

Resolution to hold public hearing

089/25

Recommendation No. 5 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road - Consideration of Second Reading and Referral to Public Hearing - Electoral Area F*

THAT the Zoning Amendment Bylaw No. 722.4, be amended as presented;

AND THAT Zoning Amendment Bylaw No. 722.4, be forwarded to the Board for Second Reading;

AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;

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

Updated Resolution

314/25

THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 (1747 Storvold Road) be scheduled for January 19, 2026 at 7:00 p.m. at Eric Cardinall Hall located at 930 Chamberlin Road, West Howe Sound (Electoral Area F);

AND THAT the delegated Chair and Alternate Chair be revised to be Director Toth as delegated Chair and Director Stamford as delegated Alternate Chair to conduct the public hearing.

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: West Howe Sound APC – November 22, 2022

AUTHOR: Nick Copes, Planner II

SUBJECT: ZONING AMENDMENT BYLAW NO. 722.4 FOR 1747 STORVOLD ROAD

RECOMMENDATIONS

The West Howe Sound APC review this report and make a recommendation.

BACKGROUND

An application was received to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on the parcel located at 1747 Storvold Road in West Howe Sound.

A public information meeting was conducted by the applicant in coordination with the SCRD during April of 2022. The purpose of this referral is to provide information and analysis of the application and obtain comments from the APC prior to presenting the bylaw to the Board for consideration of first and second readings.

Table 1 - Application Summary

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F – West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

CURRENT CONDITIONS AND PROPOSED USES

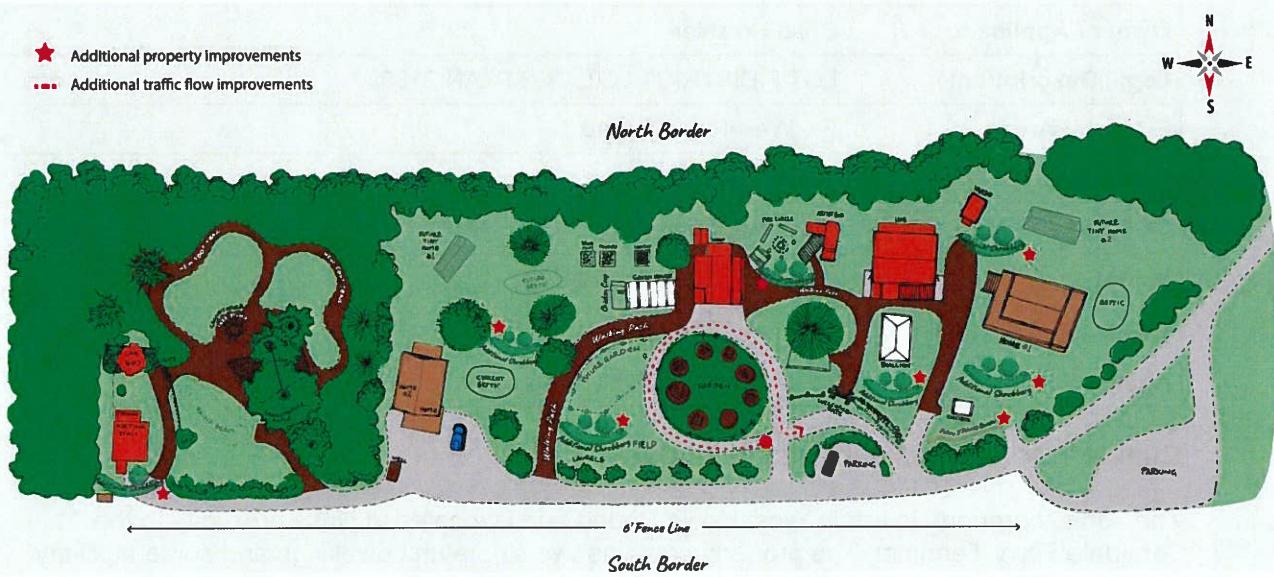
The subject property is within West Howe Sound and is located in close proximity to the Langdale Ferry Terminal. The property contains two single-unit dwellings and some auxiliary buildings. The proposed uses are consistent with the Official Community Plan (OCP) Rural Residential B land use designation and the OCP policies surrounding the creation of affordable housing; however, a zoning amendment is required as the proposed uses and residential density do not conform to the Rural Residential One (RU1) zoning. If approved, a development permit would be required for the placement of the two auxiliary dwelling units to address geotechnical hazards in the area. The applicant has also proposed conditions of use to limit impacts

to neighbours, which would be included in the zoning amendment bylaw. A housing agreement to ensure the provision of affordable housing would also be considered.

