Tue Jan 11 19:13:39 2022

To: publichearing@scrd.ca

Subject: RE: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road, Roberts Creek)

From: "John Devlin"

Date: Tue, 11 Jan 2022 19:13:17 -0800

RE: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road, Roberts Creek)

I am John Devlin the owner and resident at 1717 Harman Road, Roberts Creek.

I am speaking in opposition to the proposed zoning bylaw amendment.

I have several concerns about the proposed amendment. These are all related to the issue of increasing the population density of Roberts Creek in areas that have been recognized as rural and in particular in the area of the Upper Creek above the highway.

Increased Road Traffic

Emergency evacuation

Loss of rural ambiance

Storm water management

But this evening I will direct my comments to my concerns about the erosion of the Official Community Plan which is implicated in all the issues mentioned above and raised by others this evening.

Erosion of the Official Community Plan

I agree with the Official Community Plan Committee that we must be concerned that this application if approved would set a precedent for rezoning and subdivision applications for other properties in the area. The SCRD Board will not be in a strong position to deny other residents permission for construction of "auxiliary" rental properties if they have approved this exemption.

Approving such applications will increase population density in Roberts Creek over time and thus exacerbate all the issues associated with increasing density outline above. There should be a concern for the cumulative impacts of such decisions. It is not consistent with a long term planning perspective to make decisions on each application in isolation. It is a slippery slope...

Protecting the principles established in the Roberts Creek Official Community Plan should be considered in the context of the cumulative impacts of increasing density on the rural ambiance of Roberts Creek. The OCPC has made it clear that an additional residence (large or small) is not consistent with the principles of the OCP. It is a step in the potential erosion of the OCP.

Hence my opposition to the current rezoning proposal.

Thank you for your attention.

John Devlin

Tue Jan 11 16:47:45 2022

Subject: Written submission Re: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd)

From: "Frank A Henning"

Date: Tue, 11 Jan 2022 16:47:37 -0800

To: publichearings@scrd.ca

11 January 2022

Sirs:

These comments relate to Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd) which is being considered in a public hearing this evening.

We are expressing our opposition to this proposal. We note that the information package for this public hearing indicates that the APC and the Roberts Creek OCOC have both indicated that the amendment be denied. We have reviewed the points in opposition submitted by the RCOCPC in their written submission to the SCRD Planning Dept. and we add our support to the 6 points elaborated in that submission.

In particular, we emphasize the concern expressed by the RCOCPC (Point 4 in their submission) that the application will set a precedent for rezoning and subdivision applications for other properties in the area.

The APC and the RCOCPC represent the carefully considered point of view of the Roberts Creek OCPC. In ignoring the recommendations of both the APC and the RCOCPC, we are concerned that the SCRD Planning Dept. is ignoring the widely-held community values represented by the OCPC.

We urge you to deny this zoning amendment.

Frank Henning & Suzy Naylor

Tue Jan 11 20:19:12 2022

To: publichearings@scrd.ca

From:

Subject: Pixton Road hearing

Date: Tue, 11 Jan 2022 20:18:51 -0800

Please add my name to the list of people in opposition to this application. The OCP is not being respected or followed and this leads to a slippery slope for the rest of Roberts Creek.

Thank you,
Cheryl Wilson



To: the Planning Dept. and the S.C.R.D.
Cc. Andreas Tize

Re: Application for secondary dwelling
(2284 Pixton)

Bylaw Amendment # 310. 192, 2020

I oppose the application for the
following reasons:-

COPY

This area is zoned CR2, one house per
5 acre lot. Piece meal rezoning is
likely to create precedent, which could
lead to urban sprawl. This will put
further pressure on infrastructure. A
particular concern is the water supply
which in this time of climate change
is already proving less than satisfactory
for long time Roberts Creek residents, as
well as numerous newcomers.

Honour our Official Community Plan and
encourage densification closer to the
village core! Sincerely,
Manion Jolicœur

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – February 17, 2022

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **West Howe Sound Official Community Plan Amendment Bylaw No. 640.5 and Zoning Amendment Bylaw No. 310.194 (2061 Twin Creeks Rd) – Consideration of First and Second Readings**

RECOMMENDATIONS

- 1. THAT the report titled West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning amendment Bylaw 310.194 (2061 Twin Creeks Rd) be received;**
 - 2. AND THAT West Howe Sound Official Community Plan Amendment Bylaw 640.5, 2021 and Zoning Amendment Bylaw No. 310.194, 2021 be forwarded to the Board for First and Second Readings;**
 - 3. AND THAT West Howe Sound Official Community Plan Amendment Bylaw 640.5, 2021 is considered consistent with the SCRD's 2022-2026 Financial Plan and 2011 Solid Waste Management Plan;**
 - 4. AND THAT a Public Hearing to consider the Bylaws be arranged;**
 - 5. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing.**
-

BACKGROUND

SCRD received an Official Community Plan and Zoning Bylaw amendment application to facilitate the development of a mobile home park and redevelopment of the existing Langdale Heights RV Park on two adjoining parcels in Electoral Area F – West Howe Sound (Figures 1, 2). Table 1 below provides a summary of the application. The purpose of this report is to introduce the proposed application and bylaws for consideration of first and second readings.

Table 1: Application Summary

Owner/Applicant:	Lucas Chamberlain
Legal Description:	Part 1 - District Lot 4455 Group 1 New Westminster District Part 2 - That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District
PID:	Part 1 - 015-852-890; Part 2 - 012-008-338
Electoral Area:	Area F – West Howe Sound
Civic Address:	Part 1 - 2061 Twin Creeks Road, West Howe Sound; Part 2 - 2170 Port Mellon Highway, West Howe Sound
Parcel Area:	Part 1 – 20 ac; Part 2 – 16 ac
Existing Zoning:	RU2 (Rural Two) Zone
Existing OCP Land Use Designation:	Part 1 - Rural Residential B; Part 2 - RV Park
Proposed Use:	Part 1 – mobile home park; Part 2 – tourist commercial uses
Proposed Zoning:	Part 1 – RM3; Part 2 – C3 (Tourist Commercial with site specific provisions)
Proposed OCP Land Use Designation:	Part 1 – Mobile Home Park; Part 2 – RV Park (unchanged)

Figure 1 Location of subject lands

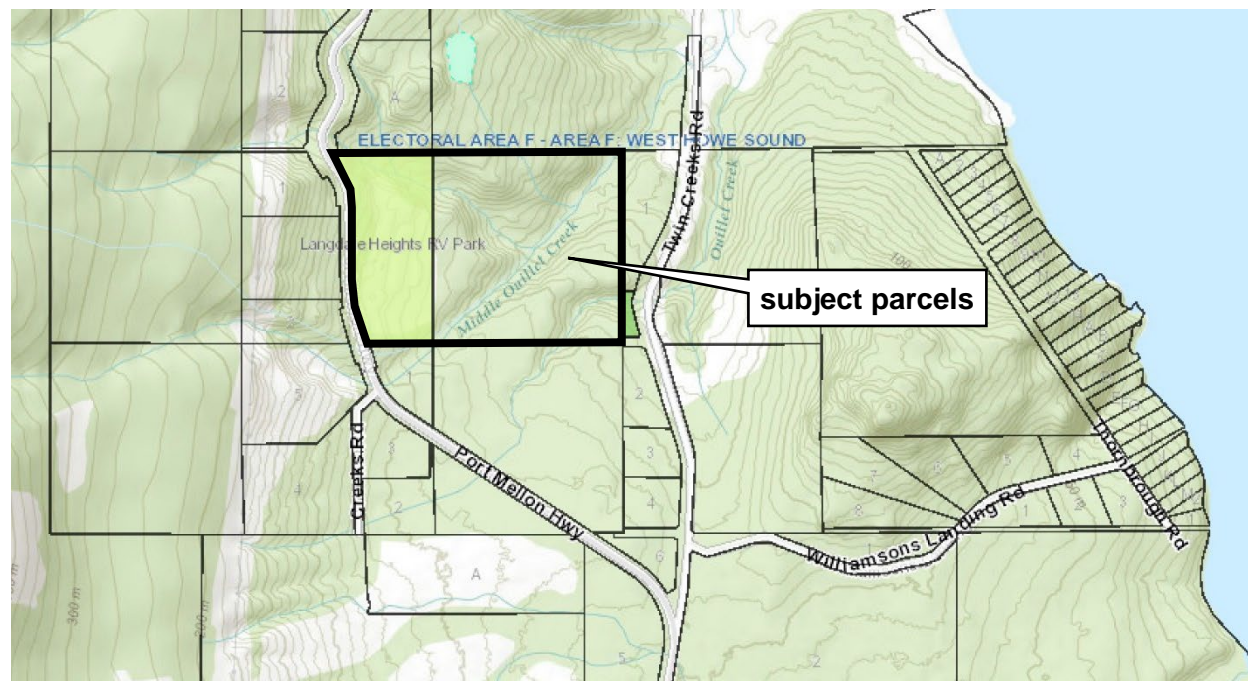
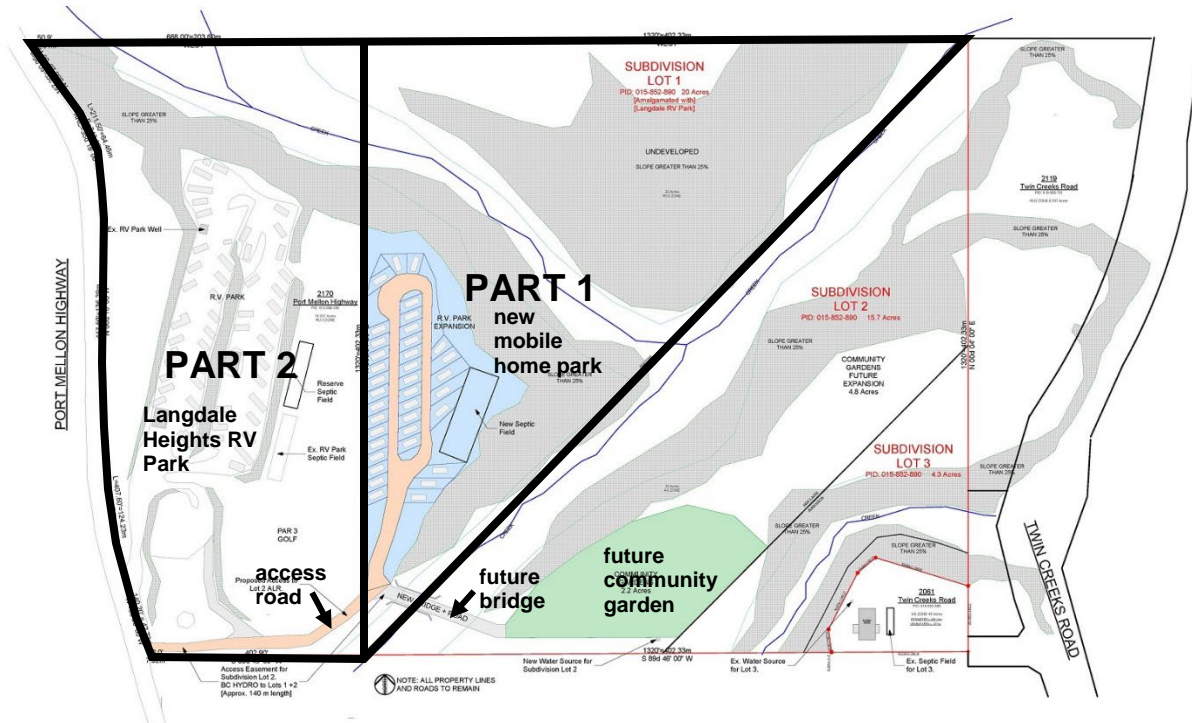


Figure 2 Conceptual development plan



DISCUSSION

Site and Surrounding Land Uses

The subject lands are two adjoining parcels located between Twin Creeks Road and Port Mellon Highway, with a 40-acre parcel on the east and a 16-acre parcel on the west. The east parcel is mostly forested, with partial clearings on the west most section and the southeast corner which is occupied by a single detached dwelling. The parcel is divided by two large and deep ravines carved by the Oullet Creek and its tributaries (Figure 3). Ravine 2 runs approximately along the dividing line between the northwest (Part 1) and southeast triangle of the parcel. The southeast triangle of the parcel is within the Agricultural Land Reserve (ALR) but is not a subject of the application.

Figure 3 Ravines on the east parcel



The west parcel (Part 2) is the existing Langdale Heights RV Park and Par 3 Golf Resort property, which consists of 57 camp sites for RVs, an accessory building for laundry, bathrooms and utilities, a 9-hole par 3 golf course, a building containing a restaurant, a clubhouse with washrooms and a golf shop for check-in and club rental, etc., as well as areas for outdoor recreation, sports and parking.

Surrounding land uses include large rural residential parcels and private forest lands to the west and north, and lands within the ALR to the east and south.

Proposed Uses

The proposed developments are divided into two parts as shown on Figure 2.

Part 1: This part is the northwest triangle of the east parcel. A mobile home park consisting of 37 manufactured homes as permanent rental dwellings, outdoor green space and parking areas, are proposed to be located on the south half of Part 1.

