



PLANNING AND DEVELOPMENT COMMITTEE

Thursday, March 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. Marc McAdam, ECC Manager Operations and Stephen Thatcher, Vice President Operations, E-Comm 911 *Verbal*
Regarding E-Comm Next Generation 911 Update

REPORTS

3. Roberts Creek Official Community Plan Amendment Bylaw No. 641.3, 2021 (1220 Lockyer Road) – Consideration of Second Reading
Senior Planner and Planning Technician
Electoral Area D (Rural Planning Service) (Voting – A, B, D, E, F) *ANNEX A
pp 1 - 20*
4. Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road)
Consideration of Third Reading and Adoption
Planner
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F) *ANNEX B
pp 21 - 27*
5. Sarah Wray Hall Sublease Agreement Renewal with the Pender Harbour Living Heritage Society
Parks Planning Coordinator
Community Parks Service (Voting – A, B, D, E, F) *ANNEX C
pp 28 - 29*
6. RFP 2261301 Award Report - Parks Operator for Katherine Lake Campground, Dan Bosch Park & Ruby Lake Boat Launch
Manager, Parks Services
Community Parks Service (Voting – A, B, D, E, F) *ANNEX D
pp 30 - 31*
7. Electoral Area B (Halfmoon Bay) Advisory Planning Commission Meeting Minutes of February 22, 2022
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) *ANNEX E
pp 32 - 33*
8. Electoral Area D (Roberts Creek) Advisory Planning Commission Meeting Minutes of February 28, 2022
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F) *ANNEX F
pp 34 - 36*

COMMUNICATIONS

9. BC Association of Farmers' Markets, dated February 11, 2022 *ANNEX G
pp 37*
Regarding Letter of Support for the Farmers' Market Nutrition Coupon Program

10. Sunshine Coast Affordable Housing Society, dated February 25, 2022
Regarding Invitation for SCRD Representative for Intergovernmental Liaison
Group

ANNEX H
pp 38

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90(1)(a) of the Community Charter – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.”

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – March 17, 2022

AUTHOR: Julie Clark, Senior Planner
Chris Humphries, Planning Technician

SUBJECT: Roberts Creek Official Community Plan Amendment Bylaw 641.13, 2021
(1220 Lockyer Road) – Consideration of Second Reading

RECOMMENDATIONS

THAT the report titled Roberts Creek Official Community Plan Amendment Bylaw 641.13, 2021 (1220 Lockyer Road) – Consideration of Second Reading be received;

AND THAT Bylaw 641.13 be abandoned.

BACKGROUND

The application for 1220 Lockyer Road in Roberts Creek seeks temporary authorization to continue a non-conforming use on the property, which currently contravenes the Roberts Creek Official Community Plan and Zoning Bylaw No. 310. The application goal is to secure approval to permit a time-limited use of 4 (was previously requested as 5; see explanation following) occupied Recreational Vehicles (RVs) on the property.

The process to consider this request involves 2 separate applications:

- First, the subject application currently under consideration requests an amendment to the Official Community Plan to include the parcel as a “Temporary Use Permit area”.
- Second, if the OCP amendment application is approved, a subsequent application for “Temporary Use Permit” (TUP) is required to consider the proposed use and specific conditions to be applied.

First reading was given to this application on December 9, 2021, advancing the application to the current stage of review: An applicant-hosted Public Information Meeting (PIM), agency referrals and consideration of second reading. The technical review in advance of first reading is found in a [staff report, \(Annex A\)](#). As part of standard process, staff referred the application to First Nations, agencies with regulatory authority and advisory committees. This report provides a technical review of the application and a summary of the public information meeting and referral comments in advance of consideration of second reading. A process flow chart is included as Attachment C; note that the order of First Reading and PIM for this application has been reversed due to its retroactive nature.

At second reading of this amendment bylaw, SCRD Board is considering whether to:

- Advance the application to amend the OCP to the next stage of review, which is a public hearing, or,
- Abandon the bylaw (deny the application).

The purpose of this report is to provide information on the application and obtain direction from the Planning and Community Development Committee.



Figure 1 – Aerial View, 1220 Lockyer Road, Roberts Creek

Authorized Agent:	Jordyn Laxton (owner), Ken Carson (authorized agent)
Civic Address:	1220 Lockyer Rd
Legal Description:	Lot A District Lot 1318 Group 1 New Westminster District (Ref PI 1149)
Electoral Area:	Area D, Roberts Creek
Parcel Area:	2.35 acres / 0.951 hectares
OCP Land Use:	Country Residential
Land Use Zone:	Country Residential 1 (CR1), Zoning Bylaw No. 310
Application Intent:	To designate a Temporary Use Permit Area on the property (via OCP amendment application), to enable a future TUP application for a time-limited use of 4 occupied RVs

Table 1 - Application Summary

DISCUSSION

Site and Surrounding Uses

The parcel is a triangle shaped corner property, bordered by Sunshine Coast Highway to the south, Lockyer Road to the west and backing onto multiple properties off Tanager Rd to the east.

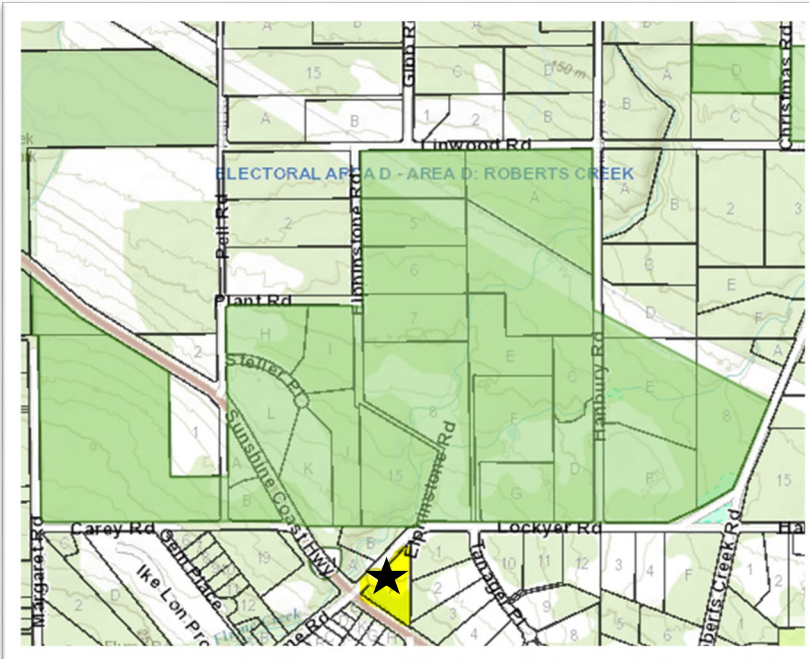


Figure 2 – ALR area

Parcels within the Agricultural Land Reserve (green, Figure 2) and zoned Agricultural are immediately north of Lockyer Road.

North and South of the highway, properties are zoned Country Residential 1 (blue, Figure 3). Further south of the highway, as per the OCP, residential zoning exists that permits smaller lots and higher density of development compared to CR1.

