

PUBLIC HEARING INFORMATION BINDER

Official Community Plan Amendment 640.6

Zoning Amendment Bylaw No. 722.10



PUBLIC HEARING INFORMATION BINDER

West Howe Sound Official Community Plan Amendment Bylaw No. 640.6 & Zoning Amendment Bylaw No. 722.10

TABLE OF CONTENT

Board resolution to hold the public hearing	Tab 1
Staff reports	Tab 2
Proposed bylaws	Tab 3
Notice to neighboring residents including mailing map	Tab 4
Newspaper ads	Tab 5
Written submissions currently received in response to the Notice	Tab 6

TAB 1

**BOARD RESOLUTION TO HOLD THE
PUBLIC HEARING**

BOARD RESOLUTION TO HOLD PUBLIC HEARING

Resolution 218/24 adopted on July 25, 2024.

EAS

218/24

It was moved and seconded

Recommendation No. 2 *Official Community Plan Amendment No. 6406.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading*

THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading be received for information;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Second Reading;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 is consistent with the SCRD's 2024-2028 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 640.6 and 722.10 be scheduled;

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

TAB 2

STAFF REPORTS

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – March 21, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT No. 640.6 AND ZONING BYLAW AMENDMENT No. 722.10 (1691 JENSEN ROAD) – CONSIDERATION OF FIRST READING

RECOMMENDATION(S)

(1) THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 (1691 Jensen Road) – Consideration of First Reading be received for information;

(2) AND FURTHER THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for First Reading.

BACKGROUND

The SCRD received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound (Figures 1, 2). The purpose of the amendments is to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

The purpose of this report is to provide information on the application and obtain direction from the Electoral Area Services Committee. Table 1 provides a summary of the application.

Table 1: Application Summary

Authorized Agent	David Morgan (owner)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed – Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development.

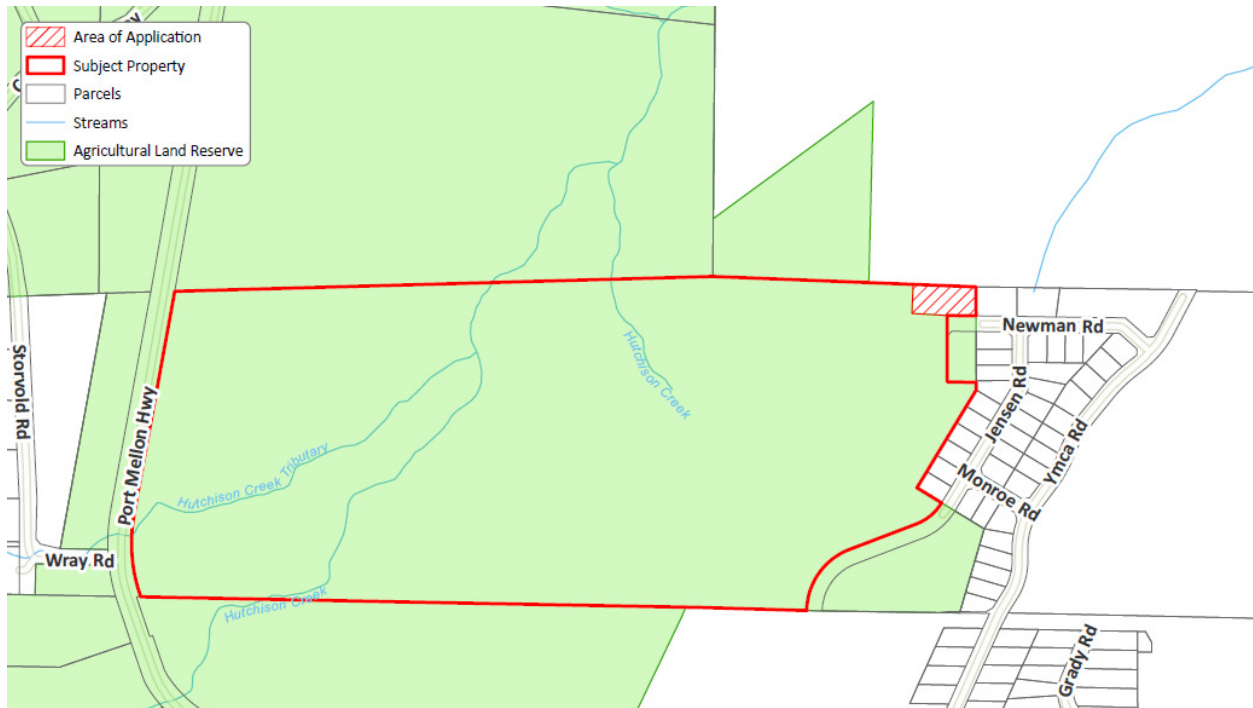


Figure 1 – Location Context Map



Figure 2 - Aerial Image Context Map

Property History

From 2019 to 2020, the subject property underwent Agricultural Land Reserve (ALR) Inclusion and Exclusion applications with the Agricultural Land Commission (ALC). The ALC accepted the proposal to remove a portion of the property from the ALR in exchange for including another portion of the property into the ALR. The proponent's long-term goal of the ALC applications is to facilitate subdivision of the proposed non-ALR portion of the property to create a new residential parcel.

The SCRD responded to the ALC referral in 2019 in support of the inclusion and exclusion applications, noting that any future non-agricultural development would be subject to SCRD planning approvals, including an OCP Amendment, Zoning Bylaw Amendment, Subdivision, and Development Permit, with related public consultation opportunities.

DISCUSSION

Site and Surrounding Land Uses

The subject parcel is located within the Agricultural Land Reserve (ALR), less the 0.3 ha portion of the parcel along Newman Road within the Langdale neighbourhood. The parcel is 40.5 ha and comprised of a single unit dwelling with attached auxiliary building (garage), and an agricultural building (nursery). Hutchison Creek and Hutchison Creek Tributaries flow through the central and western portions of the parcel. The current agricultural activity on the parcel includes a Christmas tree nursery/farm.

Immediately to the north is an AG zoned parcel within the ALR and YMCA Camp Elphinstone. To the east are small R1 zoned residential parcels averaging approximately 1,000 m² serviced by the Langdale Wastewater Service Area (sewer). To the south is an AG zoned parcel within the ALR and large R1 parcel within a Comprehensive Development Neighbourhood Centre land use visioned for higher density development in the OCP. To the west is Port Mellon Highway, which abuts an AG zoned parcel within the ALR. Figures 3 and 4 provide context of the surrounding OCP and zoning designations. Figure 5 provides context of the established SCRD service areas.