Part 2: This part is proposed for redevelopment of the existing commercial buildings on the RV park property for expanded commercial uses such as restaurant, golf clubhouse, convenience store, billiard room and gym.

The applicant plans to sever Part 1 from the southeast triangle of the east parcel and merge Part 1 with Part 2 to allow for shared use of facilities and amenities between the two parts. An existing driveway off Port Mellon Highway at the south end of Part 2 is planned to be developed into an internal road and extended to provide access to Part 1.

Related to but not part of the proposed developments under the subject OCP/zoning amendment application, the applicant also plans to develop a community garden on the south part of the southeast triangle of the east parcel and a bridge across the ravine to provide access to the garden from Part 1 and Part 2. These developments were proposed as part of a subdivision application within the ALR portion of the east parcel. A staff report respecting this application was considered by the Board on October 21, 2021, and a resolution was adopted to support and authorize the application to proceed to ALC review. The staff report can be access at this link: <https://www.scrd.ca/files/File/Administration/Agendas/2021/2021-OCT-21%20PCD%20Agenda%20Package.pdf>

Official Community Plan (OCP) Amendment Consideration

Part 1 is designed as Rural Residential B in the Williamsons Landing neighbourhood of the West Howe Sound OCP. This designation applies to rural acreage parcels outside of ALR that are for the most part located outside of regional service areas, such as water distribution and fire protection.

The applicant proposes to change the OCP designation for Part 1 to Mobile Home Park. Currently only one property on North Road is designated as Mobile Home Park within the OCP boundaries. Mobile home park is considered a form of affordable housing in the OCP. Development of additional mobile home parks is supported by OCP policies (Section 6.3.3) subject to a set of guidelines. The proposed mobile home park on Part 1 appears to meet the general intent of these guidelines:

1. Proximity to major roads, transit (0.5 km), commercial areas and school (2 km).

The subject development site is next to Port Mellon Highway, and about 2.5 km from Langdale Elementary School, 3.4 km from transit and the Langdale BC Ferries Terminal and 5.2 km from the upper Gibsons commercial area. The proposed convenience commercial use in the adjacent Part 2 is also intended to provide limited supplementary commercial service to the residents of the mobile home park.

2. Parcel size (2-10 ha), density (15 units/ha) and provision of internal roads, utilities and amenity / recreation areas (10% of site).

The proposed mobile home park has a land area of 4 ha and a density of 9 units/ha. An internal road looping through the mobile home park and connecting to an adjacent driveway on Part 2 would be developed. Community water supply and sewage treatment systems would be provided on site. Outdoor recreation areas would be provided on site. Existing recreation areas in the adjacent RV park and a community garden to be developed in the southeast triangle east of Part 1 would also be accessible to residents of the mobile home park.

Part 2 is currently designated as RV Park. Section 3.6 of the OCP states:

“The Langdale Heights R.V. Park provides short term/seasonal accommodation and auxiliary commercial services within the neighbourhood area. The R.V. Park shall remain in place, with some potential for expansion in the auxiliary service and recreation component, subject to a rezoning application. The on-site accommodations should remain temporary and not become permanent high density housing. The maximum density of the property, in keeping with the SCRD standard for R.V. and tenting campsites, shall be 10 sites per hectare of land.”

The proposed commercial redevelopment and expansion on Part 2 are consistent with these policies, and therefore the land use designation will remain unchanged. *Zoning Bylaw No. 310 Amendment Consideration*

Both Part 1 and Part 2 are currently zoned RU2 (Rural Two).

Part 1 is proposed to be rezoned to RM3 (Residential Multiple Three) Zone, which permits mobile home park with a density up to 15 mobile homes per hectare, and would be suitable for the proposed mobile home park with a density of 9 units/ha.

Part 2 is proposed to be rezoned to C3 (Commercial Three) Zone, which permits typical tourist commercial and accommodation uses. The RV Park designation and policies of the OCP support the existing tourist commercial and short-term accommodation uses and potential for expansion. The existing and proposed uses on the property closely match those of C3 Zone yet they are not entirely the same. Therefore, site-specific provisions within the C3 Zone (Attachment B) are drafted to facilitate and control the development, which include uses and siting requirements.

Design and Technical Considerations

The mobile homes in Part 1 are proposed to be single wide, built to CSA Z240MH standard (meeting BC Building Code requirements) and with a floor area ranging from 504 to 620 square feet. Installing heat pumps in each unit to increase energy efficiency is being considered. Each home site would have parking and outdoor amenity space with landscaping (Figure 4).

Figure 4 Illustrative examples of mobile homes provided by applicant



A riparian area assessment and a geo-technical assessment have been completed for the property. The assessments identify a south portion of Part 1 abutting the existing RV Park as a safe development area free from riparian area and geo-hazard constraints. This area is relatively flat and cleared of vegetation. The site is surrounded by existing forests on all but the west side and ravine to the southeast, which provide a substantial natural buffer from adjacent properties and lands with the ALR. The site is also suitable for building road connection to the adjacent RV Park and a bridge to the future community garden to the east.

According to the applicant, sewage disposal will be handled by a new Type 2 community septic system to be installed on site and managed by the landowner. Water will be supplied via the current Langdale Heights RV Park community water system. The current well produces high

volume of good quality drinking water, and has a sizable reservoir on site. Engineered plans for water and septic are being designed for submission to Vancouver Coastal Health.

The property is outside of the Gibsons and District Fire Protection service area. The applicant indicates that there is sufficient space on the site to install a standby reservoir for fire suppression. Standpipes, hydrants or individual sprinkler system, as well as BC FireSmart programs that include vegetation management and fire resistant building materials are also being considered.

Agency Referral

The application was referred to external agencies and SCRD Departments and feedback received is summarized below:

Ministry of Transportation and Infrastructure	1) Access to Port Mellon Highway: The Ministry requires the access to Port Mellon Highway to be paved to the satisfaction of the Ministry prior to zoning approval. 2) Stormwater Management: No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems. This would include, but is not limited to, collection/run-off of the internal road system.
Agricultural Land Commission	ALC staff recognize that Property 1 is split designated ALR/non-ALR and Property 2 is not within the ALR, however, it is adjacent to the ALR on the south-eastern corner. The Proposal seeks to establish the mobile home park on the portion of Property 1 that is outside of the ALR. Based on the figure provided, it appears the mobile home park is separated from the ALR boundary by a slope greater than 25% and a creek. ALC staff do not object to this.
Vancouver Coastal Health	No objection
SCRD Solid Waste	The site is within the service area for residential curbside collection services. Each mobile home would receive the SCRD curbside collection services (green bin and garbage) and be charged the associated annual fee as per SCRD Refuse Collection Bylaw 431. No curbside collection will be provided to commercial activities on site, including the RV park.
Sunshine Coast Emergency Planning	Site outside of a fire protection service boundary. Nearest serviced area is Gibsons and District Fire Department
SCRD Building Department	No comments
Sḵw̓xwú7mesh Nation	No comments received
Advisory Planning Commission	Supports the application and its potential to provide affordable housing, and recommends consideration of strengthening community service and amenity and

	traffic safety to support intensified development in this area.
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Preliminary Public Consultation Feedback

Preliminary public consultation was conducted by the applicant in coordination with SCRD staff. Three adjacent residents expressed support for the application and its potential to provide affordable housing opportunities for the community and desire for expansion of regional fire protection area to the neighborhood. One resident did not object to the application but expressed concern with the lack of fire protection for new and more intense developments in this area.

Organization and Intergovernmental Implications

Pursuant to Section 477 (3) (a) (i, ii) of the *Local Government Act* an amendment to the Official Community Plan requires a review of the bylaw in conjunction with the local government's financial and solid waste management plans. Relevant departments have reviewed the bylaw. It was determined that the bylaw has no impact on either plan under the existing proposal.

If the unserved development was to be included in SCRD services like water, fire protection, or community sewer, this would have a significant impact on the Financial Plan and would require financial contributions from the applicant. However, this does not appear to be the intent at this time.

It is therefore recommended that West Howe Sound Official Community Plan Amendment Bylaw 640.5, 2021 is considered consistent with the SCRD's 2021-2025 Financial Plan and 2011 Solid Waste Management Plan of the Sunshine Coast Regional District.

Timeline for Next Steps

If the Board gives the bylaws first and second readings, a public hearing will be arranged. After the public hearing the Board can decide whether or not to proceed with third reading and adoption of the bylaws.

Communications Strategy

Information on this application will be posted on the SCRD website. The Public Hearing will be advertised in the local newspaper and notices will be sent to property owners within 100 metres of the subject parcel.

STRATEGIC PLAN AND RELATED POLICIES

The OCP and zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

The proposed zoning and OCP amendments seek to develop a new mobile home park in conjunction with redevelopment of commercial uses in the existing Langdale Heights RV Park. Planning analysis, agency referral and preliminary public consultation conducted so far indicate that the proposal may be supported as it is suitable for the location and may provide a community benefit of affordable housing as well as tourist commercial and recreational opportunities, while strengthening servicing, amenity and traffic safety in this area to support more intense development should be considered.

Staff recommend that the bylaws receive first and second readings and a public hearing be arranged to gather further community input.

Attachments

Attachment A – OCP Amendment Bylaw 640.5, 2021
Attachment B – Zoning Amendment Bylaw 310.194, 2021

Reviewed by:			
Manager	X – J. Jackson	CFO/Finance	X –T. Perreault
GM	X – R. Rosenboom X – I. Hall	Legislative	
CAO	X – D. McKinley		

Attachment A

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 640.5

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

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

PART A – CITATION

1. This bylaw may be cited as *West Howe Sound Official Community Plan Amendment Bylaw No. 640.5, 2021*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640, 2011* is hereby amended as follows:

Amend *Map 1: Land Use* by re-designating the northwest triangular section of District Lot 4455 Group 1 New Westminster District from “Rural Residential B” to “Mobile Home Park”, as depicted in Appendix A to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this ##### DAY OF, YEAR

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

READ A SECOND TIME this ##### DAY OF, YEAR

CONSIDERED IN CONJUNCTION WITH THE
SUNSHINE COAST REGIONAL DISTRICT
FINANCIAL PLAN AND ANY APPLICABLE WASTE
MANAGEMENT PLANS PURSUANT TO
THE LOCAL GOVERNMENT ACT this ##### DAY OF, YEAR

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this

####

DAY OF, YEAR

READ A THIRD TIME this

####

DAY OF, YEAR

ADOPTED this

####

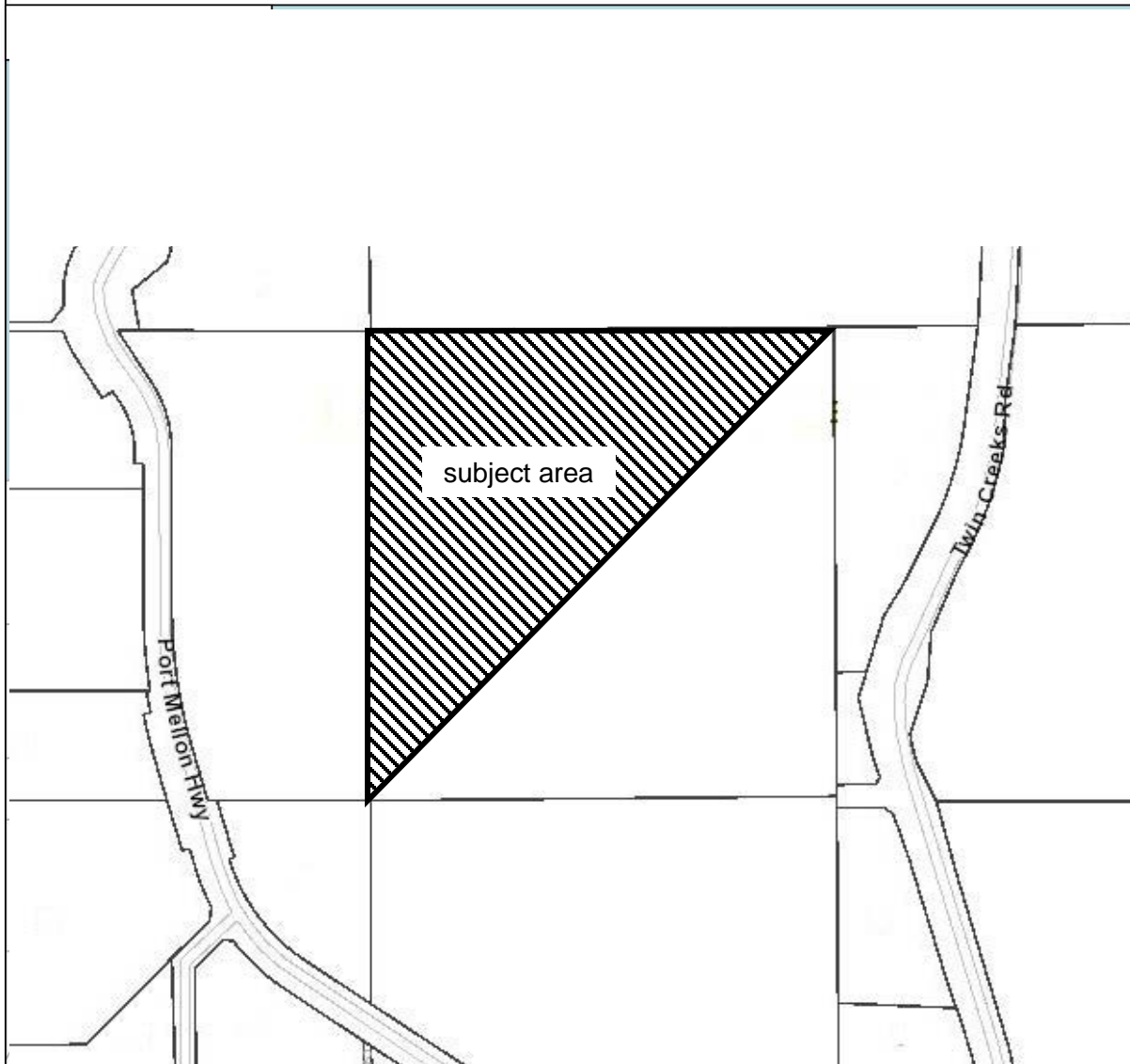
DAY OF, YEAR

Corporate Officer

Chair

Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.5, 2021

Re-designate the northwest triangular section of District Lot 4455 Group 1 New Westminster District (subject area) from “Rural Residential B” to “Mobile Home Park”