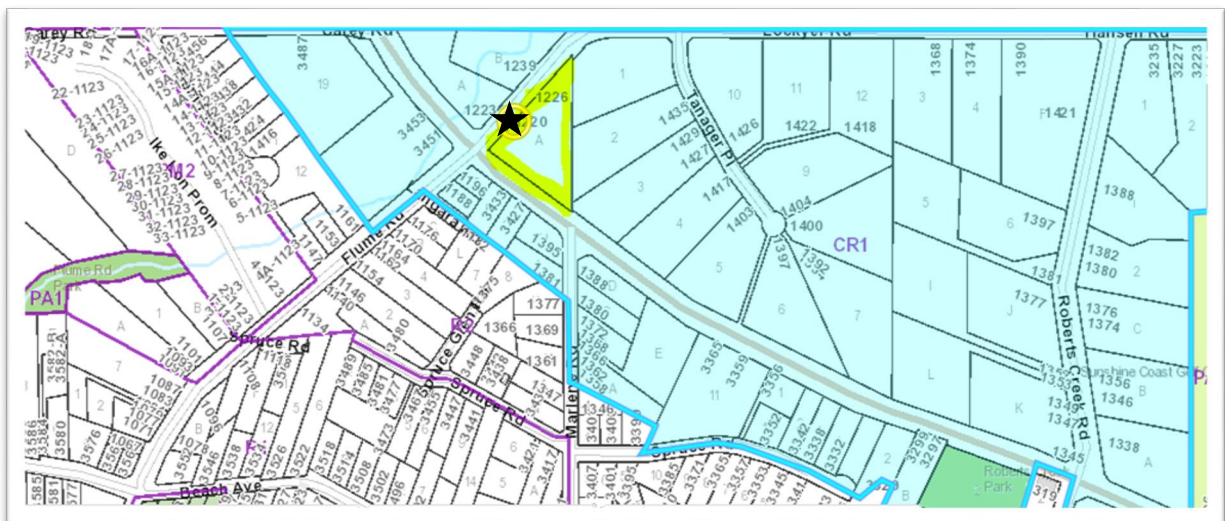


Figure 3 – Country Residential 1 zoning in blue

Proposed Uses

The property contains a principle dwelling and an auxiliary dwelling which is the maximum density permitted for this size of property in CR1 Zone.

The applicant seeks to amend the OCP to allow for the future consideration of a TUP that would facilitate permitting 4 occupied RVs that currently exist on site to remain in place and inhabited for a time-limited basis.

The OCP amendment bylaw reflecting the proposal can be found in Attachment A.

Temporary Use Permit: Overview

The purpose of a Temporary Use Permit (TUP) is to facilitate a land use that is not permitted by zoning, for a time-limited period, with specified conditions.

- The legislation that governs Temporary Use Permits is the [Local Government Act \(LGA\), Part 492-497](#)
- In order for local governments to administer TUP applications, the subject property/area must first be designated as a TUP area in the corresponding OCP or zoning bylaw
- TUPs are issued for up to a maximum of 3 years (decided by the local government) and are renewable once, as per the LGA,
- Some communities have OCPs or zoning bylaws that ‘blanket’ cover their entire jurisdiction as TUP area, a signal that temporary use applications are welcome anywhere
- Currently, SCRD Zoning Bylaw No. 310 designates TUP areas only in the Industrial 9 zone (I9 – Independent Power Plants) and in the Agriculture Zone (AG) in Electoral Areas B, D and E to facilitate agritourism campgrounds
- As a result of limited TUP designated areas, these are not a frequent application-type for SCRD. SCRD has not reviewed a TUP application in recent years.

AG zoning that is north of Lockyer Road is designated as a TUP area, which allows TUP applications for agritourism campgrounds, auxiliary to agriculture, on parcels larger than 2 hectares (4.9 acres).

Official Community Plan and Bylaw No. 310

The [Roberts Creek Official community Plan](#) land use designation for the property is Country Residential (policies 17.2-17.16). In summary, policy direction for Country Residential is:

- To encourage and reinforce the country residential, non commercial and non industrial character along the Sunshine Coast Highway
- To maintain larger lots and low density development consistent with rural acreage atmosphere
- To maintain the visual corridor of the Sunshine Coast Highway with natural screening / vegetation
- That opportunities for affordable housing be made available through zoning, for certain types of housing forms, subject to parcel size regulations

- Innovative forms of housing will be considered such as units with shared facilities, use of alternative building materials and smaller units subject to rezoning and located where servicing requirements can be met

Regarding the final OCP policy referenced above (“innovative forms of housing”):

- This OCP policy provides direction for amendment applications to facilitate affordable housing and align with OCP
- Where servicing requirements can be met, a zoning amendment proposal can be considered to add, for example, small manufactured homes for affordable housing
- This application option (rezoning) was discussed during pre-application meetings and rejected by the applicant

The existing Country Residential 1 zoning for the subject property aligns with the OCP land use designation. The zone permits low density development on larger rural lots. A campground is not a permitted use.

RV camp spots are not consistent with Roberts Creek OCP Country Residential land use designation or Zoning Bylaw No. 310.

Summary of Public Feedback

The purpose of a public information meeting is for the applicant to present their concept to neighbours and the community at large and to receive feedback. The feedback received can be used to refine the application before consideration of second reading, if the applicant chooses.

The Public Information Meeting was hosted by the applicant on January 27, 2022 at 7pm. Staff attended to observe the meeting and provided an overview of the application process. The meeting was held virtually and was attended by approximately 85 people. Staff observed that some comments in support of the application were offered in the meeting. Overall, the questions raised and feedback offered during the meeting followed a tone of strong concern and/or opposition. Themes of concerns are listed below, with examples of specific concerns:

- **Health and safety:** Septic adequacy, electrical installations
- **Environmental health:** riparian impact, addition of fill materials / berm construction, run off / stormwater, tree removal
- **Risks to immediate neighbours:** fire, noise, and geotechnical considerations
- **Liability and insurance:** do the tenants and the property owner have insurance to cover the health and safety, wildfire or other risks associated with the use on the property? Is there commercial liability insurance?
- **Change of use:** Concern that permitting an RV Park on the subject parcel, within the Country Residential land use designation, may adversely change the neighbourhood character and certainty around uses that are typically determined through long-range planning processes
- **Affordability for tenants:** there were questions about the rates charged to tenants and how their tenancy is currently secured
- **Commercial intent:** there was concern about current or future evolution of a commercial venture or commercial zoning

- **Fairness:** regarding utility rates for services such as water and garbage disposal, property taxes, current BC Assessment
- **Long term intentions:** for the property, concern about expansion to other properties
- **Parking:** there were questions about parking requirements and the use of the road for parking
- **Current density on the parcel:** there were questions about the number of dwellings on the property, without the RVs

The applicant's report of the feedback received is attached, and includes their summary of questions heard and answers provided through the PIM. It also includes a list of people the applicant wishes to note have reached out in support of the application. The applicant has requested one change to the application: a reduced request for 4 occupied RVs instead of the previously proposed 5.

In addition to feedback gathered through the Public Information Meeting process, SCRD has completed procedural intergovernmental and agency referrals, summarized below.