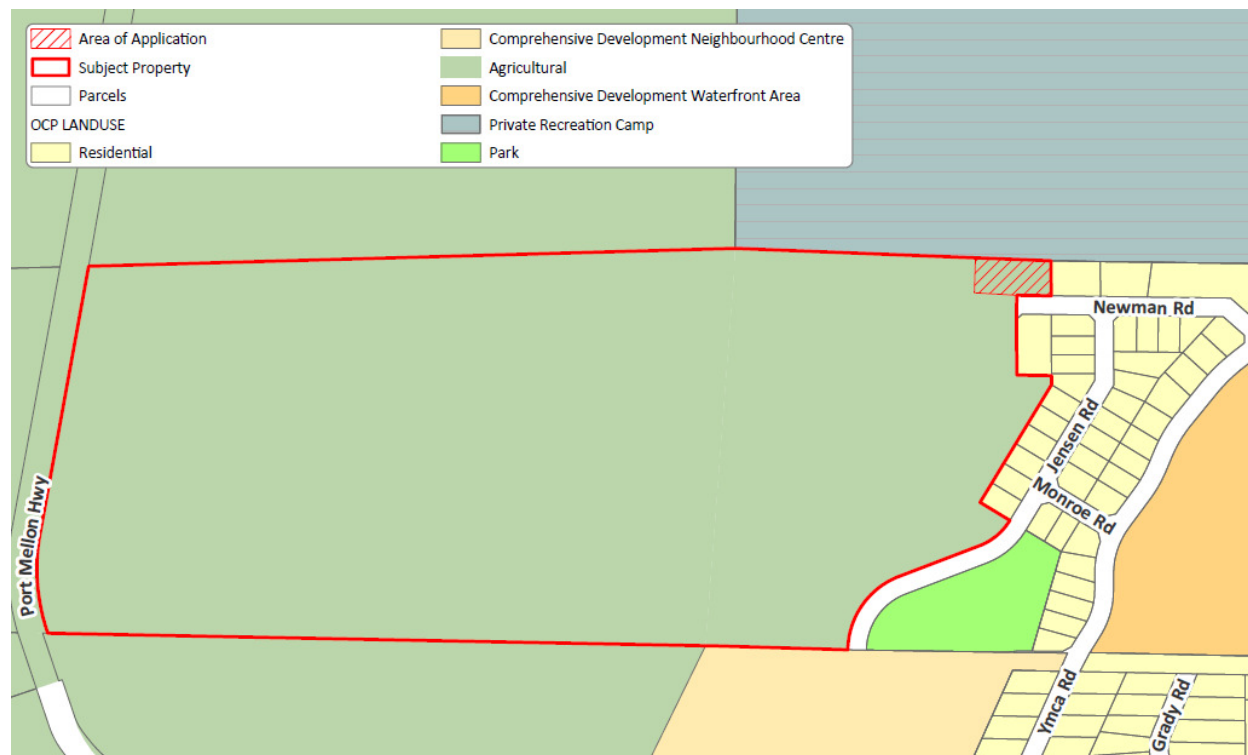


Figure 3 – West Howe Sound OCP Bylaw 640 Context Map

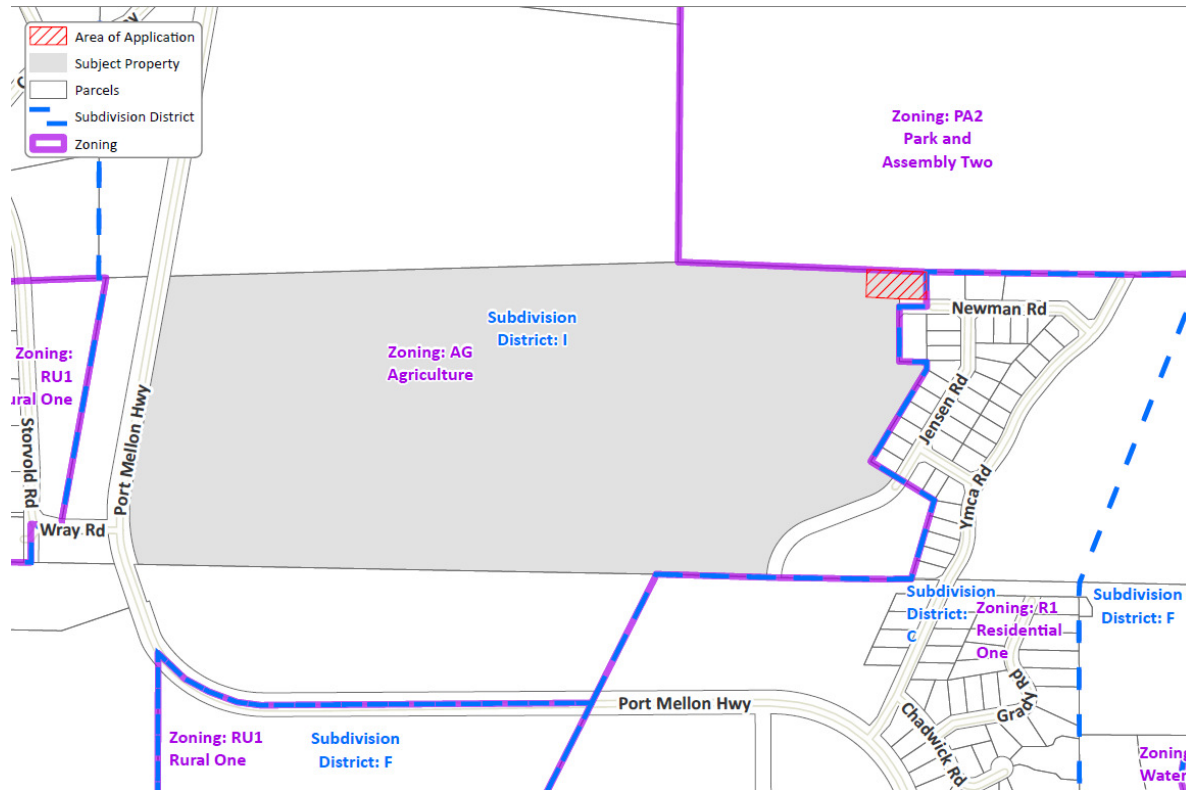


Figure 4 – Zoning Bylaw No. 722 Context Map

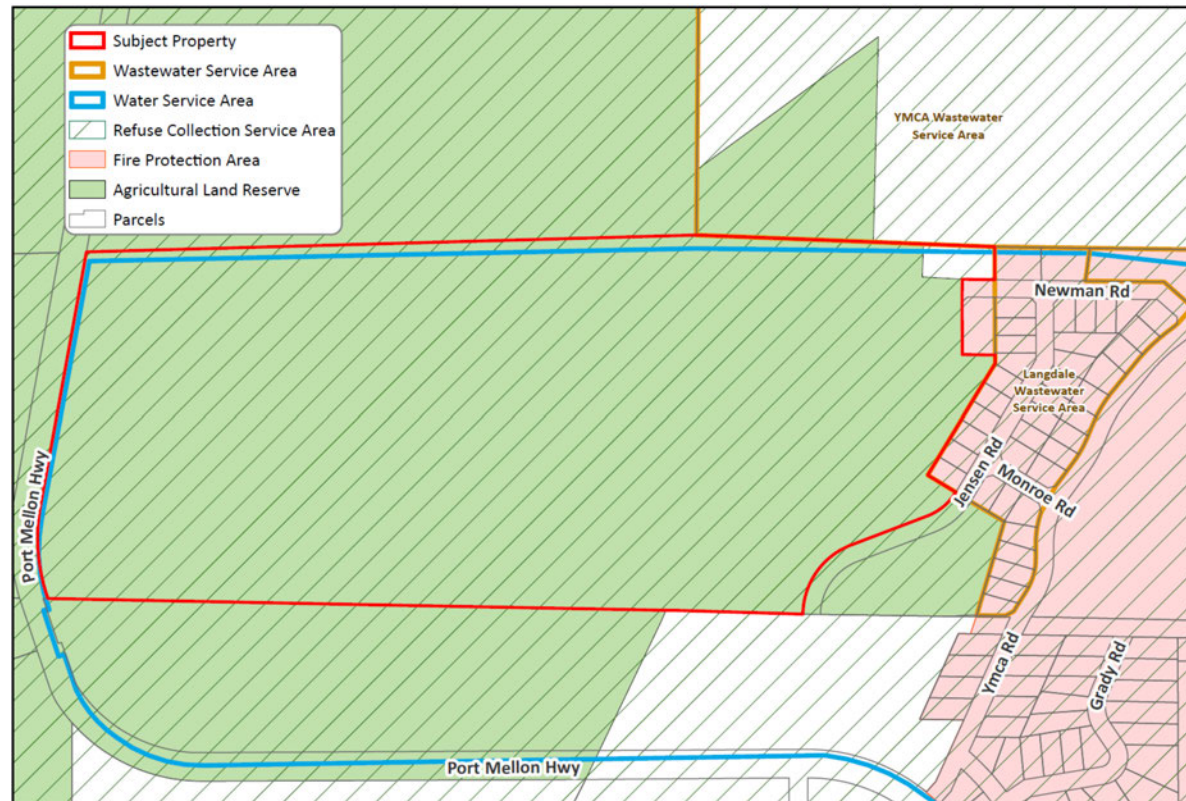


Figure 5 – Service Areas Context Map

Proposed Use and Application Process

The applicant's proposal for the property is to subdivide the ALR and non-ALR portion of the parcel in order to facilitate future residential development of the portion of the parcel outside of the ALR. Overall, to implement this proposal requires a total of four planning applications, each with a distinct approval process: OCP Amendment, Zoning Bylaw Amendment, Subdivision, and Development Permits.

The process of considering this proposal begins with the current applications to change the OCP land use designation from Agriculture to Residential, zone designation from AG to R1 and the subdivision district from "I" (4 ha minimum parcel size) to "C" (0.2 ha minimum parcel size). If the OCP and Zoning Bylaw Amendments are approved, the applicant would need to complete both Subdivision and Development Permit application processes to confirm the future parcel development requirements, informed by environmental and geotechnical professional reports.

The ALR portion of the parcel would continue to operate in accordance with ALC regulations. The applicant asserts the Christmas tree farm will continue to operate with potential to expand agricultural uses in upcoming years.

Analysis – Local Policy Review

Key policy areas are copied in the subsections below for reference.

West Howe Sound Official Community Plan

Section 4 – Agriculture Land Use:

The West Howe Sound Official Community Plan (OCP) designates this parcel as Agricultural. The OCP objectives and policies in Section 4 speaks to the preservation of agricultural land and protecting agricultural activities from conflict with non-agricultural land uses adjacent to the ALR.

The proposal to change the land use from "agricultural" to "residential" is inconsistent with the OCP's objectives and policies. Staff note, the ALC's 2020 exclusion approval signals that the 0.3 ha non-ALR area is not suitable for agricultural activities. Therefore, the proposed amendments and subdivision are an opportunity for the SCRD to improve the buffering between ALR and non-ALR parcels through, for example, restrictive covenants on title that mandate permanent vegetated and fenced buffers to reduce future conflicts between land uses.

Section 12 - Development Permit Areas:

Section 12 of the OCP establishes Development Permit Areas (DPA). Development Permits are required when proposing to develop or subdivide a parcel within DPAs. The subject parcel contains four DPAs, specifically DPA 2B (Ravines), 4 (Stream Riparian Assessment Area), 5 (Aquifer Protection and Stormwater Management), and 7 (Agricultural Buffer).

All environmental, geotechnical, and agricultural buffer setbacks and requirements will be registered on title as a restrictive covenant as a condition of a future Subdivision Application.

Zoning Bylaw No. 722

The subject parcel is currently zoned Agriculture (AG) which allows for a range of agricultural uses and up to two dwelling units, subject to maximum floor area requirements.

The proposed zone, R1, permits low density residential use with a maximum of two dwelling units per parcel between 0.2 ha and 0.35 ha. The current Subdivision District designation is “I” which requires a minimum parcel size of 4 ha. The area outside of ALR is 0.3 ha (3,000 m²) in size, and therefore, is not permitted to be subdivided under Subdivision District “I”. The proposal to amend the Subdivision District to “C” would enable subdivision to a minimum of 0.2 ha per parcel.

An OCP Amendment to the Residential land use designation is required before or simultaneously to the proposed Zoning Bylaw Amendments. Zone R1 and Subdivision District “C” are not possible under an Agricultural OCP land use designation.

Sunshine Coast Agricultural Area Plan

The Agricultural Area Plan has six strategic goals to enable agriculture on the Sunshine Coast:

1. Protect farms, improve farming opportunities and expand access to land for agriculture
2. Secure a sustainable water supply for the Sunshine Coast
3. Develop a viable Coastal food system
4. Educate and increase awareness of Coastal food and agriculture
5. Advance and promote sustainable agricultural practices
6. Prepare for and adapt to climate change.

The proposal to change the land use from “agricultural” to “residential” is inconsistent with Agricultural Area Plan’s strategic goals. However, the land swap that occurred as part of the 2019/2020 ALC inclusion/exclusion applications resulted in an increased amount of land in the ALR. As noted above, the proposed amendments and subdivision are an opportunity for the SCRD to improve the buffering between ALR and non-ALR parcels through to reduce future conflicts been land uses.

Servicing and Infrastructure Considerations

The parcel is within the regional water and refuse collection service areas. The parcel is outside of, but abutting, the fire protection service area and the Langdale wastewater service area (sewer). Whether or not services may be extended to the non-ALR portion of the parcel should the proposal be approved, will be reviewed by the SCRD through later stages of the OCP and Zoning Bylaw Amendment applications.

Agency Referrals

The OCP and Zoning Bylaw Amendment application has been referred to the following departments and agencies for comment:

Referral Agency	Summary of Comments
Agricultural Land Commission (ALC)	The ALC permitted exclusion of the 0.3 ha proposed lot by Resolution 206/2020. The applicant is currently engaged with the ALC to ensure all requirements of this historic application have been satisfied. Staff will ensure any ALC requirements have been completed prior to consideration of second reading.
SCRD Utilities Services	Comments were not received at the time of drafting this staff report.
Gibsons & District Fire Protection Commission	This proposal is outside of the current West Howe Sound Fire Protection District boundaries. However, the SCRD has received a petition to expand fire service to this area. The property owner has expressed interest in amending fire protection boundaries to the

	subject residential property. As a result, there may be an impact on local fire services in the future and the Gibsons & District Volunteer Fire Department should be informed of progress on this file. The Fire Department doesn't have any comments related to the specifics of the application at this time.
SCRD Legislative Services	Should the property owner wish to join the fire protection service area, the owner must send a written request to Legislative Services. A petition process is triggered where feasibility is confirmed, including conditions and cost to join the service. A bylaw amendment would be presented the Board for consideration and adoption regarding a boundary adjustment.
Sḵwxwú7mesh Úxwumixw	Sḵwxwú7mesh Úxwumixw provided a list of preliminary questions for the applicant to respond to while the file is reviewed in further detail. <ul style="list-style-type: none"> • Can you please share the expected impacts on the Limited Entry Hunting (LEH) Elk zones due to the official community plan amendment? • How can the effects on the groundwater aquifers be mitigated due to the future residential development?
Ministry of Transportation and Infrastructure (MOTI)	MOTI will be sent a referral following 3 rd reading per Section 52 of the <i>Transportation Act</i> . In accordance with the Act, MOTI approval is required for a bylaw amendment within a radius of 800 metres from the intersection of a controlled access highway.

SCRD staff have forwarded referral comments received to date to the applicant to action.

Public Consultation

No public or Advisory Planning Commission (APC) consultation has taken place yet. Should the application pass First Reading, the application will be referred the West Howe Sound APC, and an applicant-led Public Information Meeting (PIM) will be coordinated to gather feedback. Per the *Local Government Act*, a Public Hearing would be requested after Second Reading and before the Third Reading of the proposed bylaws.

Options

Option 1: Proceed with First Reading (staff recommendation)

If this option is chosen, staff will refer the application to the APC for comment and will work with the applicant to organize a PIM to gather community feedback before consideration of Second Reading.

Option 2: Reject the proposed bylaws

If this option is chosen, the application process ends. The current OCP land use and Zoning Bylaw 722 designations will remain in place and subdivision will not be permitted.

Financial Implications

There are no known financial implications associated with the recommendations as stated. Should the application proceed, further assessment would be made, including alignment with SCRD Service Areas. If West Howe Sound Official Community Plan Amendment Bylaw 640.6 advances past first reading, then the bylaw is required to be considered in conjunction with the SCRD's 2022-2026 Financial Plan and 2011 Solid Waste Management Plan, in alignment with *Local Government Act* Section 477(3).

Timeline for Next Steps

Should the bylaws proceed to First Reading and the applicant receive final approval from the ALC in relation to the ALR exclusion, the OCP and Zoning Bylaw Amendment application will be referred to the West Howe Sound APC and an applicant-led Public Information Meeting (PIM) will be coordinated to gather public comments on the proposal before a Second Reading is considered. Figure 5 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

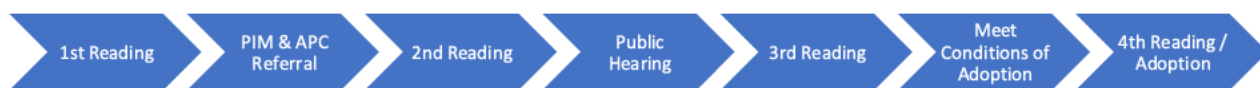


Figure 4 – Typical OCP and Zoning Bylaw Amendment Application Process

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD received an application for an OCP and Zoning Bylaw Amendment for the purpose of facilitating a subdivision and residential development at 1691 Jensen Road in Area F. Staff recommend forwarding the application to the Board for First Reading, which would be followed by the applicant working with the ALC to complete ALR Exclusion requirements and their engaging with the community through a Public Information Meeting and an Advisory Planning Commission referral.

ATTACHMENTS

Attachment A – Official Community Plan Amendment No. 640.6 for First Reading
 Attachment B – Zoning Bylaw Amendment No. 722.10 for First Reading
 Attachment C – Conceptual Subdivision Plan

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

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024

A bylaw to amend *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. 640.6, 2024*.

PART B – AMENDMENT

- 2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

PART C – ADOPTION

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

APPENDIX A TO BYLAW NO. 640.6, 2024

<h3 style="color: #0070C0;">Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024</h3>	
<p>To Amend Map 1 from Agricultural to Residential</p>	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Subject Property </div>	<div style="text-align: right; margin-bottom: 20px;"> </div> <div style="text-align: right; margin-top: 20px;"> </div>
	<div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Chair </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Corporate Officer </div> </div> <div style="text-align: right;"> Page 1 </div>

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024

A bylaw to amend *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*.

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. 722.10, 2024*.