Chair

Corporate Officer

Attachment B

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.194

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.194, 2021*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning the northwest triangular section of District Lot 4455 Group 1 New Westminster District from “RU2” to “RM3”, and That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District from “RU2” to “C3”, as depicted in Appendix A to this Bylaw.

b. Insert the following subsection immediately after Section 7.21.2:

7.21.2.a Notwithstanding Section 7.21.2, in District Lot 4455 Group 1 New Westminster District, the number of mobile homes permitted shall not exceed 37.

c. Insert the following section immediately after Section 821.4:

821.5 Notwithstanding Section 821.1, the following provisions shall apply to That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District:

1) Only the following uses shall be permitted:

- a) Campground with a maximum of 10 sites per hectare;
- b) Washroom and laundry facilities accessory to a campground;
- c) Restaurant and pub
- d) Convenience store and retail with a maximum floor area of 100 m²;
- e) Golf course and clubhouse;
- f) Billiard room;
- g) Gymnasium.

2) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures except recreational vehicles or tents shall not exceed 20%.

d. Re-number subsections 821.5, 821.6, 821.7 and 821.8 to 821.6, 821.7, 821.8 and 821.9 respectively.

PART C – ADOPTION

READ A FIRST TIME this #### DAY OF, YEAR

READ A SECOND TIME this #### DAYOF, YEAR

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

READ A THIRD TIME this #### DAY OF, YEAR

ADOPTED this #### DAY OF, YEAR

Corporate Officer

Chair

Appendix A to Zoning Amendment Bylaw No. 310.194, 2021

Rezone the northwest triangular section of District Lot 4455 Group 1 New Westminster District (subject area 1) from "RU2" to "RM3", and That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District (subject area 2) from "RU2" to "C3",



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – February 17, 2022

AUTHOR: Nick Copes, Planner 1

SUBJECT: Development Variance Permit DVP00080 (6058 Garden Bay Road)

RECOMMENDATION

THAT the report titled Development Variance Permit DVP00080 (6058 Garden Bay Road) be received;

AND THAT Development Variance Permit DVP00080 to vary Zoning Bylaw 337, Sections:

- 505 (1)(iii) to increase the maximum permitted combined gross floor area of all auxiliary buildings on a parcel greater than 1 hectare from 350 m² to 445.93 m²
- 508 (e) to increase the floor area used for auxiliary light industry from 200 m² to 445.93 m²
- Section 508 (f) to vary the parcel line setback from 15 m to 10 m from the east side parcel line and 8 m from the front parcel line for a building proposed to be used in conjunction with an auxiliary light industry use on the property

to permit the construction of a 371.61 m² boat storage building located at 6058 Garden Bay Road be issued.

BACKGROUND

The SCRD received a Development Variance Permit application (DVP00080), to vary the following Sections of Zoning Bylaw 337:

- 505 (1)(iii) to increase the maximum permitted combined gross floor area of all auxiliary buildings on a parcel greater than 1 hectare from 350 m² to 445.93 m²
- 508 (e) to increase the floor area used for auxiliary light industry from 200 m² to 445.93 m²
- 508 (f) to vary the parcel line setback for a building in conjunction with auxiliary light industry from 15 m to 10 m from the east side parcel line and 8 m from the front parcel line

The variances are requested to permit the construction of a 371.61 m² boat storage building located at 6058 Garden Bay Road in Electoral Area A. The auxiliary light industry use within the setback area would be limited to this one building. Additional outdoor storage areas or buildings used for auxiliary light industry uses would be required to meet the 15 m setbacks.

The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision.

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

Table 1: Application Summary

Owner/Applicant:	Josh Young
Legal Description:	LOT 3 BLOCK A DISTRICT LOT 3970 PLAN 17780
PID:	007-255-721
Electoral Area:	Area A
Civic Address:	6058 Garden Bay Road
Zoning:	RU1 (Rural Residential)
OCP Land Use:	Rural Residential A
Proposed Use:	New boat storage building

Figure 1 - Location Map



The property is bordered by Garden Bay Road to the north and properties sharing the same RU1 zoning on all other sides. The property is approximately 2.19 ha and the applicant wishes to construct a new boat storage building with a size of 371.67 m². There is an existing auxiliary building on the property with a size of 74.32 m². While a portion of the property is located within the Creek/River Corridor and Riparian Assessment Areas development permit areas, the proposed building would be located outside of these areas.

DISCUSSION

Analysis

Zoning Bylaw No. 337

Section 505 (1) of the zoning bylaw states that:

“Notwithstanding section 508(e) and 621.2(1), the maximum combined gross floor area of all auxiliary buildings and structures permitted on a parcel shall be calculated according to Table I, where Column I lists the parcel size and Column II lists the maximum permitted combined gross floor area of all auxiliary buildings:

(iii) greater than 1 hectare 350 square metres”

Section 508 of the zoning bylaw states that:

(e) the floor area used for auxiliary light industry shall not exceed 200 square metres;

(f) no building, structure, outdoor activity or storage area in conjunction with auxiliary light industry shall be located within 15 metres of a parcel line;

The applicant's proposal does not conform to the maximum permitted area for auxiliary buildings, the floor area used for auxiliary light industry and the required setbacks for a building used in conjunction with auxiliary light industry.

Applicant's Rationale

The applicant notes that:

- The property is over 2 hectares and the zoning allows for auxiliary light industrial use.
- The applicant resides on the property and actively uses it as a part of their commercial fishing business. The use on the property would not be changing. The applicant is looking to build more covered storage.
- Neighbouring and nearby parcels have been used for many years for commercial fishing and equipment storage and industrial equipment and aggregate storage.
- Much of this area in Kleindale is used for light industrial uses.
- The proposed building is a professionally engineered structure, which will boost curb appeal, provide privacy and enhance security, while complimenting the neighbourhood.

While the zoning bylaw allows for 350 m² of auxiliary buildings (of which 200 m² can be used for auxiliary light industry), the applicant's building is very close to that size at 371.61 m². There is an existing smaller building at 74.32 m² that also needs to be considered. The applicant feels that the dimensions of the proposed building would allow for the most cost-effective solution to meet their needs based on the height of vessels, driveway approach and future storage needs.

This development aims to meet the needs of the Pender Harbour Marine community, which has expressed a desire for more covered boat storage. This building could provide the opportunity to accommodate this market while maintaining operation of a commercial fishing business. The applicant has lived on the property for almost 40 years and has considered the environment when planning this development. The building setbacks will need to be varied in order for the

building to be located outside of the riparian assessment area which will not impact any land south of the Anderson Creek tributary.

Consultation

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

Referral Agency	Comments
SCRD Building Division	Building permit required.
shíshálh Nation	Preliminary Archeological Field Review required.
Pender Harbour Fire Department	No objections.
Neighbouring Property Owners/Occupiers	Notifications were mailed on February 4, 2022 to owners and occupiers of properties within a 100 m radius of the subject property.

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. Those who consider their interests affected may attend the Planning and Community Development 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*.

Staff Comments

The proposal is acceptable to staff given the size of the parcel and the surrounding land use in the neighbourhood.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit

This would permit the proposed development on the property to proceed. Planning staff recommend this option.

Option 2: Refer the application to the Area A APC

The APC would discuss the proposed variance and provide a recommendation to the PDC. Further notification is not required with this option. Considering the very local nature of the variance and the notification process already employed, this is not a default/recommended option.

Option 3: Deny the permit

The zoning bylaw regulation would continue to apply, and no new development would be permitted on the property without a variance. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

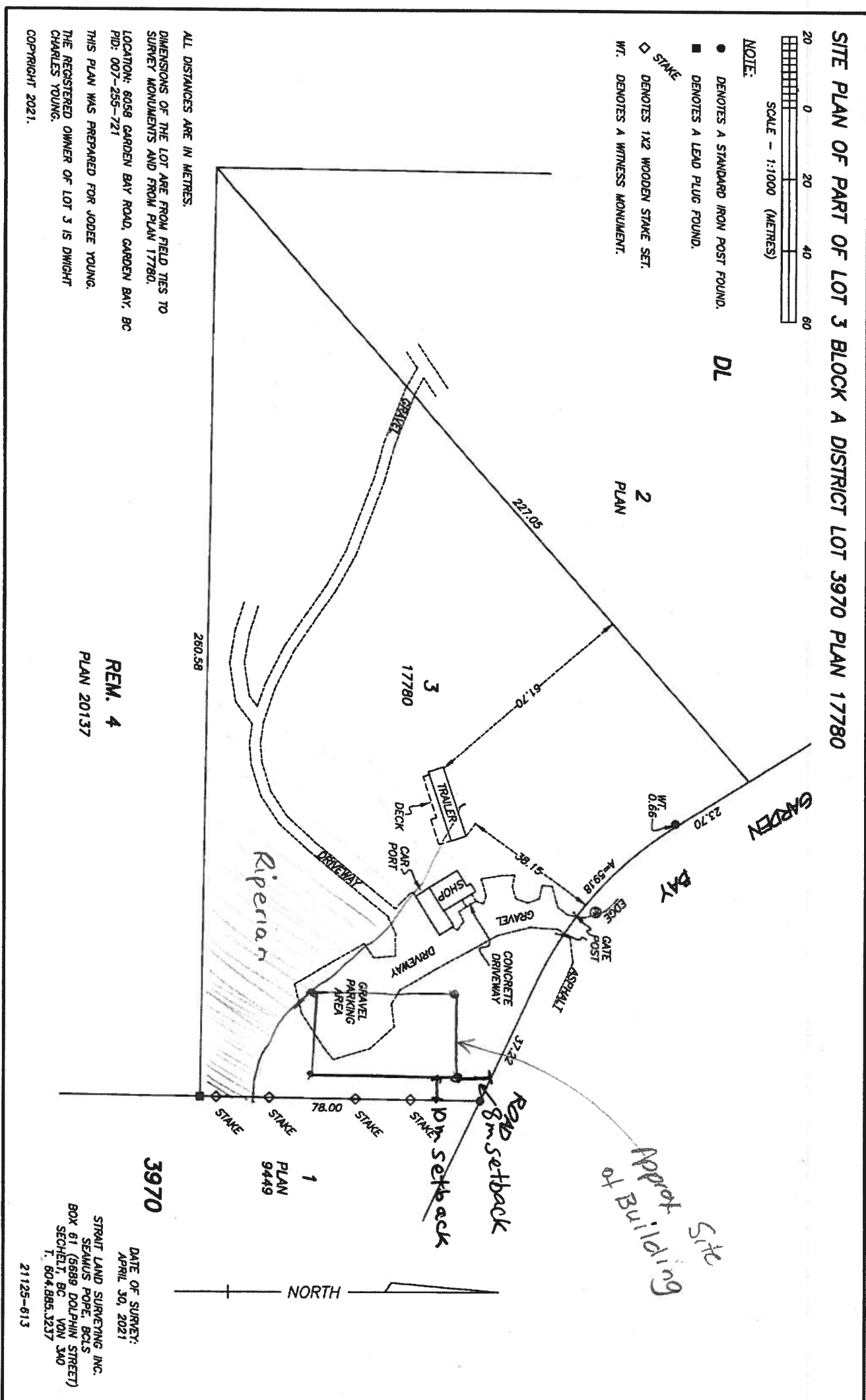
The proposed development variance permit would facilitate the construction of a 371.61 m² boat storage building. The proposal is the most practical way for the applicant to maintain their commercial fishing operation and meet the demand for covered boat storage.