Referral responses:

shíshálh Nation

- shíshálh Nation stated that they are “not in opposition to the abandonment of the proposed bylaw”
- Request for post development geotechnical, archaeological, and biological assessments to be commissioned for the property

Skwxwú7mesh Nation

- Encourages adherence to proper sewage and water hookup and disposal
- Proper wildlife proof waste, recycle, and compost should be implemented
- Encourages that all animals be kept on a leash while outdoors to minimize fecal fouling and disturbance to small wildlife
- Recommends one unisex restroom facility rather than portable toilet facilities
- Recommends no campfires or open-flames. Barbeque grills would be acceptable
- Encourages low-intensity night lighting

Vancouver Coastal Health

- There has been no sewerage system upgrade filing with the VCH in the past 3 years to reflect the addition of the RVs and associated waste-water outputs.
- VCH requests a formal assessment of the site's sewerage system by an authorized wastewater professional to confirm whether the system meets the specifications of the BC Standard Practice Manual.
- If the system meets the specifications, a retro-active filing under the BC Sewerage Regulation will be considered. If the system fails to meet the specifications, upgrades by an authorized person must be completed.

MOTI

- Staff have referred the application to MOTI and await response.

Agricultural Land Commission

- The ALC does not object to this application, there are no direct impacts to nearby agricultural land

SCRD Area D APC

Recommendation No. 1 *Roberts Creek Official Community Plan Amendment By-law 641.13, 2021 (1220 Lockyer Road) - Consideration of First Reading*

The Area D APC recommends the SCRД support the staff recommendation that Bylaw 641.13 be abandoned, and further recommends that the SCRД arrange for flexible timing to allow the current tenants time to find alternate locations for housing.

SCRД Building Division

- For RVs, BC Building Code does not provide guidance on reviewing life-safety requirements typically reviewed as part of Building Permit issuance.

SCRД Finance Department

- No implications for SCRД Financial Plan are identified.

SCRД Parks Division

- SCRД Parks (on behalf of MOTI) operates the active transportation corridor that traverses the south parcel line of the subject property.
- Resolution of drainage issues affecting the adjacent corridor: the source of the standing water and drainage issue is being investigated.

SCRД Solid Waste Division

- Occupants of the RVs on the parcel generate waste that is not covered under SCRД Refuse Collection Bylaw No. 431. Occupants must self-haul waste to Sechelt Landfill, Salish Soils, and/or Gibsons Recycling Depot. Considerations include the possibility of waste not being secured, attracting wildlife, and in the event the property zoned commercial, curbside services for any of the residential structures on the parcel will no longer be provided as per Bylaw 431. Securing waste and preventing attractants could form conditions of a future TUP.

SCRД Utilities Division

- Should a TUP be approved, utility (water) billing would become a commercial metered rate.

Roberts Creek Fire Department

- A Fire Safety Plan developed by the applicant, in collaboration with Roberts Creek Fire Department is recommended. RVs are highly combustible, and when there are multiple RVs in close proximity precautions should be taken in order to ensure emergency access to and through the site, and that there are escape routes for residents in the case of a fire.

SCRD GIS/Mapping

- The Civic Addressing Bylaw does not require that persons inhabiting an RV to apply for an address.

Roberts Creek Official Community Plan Commission (OCPC)

- The RCOCP is opposed to the amendment application, and has noted that the OCP directs density and uses to predetermined locations. It was additionally noted that preservation of land and trees along Highway 101 should be maintained. The RCOCP is concerned that the OCP amendment and resulting TUP will potentially lead to a permanent change of use on the parcel in question, and it believes that changes to the parcel's land use, permanent or temporary, will set a precedent.
- Hazards, risks, and liabilities associated with the current non-conforming use of the parcel are additional reasons for RCOCP opposition to the amendment. Specifically, the RCOCP suggests that there are risks imposed upon the occupants of the RVs, and surrounding community members, as the RVs cannot undergo inspections under the BC Building Code. The RCOCP is concerned about land alterations on the parcel that have previously been undertaken to make way for the RVs, and that may compromise the integrity of the land and neighboring properties. Lastly, there are safety concerns around the recent introduction of RV-supporting infrastructure such as sewage and electricity distribution systems on the property, along with propane handling.

Additional Feedback: Many of the concerns raised at the public information meeting have also shared with staff through property enquiries or comments. In addition to the concerns noted above, the following concerns were raised:

- Concern that RVs are not regulated to the same safety standards as dwellings, yet would be lived in as such
- Concern about precedent
- A desire for a focus on long-term solutions
- The applicant should have more deadlines: there is concern standard development requirements will take some time to address and that the process will be drawn out

Analysis

The themes of feedback offered through the Public Information Meeting, the agency referrals and feedback submitted directly to staff are consistent: there is some support for the project, but there is a greater volume and clear articulation of specific concerns related to the process, precedent, impacts and outcome of the current and future use that is the subject of this application. Some concerns may be resolvable if the application is advanced, some are not.

This application forces a community conversation that is not easy or simple. Solutions to housing needs on the Sunshine Coast will require our collective attention, creativity, urgency and systems thinking. Despite the urgency, when our vision scales out to the big picture, the proposed one-off land use change has the potential to do more harm than good, particularly when done in isolation of the other interconnected values contained in SCRD bylaws and policies.

In planning for the community at large or an individual application, a lens is applied to uphold a range of values that, together, are designed to grow the social fabric of community, protect against environmental harm, and further our built systems in a strategic and sustainable way. Diligence in analysis and collaboration is also needed to protect against unintended consequences for the future. This application prioritizes housing availability, at a cost to other values.

Creating conditions for increasing the Coast's housing supply and affordability is a top priority. To achieve this goal, staff believe it must also be a top priority to cultivate community dialogue and trust to form the social capital that is required to redevelop current land use planning policies, regulations and procedures to address housing needs. Staff observe that the process of working toward retroactive approval of a land use change, made in isolation, is having an impact that may negatively influence future work with the community.

The public information meeting, agency referrals and direct submissions to staff generated considerable feedback, with some support but overwhelmingly voicing concern. If the application is advanced further, staff anticipate similar feedback to continue.

Options

At second reading of this amendment bylaw, SCRD Board is considering whether to:

- 1) Abandon the application; or
- 2) Advance the application to amend the OCP to the next stage of review, which is a public hearing.

If the proposed bylaw is abandoned:

The application review process for OCP amendment will not proceed further. Bylaw Enforcement staff would resume the enforcement process for zoning compliance with the owner of the property, following SCRD Board's adopted policy (9-3800-4 Bylaw Enforcement) and in alignment with relevant Acts and regulations.

Work as described above on affordable housing strategies within SCRD's service areas would continue.

Staff recommend this option.

If the application is advanced:

A Public Hearing will be arranged.

Staff will draft proposed conditions of a potential future Temporary Use Permit, based on the feedback received through the PIM, referrals, and feedback to SCRD. For example, conditions may include (but are not limited to) the duration of the TUP, the term of stay, onsite management, lighting, landscaping/screening, drainage requirements, a bond or security, commercial utility rates, post-TUP site remediation and more.

Staff do not recommend this option.

Organization and Intergovernmental Implications

The Sunshine Coast is experiencing a housing shortage and there is an urgency for government, developers and the community to work together to implement long-term solutions. The technical review for this application resulted in three concerns that staff believe have potential to undermine organizational (SCRD), intergovernmental and community work toward housing solutions, should this application be moved to the next step: 1) accountability as it relates to affordability, 2) departure from standard development procedures and 3) impact to community trust.