PART B – AMENDMENT

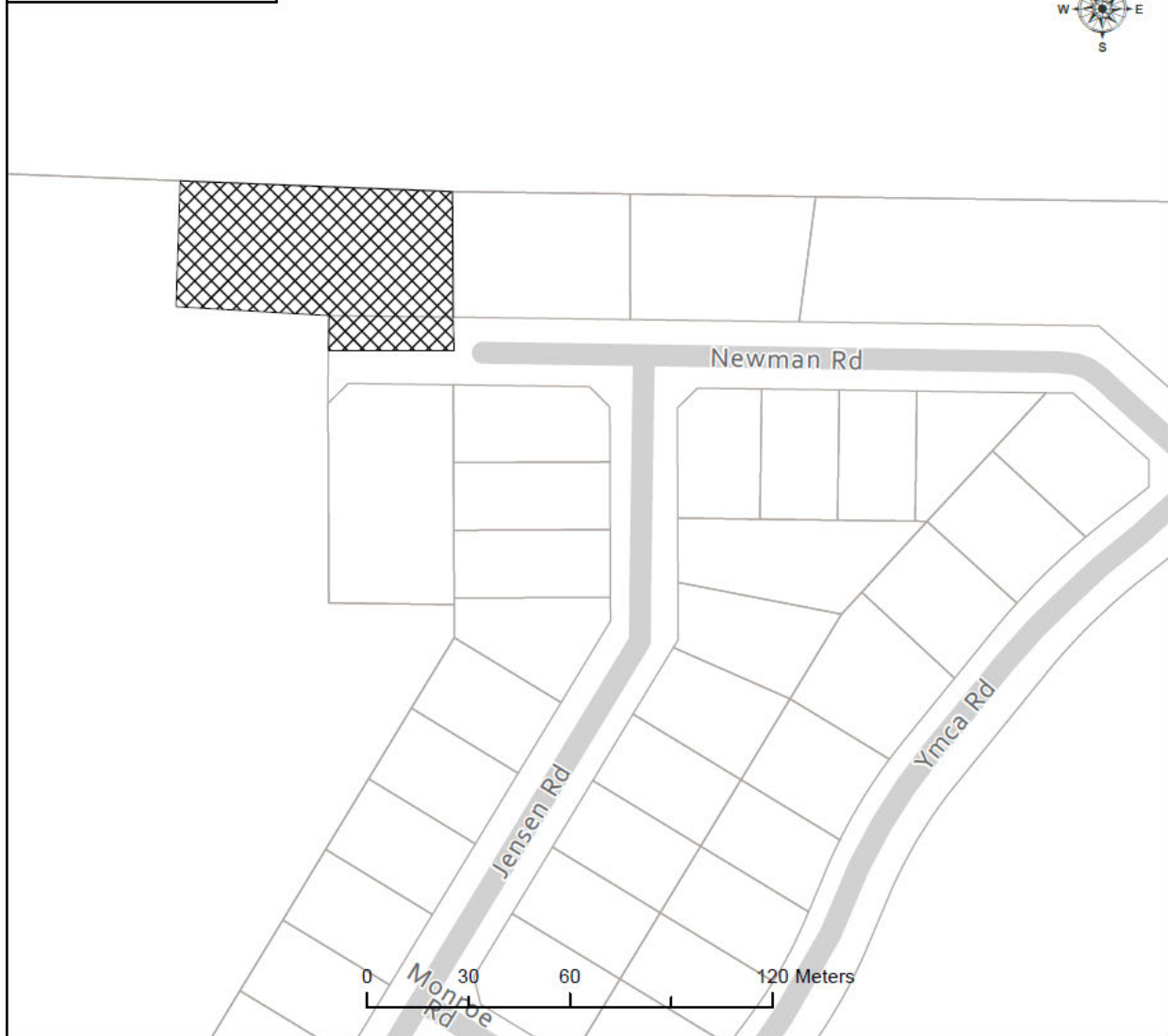
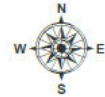
- 2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH ,	YEAR
READ A SECOND TIME 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
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

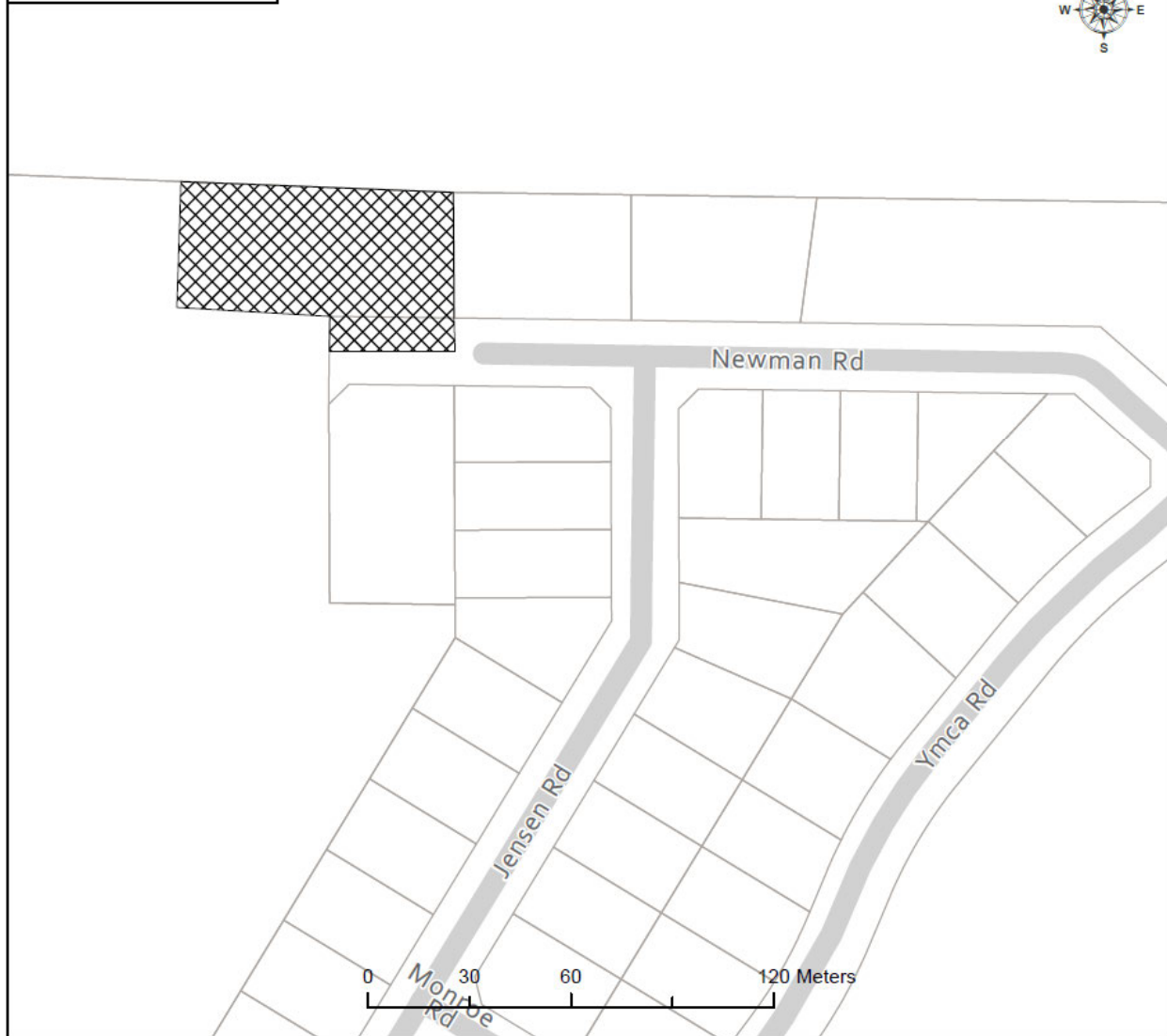
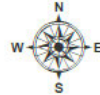
Chair

APPENDIX A TO BYLAW NO. 722.10, 2024**Appendix A to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024****To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)** **Subject Property**_____
Chair_____
Corporate Officer

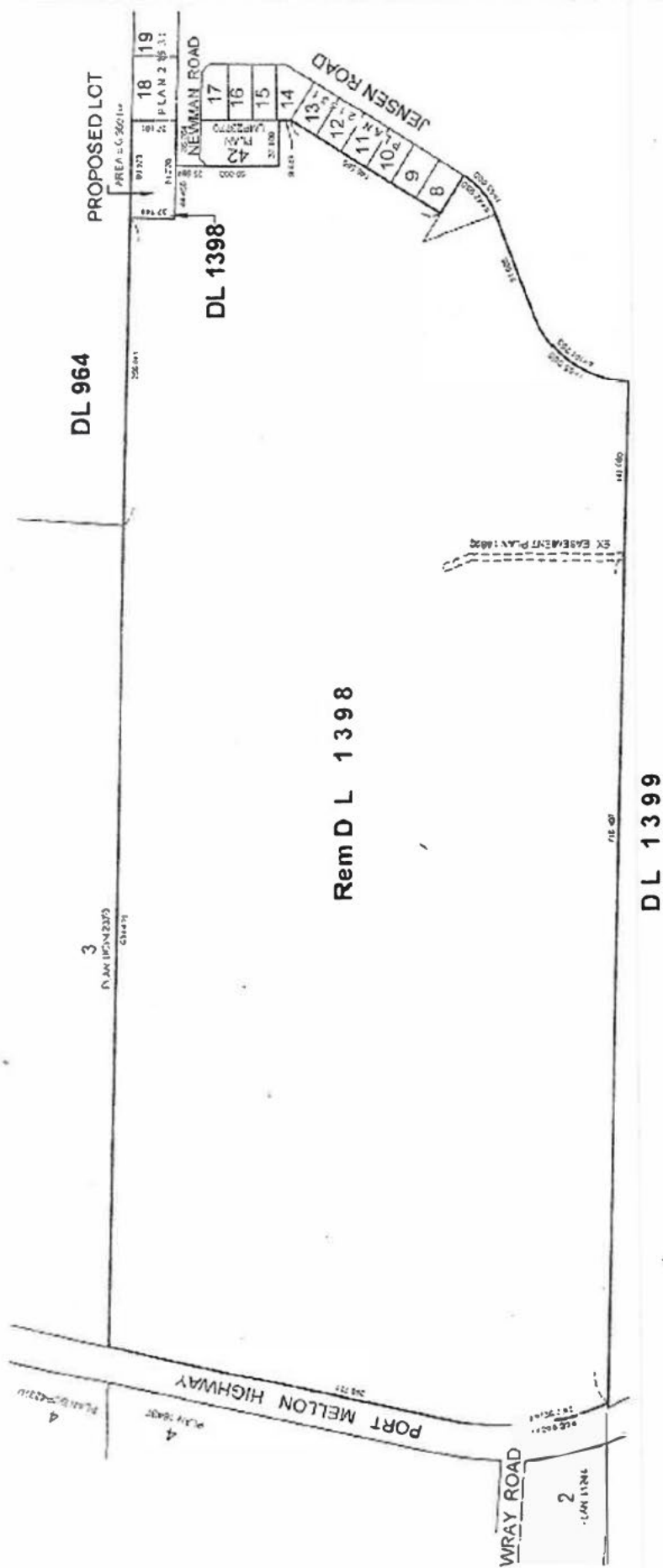
Page 1

APPENDIX B TO BYLAW NO. 722.10, 2024**Appendix B to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024**

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property_____
Chair_____
Corporate Officer

Page 1



SKETCH PLAN OF SUBDIVISION ON
DISTRICT LOT 1398 EXCEPT PORTIONS
IN PLANS 11244, 11566, 16437 21531 AND
LMP23770

SLINSBINE COAST REGIONAL DISTRICT
CIVIC ADDRESS: 1001 JENSEN ROAD
PO BOX 902 207



bennett
 2000 15th St. N.
 Minneapolis, MN 55403
 Tel: 612-338-1111
 Fax: 612-338-1112
 Email: bennett@bennett.com

Abstract

LEGAT

See (1) **TECHNOLOGY**

SCALE 1:2500



ALL OUR TROUBLE/ALL WE WENT THROUGH OCCURRED THROUGH

Q-12		07
12/11/07; n. 2, 209		07

18

ESCAPEE.