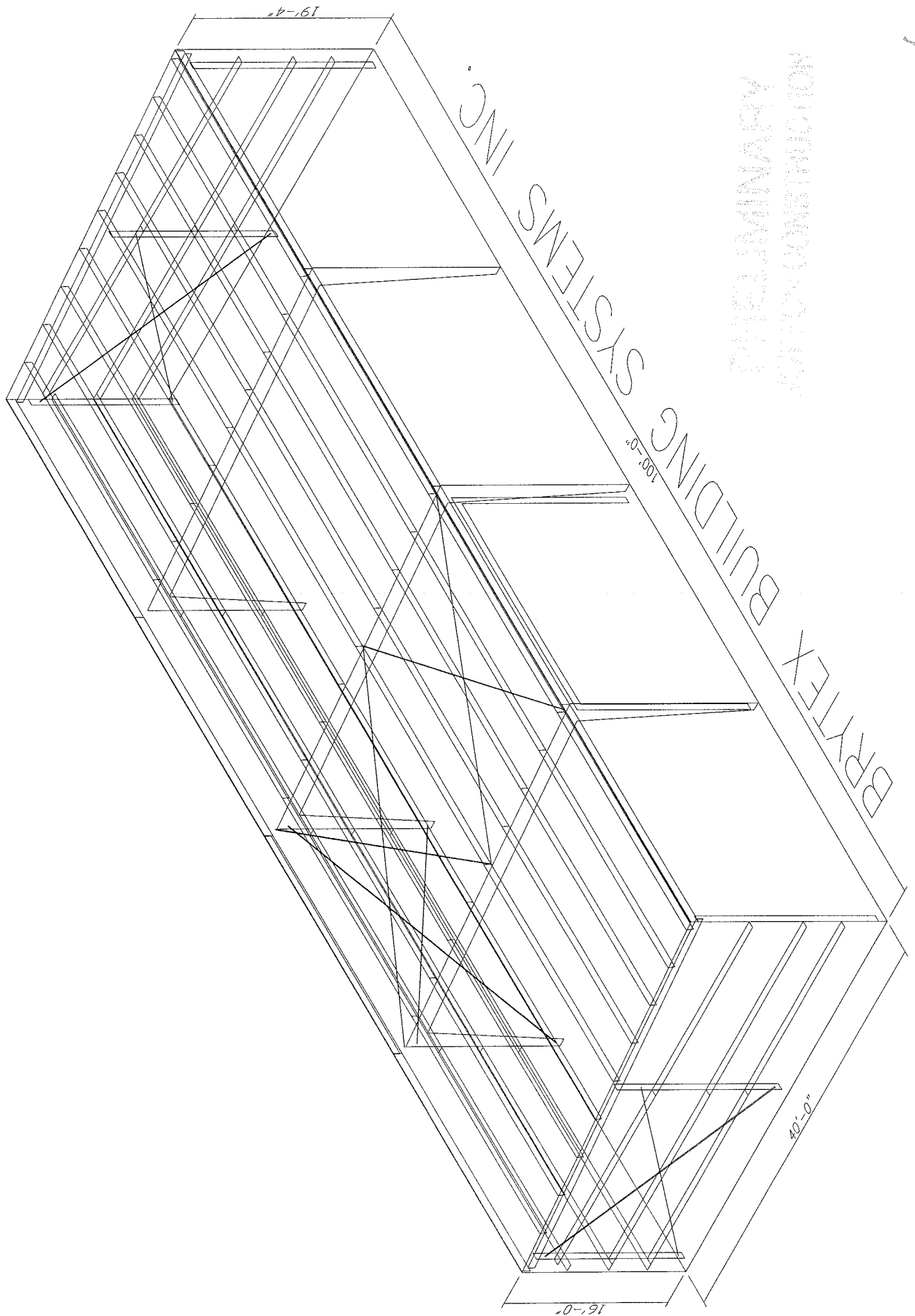
Staff recommend issuing the development variance permit.

ATTACHMENTS

Attachment A – Proposed development plans

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





2/9

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee, February 17, 2022

AUTHOR: Raphael Shay – Manager, Sustainable Development

SUBJECT: COMMUNITY CLIMATE PUBLIC PARTICIPATION UPDATE

RECOMMENDATION(S)

THAT the report titled Upcoming Community Climate Public Participation be received;

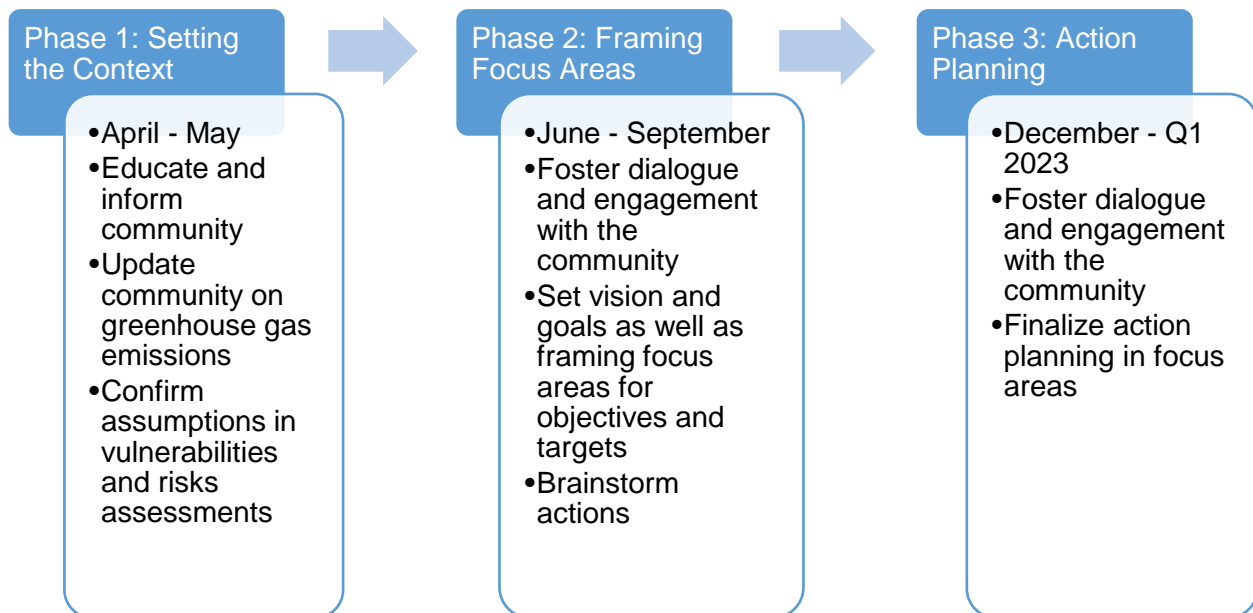
AND THAT the report be referred to the District of Sechelt, Town of Gibsons, shíshálh Nation, and Skwxwú7mesh Nation with an offer to present to Councils.

BACKGROUND

The Sustainable Development Division is advancing work on the Strategic Plan priorities to “develop climate change adaptation strategy” and “update community energy and emissions plan”. This report outlines the plan for public participation in 2022 that will inform the development of actions for a concerted effort to deal with the climate emergency.

DISCUSSION

Public participation undertaken in 2022 and 2023 aims to raise awareness about climate change and establish targets, goals, and objectives for climate action. It is divided into three phases and is consistent with the SCRD Public Participation Framework.



This work is being undertaken with a regional perspective/scope, in collaboration with member municipalities and First Nations, and with respect and care around jurisdiction for decision making.

Phase 1: Setting the context

Focused on informing and educating the community, this phase will present an overview of the information available on climate change, how our community is being impacted, our community's greenhouse gas emissions inventory, and progress to date on the Community Energy and Emissions Plan of 2010.

The outcome of this phase will be an informed citizenry with a greater understanding of climate change as it relates to the Sunshine Coast. This phase will also ensure the foundational information is correct and comprehensive in the eyes of the community.

Content for phase 1 will utilize information from SCRD reports coming (and which will be provided to the Board) in Q2 2022:

- 2019 GHG emissions inventory;
- Climate risks and vulnerabilities assessments;
- In addition, the UN's International Panel on Climate Change is scheduled to release two more reports in Q1 2022 on the international consensus on mitigation of and adaptation to climate change.

Representatives from organizations whose services will be impacted by climate change are part of the process, including the Town of Gibsons, District of Sechelt, shíshálh Nation, and Sk̓wx̓wú7mesh Nation.

Methods used will primarily be a Let's Talk Climate website along with two webinars. In-person events will be considered as information on the pandemic evolves. The website will launch in Q1 of 2022 and be populated as information becomes available through to Q2 2022.

Phase 2: Framing focus areas

This phase will focus on setting a vision and goals as well as framing priority areas for objectives and targets. One notable target will be the GHG emission reduction target for the community. This target will inform the level of ambition and timeframe needed in objectives. Framing focus areas for adaptation objectives as part of the ICLEI Canada Building Adaptive and Resilient Communities (BARC) framework are within the scope of Phase 2. Outcomes of this phase will be brought back to the Board for consideration. Referrals to Councils and other agencies are likely to form part of this step.

Methods used will again be a Let's Talk Climate website with the survey, mapping, and dialogue tools it offers. Targeted interviews and workshops with key stakeholders will be conducted. Finally, attendance, presentations, and dialogue at community events will be undertaken to reach underrepresented groups and support social equity objectives. Phase 2 is expected to start in Q2 and run into Q3 of 2022.

Phase 3: Action Planning

Starting in late 2022 and continuing into 2023, the SCRD will be in a position to present a high level overview of climate focus areas and draft lists of actions. These will be prioritized by working groups and community public participation to ensure they reflect the community's desired direction. Phase 3's outcome will be a high level of confidence with a proposed community climate action plan.

Organizational and Intergovernmental Implications

Although specific thematic areas have not yet been identified, experience of climate impacts on the Sunshine Coast and climate planning exercises from neighbouring jurisdictions are helpful at identifying potential themes. Many of these are within SCRD's service areas. Others have overlap and interplay with member municipalities, First Nations, other provincial ministries, as well as private and public groups. How to take action in these areas will be the prerogative and responsibility of these groups. Accordingly, staff recommend that this report be referred to the District of Sechelt, Town of Gibsons, shíshálh Nation, and Skwxwú7mesh Nation with an offer to present to Councils. Feedback received can be incorporated into next steps.

Additionally, several organizations have or are completing climate-related planning that can assist in SCRD's work and is an opportunity to avoid duplication.

Financial Implications

The public participation outlined above is in part tied to a budget proposal for the development of a community climate change plan. Implementation of these phases will proceed pending budget approval.

STRATEGIC PLAN AND RELATED POLICIES

The Sustainable Development Division's work on community climate change is highly integrated into a variety of Strategic Plan priorities, including:

- Community Resilience and Climate Change Adaptation
 - DEVELOP CLIMATE CHANGE ADAPTATION STRATEGY
 - UPDATE COMMUNITY ENERGY AND EMISSIONS PLAN
 - PROMOTE SOCIAL EQUITY
- Engagement and Communications
 - DEVELOP PUBLIC OUTREACH AND ENGAGEMENT STRATEGY
 - ENHANCE ON-LINE TOOLS TO IMPROVE FUNCTIONALITY AND USER EXPERIENCE
- Asset Stewardship
 - PLAN FOR AND ENSURE YEAR ROUND WATER AVAILABILITY NOW AND IN THE FUTURE
 - CONTINUE TO DEVELOP AND IMPLEMENT COMPREHENSIVE ASSET STEWARDSHIP STRATEGY
- Working Together
 - ENHANCE FIRST NATIONS RELATIONS AND RECONCILIATION
 - INCREASE INTERGOVERNMENTAL COLLABORATION

CONCLUSION

This report outlines the plan for public participation in 2022 that will inform the development of actions for a concerted effort to deal with the climate emergency. Three phases of public participation with the community at large are proposed. Phase 1 will focus on setting the context. Phase 2 will focus on framing focus areas. While Phase 3 will focus on completing the action planning.

There is a high level of organizational and intergovernmental interplay that will be a focus of attention to ensuring congruence in strategic direction and reduce duplication of effort. Referral of this report to member municipalities and to First Nations with an offer to present to Councils is recommended.

Reviewed by:			
Manager	X – A. Buckley	Finance	X – B. Wing
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – February 17, 2022

AUTHOR: Matt Treit, Manager, Protective Services

SUBJECT: ISLANDS FIRE PROTECTION

RECOMMENDATION(S)

THAT the report titled Islands Fire Protection be received for information.

BACKGROUND

At the June 10, 2021 Board meeting the resolution 162/21 was adopted (in part):

Recommendation No. 15 *Islands Fire Suppression and Life or Emergency Safety Equipment*

THAT the correspondence dated April 20, 2021 from Sue Ellen Fast, Chair, Gambier Island Local Trust Committee, Islands Trust regarding a reconsideration of the Electoral Areas' Grant-in-Aid Policy section pertaining to Fire Suppression and Life or Emergency Safety Equipment be received for information;

AND THAT staff report to a future Committee regarding the following:

- the existing emergency service and Sunshine Coast Regional District fire protection service areas, including maps identifying areas served and not currently within the fire service;
- a review of the Electoral Areas' Grant-in-Aid Policy in terms of fire suppression and life or emergency safety equipment;
- options for emergency services and fire protection for unserved areas, potential risks, effect of the Office of the Fire Commission 'Playbook' on services;

AND FURTHER THAT a response be sent to the Chair of the Gambier Island Local Trust Committee, Islands Trust advising that a report will be presented to a future Committee with options available for fire protection and emergency services and noting staff will work with Islands Trust and other unserved fire and emergency areas of the Regional District to determine potential requirements for support.