- 1) **Accountability as it Relates to Affordability:** At the PIM the applicants stated the proposal will assist in addressing the community's affordable housing needs. To date, the application does not include specific accountability tools to secure affordable rent. Staff do not have evidence to evaluate the affordability of this proposal.
- 2) **Departure from Standard Development Procedures:** The nature of the application seeks forgiveness, after land alteration and implementation of an unauthorized use on the property. This is a departure from standard development procedures which are based on regulation, legislated or health and safety requirements. If this application is advanced through the process and approved, staff have concern about the perceived signal it would send to others who may wish to act first and ask forgiveness later.

Direction for staff and the community regarding housing innovation, out-of-the-box thinking, collaboration and flexibility is outlined in the OCP policies, in the Sunshine Coast Housing Needs Assessment and the Housing Needs Implementation Strategy. These are actioned through zoning, procedure and other bylaws. This direction guides how developers shape their projects and how staff guide developers toward achieving community goals.

If not using the adopted Planning framework described above, SCRD staff and decision-makers are in a position of evaluating the fate of a property operating as an illegal RV park with tenants that have come to call it home, against the larger community interest for land use certainty and building meaningful dialogue and consensus to support comprehensive long-term housing solutions.

- 3) **Impact to Community Trust:** Retroactive applications are time consuming, polarizing and reduce SCRD and community capacity for seeking comprehensive solutions to larger community needs.

The recently adopted Planning budget proposal for a long-term planning focus at SCRD has provided support for intentional, collaborative community work to redefine how and where the Sunshine Coast will grow while striving to simultaneously address macro-scale planning matters such as climate change, reconciliation, housing supply and affordability. This community building work requires trusting relationships with our community, that is in part defined by quality public process and the land use certainty that underpins property choices on the Sunshine Coast.

The subject application poses a juxtaposition whereby a temporary means of shelter is proposed, but done in a way that could undermine the success of building trust and consensus with the community for considering planned long-term housing solutions.

Financial Implications

Financial implications for advancing this application are related to staff time.

Timeline for next steps or estimated completion date

If the Bylaw proceeds, a Public Hearing will be arranged.

Communications Strategy

If the application is advanced to the next step, the requirements for notifications and advertising will be prepared.

STRATEGIC PLAN AND RELATED POLICIES

There is no specific relationship between the strategic plan and this application.

CONCLUSION

OCP00027 received first reading on December 9, 2021 advancing the application to an applicant-hosted Public Information Meeting and agency referrals. Feedback received during this period included some support and considerable concern about and opposition to the land use change. The focus of concern and opposition is the current and future impacts to the environment and neighbours, the isolated process the applicant has followed and the future risks associated with perceived precedent.

This application prioritizes housing availability, at a cost to other community values. Creating conditions for increasing the Coast's housing supply and affordability is a top priority. Staff observe that the process of working toward retroactive approval of this land use change is having an impact that may negatively influence future work with the community.

The decision to advance or abandon the proposed bylaw involves consideration of many factors and the ultimate weighing of the application's merits against macro-scale community considerations. A decision in either direction will result in undesirable outcomes. Staff's recommendation is to abandon the bylaw amendment. If staff's recommendation is endorsed, this will result in bylaw enforcement to work towards zoning compliance, following SCRD Board's Bylaw Enforcement policy and relevant Acts and regulations.

ATTACHMENTS

Attachment A - Roberts Creek Official Community Plan Amendment Bylaw No. 641.13, 2021

Attachment B – Applicant's PIM summary

Attachment C – Process Flow Chart

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Building Insp RCVFD	X – A. Whittleton X - P. Higgins

ATTACHMENT A

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 641.13

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 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 *Roberts Creek Official Community Plan Amendment Bylaw No. 641.13, 2021*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:

Insert the following section immediately after Section 17.16:

17.17 Lot A District Lot 1318 Group 1 New Westminster District (Ref PI 1149) is designated a Temporary Use Permit area for the purpose of permitting up to five recreational vehicles to be used for long-term, temporary accommodation.

PART C – ADOPTION

READ A FIRST TIME this 25th OF NOVEMBER , 2021

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

DAY OF MONTH, YEAR

READ A SECOND TIME this

DAY OF MONTH, 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 MONTH, YEAR

PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT this

DAY OF MONTH, YEAR

READ A THIRD TIME this

DAY OF MONTH, YEAR

ADOPTED this

DAY OF MONTH, YEAR

Corporate Officer

Chair

REPORT OF THE PUBLIC INFORMATION MEETING HELD JANUARY 27, 2022 REGARDING THE PROPOSED BY-LAW AMENDMENT TO THE OFFICIAL COMMUNITY PLAN (ROBERTS CREEK) 641.13

1. Purpose of the Public Meeting

The Public Information Meeting (PIM) for the above referenced amendment to the OCP for Roberts Creek was held *via Zoom conference call* as part of the required process for a proposed amendment to the OCP. An OCP amendment has been submitted to the SCRD to designate 1220 Lockyer Road as a Temporary Use Permit (TUP) area. The OCP amendment application is to facilitate a future application for a TUP to consider use of 5 recreational vehicles/mobile homes on the property.

2. The Content of the Public Information Meeting

The meeting took place in the evening of January 27/22 and was hosted by the owner's Agent of Record, Ken Carson who acted as the Chair and gatekeeper of the meeting. The property owner, Jordyn Laxton was the primary information person at the meeting and provided a majority of the answers to questions asked by the audience.

As per the requirements of the planning process, the meeting was widely advertised in advance via the local newspaper and through a direct mail out. The addresses for the direct mail out were provided by the Sunshine Coast Regional District (SCRD).

The meeting was attended by approximately 85 persons although no more than 12 people asked questions via the in-person Zoom call or through the Zoom chat room. Additionally, the host of the PIM provided a Power Point Presentation of the meeting prior to the question period. The meeting was also recorded for future use and distribution. The meeting lasted approximately 130 minutes.

3. Themes of the Questions from the Audience

The questions from the audience have been organized according to their thematic content and appear as follows:

- The Septic System

This category of questions comprised the **highest single area of questions** asked by the audience and focused on the number of septic fields on the property, the installation practices of the contractors who performed the work creating the systems, the performance of the systems to date, health and safety concerns generally, the specific involvement of Vancouver Coastal Health going forward, and whether the density of the residents on the property pose a risk to the systems and to resident health.

- **Fire and Fire Safety**

Questions in this area of the PIM were the second most common area of concern by audience members. The location of fire hubs and remediation devices, the use of propane by the owners and the potential of an increase in fire hazard to the surrounding forest, especially during times of summer drought and high forest fire risk, adequate access to the property by Fire trucks in the event of an event, and the inspection of the mobile homes/recreation vehicles to ensure high levels of safety from possible fire events.

- **Hydro and Tree Removal**

Questions from the audience in this area included the safety of the additional hydro lines installed to service the mobile homes/recreation vehicles, and the removal of trees by the property owner to ensure safety of the main hydro line servicing the property and the entire region.

- **Water services and water usage by residents**

Questions in this area focused on the source of the water for the mobile home park and whether the usage of water would be excessive due to the increased density of the park.