1997-1998
 1998-1999
 1999-2000
 2000-2001
 2001-2002
 2002-2003
 2003-2004
 2004-2005
 2005-2006
 2006-2007
 2007-2008
 2008-2009
 2009-2010
 2010-2011
 2011-2012
 2012-2013
 2013-2014
 2014-2015
 2015-2016
 2016-2017
 2017-2018
 2018-2019
 2019-2020
 2020-2021
 2021-2022
 2022-2023
 2023-2024
 2024-2025
 2025-2026
 2026-2027
 2027-2028
 2028-2029
 2029-2030
 2030-2031
 2031-2032
 2032-2033
 2033-2034
 2034-2035
 2035-2036
 2036-2037
 2037-2038
 2038-2039
 2039-2040
 2040-2041
 2041-2042
 2042-2043
 2043-2044
 2044-2045
 2045-2046
 2046-2047
 2047-2048
 2048-2049
 2049-2050
 2050-2051
 2051-2052
 2052-2053
 2053-2054
 2054-2055
 2055-2056
 2056-2057
 2057-2058
 2058-2059
 2059-2060
 2060-2061
 2061-2062
 2062-2063
 2063-2064
 2064-2065
 2065-2066
 2066-2067
 2067-2068
 2068-2069
 2069-2070
 2070-2071
 2071-2072
 2072-2073
 2073-2074
 2074-2075
 2075-2076
 2076-2077
 2077-2078
 2078-2079
 2079-2080
 2080-2081
 2081-2082
 2082-2083
 2083-2084
 2084-2085
 2085-2086
 2086-2087
 2087-2088
 2088-2089
 2089-2090
 2090-2091
 2091-2092
 2092-2093
 2093-2094
 2094-2095
 2095-2096
 2096-2097
 2097-2098
 2098-2099
 2099-2100
 2100-2101
 2101-2102
 2102-2103
 2103-2104
 2104-2105
 2105-2106
 2106-2107
 2107-2108
 2108-2109
 2109-2110
 2110-2111
 2111-2112
 2112-2113
 2113-2114
 2114-2115
 2115-2116
 2116-2117
 2117-2118
 2118-2119
 2119-2120
 2120-2121
 2121-2122
 2122-2123
 2123-2124
 2124-2125
 2125-2126
 2126-2127
 2127-2128
 2128-2129
 2129-2130
 2130-2131
 2131-2132
 2132-2133
 2133-2134
 2134-2135
 2135-2136
 2136-2137
 2137-2138
 2138-2139
 2139-2140
 2140-2141
 2141-2142
 2142-2143
 2143-2144
 2144-2145
 2145-2146
 2146-2147
 2147-2148
 2148-2149
 2149-2150
 2150-2151
 2151-2152
 2152-2153
 2153-2154
 2154-2155
 2155-2156
 2156-2157
 2157-2158
 2158-2159
 2159-2160
 2160-2161
 2161-2162
 2162-2163
 2163-2164
 2164-2165
 2165-2166
 2166-2167
 2167-2168
 2168-2169
 2169-2170
 2170-2171
 2171-2172
 2172-2173
 2173-2174
 2174-2175
 2175-2176
 2176-2177
 2177-2178
 2178-2179
 2179-2180
 2180-2181
 2181-2182
 2182-2183
 2183-2184
 2184-2185
 2185-2186
 2186-2187
 2187-2188
 2188-2189
 2189-2190
 2190-2191
 2191-2192
 2192-2193
 2193-2194
 2194-2195
 2195-2196
 2196-2197
 2197-2198
 2198-2199
 2199-2200
 2200-2201
 2201-2202
 2202-2203
 2203-2204
 2204-2205
 2205-2206
 2206-2207
 2207-2208
 2208-2209
 2209-2210
 2210-2211
 2211-2212
 2212-2213
 2213-2214
 2214-2215
 2215-2216
 2216-2217
 2217-2218
 2218-2219
 2219-2220
 2220-2221
 2221-2222
 2222-2223
 2223-2224
 2224-2225
 2225-2226
 2226-2227
 2227-2228
 2228-2229
 2229-2230
 2230-2231
 2231-2232
 2232-2233
 2233-2234
 2234-2235
 2235-2236
 2236-2237
 2237-2238
 2238-2239
 2239-2240
 2240-2241
 2241-2242
 2242-2243
 2243-2244
 2244-2245
 2245-2246
 2246-2247
 2247-2248
 2248-2249
 2249-2250
 2250-2251
 2251-2252
 2252-2253
 2253-2254
 2254-2255
 2255-2256
 2256-2257
 2257-2258
 2258-2259
 2259-2260
 2260-2261
 2261-2262
 2262-2263
 2263-2264
 2264-2265
 2265-2266
 2266-2267
 2267-2268
 2268-2269
 2269-2270
 2270-2271
 2271-2272
 2272-2273
 2273-2274
 2274-2275
 2275-2276
 2276-2277
 2277-2278
 2278-2279
 2279-2280
 2280-2281
 2281-2282
 2282-2283
 2283-2284
 2284-2285
 2285-2286
 2286-2287
 2287-2288
 2288-2289
 228

CONFIDENTIAL

THESE ARE THE REASONS WHY THE FUND IS ESSENTIAL AND WHY
IT IS CRITICAL THAT WE RAISE \$100,000 TO COVER THE COSTS OF
THE FUND. THE FUND IS ESSENTIAL TO THE FUND'S SURVIVAL AND
TO THE FUND'S ABILITY TO SERVE THE COMMUNITY. THE FUND IS
ESSENTIAL TO THE FUND'S ABILITY TO SERVE THE COMMUNITY.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – July 18, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT NO. 640.6 AND ZONING BYLAW
AMENDMENT NO. 722.10 – CONSIDERATION OF SECOND READING

RECOMMENDATION(S)

- (1) THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading be received for information;
- (2) AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Second Reading;
- (3) AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 is consistent with the SCRD’s 2024-2028 Financial Plan and 2011 Solid Waste Management Plan;
- (4) AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 640.6 and 722.10 be scheduled;
- (5) AND FURTHER THAT Director ____ be delegated as the Chair and Director ____ be delegated as the Alternate Chair to conduct the Public Hearing.

BACKGROUND

The Sunshine Coast Regional District (SCRD) received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment application to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The applicant’s aim is for the amendments to enable subdivision and residential development of the portion of the parcel outside of the ALR, the outcome of which would be one new 0.3 ha residential lot.

On May 23, 2024, the SCRD Board adopted resolutions 164/24 and 165/24, as follows:

Bylaw 640.6	It was moved and seconded
164/24	THAT <i>West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024</i> be read a first time.

Bylaw 722.10

It was moved and seconded

165/24

THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024* be read a first time.

The applicant hosted a Public Information Meeting (PIM) on May 8, 2024. Following First Reading on May 23, 2024, the proposed zoning bylaw amendments were referred to the Area F Advisory Planning Commission (APC). This report summarizes the PIM and APC referral comments and seeks direction from the Electoral Area Services Committee on consideration of Second Reading.

Table 1: Application Summary

Authorized Agent	David Morgan (owner)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development.

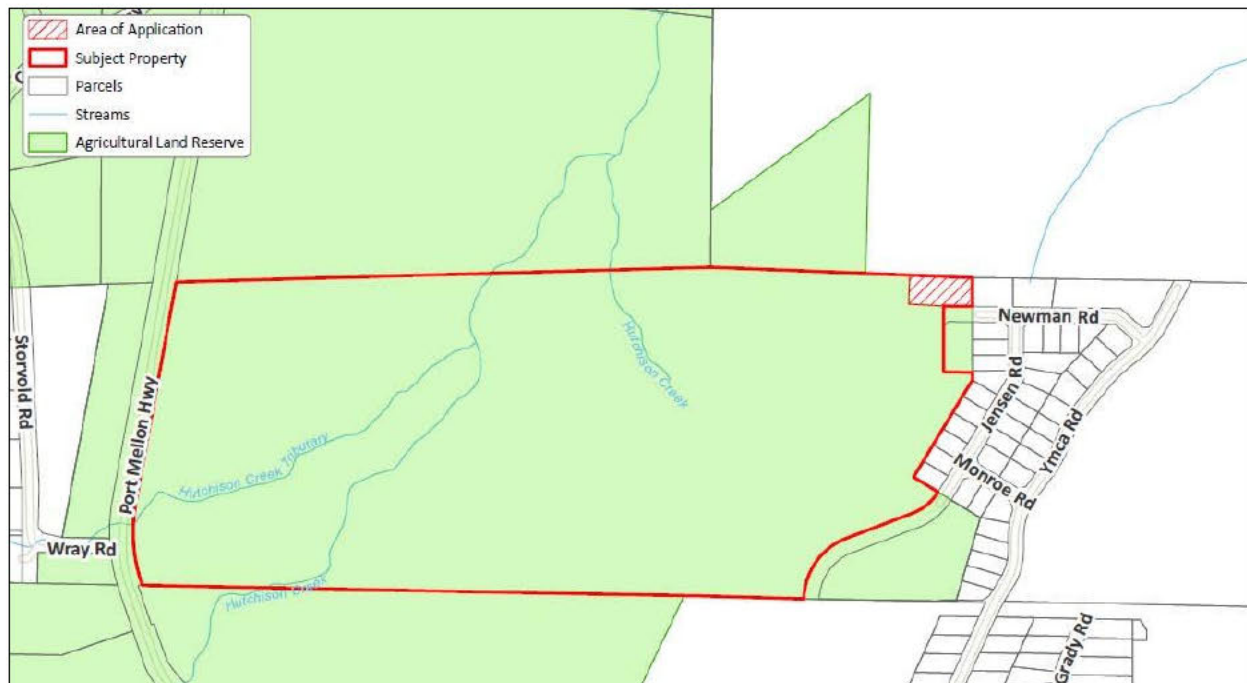


Figure 1 - Location Context Map (1691 Jensen Road)

DISCUSSION

Community Engagement

Public Information Meeting

A Public Information Meeting (PIM) was conducted by the applicant in coordination with SCRD staff on May 8, 2024, at the Eric Cardinal Hall. The PIM Summary Report, drafted by the applicant, can be found in Appendix C. Key themes of the PIM comments included:

- Clarification of the application purpose & scope
- Subdivision & servicing, focused on water, wastewater, stormwater management, and fire protection
- Property access & traffic implications
- Implications on the Agricultural Land Reserve (ALR)

Advisory Planning Commission (APC)

The application was referred to the West Howe Sound APC meeting on May 28, 2024. The APC recommended support for the OCP and Zoning amendment applications for 1691 Jensen Road. A summary of the APC discussion are included as Appendix D.

Organization and Intergovernmental Implications

Per Section 477(3) of the *Local Government Act*, the Board is required to consider the implications of the proposed OCP amendment on the SCRD's Financial Plan (2024-2028) and Solid Waste Management Plan (2011) after First Reading and before the Public Hearing.

The Finance Department reviewed the amendments and determined that this amendment would not result in any material impacts to the 2024-2028 Financial Plan. The application will increase the tax base and related apportionment to those services.

The subject property is within the SCRD refuse collection service area, meaning the property already (and will continue to) receives curbside food and garbage collection. Like other properties in the service area, all recycling must be taken to a recycling depot. This amendment is consistent with the goals of the Solid Waste Management Plan.

Timeline for Next Steps

Should the bylaws proceed to Second Reading, the SCRD will arrange a Public Hearing to gather additional public feedback on the proposed amendments. Per the *Local Government Act*, a Public Hearing before Third Reading is a requirement for all Official Community Plan Amendment applications. Figure 2 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

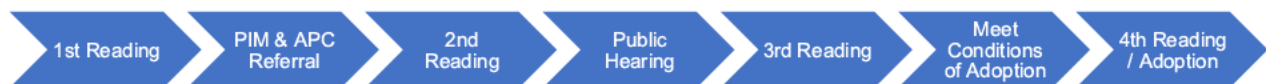


Figure 2 - Typical OCP and Zoning Bylaw Amendment Application Process

Options

Possible options to consider include:

Option 1: Proceed with Second Reading (staff recommendation)

If this option is chosen, the application will proceed to the next stage of the planning process. A Public Hearing will be organized to gather additional public feedback on the proposal before consideration of Third Reading.

Option 2: Reject the proposed bylaws

If this option is chosen, the application process ends. The current OCP land use and Zoning Bylaw 722 designations will remain in place and subdivision will not be permitted.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD received an application for an OCP and Zoning Bylaw Amendment for the purpose of enabling the subdivision of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) and future residential development on the proposed new lot. Staff recommend forwarding the application to the Board for Second Reading, which would be followed by staff organizing a Public Hearing to gather additional public feedback on the proposal per the *Local Government Act*.