DISCUSSION

Existing Emergency Service and SCRD Fire Protection Service Areas

SCRD fire protection areas do not currently extend to islands. Sunshine Coast Emergency Program (SCEP) and other provincially-delivered emergency services serve islands.

Protection from wildland fires is a provincial responsibility supported by SCEP through such things as the development of the Community Wildfire Protection Plan and the hiring of contracted FireSmart Coordinators to which all residents are entitled, while fire protection within Fire Protection Areas (FPA's) is a service funded by the residents within each of those FPA's.

Residents of some islands within SCRD have developed some rudimentary fire protection infrastructure and practices. In various places/at various times, the goals of these efforts have been described as property protection and/or responding to wildfire. As discussed in the following sections, there are ways the SCRD can support these efforts.

Considerations: Electoral Areas' Grant-in-Aid Policy - Fire Suppression & Life or Emergency Safety Equipment

The current Board policy respecting Grant-in-Aid (BRD5-1850) states "Electoral Areas' Grant-in-Aid will not be approved for Fire Suppression and Life or Emergency Safety Equipment."

The question facing the SCRD is how best to support the residents of island communities while recognizing that these are not recognized fire departments and there are no guarantees that those involved in fire suppression have the appropriate training in fire suppression.

Responding to fire is a high-risk activity. Even highly-trained responders have been injured or killed while fighting fires. Untrained responders are at especially high risk as they are unaware of potential dangers associated with fighting fires. Risk mitigation strategies such as those found in the NFPA codes, OFC Playbook, etc. are attempts to set a threshold for a safe response. This threshold is a resource-intensive standard to meet in any rural community.

While the service level associated with response is an important variable, the geography, population distribution, and intermittent residency of island communities in the SCRD generally means that response times by any group, no matter how well intentioned, are likely to exceed those required to impact the life safety of anyone threatened by fire, or to save an involved structure.

Fire prevention and fire safety planning should therefore be priorities on islands. FireSmarting work, developing fire safety plans and providing fire safety education can have a real and substantial impact on enhancing life safety and reducing property damage, including by limiting fire spread. This impact has a high likelihood of being greater than comparable investments in equipment.

Some SCRD FireSmart work is planned to be conducted on islands in 2022 on the basis of grant support provided through UBCM. FireSmart coordinators can engage with communities on area-based initiatives.

Future Planning

The expansion or creation of new Fire Protection Areas is possible, but – as noted above – involves achieving and maintaining a high standard of service. Benefitting from the savings on insurance premiums associated with fire protection, residential buildings must generally be within eight kilometers of a properly-equipped fire hall and within 300 meters of a fire hydrant, and so an expansion of Fire Protection Areas may require the construction of new fire halls, the purchase of additional equipment, and the staffing of those halls (15 members are required for volunteer fire protection services) on the same basis as the other fire halls.

As next steps:

- SCRD Protective Services staff can engage with island-based community leaders regarding goals, strategies and opportunities. Better understanding long-term goals could lead to proposals for SCEP projects or feasibility studies, or to coordinated grant applications.
- In support of fire prevention and protection education, opportunities for safely involving islanders in mainland fire protection service (e.g. GDVFD or HBVFD) training can be explored.

An additional future opportunity, on which more information can be gained through the 2022 FireSmart work and planned update to SCEP's hazard, risk and vulnerability analysis, is the development of a SCEP-based FireSmart community small grant program. Such a program could be administered similarly to composter or rainwater harvesting programs and provide an avenue for supporting community-based fire protection projects. External grants could be a funding source for a pilot phase.

Organizational and Intergovernmental Implications

This report is for information.

Wildland fire is a climate change vulnerability; community-based fire protection groups are one measure to adapt/manage risk.

Financial Implications

None associated with this informational report; activities described can be accomplished within existing operational budgets and FIRESMART Grant received through UBCM.

Communications Strategy

This report was shared with Islands Trust, GICA and Vaucroft Improvement District representatives on publication.

STRATEGIC PLAN AND RELATED POLICIES

The subject matter of this report relates to strategic priorities of "Working Together" and "Community Resilience and Climate Change Adaptation".

CONCLUSION

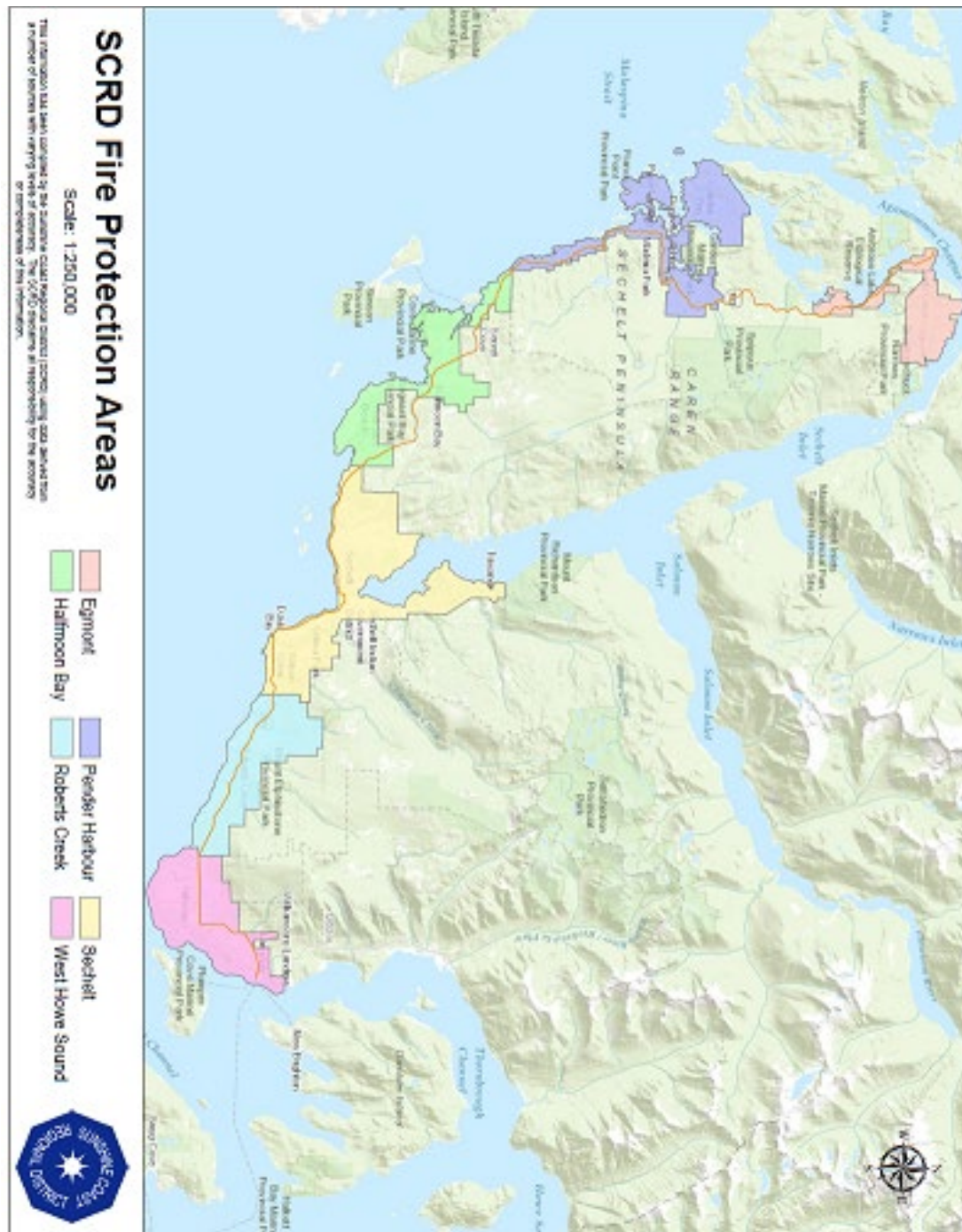
This report provides information on current SCRD emergency services and fire protection areas, comments on the grant-in-aid policy and considers fire protection options for unserved areas.

ATTACHMENTS

Attachment A - Maps of SCRD Fire Protection Areas

Reviewed by:			
Manager		CFO-Finance	X-T.Perreault
GM	X – I. Hall	Legislative	X- S. Reid
CAO	X – D. McKinley	Other	

SCRD Fire Protection Areas



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – February 17, 2022

AUTHOR: Tina Perreault, GM Corporate Services/Chief Financial Officer

SUBJECT: MUNICIPAL FINANCE AUTHORITY LOAN AUTHORIZATION FOR FIRE DEPARTMENT APPARATUS REPLACEMENT

RECOMMENDATION(S)

THAT the report titled Municipal Finance Authority Loan Authorization for Fire Department Apparatus Replacement be received for information;

AND THAT the project budget of \$400,789 for the Gibsons and District Volunteer Fire Department initial attack apparatus replacement (approved through Board Resolution #365/20) be funded from Municipal Finance Authority (MFA) short term loan;

AND FURTHER THAT a loan of up to \$400,789 for a term of 5 years be requested through the Municipal finance authority Equipment Financing Program under section 403(1) of the Local Government Act (Liabilities Under Agreement) to fund the purchase of the initial attack apparatus.

BACKGROUND

At the November 12, 2020 Board Meeting the following resolution #365/20 Recommendation #13 was adopted specifically highlighting the project budget increase for Gibsons and District apparatus replacement loan.

THAT the report titled RFP 2011602 - Fire Department Apparatus Replacement Award Report be received;

AND THAT the project budget be increased from \$350,000 to \$400,789 for the Gibsons & District apparatus replacement, funded from MFA short term loan;

AND THAT the SCRD enter into a contractual agreement with HUB Fire Engines & Equipment Ltd., for the Replacement of the Halfmoon Bay Fire Department tender apparatus in the amount of \$459,806 (excluding GST);

AND THAT the SCRD enter into a contractual agreement with Associated Fire Safety Group, for the Replacement of the Gibsons & District Fire Department initial attack apparatus in the amount of \$400,789 (excluding GST);

AND THAT the 2020-2024 Financial Plan be updated accordingly;

The purpose of this report is to align the project budget to match the debt funding and subsequent resolution for submission to the Municipal Finance Authority of BC.

DISCUSSION

In order to secure Municipal Finance Authority authorization for loan under the Equipment Finance Program the following wording needs to be adopted by the Board and included in the loan request for the Gibsons and District Fire Department initial attack apparatus, therefore this is a housekeeping item to allow for staff to request the funding required:

AND FURTHER THAT a loan of up to \$400,789 for a term of 5 years be requested through the Municipal Finance Authority Equipment Financing Program under section 403(1) of the *Local Government Act* (Liabilities Under Agreement) to fund the purchase of the initial attack apparatus.

STRATEGIC PLAN AND RELATED POLICIES

n/a

CONCLUSION

In order to secure Municipal Finance Authority authorization for loan under the Municipal Finance Authority Equipment Financing Program under section 403(1) of the *Local Government Act* (Liabilities Under Agreement), a Board resolution is required to proceed therefore, for project budget for the Gibsons and District Fire Department initial attack apparatus resolution, this is a housekeeping item to allow for staff to request the loan:

Reviewed by:			
Manager		Finance	X – B. Wing
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Purchasing	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – February 17, 2022

AUTHOR: Matt Treit, Manager, Protective Services

SUBJECT: RFP 2122202-01 - SCRD Volunteer Firefighters Health Benefits Contract Award (HUB International Insurance Brokers)

RECOMMENDATIONS

THAT the report titled RFP 2122202-01 - SCRD Volunteer Firefighters Health Benefits Contract Award (HUB International Insurance Brokers) be received for information;

AND THAT a contract for the SCRD Volunteer Firefighters Health Benefits be awarded to HUB International Insurance Brokers for up to \$186,860 (plus GST);

AND THAT the delegated authorities be authorized to execute the contract.

BACKGROUND

The purpose of RFP 2122202-01 is for an Extended Health and Dental Benefits Package for SCRD volunteer firefighters.

This project has its genesis in the 2018 Sunshine Coast Regional District Fire Services Strategic Plan completed by Dave Mitchell and Associates, and was supported through the annual budget process. Benefits will be applied to 4 volunteer fire departments with a total complement of approximately 104 volunteer members.

As part of “total compensation” benefits are expected to have a positive impact on recruitment, retention and morale.

DISCUSSION

Request for Proposal (RFP) Process and Results

Request for Proposal 2122202-01 Volunteer Firefighters Health Benefits was published on September 9, 2021 and closed on October 6, 2021. Two compliant proposals were received for RFP 2122202-01.

Led by the Purchasing Division, the evaluation team consisted of three team members. The evaluation committee reviewed and scored the proposals against the criteria set out in Section 7 of the RFP document. Based on the best overall score and value offered, staff have recommended that a contract be awarded to HUB International Insurance Brokers as they met the specifications as outlined and are the best value for the above-mentioned project.