- **Affordable Housing on the Sunshine Coast**

In this area, audience questions focused on the actual need for alternative, affordable housing like the proposed park, the availability and resources of the SCRD to provide similar opportunities in alternative locations that would not impact present zoning compliance, the availability of pre-existing similar parks on the Coast thereby invalidating the need for this particular project, the property owner's long-term intentions relating to the property, the meaning of the word "temporary" and the word "commercial", the actual pad rental cost to tenants who presently occupy the property, and the reason why the property owner is seeking permission for this project *retroactively* after it had already been operation for well over a year.

- **Insurance**

Questions in this area related to whether the property owner has commercial insurance for the property, whether the owner has liability insurance for the property, and whether the insurance provider presently covering the property is aware of the additional residents and the mobile homes.

In addition the above questions, there were also questions that related to the remuneration of the agent of the owner (who also acts as the Advocate of the tenants), the construction and leveling of mobile home pads on the property, the proper use of garbage and the construction of the berm on the highway side of the property.

4. Summary of answers provided at the PIM according to noted themes

In the interests of brevity, short answers have been provided in the noted areas.

Septic

- The septic system has worked as planned and constructed.
- As part of the development process, VCH will provide a professional assessment of it regarding health and safety considerations. Additionally, the owner of the property will provide an independent assessment of the septic system.
- There is no “waste water” runoff from the septic system. Information received after the meeting confirmed that the water seepage was due to a cracked water hydrant line (on the south side of the property) and this will be communicated to residents and to the SCRD in subsequent communications and public meetings.

Fire and Safety

- Fire hubs and remediation stations are throughout the property.
- The property is located within a kilometer of the Roberts Creek fire station.
- The owner of the property is a certified safety officer and ensures all trailers parked on the property are safe.
- The owner will be creating a fire safety plan for the park as this is a requirement of the planning process presently taking place. As part of this plan, the owner will be in contact with the Fire Department as part of the amendment submissions to the SCRD.

Hydro

- The hydro to the property was installed by BC Hydro. The installation of hydro lines to each pad was completed by Olsen Electric.

Tree Removal

- The trees removed by the owner were preemptive in nature – most were dead or hazardous to the public. BC Hydro had in one case identified the possible hazard of a trees falling on the main line. They also informed the owner that they would only act on such a hazard retroactively.

Water usage

- According to the SCRD water usage parameters, the property is capable of occupying more than 10 people. In addition, owners of mobile homes/recreational vehicles tend to have a smaller “footprint” regarding all infrastructure use including water, waste water, hard waste and hydro.

Affordable housing on the Sunshine Coast

- There is a critical shortage of affordable housing opportunities on the Coast.
- There is an eviction epidemic and a long waiting list for this owner's property showing the need for such alternatives.
- The pad rental is within the market expectations of similar such sites on the Coast, especially so considering the properties space and amenities.
- The tenant Kayla Denis confirmed the need for this kind of housing alternative, especially so for single parents like her.
- This property is not a "commercial" venture and the owner has no intention of ever operating the park as a commercial venture.
- The owner of the property sought permission of the SCRD after the project was operational because he was unaware of the exact nature of the zoning, due to the number of properties in the surrounding area with recreational vehicles on them. The owner was also not aware that enforcement of the zoning regulations could result in the eviction of the tenants and other expenses.
- If the property is not successful in the OCP amendment application, the tenants presently occupying the property could be evicted under the *Mobile Home Park Tenancy Act of BC* if the by-laws are enforced.

Insurance

- At the present time the property is fully ensured according to the nature of the residences on the property. This will be verified by the owner prior to second reading of the proposed amendment.

Answers to the additional questions stated that the berm in question did not require a building permit, organic waste bins are usually only half full on garbage pick-up day, and the agent of the owner and Advocate for the tenant works *pro bono* – his position is funded by the Law Foundation of BC and he is an employee of the Sunshine Coast Resource Centre in Sechelt.

5. Additional Comments

The public health restrictions meant that this PIM had to be held via Zoom. This likely increased the numbers of people who attended the meeting, but was also a difficulty regarding managing the meeting and ensuring the purpose of the meeting – **information exchange** – was fulfilled. The Zoom format allowed a "Chat" commentary outside of the actual meeting, but in real time, as the meeting took place. Although there were many good questions in the Chat room, there were also rude and derogatory comments that this sort of "chat room" format tends to incite.

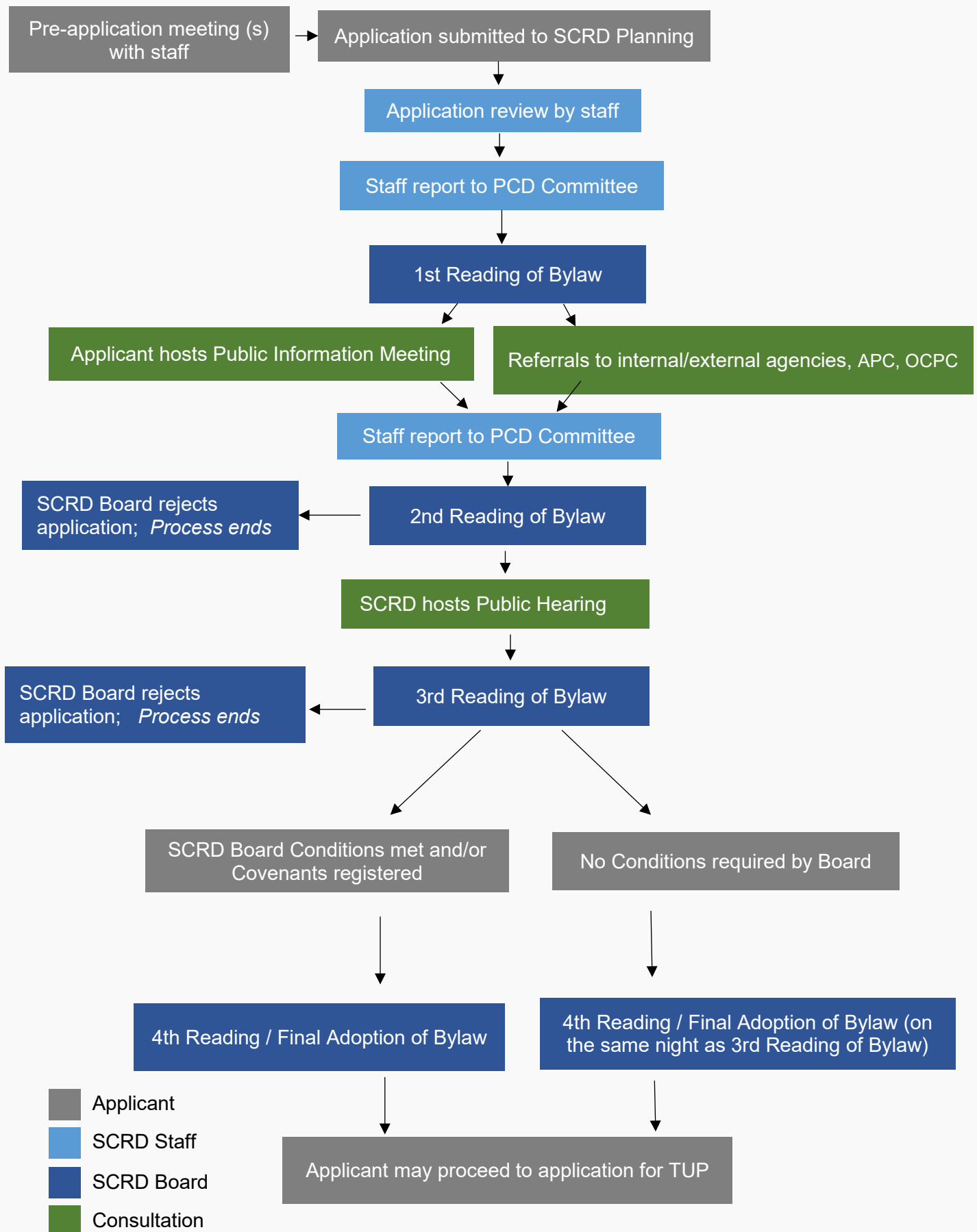
It must also be mentioned that most of the questions generated by the audience came from the same 12 people, both in person and via the Chat room. Approximately 65 people in attendance listened politely to the interchanges without comment.