ATTACHMENTS

Attachment A – Official Community Plan Amendment No. 640.6 for Second Reading

Attachment B – Zoning Bylaw Amendment No. 722.10 for Second Reading

Attachment C – Public Information Meeting Summary

Attachment D – Area F APC Minutes with Comments (May 28, 2024)

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X - I. Hall	Legislative	X - S. Reid
CAO	X - T. Perreault	Solid Waste	X - M. Sole

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024

A bylaw to amend *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. 640.6, 2024*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
- a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

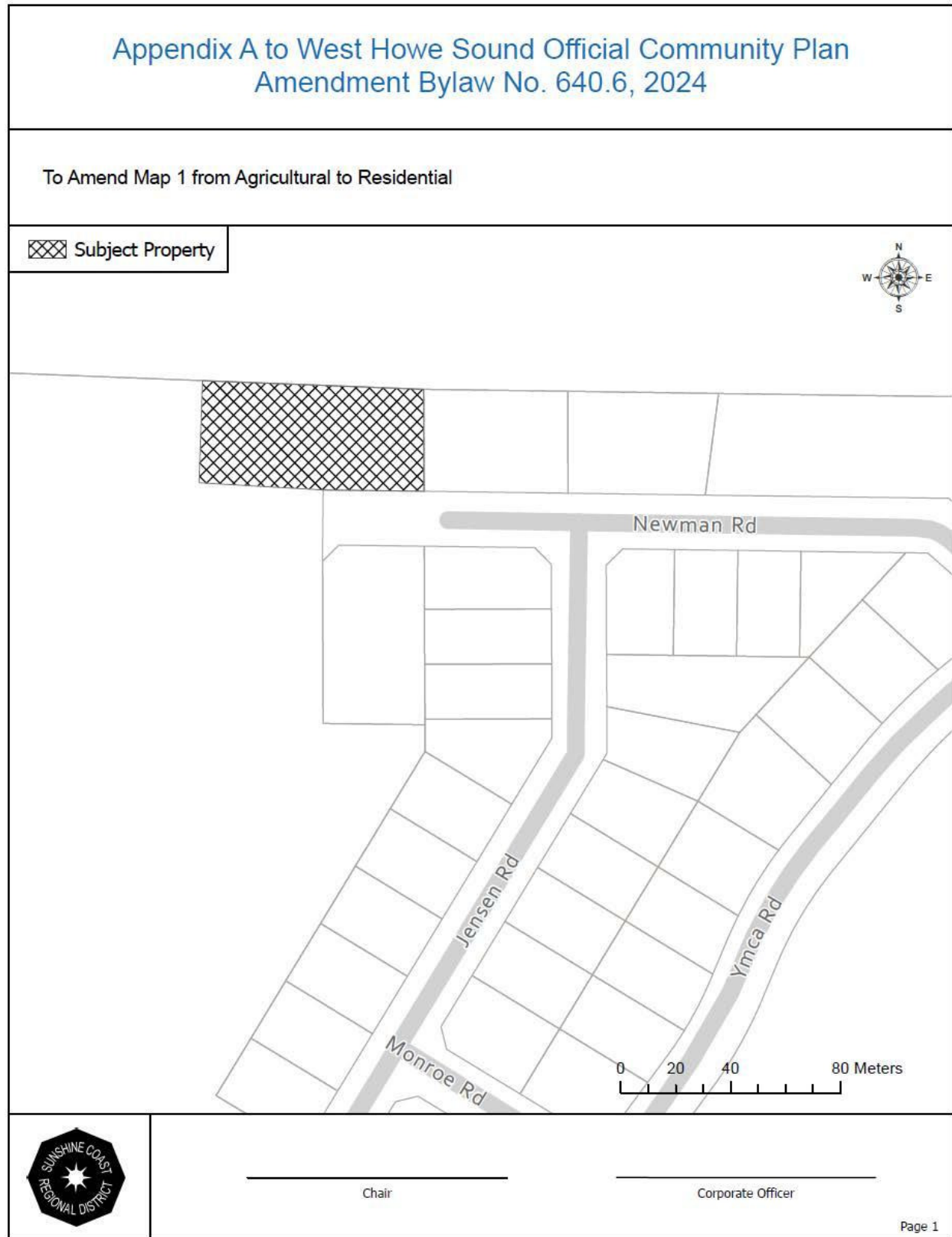
PART C – ADOPTION

READ A FIRST TIME this	23 RD	DAY OF MAY,	2024
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	25 TH	DAY OF JULY,	2024
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	25 TH	DAY OF JULY,	2024
READ A SECOND TIME this	25 TH	DAY OF JULY,	2024
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this		DAY OF ,	
READ A THIRD TIME this		DAY OF ,	
ADOPTED this		DAY OF ,	

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 640.6, 2024



SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024

A bylaw to amend *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*.

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. 722.10, 2024*.

PART B – AMENDMENT

- 2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

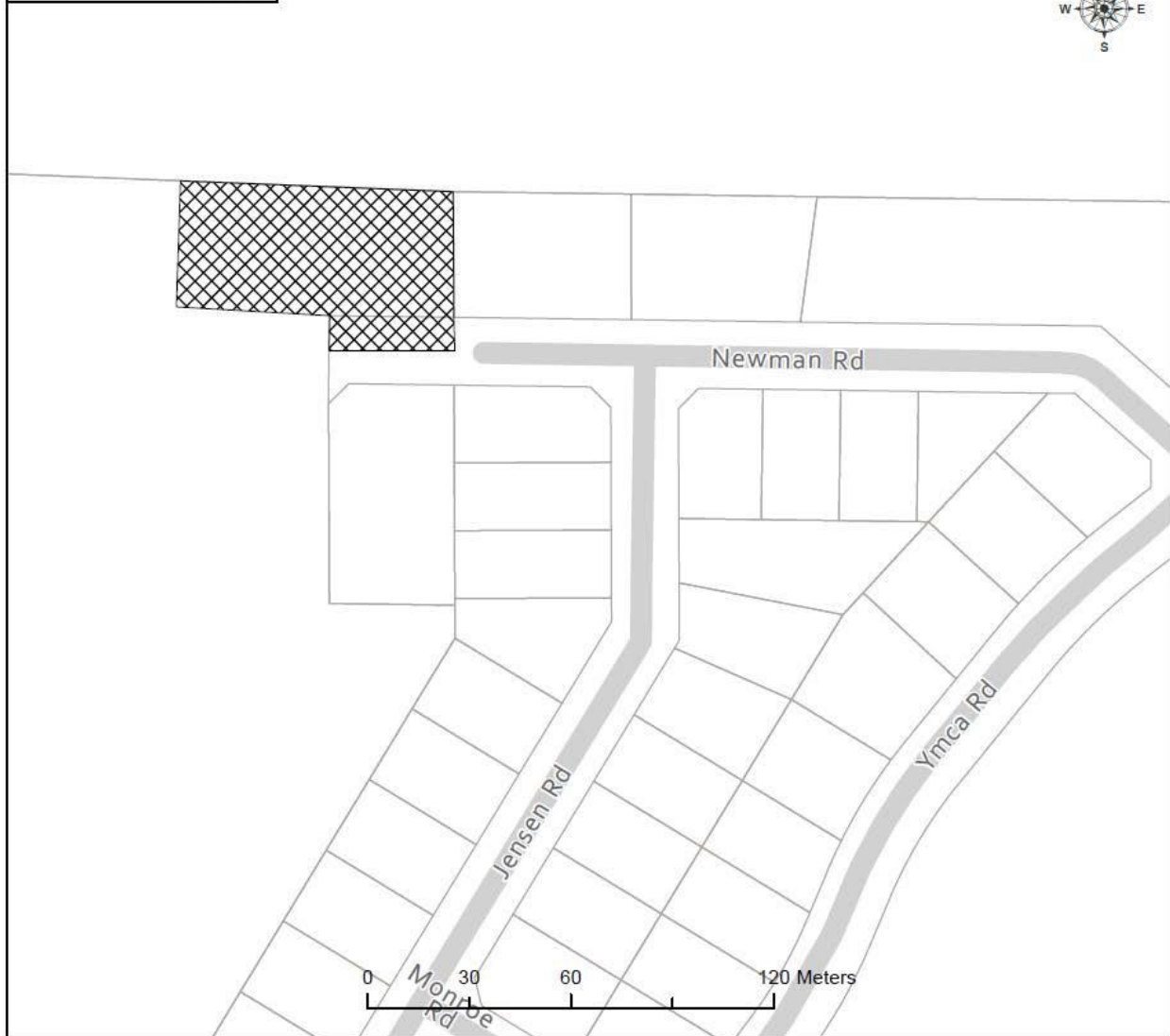
READ A FIRST TIME this	23 RD	DAY OF MAY,	2024
READ A SECOND TIME this	25 TH	DAY OF JULY,	2024
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this		DAY OF ,	
READ A THIRD TIME this		DAY OF ,	
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this		DAY OF ,	
ADOPTED this		DAY OF ,	

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 722.10, 2024**Appendix A to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024**

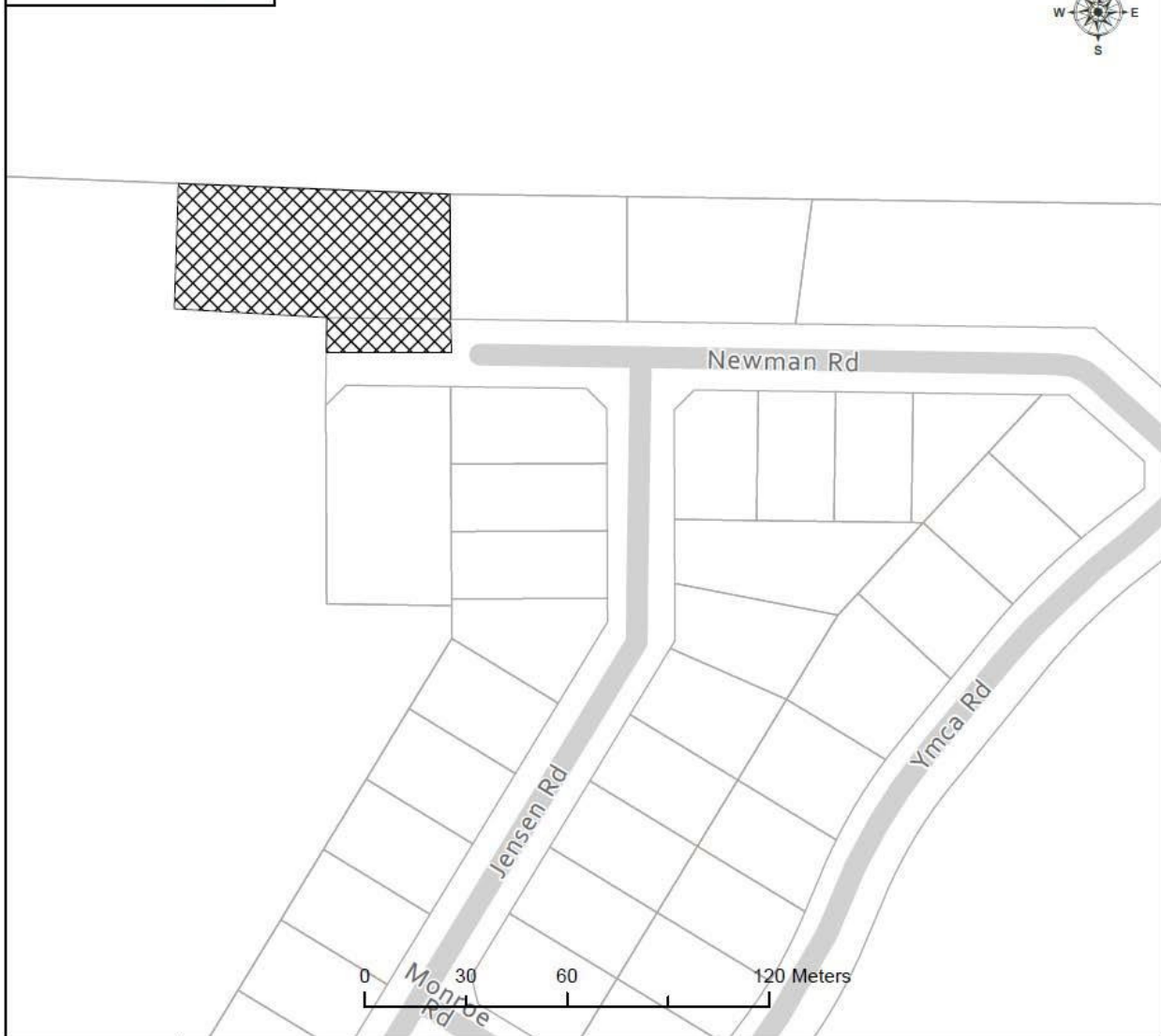
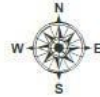
To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)

 Subject Property_____
Chair_____
Corporate Officer

Page 1

APPENDIX B TO BYLAW NO. 722.10, 2024**Appendix B to Sunshine Coast Regional District
Zoning Amendment Bylaw No. 722.10, 2024**

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property_____
Chair_____
Corporate Officer

Page 1

Public Information Meeting Summary

PIM Date: May 8, 2024
 Location: Eric Cardinal Hall
 Time: 7PM
 Attendees: ~20 people (not including applicant's family and SCR D staff)

Application Summary	
SCR D File No.	OCP00033 & BYL00050
Authorized Agent	David Morgan (owner & applicant)
Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable a two-lot subdivision and future residential development on the proposed new lot.