Summary of Bids Received

<u>Name</u>	<u>Total Value Contract</u>
HUB International Insurance Brokers	\$ 185,932.14 (before GST)
C&C Insurance Consultants	\$ 182,959.98 (before GST)

Organizational Implications

Benefits will be provided equitably to all SCRD fire protection service members.

Program implementation and administration will be undertaken by Protective Services staff with primary support from the departmental Administrative Assistant, who will liaise with Human Resources and Payroll. Staff will monitor the level of administrative support required for sustainment. Currently, this can be accommodated within existing approved positions. As service levels associated with areas like payroll and benefit administration change throughout the organization, future review/reallocation will be undertaken as part of the annual service planning/budgeting process.

Financial Implications

Required funds are included in the Financial Plan. This cost breakdown is approximate as the number of firefighters and their family status at each hall is subject to minor variations as the roster changes.

Fire protection service	Budgeted Amount
Egmont and District Fire Department	\$31,200
Halfmoon Bay Fire Department	\$52,930
Roberts Creek Fire Department	\$32,792
Gibsons and District Fire Department	\$70,000
Total	\$186,922

Communications Plan / Timeline and Next Steps

Following Board decision, the contract award will be made. Once the contract is in place, the volunteers (and families if applicable) will sign up for the benefits. It is anticipated that this will be completed by March 31, 2022.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

In accordance with the SCRD's Procurement Policy, RFP 2122202-01 was issued for an Extended Health and Dental Benefits Package for SCRD volunteer firefighters. Two compliant proposals were received. Based on the best overall score and value offered, staff recommend that the SCRD enter into a contract agreement with HUB International Insurance Brokers for an amount not to exceed \$186,860 (plus GST).

Reviewed by:			
Manager		Finance	X – B. Wing
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Purchasing	X – V. Cropp
HR	X – G. Parker		

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – February 17, 2022

AUTHOR: Ian Hall, General Manager, Planning and Development

SUBJECT: **PLANNING AND DEVELOPMENT DEPARTMENT 2021 Q4 / YEAR END REPORT**

RECOMMENDATION

THAT the report titled Planning and Development Department 2021 Q4 / Year End Report be received.

BACKGROUND

The purpose of this report is to provide an update on activity in the Planning and Development Department for the Fourth Quarter (Q4 - October 1 to December 31, 2021) / Year End.

The report provides information from the following Planning and Development Department divisions:

- Planning & Development Services
- Building Inspection Services
- Sustainable Development
- Protective Services

PLANNING AND DEVELOPMENT SERVICES DIVISION

Regional Planning [500]

Key projects in Q4 included:

- Regional Growth Baseline Research: At the direction of the Board's Strategic Plan, staff undertook the process of investigating and evaluating the potential of proceeding with a RGS baseline research project.
- Recap: the general goals of the RGS process are as follows:
 - Develop a shared understanding between Coast local governments of historical growth patterns and anticipated future growth needs;
 - Understand adequacy and sustainability thresholds for servicing capacity;
 - Foster dialogue about opportunities (building blocks, roadmap) to ensure future growth aligns with/contributes to community goals as described in Official Community Plans and other high-level plans and strategies. Potentially, a collective vision can be defined for how best to sustainably manage anticipated growth in a way that advances livability and reflects shared goals, objectives and values.
- The contract was awarded to MODUS consultants in Q2, 2021. Staff have engaged with the contract provider and commenced the process of connecting regional partners and data sources towards framing out the project.
- A draft current and future data report has been completed by MODUS. Staff interviews with project partners are currently underway; however, staff note these are taking longer than originally anticipated to facilitate. This has resulted in the overall project timing being adjusted. Next steps will include a policy review and strategic recommendations. Once this work has been completed staff will report back to PDC on outcomes in Q2 or Q3.

Rural Planning [504]

Key projects in Q4 included:

- The Zoning Bylaw No. 310 Update project (also known as Bylaw 722) – Staff have worked diligently towards completion of the draft bylaw. A final draft is currently under review, receiving editing and formatting with the goal of a Preliminary Report to PDC in Q1, 2022. The Preliminary Report will provide an opportunity for comment on the proposed bylaw in its completed form. A workshop with the Board and referrals to Advisory Planning Commissions are also planned prior to the subsequent First Reading Report being proposed to be presented later in Q2, where the recommended bylaw in its final form would be presented for consideration.
- Development Approvals Grant: The Province has developed a Local Government Development Approvals program. A total grant allocation of \$15-million (Province-wide) is part of the Province's ongoing work to give local governments the tools necessary to meet housing needs in their communities. The SCRD was awarded the requested grant and is preparing for next steps of call for proposals and project initiation, with a view to creating regional value. The project has become known as Planning Enhancement Project 1 (PEP 1) and provides funding for a casual Senior Planner at a 0.5-year term, for which recruitment is anticipated in Q2.

- The volume of property inquiries in Q4 2021 is lower than the same quarter in 2020, however overall, total inquiries in 2021 (3246) are significantly increased over 2020 total inquiries (2029). The Request Tracker (RT) system has aided staff in tracking these numbers accurately. It is important to note there is a range of response-needs for each property inquiry. Some inquiries require one short answer; however, a large volume of property inquiries received require substantial back and forth between staff and the customer to answer complex property inquiries and pre-application questions.
- Planning and Bylaw staff continue to work with Bylaw Enforcement staff on a rise in infractions related to land alteration works done without permits. As a pattern, these files take more time to bring to completion, often involve other agencies compliance /enforcement staff and may involve damage to sensitive ecosystems such as riparian areas. Staff are continuing to review inter-divisional process improvements to manage the workflow and increase efficiency related to these matters. While this work is inter-divisional, it is expected that the Planning and Enhancement Project 1 (PEP1) will help to provide direction on this work throughout 2022.

OPERATIONS

Development Applications Statistics

Applications Received	Area A	Area B	Area D	Area E	Area F	Q4 2021	2021 YTD
Development Permit	3	1	1	1	4	10	61
Development Variance Permit	2		1		1	4	11
Subdivision		3	1	2	2	8	23
Rezoning/OCP		2	1		4	7	9
Board of Variance		1			2	3	7
Agricultural Land Reserve					1	1	3
Frontage Waiver		1				1	8
Strata Conversion						0	0
Total	5	8	4	3	14	34	122

There were 34 Development Applications received in Q4 2021 compared to 21 in Q4 2020.

In 2021, the total Development Applications received were 122.

- The 2020 total for Development Applications was 77.
- The 2019 total for Development Applications was 96.
- The 2018 total for Development Applications was 88.
- The 2017 total for Development Applications was 80.

Development Applications Revenue

Revenue Stats	Area A	Area B	Area D	Area E	Area F	Q4 2021	2021 YTD
Development Permit	\$1,500	\$500	\$500	\$500	\$2,000	\$5,000	\$31,487
Development Variance Permit	\$1,500		\$150		\$500	\$2,150	\$4,490
Subdivision		\$4,245	\$1,030	\$3,380	\$2,185	\$10,840	\$27,775
Rezoning/OCP		\$2,900	\$2,400		\$7,700	\$13,000	\$17,820
Board of Variance		\$500			\$1,000	\$1,500	\$4,020
Agricultural Land Reserve					\$750	\$750	\$2,250

Frontage Waiver		\$600				\$600	\$1,800
Strata Conversion						\$0	\$0
Total	\$3,000	\$8,745	\$4,080	\$3,880	\$14,135	\$33,840	\$89,642

Development Applications revenue was \$33,840 in Q4 2021 compared to \$14,575 in Q4 2020.

In 2021, the total Development Application revenue was \$89,642.

- The 2020 total for Development Applications revenue was \$58,270.
- The 2019 total for Development Applications revenue was \$60,625.
- The 2018 total for Development Applications revenue was \$69,402.
- The 2017 total for Development Applications revenue was \$63,360.

Provincial and Local Government Referrals

Referrals	District of Sechelt	Town of Gibsons	Shíshálh Nation	Islands Trust	Skwxwú7mesh Nation	Province	Other*	Q4 2021	2021 YTD
Referrals						1		1	10

There was 1 Referrals received in Q4 2021 compared to 4 in Q4 2020.

In 2021, the total Referrals received was 10.

- The 2020 total for Referrals was 25.
- The 2019 total for Referrals was 26.
- The 2018 total for Referrals was 24.
- The 2017 total for Referrals was 36.

Planning Division Public Inquiries

The statistics provided in the table below provide an overview of the quantity of planning / property related inquiries that the public submit to planning staff via email, front counter and phone.

2021 Public Inquiries	#	2020 Public Inquiries	#
January	151	January	82
February	372	February	58
March	263	March	91
April	353	April	100
May	289	May	162
June	285	June	121
July	280	July	138
August	269	August	168
September	331	September	168
October	249	October	302
November	227	November	326
December	177	December	313
2021 Year to Date Total	3246	2020 Total	2029

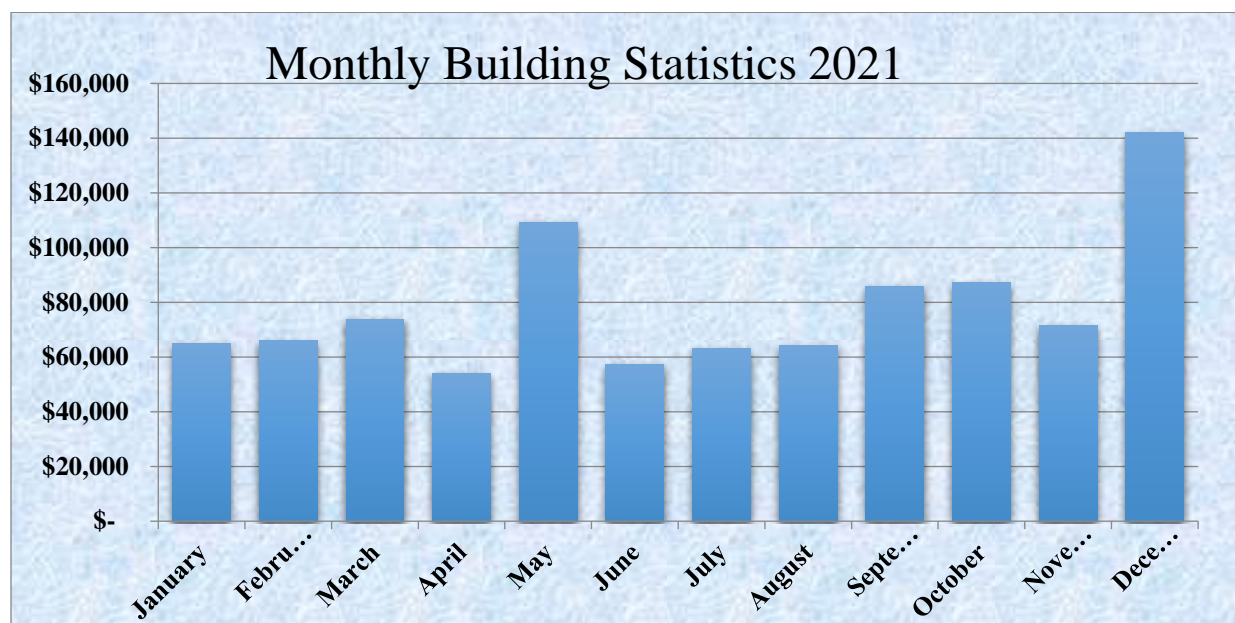
There were 653 public inquiries in Q4 2021 compared to 941 in Q4 2020.

The 2021 total for Public Inquiries was 3246, which compares with 2029 inquiries in 2020.

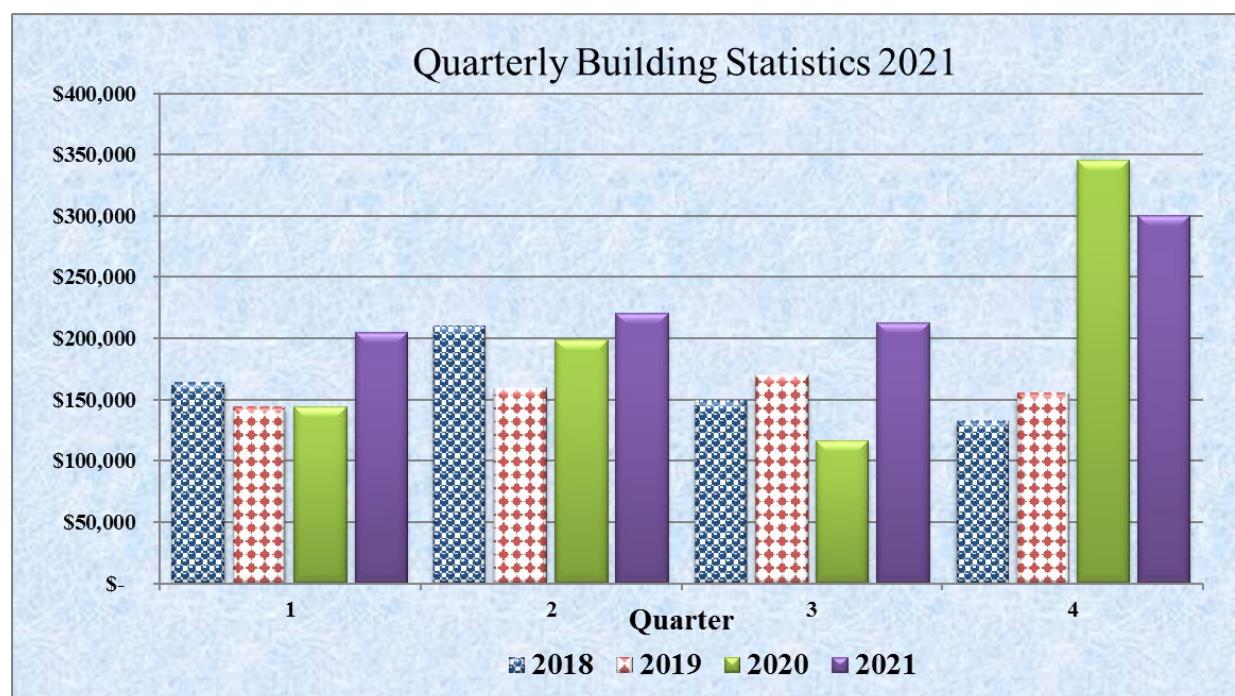
BUILDING INSPECTION SERVICES DIVISION

Construction activity remained strong throughout the year. The requirements to meet Step 1 of the BC Energy Step Code came into effect on January 1, 2021. Extra time was spent with contractors and Home Owners ensuring that permit applications and construction processes conform to these requirements. All indications point to a continuation of strong construction activity going into 2022.