As part of this report, we have the taped audio of the meeting, a complete list of the chat questions/comments. Additionally, the following residents of the Sunshine Coast that could not attend the meeting have specifically requested that their names be reported to the SCRD as supportive of the project:

- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]

- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]
- 22(1) [REDACTED]

Appendix – Emails of Note

1220 LOCKYER RD: SCRD OCP BYLAW AMENDMENT APPLICATION PROCESS

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – March 17, 2022

AUTHOR: Nick Copes, Planner 1

SUBJECT: **Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road)**
Consideration of Third Reading and Adoption

RECOMMENDATIONS

1. **THAT the report titled Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road) Consideration of Third Reading and Adoption be received;**
 2. **AND THAT Zoning Amendment No. 310.193, 2021 be forwarded to the Board for Third Reading and Adoption.**
-

BACKGROUND

On September 9, 2021 the SCRD Board adopted Resolution 248/21 as follows:

Recommendation No. 5 Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road)

THAT the report titled Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road) – Consideration of First and Second Readings be received for information;

AND THAT *Zoning Amendment Bylaw No. 310.193, 2021* be forwarded to the Board for First and Second Readings;

AND THAT a Public Hearing to consider *Zoning Amendment Bylaw No. 310.193, 2021* be arranged;

AND FURTHER THAT Director Pratt be delegated as the Chair and Director McMahon be delegated as the Alternate Chair to conduct the Public Hearing.

This report presents the Public Hearing Report and recommends Third Reading and Adoption of the Bylaw.

DISCUSSION

Public Hearing Summary

A public hearing to consider the proposed bylaw was held on February 9, 2022. Due to the ongoing public health situation, the hearing was conducted electronically by Zoom. Approximately 5 people attended the meeting. Written submissions were also received before 12:00 p.m. noon on the day of the public hearing. A Public Hearing Report with all received written submissions attached in the appendix can be found in Attachment B.

Comments in favour of the bylaw indicate support for the lot being subdivided in order to provide an additional home for a family on the coast. No comments in opposition were received for the public hearing record.

From a technical perspective, staff support the decrease in required minimum lot size to permit the subdivision. This proposal fits in with the rural residential location in close proximity to Gibsons and would allow the property that currently contains two dwellings to be subdivided into two parcels to facilitate each house having individual ownership.

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. The neighbouring resident is in support of the bylaw and no opposition has been received.

Staff recommend that the bylaw proceed to Third Reading and Adoption.

ATTACHMENTS

Attachment A – Zoning Amendment Bylaw No. 310.193, 2021

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	

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.193**

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. 310.193, 2021*.

PART B – AMENDMENT

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

Schedule B is amended by changing Subdivision District F to Subdivision District E1 for Lot 3 Block 4 Distric Lot 1314 Plan 12570, as depicted on Appendix 'A', attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this	23 RD	DAY OF SEPTEMBER ,	2021
READ A SECOND TIME this	23 RD	DAY OF SEPTEMBER ,	2021
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	9 TH	DAY OF FEBRUARY ,	2022
READ A THIRD TIME this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

Chair

Appendix A to Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.193, 2021

Amend the Subdivision District of Lot 3 Block 4 District Lot 1314 Plan 12570 (PID 008-847-371)
from F to E1



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ELECTRONICALLY IN ACCORDANCE WITH *LOCAL GOVERNMENT ACT* SECTION 465
February 8, 2022

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.193, 2021

PRESENT:	Chair, Electoral Area B Director	L. Pratt
	Alternate Chair, Electoral Area E Director	D. McMahon
ALSO PRESENT:	Senior Planner	Y. Siao
	Planner 1	N. Copes
	Recording Secretary	G. Dixon
	Members of the Public	5+/- (part)

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Amendment Bylaw No. 310.193, 2021* was called to order at 7:01 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 the *Local Government Act* Section 465, the public hearing was held electronically and open to members of the public.

PRESENTATION OF THE PROPOSED BYLAWS

The Planner provided a presentation summarizing the proposed bylaw *Sunshine Coast Regional District Amendment Bylaw No. 310.193, 2021*.

The Chair called a first time for submissions.

VERBAL PUBLIC REPRESENTATIONS MADE AT PUBLIC HEARING

Audrey McDougall

Neighbour to the applicant.
Supports the divide of the land, even though it is not a hectare.
Thinks it is great the applicant built a home for a family, as there's such low housing on the coast.
This provides a house for the community and is in full support.

The Chair called a second time for submissions.

The Chair called a third time for submissions.

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. 310.193, 2021* closed at 7:17 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:



L. Pratt, Chair



G. Dixon, Recording Secretary

APPENDIX A

Written submissions

28 January 2022

To: Planning Department, Sunshine Coast Regional District

We are writing this letter to speak on the Zoning Amendment Bylaw No. 310.193 (1090 Reed Rd). We, Audrey McDougall and Andrew McVeigh, live directly beside 1090 Reed Road at

. We would like to express our full support for Robert and Connie to subdivide their lot into two parcels. By subdividing, they were able to build a beautiful home for their children, and so Robert and Connie are not just helping a family plant roots in Gibsons, but they are also helping the community at large, for this provides much needed permanent housing for young families.

Please do not hesitate to contact us should you have any questions.

Thank you.



Audrey McDougall and Andrew McVeigh

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – March 17, 2022

AUTHOR: Sam Adams – Parks Planning Coordinator

SUBJECT: **Sarah Wray Hall Sublease Agreement Renewal with the Pender Harbour Living Heritage Society**

RECOMMENDATION(S)

THAT the report titled Sarah Wray Hall Sublease Agreement Renewal with the Pender Harbour Living Heritage Society be received;

AND THAT the SCRD renew the Sublease Agreement for a period of 5 years;

AND FURTHER THAT the delegated authorities be authorized to sign the extension of the Sublease Agreement with the Pender Harbour Living Heritage Society.

BACKGROUND

Sarah Wray Hall is a historic school house building, originally built in 1931. The Board of Education of School District No. 46 (School Board) owns the lands and the building. The School Board granted the SCRD a lease of the lands and building in 2008 on terms that allow subletting by the SCRD in specified circumstances. SCRD has a sublease agreement with the Pender Harbour Living Heritage Society (PHLHS). That sublease agreement has now expired.

PHLHS is a registered non-profit charitable society whose goal is to preserve, promote and share Pender Harbour's unique heritage through community projects and events. Over the years, Sarah Wray Hall has been extensively restored into an important community use space by PHLHS.