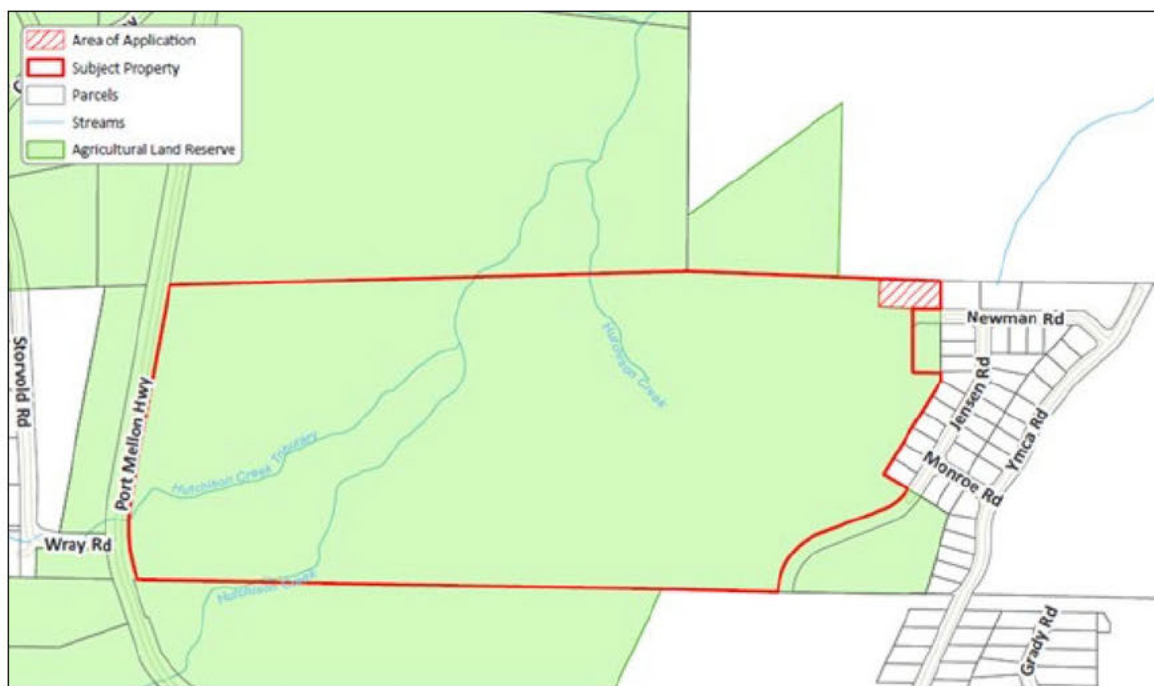


Figure 1 - Context Map (Area of Application Identified)

Summary of Feedback Received from Attendees

Clarification of application purpose and scope

- There was confusion in the community about the scope of the application and the goal for the property. The applicant and staff clarified the multi-application process, decision-making stages, and opportunities for community to provide feedback on the proposal.
- Questions on the number of lots the applicant intends to subdivide and how many homes will be built. Applicant clarified only one lot is proposed to be subdivided on the non ALR portion, with the intent of building one single unit dwelling home.
- Questions on if the applicant intends to remove the entire parcel from the ALR? The applicant clarified this is not his intention, and that currently 0.3 ha of the 40.5 ha parcel is already outside of the ALR, which is the subject of his application.
- Questions regarding the application and building timeline. The applicant stated they have submitted a subdivision application that will proceed after the amendment application. The construction will start after all applications are complete.
- Discussion on seeking R1 zoning rather than a more rural residential zone? The applicant responded that the surrounding parcels are zoned R1 and therefore requested the same zone for consistency.
- Differing opinions on if the proposed application is a significant or insignificant change to the land use vision for the community.

Questions about current property use and tenants

- Discussion on if the applicant has ever or intends to live on the property. The applicant clarified he lived on the property for two years (full-time) after the house was built, but now the house is tenanted. The applicant says his work situation required him to be off Coast for much of the year and now he only lives full time on the coast in the summer. The proposed new lot/house is intended to be lived in by the applicant's children.
- Comments about speeding by several of tenants in the current home.
- Questions on if the farm property will continue to use the same access from Jensen Road? The applicant confirmed that there will not be an access change for the farm property. The proposed new lot would have access from Newman Road (a current dead end road).

Fire Smart

- Several comments regarding if the proposed new home and landscaping will be constructed using the Fire Smart principles. The applicant stated he will review Fire Smart materials and take them into consideration.
- Encouragement to use Fire Smart materials.

Subdivision & Servicing Questions

- Discussion on servicing of new proposed residential lot, including water supply (well or within service area), wastewater (joining the wastewater service area or personal septic system), and fire protection area.
 - Water – within the Regional Water Service Area and therefore is eligible to connect to SCRD water.

- Wastewater – septic system has been designed by Sunco Engineering and has been approved by Vancouver Coastal Health. The parcel is not within the community sewer service area.
- Fire Protection – not within the fire protection area. The process to seek inclusion into the service area is a separate approval process.

Requests from attendees

- Complete a traffic study.
- Review the Fire Smart materials as it relates to the planned architectural design of the home. Applicant should also complete a Fire Smart survey of property.
- Seek inclusion into the fire protection area.
- Draft a stormwater management plan.

Applicant Reflection / Response to Feedback Received

- I will review the Fire Smart materials and have a Fire Smart survey of the property conducted.
- I will have a Traffic Study completed of the Newman Street location.
- I will apply for Fire Protection after the lot has been subdivided. Rob Michael (Fire Chief has already pointed out fire hydrant on adjacent lot).
- I have discussed the Storm water drainage issue with my Geotechnical Engineer. He has suggested runoff into swales and overflow into French drains to take off the excess water. This will be part of the Geotechnical Report for the Development Permit application process.
- Most people in attendance seem to be supportive when they found out the application was only for one new lot for one house.
- The owner that has the lot directly below the non-ALR portion, clarified that there was no issue with the current runoff from the proposed lot after trees were removed.
- I have spoken with the two neighbours that are most affected by the development, as their lots are adjacent to the proposed lot, and they are supportive of the proposal.
- One individual kept bringing up unrelated issues as he will oppose anything that is done on the property. He used to use my property as walking trail, and thinks it should be designated as a park for his own purposes. He had to move his Adirondack chairs back to his own property. That's why there were comments about "why I don't live in the house on Jensen Road", "the farm development", and "added traffic". All unrelated to the proposal.
- I received an apologetic email from my next-door neighbour (Jensen Road) for bringing up the traffic issue. She used to work with the one individual who is described above, so my guess is that she was influenced by him.
 - I did like Area Director Kate Stamford's suggestion to treat the Traffic Study as a separate issue and resolve appropriately.
- I recognised quite a few neighbours from the other side of the Port Melon Highway which surprised me, but I guess they wanted to see if the proposal affected the larger ALR portion of the lot.
- Looking at the addresses of the sign-ins I noticed only several that were out of the area.

PIM Summary Prepared by the Applicant

David Morgan

SUNSHINE COAST REGIONAL DISTRICT

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

May 28, 2024

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

PRESENT:	Chair	Susan Fitchell
	Members	Katie Thomas Miyuki Shinkai Jonathan McMorran Marlin Hanson
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Alternate, Director Electoral Area F	Ian Winn (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Public	3
ABSENT:	Members	Tom Fitzgerald Ryan Matthews Vivian McRoberts-Sosnowski

CALL TO ORDER 7:04 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Susan Fitchell was elected Chair of West Howe Sound Advisory Planning Commission.

Miyuki Shinkai was elected Vice Chair of West Howe Sound Advisory Planning Commission.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 26, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 & March 27, 2024
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023 & March 26, 2024
- Roberts Creek (Area D) APC Minutes of September 18, 2023, February 19, 2024, & March 18, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023 & March 26, 2024

REPORTS

Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road

The APC discussed the staff report regarding Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

Owner/agent David Morgan provided background on the amendment applications and responded to APC member inquiries. He outlined issues raised at a Public Information Meeting on the applications that he sponsored on May 8, 2024, and discussed how he planned to address these.

The applicant's daughter, Holly Morgan, spoke of her intention to move back to the Sunshine Coast to work, and to live on the property.

Points from ensuing discussion included:

- Don't see anything wrong with it.
- Not clear on what the plan is.
- Uses permitted are quite different between the agricultural land and R1. That is a reason to change the zoning along with the subdivision. A buffer of non-agricultural uses between the agricultural and the non-agricultural uses is a positive part of the plan.
- This is quite simple. Right now you can only have one house on that whole lot. Subdivision allows you to have an additional house. It is not in the ALR anymore. The OCP says it should be Agricultural but you are changing that to make it Residential. I support both of those changes. Allowing for a house in a place that does not allow for agricultural use makes sense. Don't see how one household would cause too much traffic on the road; it should not necessitate a traffic survey.
- Squamish Nation had expressed concern for the movement of elk through the area.
- During the build, make sure neighbours are informed regarding any potential traffic issues. Ensure that trucks are moving as safely as possible and under the speed limit.
- At the Public Information Meeting, had the impression that lots of people were not happy and were upset with development happening. Concerns included: the residence being rented out, and tenants going in and out; traffic issues; moving any ALR land and making it residential; uncertainty about what was happening with the property as a whole; and the change of OCP and land use designation. It would be worthwhile to hear more opinions from the neighbourhood through a public hearing. Be careful in how we examine this in going forward.
- Heard that there was a lot of confusion with the subdivision information at the meeting. Many thought it was going to be the entire 40 hectares that would be subdivided.
- At a public hearing, there should be more clarity regarding future development.

- Sounds like signage on the site isn't helpful, creating some confusion. Clear this up before a public hearing. If area residents live outside the 100-metre notification area, they would not receive a mailout with information. Need to increase communication regarding planning applications to prevent confusion. Would be helpful if signage has a public hearing date.
- This subdivision has implications further than the 100 metres.

Recommendation No. 1 *Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road*

The Area F APC recommended support for the OCP and zoning amendment for 1691 Jensen Road.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, June 25, 2024

ADJOURNMENT 8:49 p.m.

TAB 3

PROPOSED BYLAWS

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024

A bylaw to amend *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*.

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. 722.10, 2024*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this 23RD DAY OF MAY, 2024