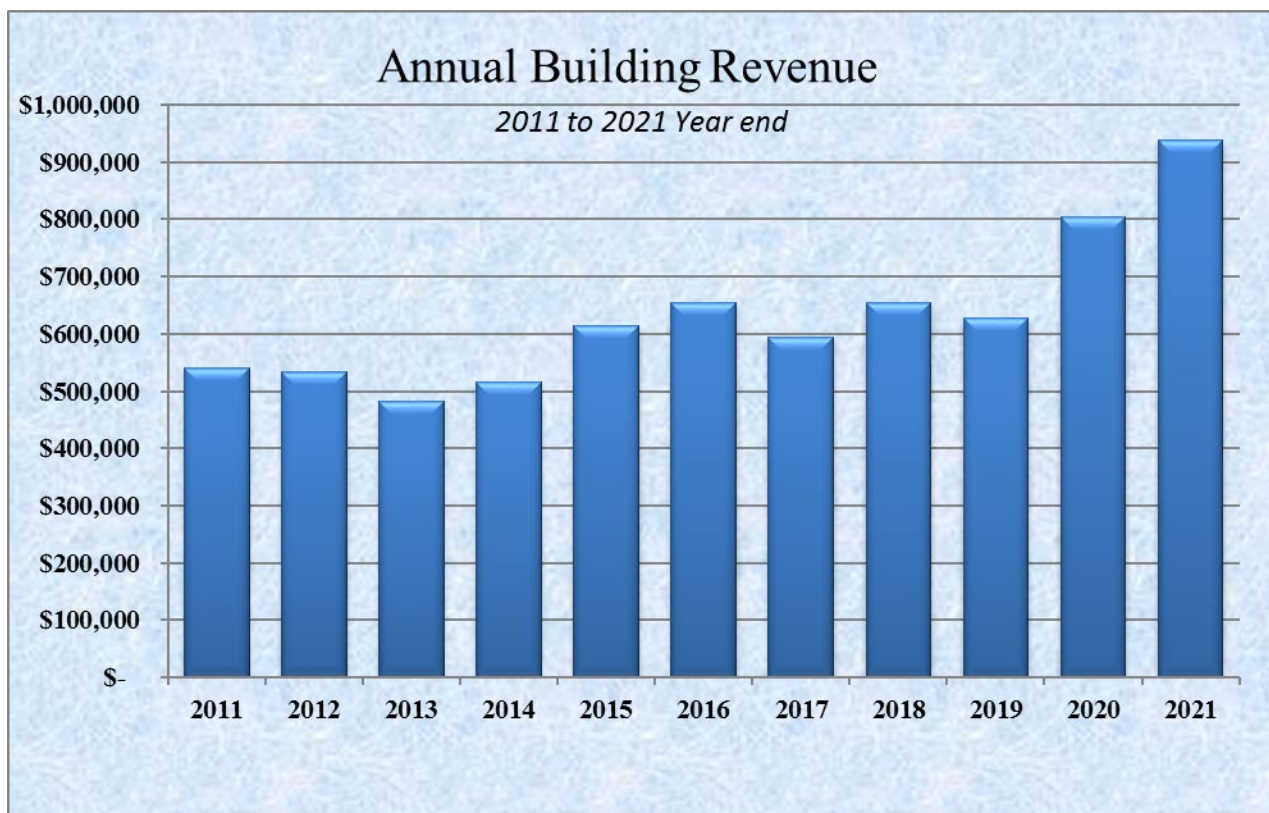
Monthly Building Statistics 2021



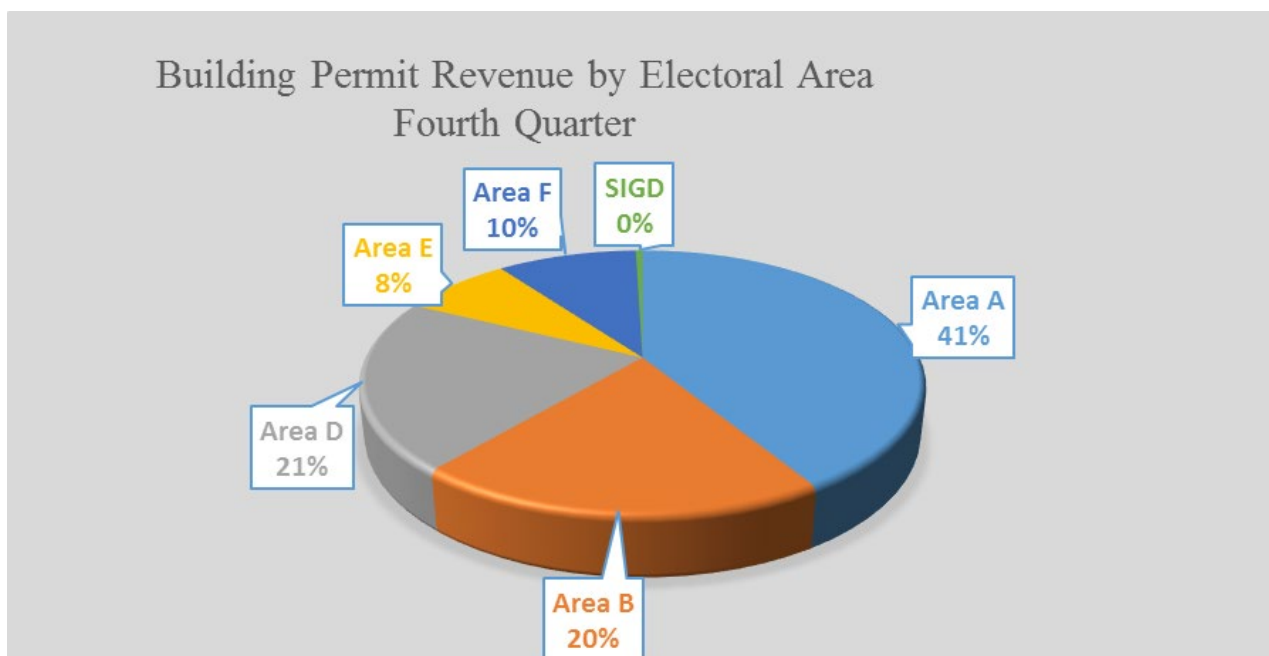
Quarterly Building Statistics Comparison 2018 - 2021



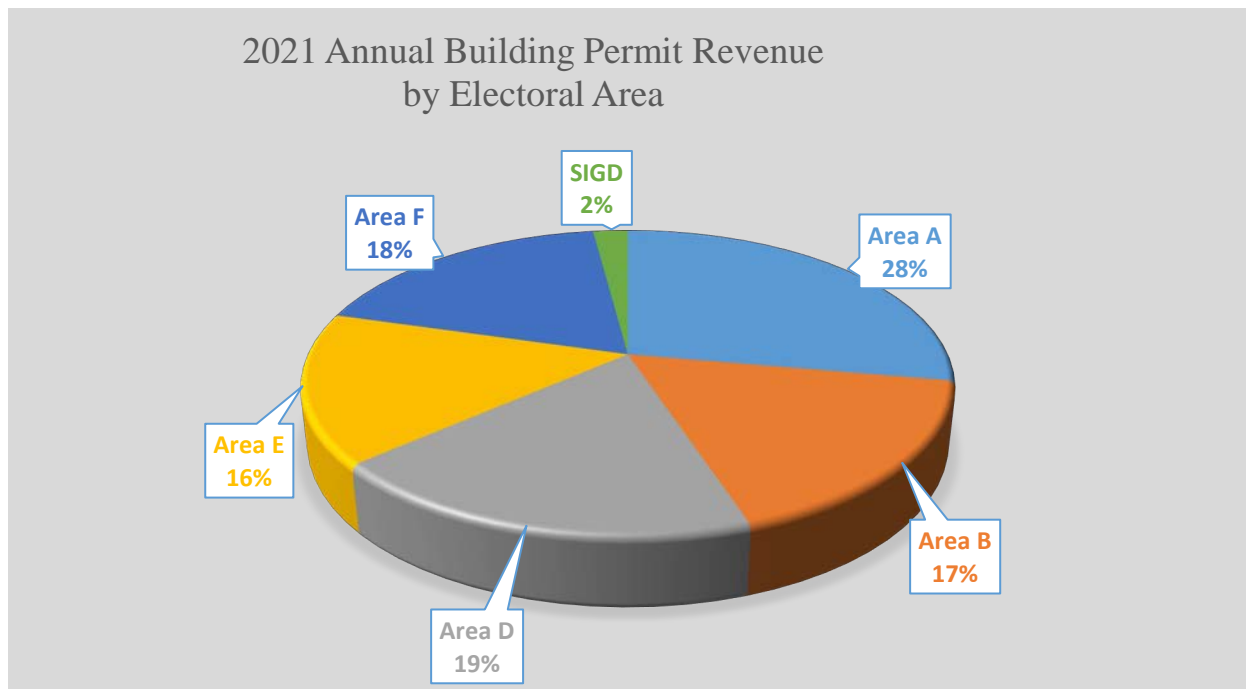
Annual Building Revenue Comparison 2011 - 2021



Q4 2021 Building Permit Revenue by Electoral Area



2021 Annual Building Permit Revenue by Electoral Area



SUSTAINABLE DEVELOPMENT DIVISION

- Work is underway in the Building Adaptive and Resilient Communities (BARC) Framework with ICLEI Canada. A Climate Science Report was developed by ICLEI for the SCRD, and project teams have been assembled. In Q1, ICLEI will facilitate a series of workshops for the project teams on climate impacts, vulnerabilities and risks.
- Work on the greenhouse gas emissions inventory has commenced. The data collection portion has wrapped up and the consultant is currently compiling and processing the data. It is anticipated that the results and analysis of this inventory will be presented in Q2 of 2022.
- The Electric Vehicle Charging Stations Program Phase 1 is underway. Charging stations are purchased. Timelines have been delayed due to supply chain issues, with delivery and installation expected in March. Clean BC Electric Fleet Program rebates have been secured (about \$8,000).
- Solar Assessments and Energy Conservation walkthroughs of SCRD facilities have been completed by the Sunshine Coast Community Solar Association. Final reports are being prepared and reviewed. The Solar Association will present an overview of their findings at an upcoming PDC meeting.

PROTECTIVE SERVICES DIVISION

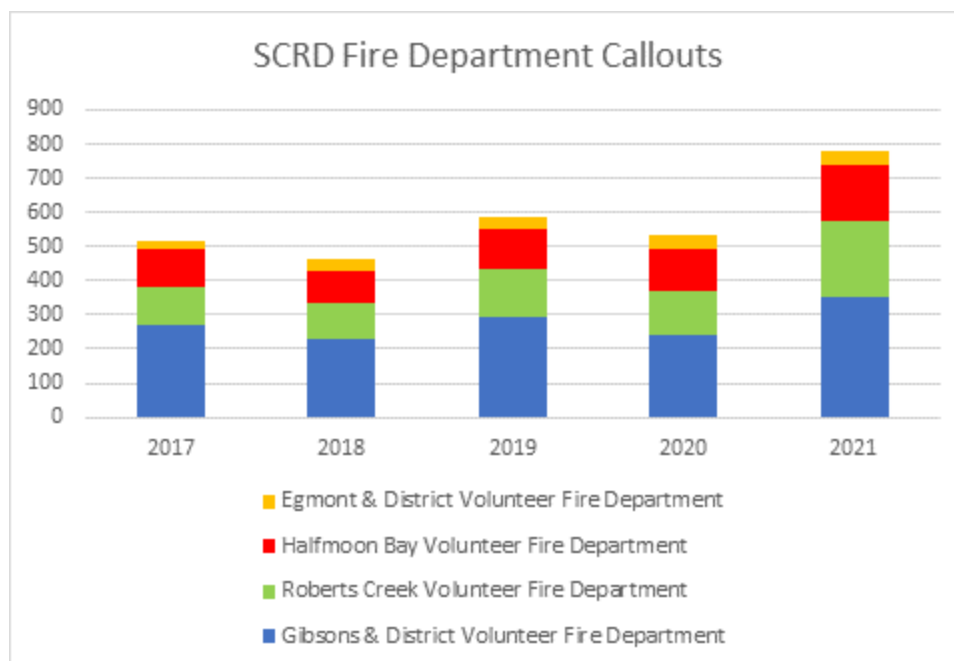
Fire Protection Service

An RFP to provide extended health and dental benefits for the volunteer firefighters was issued and a provider has been selected. Once approved by the Board, the SCRD will enter into an agreement with HUB Insurance to provide these benefits to the volunteer members of the four SCRD fire departments.