PHLHS operates and maintains the Hall facility and has significant volunteer time and resources towards this important community asset.

The purpose of this report is to seek SCRD Board approval in renewing the sublease agreement with the PHLHS.

DISCUSSION

The sublease agreement between the SCRD and the PHLHS includes the following key conditions:

- Term is five (5) years from March, 2022
- Either party may terminate based on at least 3 months' notice to the Society
- SCRD and the Society agree to appoint individuals for regular ongoing communications regarding use, operation and maintenance of the subleased premises.
- The Society will pay to the SCRD a sum of \$60.00 (\$10.00 per year for the five (6) year term) payable on the commencement date.
- The Society is responsible for all costs associated with operating the building and lands.

- The Society may build additional structures on the sublease property such as a storage shed, outdoor amphitheater and/or community garden provided they have written approval from SD46 and SCRD and obtain all necessary building permits and follow necessary setbacks.
- The Society shall preserve and maintain the architectural and historical character of the Building and shall obtain approval of the SD46 and SCRD prior to implementing any building renovation.

The School District continues to be supportive of this Sublease renewal between the SCRD and PHLHS.

Financial Implications

The Sublease Agreement renewal is not anticipated to have financial implications for the SCRD beyond the staff time to manage the lease agreements.

Timeline for next steps or estimated completion date

If the renewal is approved staff would look to have the sublease agreement signed in Q2.

STRATEGIC PLAN AND RELATED POLICIES

Supporting Sarah Wray Hall and the PHLHS aligns with the Parks and Recreation Master Plans (2014) goal to strengthen community fabric throughout the SCRD.

CONCLUSION

The Society has a strong commitment and support from their members shown through the significant number of volunteer hours invested into the historical restoration of the Sarah Wray Hall. The Society continues to manage and use the Hall for the benefit of the community and for residents of the Sunshine Coast and therefore renewal of the Sublease Agreement is recommended.

Reviewed by:			
Manager	X – K. Clarkson	CFO/Finance	X – T. Perreault
GM	X – S. Gagnon	Legislative	
CAO		Procurement	X-V.Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – March 17, 2022

AUTHOR: Kevin Clarkson, Manager, Parks Services

SUBJECT: **RFP 2261301 Award Report – Parks Operator for Katherine Lake Campground, Dan Bosch Park & Ruby Lake Boat Launch**

RECOMMENDATION(S)

THAT the report titled RFP 2261301 Award Report – Parks Operator for Katherine Lake Campground, Dan Bosch Park & Ruby Lake Boat Launch be received;

AND THAT the contract for Parks Operator be awarded to Swens Contracting Ltd. for up to a five-year term and a contract maximum of \$334,343 (excluding GST);

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

BACKGROUND

The purpose of RFP 2261301 is for a Parks Operator for the following three parks: Katherine Lake Campground and Park, Dan Bosch Park and Ruby Lake/Ramp Road Boat. The current contract was at the end of its term.

Project Scope and Term

The service levels for parks operations remain consistent with previous years and include general management, operation and maintenance services for all three parks. Contracted operational services begin before the May long weekend and extend until after the Labour Day weekend in September. The term of the contract is for up to five years.

DISCUSSION*Request for Proposals (RFP) Process and Results*

Request for Proposals (RFP) 2261301 Parks Operator services for Katherine Lake Campground, Dan Bosch Park and Ruby Lake/Ramp Road Boat Launch was published on January 20, 2022 and closed on February 18, 2022.

Two compliant proposals were received and evaluated based on the criteria set out in the RFP. Submissions were reviewed and scored on the criteria set out in the RFP. Based on the best overall score and value offered, staff recommend that a contract be awarded to Swens Contracting Ltd.

Summary of Bids Received:

<u>Name</u>	<u>Value</u>
Salty Sailor Stewarding Co.	\$71,220
Swens Contracting Ltd.	\$334,343

Financial Implications

There are no financial implications of this award, as the current operating budget allocations are sufficient to cover the new contract costs.

Timeline for next steps or estimated completion date

Following Board decision, the contract award will be made in order to have the contractor in place prior to the campground opening (May long weekend) and the start of the heavy use season for parks.

STRATEGIC PLAN AND RELATED POLICIES

Work undertaken through this contract is aligned with SCRD's asset management goals and meet current operating service levels.

CONCLUSION

In accordance with the SCRD's Procurement Policy, RFP 2261301 was issued for a Parks Operator for Katherine Lake Campground and Park, Dan Bosch Park & Ruby Lake Boat Launch. Two compliant proposals were received. Based on the best overall score and value offered, staff recommend that the SCRD enter into a contract with Swens Contracting Ltd. for up to a 5 year contract with a value of up to \$334,343, excluding GST, and that the delegated authorities be authorized to execute the contract.

Reviewed by:			
Manager		CFO/Finance	X – T.Perreault
GM	X – S. Gagnon	Legislative	
CAO	X – D. McKinley	Purchasing	X – V.Cropp

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

February 22, 2022

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

PRESENT:	Chair Vice Chair Members	Kelsey Oxley Barbara Bolding Nicole Huska Eleanor Lenz Alda Grames Catherine Ondzik
ALSO PRESENT:	Electoral Area B Director Applicant - Rogers Telecommunication Recording Secretary	Lori Pratt (Non-Voting Board Liaison) Tawny Verigin Sandy Goldsmith

CALL TO ORDER 7:00 p.m.

ELECTION OF CHAIR AND VICE CHAIR:

Kelsey Oxley was acclaimed as Chair and Barbara Bolding was acclaimed as Vice Chair.

AGENDA The agenda was adopted as presented.

MINUTESArea B Minutes

The Area B APC minutes of January 25, 2022 were adopted as presented.

Minutes

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of January 25, 2022
- Elphinstone/Pender Harbour (Area A) APC Minutes of January 26, 2022
- West Howe Sound (Area F) APC Minutes of January 25, 2022

REPORTS

Rogers Telecommunication Tower in Halfmoon Bay – Request for Local Government Concurrence (W2113)

The APC discussed the staff report regarding Rogers' Request for Local Government Concurrence (W2113).

The following concerns/points/issues were noted:

- The exact height of the proposed tower.
- The parameters of the area the new tower would service.
- Would topography of areas cause interruption in service.
- Proximity of Rogers tower to Telus Tower.
- Health and safety concerns re spillage, containment and number of diesel containers.
- Damage to Trout Lake Road and the Forest Service Road caused by heavy equipment and construction.

Recommendation No. 1 *Rogers Telecommunication Tower in Halfmoon Bay – Request for Local Government Concurrence (W2113)*

The Area B APC recommended that Rogers' Request for Government Concurrence (W2113) be supported for the following reasons:

- The height, parameters of coverage and concerns regarding interruption of service due to topography were addressed and assurances provided.
- Health and safety, spillage and containment concerns were addressed informing that there will be only one diesel tank and healthy and safety concerns were addressed and assurances given.
- Reassurance given that any damage caused by the construction will be corrected by Rogers bringing Trout Lake Road and the Forest Service Road back to their original state post construction.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING March 22, 2022

ADJOURNMENT 8:00 p.m.