READ A SECOND TIME this 12TH DAY OF SEPTEMEBR, 2024

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

READ A THIRD TIME this DAY OF ,

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

ADOPTED this DAY OF ,


Corporate Officer

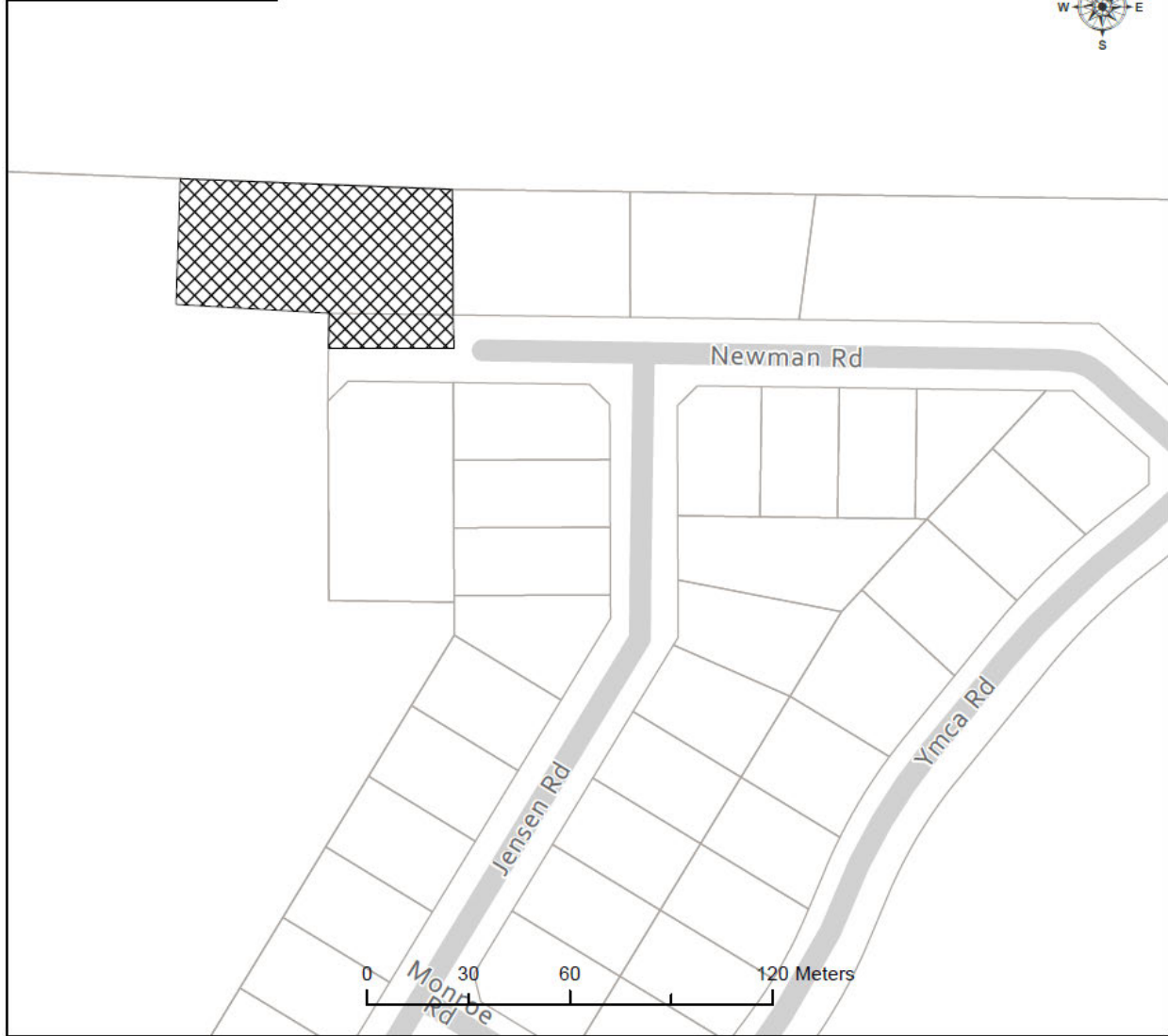
Chair

APPENDIX A TO BYLAW NO. 722.10, 2024

Appendix A to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)

 Subject Property



Chair

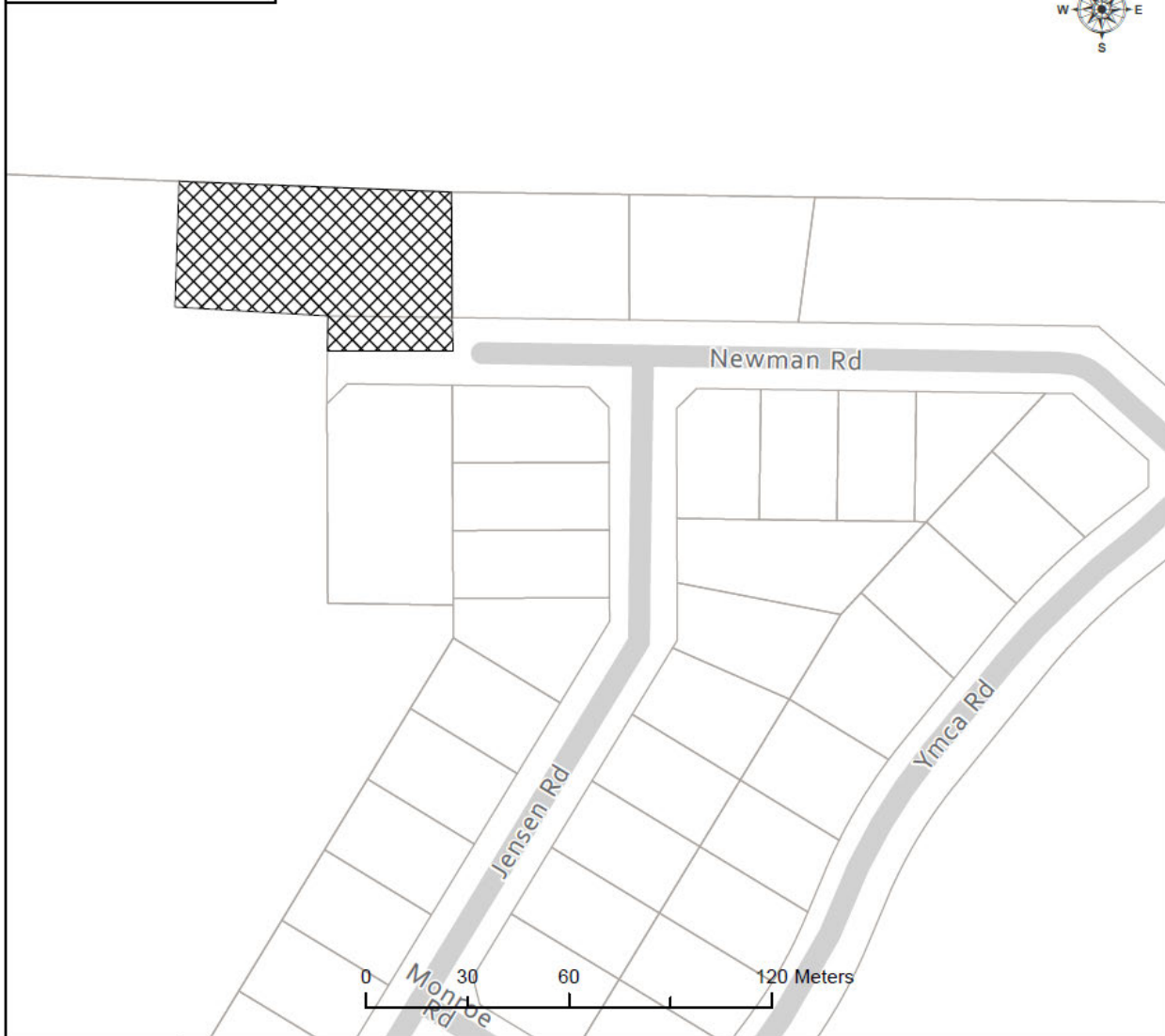
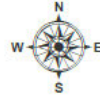
Corporate Officer

APPENDIX B TO BYLAW NO. 722.10, 2024

Appendix B to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024

A bylaw to amend 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. 640.6, 2024*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this 23RD DAY OF MAY, 2024

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 12TH DAY OF SEPTEMBER, 2024

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 12TH DAY OF SEPTEMBER, 2024

READ A SECOND TIME this 12TH DAY OF SEPTEMBER, 2024

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

READ A THIRD TIME this DAY OF ,

ADOPTED this DAY OF ,

Corporate Officer

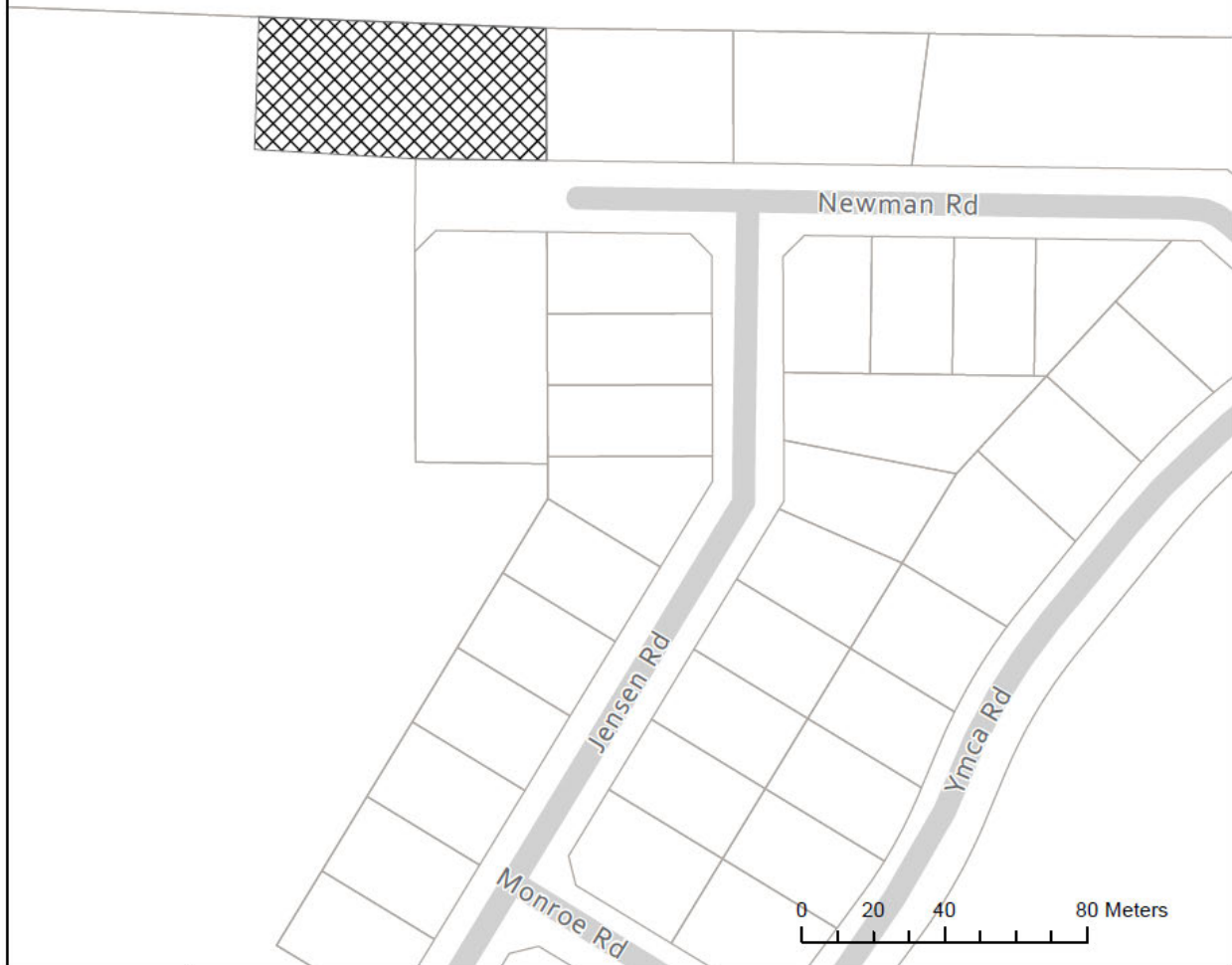
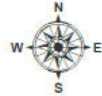
Chair

APPENDIX A TO BYLAW NO. 640.6, 2024

Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024

To Amend Map 1 from Agricultural to Residential

 Subject Property



Chair

Corporate Officer

TAB 4

NOTICE TO NEIGHBOURING RESIDENTS INCLUDING MAILING MAP



NOTICE OF PUBLIC HEARING

Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 on:

Date	October 10, 2024
Time	6:00 PM
Location	In-Person Public Hearing at Eric Cardinal Hall at 930 Chamberlin Road, West Howe Sound (Shirley Macey Park)

Purpose of the Bylaw

The purpose of the proposed Official Community Plan (OCP) Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 is to change the OCP land use designation from Agricultural to Residential, zoning designation from Agriculture (AG) to Residential 1 (R1), and subdivision district from "I" (4 hectare minimum lot size) to "C" (0.2 hectare minimum lot size). The proposed changes would apply to the 0.3 hectare non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The applicant's aim is for the amendments to enable subdivision and residential development of the portion of the parcel outside of the ALR, the outcome of which would be the creation of one new 0.3-hectare residential lot.

More information on the proposed bylaw is available for inspection electronically at www.scrd.ca/public-hearings or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday, excluding statutory holidays, beginning September 27, 2024, until October 10, 2024.

Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinal Hall in Shirley Macey Park.

For detailed instructions on how to attend and participate in the Public Hearing, please visit www.scrd.ca/public-hearings or contact the Planning Department at planning@scrd.ca or 604-885-6800 in advance of the meeting.

Written Submission

All persons who consider their interest in property to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for the public record, respecting matters contained in the bylaw. Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on October 10, 2024, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on October 10, 2024, written submissions will only be considered by the Board if read out at the Public Hearing.

Written submissions must be delivered only by using any of the following methods. Submissions to any other addresses, email addresses or fax numbers will not be accepted.

- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to publichearings@scrd.ca
- **Fax:** 604-885-7909

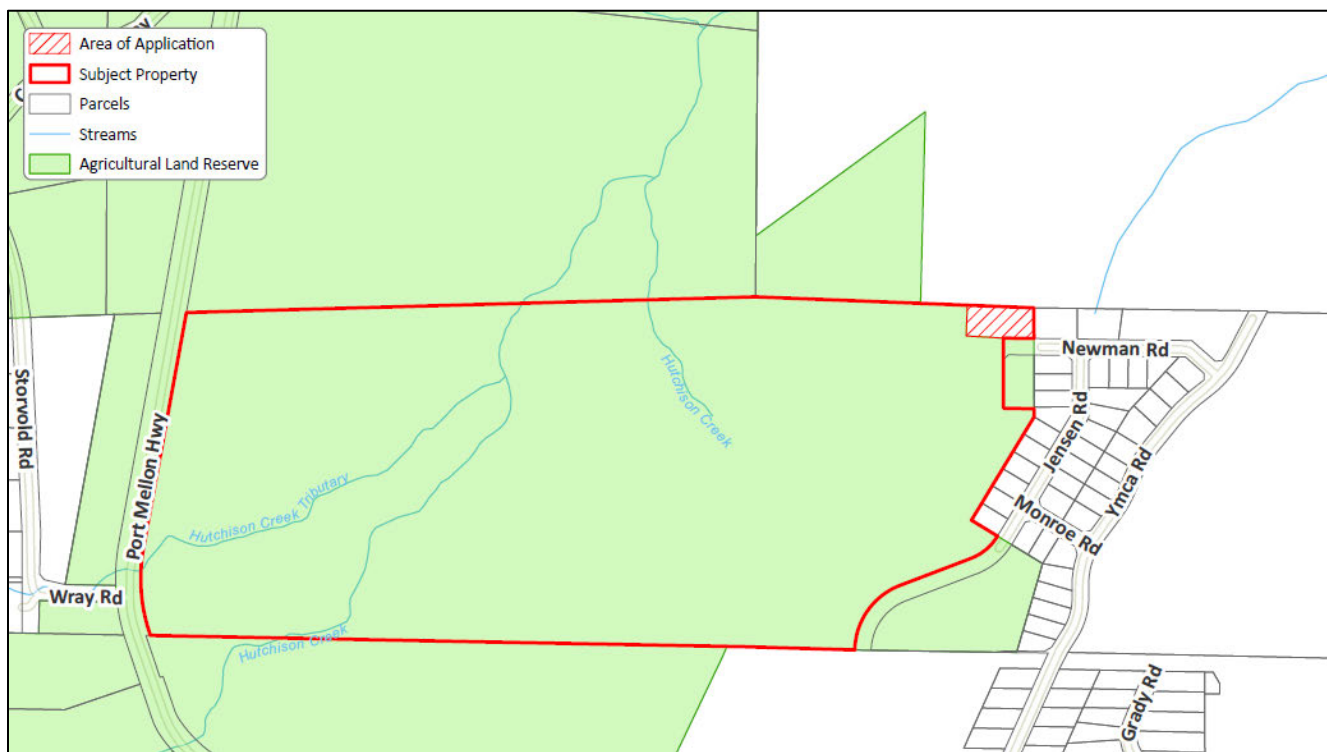
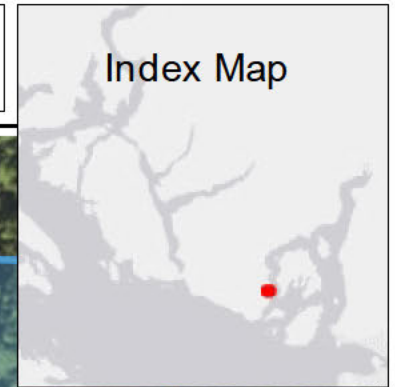


Figure 1 - Location Context Map (1691 Jensen Road)

009-802-207
120m Buffer



Index Map



298.1 0 149.05 298.1 Meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



9/4/2024
1:5,868

TAB 5

NEWSPAPER ADS



ARE YOU THINKING OF SELLING?

I've got the time, energy & marketing expertise to get you SOLD! Proven sales history for Sellers & Buyers alike for 20 years.

CALL FOR A FREE MARKET EVALUATION.

JULIE BECKETT PREC

Sotheby's | Canada
INTERNATIONAL REALTY

604.740.2164

julie.beckett@sothebysrealty.ca

local.custom.cabinets.

Talk with Stefan today



- FREE ESTIMATES
- IN HOUSE DESIGN
- GREAT COMMUNICATION

604.212.2310

info@alpenglouwwoodworks.ca

Hanbury Rd Roberts Creek

Thoughtfully designed, expertly crafted custom furniture and cabinetry, built in our state of the art workshop here on the Sunshine Coast.

www.alpenglouwwoodworks.ca



NOTICE OF PUBLIC HEARING

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 on: on **Thursday, October 10 at 6:00 p.m.** Eric Cardinal Hall at 930 Chamberlin Road, West Howe Sound (Shirley Macey Park)

Purpose of the Bylaws

The purpose of the proposed Official Community Plan (OCP) Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 is to change the OCP land use designation from Agriculture (AG) to Residential, zoning designation from Agriculture (AG) to Residential 1 (R1), and subdivision district from "I" (4 hectare minimum lot size) to "C" (0.2 hectare minimum lot size). The proposed changes would apply to the 0.3 hectare non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The applicant's aim is for the amendments to enable subdivision and residential development of the portion of the parcel outside of the ALR, the outcome of which would be the creation of one new 0.3-hectare residential lot.

More information on the proposed bylaw is available for inspection electronically at www.scrd.ca/public-hearings or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday, excluding statutory holidays, beginning September 27, 2024, until October 10, 2024.

Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinal Hall in Shirley Macey Park. For detailed instructions on how to attend and participate in the Public Hearing, please visit www.scrd.ca/public-hearings or contact the Planning Department at planning@scrd.ca or 604-885-6800 in advance of the meeting.

Written Submission

All persons who consider their interest in property to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for

the public record, respecting matters contained in the bylaw. Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on October 10, 2024, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on October 10, 2024, written submissions will only be considered by the Board if read out at the Public Hearing.

Written submissions must be delivered only by using any of the following methods. Submissions to any other addresses, email addresses or fax numbers will not be accepted.

- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to publichearings@scrd.ca
- **Fax:** 604-885-7909

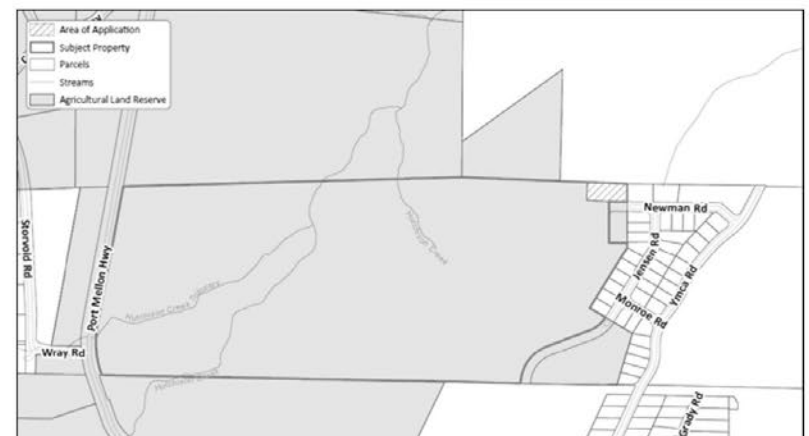


Figure 1 - Location Context Map (1691 Jensen Road)



ARE YOU THINKING OF SELLING?

I've got the time, energy & marketing expertise to get you SOLD! Proven sales history for Sellers & Buyers alike for 20 years.

CALL FOR A FREE MARKET EVALUATION.

JULIE BECKETT PREC

Sotheby's | Canada

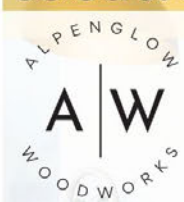
INTERNATIONAL REALTY

604.740.2164

julie.beckett@sothebysrealty.ca

local.custom.cabinets.

Talk with Stefan today



- FREE ESTIMATES
- IN HOUSE DESIGN
- GREAT COMMUNICATION

604.212.2310

info@alpenglwoodworks.ca

Hanbury Rd Roberts Creek

Thoughtfully designed, expertly crafted custom furniture and cabinetry, built in our state of the art workshop here on the Sunshine Coast.

www.alpenglwoodworks.ca



NOTICE OF PUBLIC HEARING

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 on: on **Thursday, October 10 at 6:00 p.m.** Eric Cardinal Hall at 930 Chamberlin Road, West Howe Sound (Shirley Macey Park)

Purpose of the Bylaws

The purpose of the proposed Official Community Plan (OCP) Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 is to change the OCP land use designation from Agricultural to Residential, zoning designation from Agriculture (AG) to Residential 1 (R1), and subdivision district from "I" (4 hectare minimum lot size) to "C" (0.2 hectare minimum lot size). The proposed changes would apply to the 0.3 hectare non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F - West Howe Sound. The applicant's aim is for the amendments to enable subdivision and residential development of the portion of the parcel outside of the ALR, the outcome of which would be the creation of one new 0.3-hectare residential lot.

More information on the proposed bylaw is available for inspection electronically at www.scrd.ca/public-hearings or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday, excluding statutory holidays, beginning September 27, 2024, until October 10, 2024.

Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinal Hall in Shirley Macey Park. For detailed instructions on how to attend and participate in the Public Hearing, please visit www.scrd.ca/public-hearings or contact the Planning Department at planning@scrd.ca or 604-885-6800 in advance of the meeting.

Written Submission

All persons who consider their interest in property to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for

the public record, respecting matters contained in the bylaw. Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on October 10, 2024, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on October 10, 2024, written submissions will only be considered by the Board if read out at the Public Hearing.

Written submissions must be delivered only by using any of the following methods. Submissions to any other addresses, email addresses or fax numbers will not be accepted.

- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to publichearings@scrd.ca
- **Fax:** 604-885-7909



Figure 1 - Location Context Map (1691 Jensen Road)

TAB 6

WRITTEN SUBMISSIONS RECEIVED IN RESPONSE TO THE NOTICE OF PUBLIC HEARING

Karl & Kelly Jung

Gibsons, BC
V0N 1V6



Sept 30 2024

SCRD
1975 Field Rd
Sechelt, BC
V7Z 0A8

Re: Official Community Plan Amendment No. 640.6 and Zoning Bylaw No. 722.10

To whom it may concern:

This letter is meant to express my concern for the amendment changes my neighbour is proposing for the meeting scheduled Oct 10th 2024.

My biggest area of concern is that Mr. Morgan (who is a developer) is not being fully transparent with his long-term plans for the land he now wishes to have removed from the Agricultural Land Reserve (ALR) that is presently in place.

I say this because at present the land is described as a nursery/Christmas Tree farm and as an immediate neighbour of Mr. Morgan, I have yet to see any business activity of this nature. Prior to switching his proposed land use to a nursery/Christmas Tree farm he advised the community it was to be a berry farm.

In the 6-7 years Mr. Morgan has been my neighbour I have yet to see any activity which remotely resembles farming activities. My suspicion is he is already renting mobile home access for tenants which he refers to as farm workers to circumvent bylaws. I say this because a constant stream of traffic comes & goes from his driveway all leading to the back of the property where the RVs and mobile trailers are parked.

Several years ago, we in the YMCA subdivision were told he is seeking permission to install concert pads in order make a trailer park. However, while I did not see printed information on this, several neighbours were told this was Mr. Morgan's long-term vision for the property.

Last year, Mr. Morgan requested permission to use a portion of the land to build a home and barn for his daughter and her horses. I had no issue with that and did not object, but the home was never built. My family's concern now is that Mr. Morgan is selectively withdrawing blocks of land in the ALR to match his goal of turning the land into multiple small lots to accommodate trailer pads or multiple small housing projects.

The other area of importance to our family is the extra water and sewage strain on the small YMCA subdivision as it is stressed already with both issues. My biggest fear is that Mr. Morgan and his projected expansion of the land taken out of the ALR will be turned into multiple homes and/or trailer

pads causing even more stress to our limited water supply. What happens if a forest fire attacks our community, and our now depleted water supply is insufficient to guard properties?

I feel that Mr. Morgan has not been forthcoming with his long-term goals for our small community and he will forever negatively change our subdivision with his expansion for more and more smaller lots.

Thank you

A handwritten signature in blue ink, appearing to read 'Karl & Kelly Jung', written over the printed name.

Karl & Kelly Jung

History

Tue Oct 08 12:14:48 2024 [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "David Morgan" [REDACTED]

Date: Tue, 8 Oct 2024 09:14:15 -1000

Subject: 108 Newman Road

The lot in question is a .3 hectare non-ALR section which was approved by the ALC to be moved from center of the larger acreage to Newman Road so that a single family dwelling could be built.

We are asking for R1 zoning so that it would fit with the rest of the neighbourhood. We would be using the water service but not the waste water as we have designed our own septic system.

The .3 hectare section is rocky, and steep and would have limited agricultural use. The Agricultural uses would be limited to buildings that would not be suitable for the neighbourhood ie brewery, distillery, slaughterhouse, henhouse etc.

In order to fit into the neighbourhood we are asking that the zoning be changed to R1.

Regards,

David Morgan (Owner)

Sent from my iPhone