The development of a new Fire Protection Bylaw remains in progress. A draft version of the bylaw has been completed, and the required revisions to associated bylaws (MTI, BNE) are currently underway and are expected to be completed by the end of Q1 2022.

SCRD Fire Department Callouts 2017 - 2021

Fire Department	2017	2018	2019	2020	2021
EDVFD	27	40	34	40	40
HBVFD	112	93	120	123	164
RCVFD	112	105	137	129	222
GDVFD	267	225	296	240	352
Total	518	463	587	532	778



2021 Q4 SCRD Fire Department Members

GDVFD	RCVFD	HBVFD	EDVFD	Total
48	21	32	17	118

2021 Q4 SCRD Fire Department Practice Hours

GDVFD	RCVFD	HBVFD	EDVFD	Total
1292	510	614	382	2798

Gibsons and District Volunteer Fire Department (GDVFD)

The GDVFD responded to 91 calls for service in the fourth quarter of 2021. This consisted of 79 paged and 12 duty calls totaling over 870 person hours for the quarter. This is compared to 68 calls for the same period a year before and nearly 673 person hours. The fire department responded to a record total of 352 calls in 2021.

Notable incidents this quarter included: a water vessel injury requiring medical intervention, a tree fallen on a house, a motor vehicle incident requiring extrication and several burst water pipes. In the Q4 of 2021, 36 inspections were conducted, bringing the total for the year to 255.

Roberts Creek Volunteer Fire Department (RCVFD)

Sean Hatanaka signed on as Deputy Chief July 1st. Since then, there has been a marked improvement in the training program and the feedback from firefighters has been very positive. Deputy Hatanaka has developed a comprehensive training plan for 2022.

The RCVFD responded to 57 calls in the fourth quarter of 2021. Of these, 33 were emergency responses, and 24 were non-emergency calls. In addition to numerous responses associated with the flooding in November, notable calls included a medical call for an individual with a neck fracture after a large branch fell on him, a motor vehicle accident that required extrication, and assisting with rescuing a horse trapped in a sink hole.

Halfmoon Bay Volunteer Fire Department (HMBVFD)

The HMBVFD responded to 49 calls for service in the fourth quarter of 2021.

The HMB Fire Department is currently looking for a new deputy chief as the previous one has resigned. Greg Phelps has been serving on an interim basis until a suitable replacement can be found.

The HMBVFD is continuing to move forward with its plan to redevelop HMB Firehall #2.

Egmont and District Volunteer Fire Department (EDVFD)

The EDVFD responded to 8 calls during the fourth quarter of 2021. These included four medical responses, one fire, one report of smoke, a downed tree, and a response to a burning complaint. Training highlights included five members completing their First Responder (medical) training.

Meetings with Egmont residents were held to discuss an increase to the tax requisition bylaw to fund the Egmont Fire Department, and to ensure adequate funding for the future of the department.

The EDVFD continues to work towards improved fire response preparation and oversaw the installation of a 2000 imp gallon back up tank on Maple Road to, and has begun the installation of a back-up pond on Hallowell Road, both to provide water for fire protection.

Sunshine Coast Emergency Program (SCEP)

The new Voyent Alert mass communication system has been implemented with about 1600 individuals registered so far. The first live test of the mass communication system is scheduled for March 7.

The posting has closed for the hiring of two FireSmart Coordinators. One contract has been signed, and a contract with the second coordinator is expected to signed shortly.

Three grant applications (one each for the SCRD, District of Sechelt, and Town of Gibsons) have been developed to fund evacuation planning. The results of the applications are expected in February.

Electrical work has been completed at Mason Road to facilitate the removal of the decommissioned SCEP trailer. An RFP is currently posted for the removal of the trailer and will close February 18.

An RFP has been posted for the development of a prescription for the FireSmart Demonstration Forest to be established in Connor Park. This project is funded by a grant from the FireSmart Economic Recovery Fund administered by UBCM. The intent of the Demonstration Forest is to provide the public with an example of how a forested area can be treated and maintained to make it more resilient to wildfires. This RFP closes on March 2, 2022.

Bylaw Enforcement Division

New Bylaw Enforcement Officer, Stephen Lanegraff, started on October 12, 2021.

The Bylaw Department is currently working on revising its enforcement policy to reduce the number of letters required prior to a ticket being issued. A report for Board decision is forthcoming.

911 Program

The SCRD is currently in negotiations with the RCMP to share communications towers at Cecil Hill and at the Chapman Water Treatment Plant. A first geotechnical report has been completed for new tower construction at Chapman Reservoir, and an additional one will be required for a Development Permit to complete the construction.

Vendor has been selected to complete work at the new Gibsons tower location. It is expected that this project will be completed by the end of Q1, 2022.

Reviewed by:			
Manager	X - A. Whittleton X – J. Jackson X – R. Shay X – M. Treit	Finance	
GM	X – I. Hall	Legislative	
CAO	X –D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

January 25, 2022

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY.

PRESENT:	Chair	Frank Belfry
	Members	Barbara Bolding (Recorder) Kelsey Oxley Eleanor Lenz Alda Grames Nicole Huska
ALSO PRESENT:	TELUS Representative Electoral Area B Director	Chad Marlatt (Invited Guest) Lori Pratt (Non-Voting Board Liaison)
REGRETS:	Members	Jim Noon Catherine Ondzik Bruce Thorpe

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented

MINUTESArea B APC Minutes

The Area B APC minutes of November 30, 2021 were approved

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 24, 2021
- Planning and Community Development Committee Minutes of November 18, & December 16, 2021

REPORTS

TELUS Telecommunication Tower at Storm Bay/Narrow Inlet – Request for Local Government Concurrence (BC109063)

The APC discussed the staff report regarding Telus' Request for Local Government Concurrence (BC 109063).

The following concerns/points/issues were noted:

- Marine safety on the inlets will be improved.
- A large amount of diesel fuel to be stored on site, which is quite isolated. The planned measures for spill prevention, containment and mitigation are not described.
- Is there a possibility of overland access? Would it infringe on Spipiyus Provincial Park or its proposed extension? Would it create access for vandals?

Recommendation No. 1 *Request for Government Concurrence (BC109063)*

The Area B APC recommended that Telus Request for Government Concurrence (BC109063) be supported for the following reasons:

- Marine safety on the inlets will be improved

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING February 22, 2022

ADJOURNMENT 8:10 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

January 26, 2022

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD ELECTRONICALLY

PRESENT:	Chair	Mary Degan
	Members	Rod Moorcroft Nara Brenchley Rick Horsley Anne Cochran Urszula Dragowska
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Alternate Director	Lucie McKiernan
	Applicant Bylaw 310.195	Christina Robinson (Invited Guest)
	Recording Secretary	Diane Corbett
REGRETS:	Members	Kasha Janota-Bzowska Karen Mahoney
ABSENT:	Members	Bob Morris

CALL TO ORDER 7:09 p.m.**AGENDA** The agenda was adopted as presented.**MINUTES**Area E Minutes

The Area E APC minutes of September 29, 2021 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 24, 2021
- Halfmoon Bay (Area B) APC Minutes of September 28 & November 30, 2021
- West Howe Sound (Area F) APC Minutes of September 28, 2021
- Planning and Community Development Committee Minutes of September 2, October 21, November 18 & December 16, 2021

REPORTS**Zoning Amendment Bylaw No. 310.195 for Subdivision of 562 Veterans Road**

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 310.195 for Subdivision of 562 Veterans Road. The applicant was requesting to change the subdivision district of the subject lot from "F" to "D" to facilitate a proposal to subdivide the lot into two parcels with respective proposed parcel areas of 0.598 ha and 0.405 ha.

The applicant responded to APC inquiries.

Points raised in discussion included:

- The road immediately south of the parcel is a right of way. The owner was instructed to block off access on the north end due to liability issues. Ten metres would be taken off the front of the property with the subdivision.
- It was reported there are a lot of locals that want to put a walking/bike path through there to the north section of Hough Road. It was noted that, before the current property owner moved in, it was possible to get through there. Some Elphinstone Community Association members had recently written to MoTI inquiring if there would be a road dedication. The applicant indicated awareness that people used to walk through, and indicated her concern would be if there is a request to take more of the property aside from the ten metres.
- There was discussion of the road allowance layout in the area relative to the subject property.
- The Area E APC advocates designation of a trail or access pathway included within the road allowance for community use.

Recommendation No. 1 *Zoning Amendment Bylaw No. 310.195*

The Area E APC recommended that Zoning Amendment Bylaw No. 310.195 for Subdivision of 562 Veterans Road be supported as the proposal conforms with Official Community Plan policies and Zoning Bylaw regulations.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING February 23, 2022

ADJOURNMENT 9:09 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION

January 25, 2022

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

PRESENT:	Chair	Susan Fitchell
	Members	Doug MacLennan Kate-Louise Stamford Sarah Macdonald Alicia Lavalley
ALSO PRESENT:	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Applicant for Bylaw Amendment	Lucas Chamberlain (Invited Guest)
ABSENT:	Member	Fred Gazeley

CALL TO ORDER 7:00 p.m.**AGENDA** The agenda was adopted as presented.**DELEGATIONS**

Lucas Chamberlain addressed the APC regarding West Howe Sound OCP Amendment Bylaw No. 640.5 and Zoning Amendment Bylaw No. 310.194, pertaining to an application to facilitate development of a mobile home park and redevelopment of the existing Langdale Heights RV Park on two adjoining parcels.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 28, 2021 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 24, 2021
- Halfmoon Bay (Area B) APC Minutes of September 28 & November 30, 2021
- Elphinstone (Area E) APC Minutes of September 29, 2021
- Planning and Community Development Committee Minutes of September 2, October 21, November 18 & December 16, 2021

REPORTS

West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning Amendment Bylaw 310.194 (2061 Twin Creeks Road)

The APC discussed the staff report regarding West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning Amendment Bylaw 310.194 (2061 Twin Creeks Road).

Mr. Chamberlain explained that he proposed to develop a mobile home park on Lot 1 in the non-Agricultural Land Reserve portion and a community garden on Lot 2 in the Agricultural Land Reserve (ALR). Thirty-seven new dwellings were proposed for the new mobile home park. There would be on-site waste treatment/septic services, and development of the site's own water supply. Zoning would be site-specific. The Agricultural Advisory Committee and SCRD Board voted to support the proposed subdivision; the application was now with the Agricultural Land Commission (ALC).

The following points were noted:

- Inquiry about whether there had been any consideration of how water draw would affect surrounding areas.
 - Applicant indicated there would be cisterns on site for drinking water and for fire suppression. There are two creeks in the area. The engineer believed water from Langdale Heights well would be sufficient. The only property that might be affected is the property down the slope from the development. Studies had not been conducted to determine the size of the underground aquifer.
- This is affordable housing; this needs to be duplicated up and down the coast. 100% in support of it. It is really a crisis; there is no place to rent or buy; prices are going up. This is exactly what we have already determined we need.
- If there is more density, there needs to be consideration of how to address the safety aspects that arise on the highways with more vehicles and pedestrians on the road. The development is near a school. Suggest better safety at that one intersection towards the school. There may be need for a crosswalk and sidewalks. The stretch of highway in the area is not paid much attention in terms of infrastructure and enforcement for traffic safety. There has been a lot of flooding and damage to roads. Would this traffic increase trigger a traffic impact study?
- Staff concluded that "planning analysis, agency referral and preliminary public consultation conducted so far indicate that the proposal may be supported as it is suitable for the location and may provide a community benefit of affordable housing as well as tourist commercial opportunities."
- Support the project concept. Support Planning to move forward.

There was general agreement that any increase in density of this level (thirty-seven new homes) has an impact on the community outside of the specific property, and that impact information for the community as a whole and consideration of community development should be taken into account in moving forward, looking at supportive utilities such as sidewalks, lighting, transit, and other community amenities.

Recommendation No. 1 *West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning Amendment Bylaw 310.194 (2061 Twin Creeks Road)*

The Area F APC recommended that the proposed zoning and land use designation as outlined in the staff report be supported in light of the need for affordable housing on the Sunshine Coast and potential tourist commercial opportunities in this region of Area F.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, February 22, 2022

ADJOURNMENT 8:50 p.m.