SUNSHINE COAST REGIONAL DISTRICT**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION****February 28, 2022**

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

PRESENT:	Chair Members	Mike Allegretti Gerald Rainville Meghan Hennessy Chris Richmond Eric Ansley
ALSO PRESENT:	Electoral Area D Director Electoral Area B Director Applicants Recording Secretary Public	Andreas Tize (Non-Voting Board Liaison) Lori Pratt (Non-Voting Board Liaison) Jordyn Laxton (Invited Guest) Ken Carson (Invited Guest) Vicki Dobbyn 2
REGRETS/ABSENT:		Nicola Kozakiewicz Alan Comfort

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of June 21, 2021 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 30 and November 24, 2021
- Halfmoon Bay (Area B) APC Minutes of June 22, September 28, November 30, 2021, and January 25, 2022
- Elphinstone (Area E) APC Minutes of June 23, July 28, September 29, 2021, and January 26, 2022
- West Howe Sound (Area F) APC Minutes of June 22, July 27, September 28, 2021, and January 25, 2022
- Planning and Community Development Committee Minutes of June 17, July 15, September 2, October 21, November 18, December 16, 2021

REPORTS

Roberts Creek Official Community Plan Amendment Bylaw 641.13, 2021(1220 Lockyer Road) - Consideration of First Reading

Key Points of Discussion:

- Ken Carson gave a brief overview of the proposal. There was a public information meeting at end of January and not everyone was supportive. Mr. Carson is a legal advocate and represents a lot of tenants who are evicted. Affordable housing is a crisis and rental properties are disappearing. Local businesses have difficulty recruiting staff because of this. Jordyn Laxton, the property owner and landlord, was advised that the use was non-compliant, but the SCRD allowed him to apply for a Temporary Use Permit (TUP). They have been working with the SCRD for the last 14 months to move this forward. Proposal is to permit four pads for trailers, high quality stable homes to house eight people.
- Jordyn Laxton reported that he did not go about it the right way at first but had seen trailers on many properties, so is now trying to do it the correct way for a 3-year TUP. He is presenting an opportunity for temporary housing until the SCRD approves other areas for this kind of use and they are developed. It would return to CR1 zone with two homes and workshop after the three years. No permanent foundations will be made.
- In response to questions for the applicants the following were responses:
 - Mr. Laxton is not running it on a profitable basis; he is in debt for septic and electrical services.
 - Residents own their own mobile homes.
 - Market rates are charged for the pads.
 - Section 17f on page 99 the OCP states as an objective “To provide a range of opportunities to address affordable housing.”

Comments from APC Members:

- There are big zoning issues on the coast. It would be compassionate to allow 3-year temporary use and very much in favour.
- It seems we do not want affordable housing in Roberts Creek, that we are a rich community that has it good and wants to keep it that way, because nothing is changing.
- All of North America has an affordable housing crisis. No community has solved this problem. Affordable housing will not happen until we have affordable land.
- Staff has recommended turning it down because it does not fit with the OCP.
- Supports the Temporary Use Permit.
- Wants to support the 3-year Temporary Use Permit with the condition that replacements are not allowed if anyone leaves.
- Are there spaces available at other trailer parks?
- Wants to support the people living there, but not support the Temporary Use Permit.
- What are the rules if people have to vacate?
- Motion to recommend supporting the Temporary Use Permit was defeated.
- APC unanimously supports affordable housing as outlined in the OCP.

Recommendation No. 1 *Roberts Creek Official Community Plan Amendment By-law
641.13, 2021(1220 Lockyer Road) - Consideration of First Reading*

The Area D APC recommended that the SCRD support the staff recommendation that Bylaw 641.13 be abandoned, and further recommends that the SCRD arrange for flexible timing to allow the current tenants time to find alternate locations for housing.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING March 21, 2022

ADJOURNMENT 8:55 p.m.



February 11, 2022

Andreas Tize
Director, Area D - Roberts Creek
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC V7Z 0A8

RECEIVED
FEB 16 2022
S.C.R.D.

Dear Director Tize,

There is no question that 2021 was challenging for British Columbians. The province continued to struggle with the pandemic, economic consequences of the pandemic and multiple adverse weather events from the heat dome to floods and fire.

BC farmers and farmer's markets across the province were on the frontlines, doing the work to remain open, supporting our communities with food, and our farmers with a strong source of income.

BC Association of Farmers' Markets worked diligently with the Province of BC's Ministry of Health to deliver, for the 10th year, the BC Farmers' Market Nutrition Coupon Program across the province. We are extremely proud of its deep impact on both people and farmers across British Columbia. This valued program connected with 86 communities making fresh, healthy, local foods more accessible to over 19,000 lower-income British Columbians and directly benefited 1,125 farmers across British Columbia.

In Roberts Creek, residents redeemed \$1,443 with local farmers at the The Farm Gate Market.

Community Partners provided lower-income pregnant people, families and seniors with coupons to purchase fruits, vegetables, cheese, eggs, nuts, fish, meat and herbs from farmers at your local farmers' market.

Lower-income residents from the Sunshine Coast ate more local foods, learned about healthy eating, and felt connected to their community. At the same time, the local food system was strengthened with farmers in your community benefitting from additional revenue to sustain their farms.

Our Request To You

Our community partners, participants and farmers are grateful for this Program in Roberts Creek. If you agree, we kindly ask you to send a letter to the Minister of Health Adrian Dix. Your encouragement and feedback can strengthen support for ongoing funding for the Farmers' Market Nutrition Coupon Program and ensure we continue to build healthier BC communities together.

We are ready to roll up our sleeves and work with your community again in 2022!

With gratitude,

Heather O'Hara
Executive Director

Vickey Brown
President, Board of Directors

BC Association of Farmers' Markets

208 - 1089 West Broadway Vancouver, BC V6H 1E5
604 734-9797 | bcfarmersmarket.org | bcfarmersmarkettrail.com

Sunshine Coast Affordable Housing Society

February 25, 2022

To the Sunshine Coast Regional District Board of Directors, Town of Gibsons Mayor and Council,
shíshálh Nation Council and District of Sechelt Mayor and Council,

I am writing on behalf of my organization to invite a representative of your board/council to join our organization's intergovernmental liaison group.

The Sunshine Coast Affordable Housing Society currently has liaisons from the Town of Gibsons and District of Sechelt Council attending our board meetings. In an effort to better address the housing issues on the Sunshine Coast as a whole we are reorganizing this group into a working group.

This group will meet once per month for 30 to 45mins. SCAHS will update the members on projects and advocacy that we are working on as well as ways we can assist each government. In addition, the liaisons from each government will have the opportunity to discuss issues with other representatives that they can bring back to their governments for further discussion. Both MP Patrick Weiler and MLA Nicholas Simmons have committed to making themselves available to attend these meetings upon request.

The goal is to create a small, flexible working group to discuss housing issues on the Sunshine Coast in a candid and realistic way, while at the same time finding ways that the Sunshine Coast Affordable Housing Society can assist local governments.

Our organization focuses on tangible goals, such as construction of affordable housing, reforming bylaws and other direct actions we can take to help the housing crisis in our community.

If you are interested in having a representative from your government attend or have any questions, please contact our Society Administrator Chris Neumeyer at Communications@AffordableSC.org.

Sincerely,



Mike Alsop
President
Sunshine Coast Affordable Housing Society
www.AffordableSC.org