Figure 1 – Location Map



Figure 2 – Draft site plan



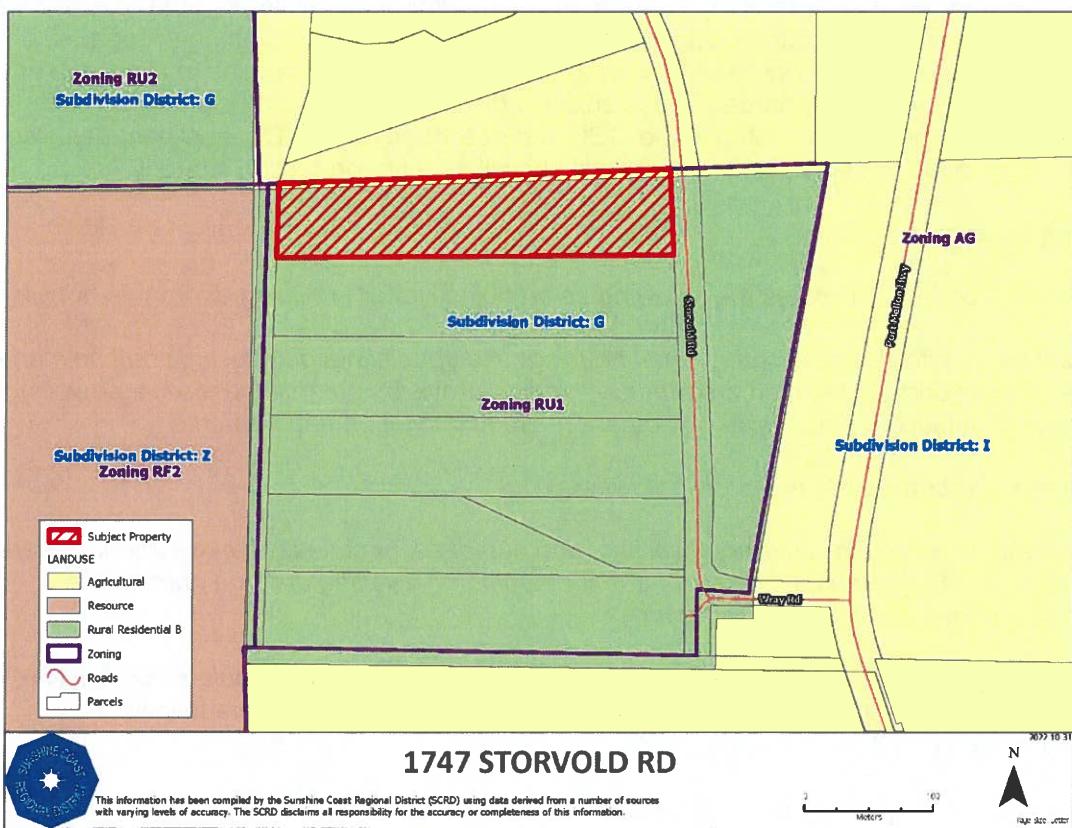
DISCUSSION

Planning Analysis

West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3). Parcels to the north have an Agricultural land use and are located within the Agricultural Land Reserve (ALR). Parcels to the south and east have the same land use designation. The parcel to the west has a Resource land use.

Figure 3 –OCP Land Use, Zoning and Subdivision District Map



The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities to be permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

The OCP policies for the Rural Residential B land use note that this designation applies to rural acreage parcels mostly located outside of service areas. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Section 5.3 (2) states:

spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels

Furthermore, OCP Section 5.3 (2) notes the following regarding density:

Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.

The applicant's proposal for assembly use is to provide spiritual and cultural gatherings and the applicant has proposed mitigation measures to reduce impacts to neighbouring properties. The parcel currently contains two single-unit dwellings and the applicant proposes to place two small auxiliary dwelling units on the parcel. These auxiliary dwelling units would help to meet the goals of affordable housing as noted in the OCP and described below. The applicant has also provided plans to ensure servicing on the parcel as well as a fire protection strategy.

Affordable Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing*. The applicant's proposal to place two auxiliary dwelling units helps to achieve the following objectives noted in Section 7.2 of the OCP:

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant has developed plans for

sewage treatment on site, fire protection and mitigation of neighbourhood impacts. The site is located close to the Port Mellon Highway and the Langdale Ferry Terminal.

The applicant's proposal should be considered on a site-specific basis. While the parcel may not be in a prime area for increased density, when looking at the proposal holistically, the provision of two affordable housing units and cultural and spiritual gatherings as part of Deer Crossing the Art Farm would provide a benefit to the local community while meeting many objectives of the OCP. Conditions of use would be used to mitigate negative impacts and a housing agreement can be used to secure the provision of the affordable housing units.

Agriculture

The applicant's proposal to develop a Smart Farm helps to meet many agricultural goals within the SCRD. Some of the objectives for Agriculture as noted in Section 4.3 of the OCP are below:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

The applicant has noted that "*The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community*". The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Appendix A).

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as garden nursery and keeping of animals. An auxiliary dwelling unit is permitted on lots over 3500 m² and two single unit dwellings are permitted on lots over 8000 m².

The subject parcel is currently 1.94 ha with two single unit dwellings. The applicant plans to place two auxiliary dwelling units on the parcel, each limited to 75 m². As there are two single unit dwellings on the parcel, auxiliary dwelling units are not permitted. A secondary suite up to 55 m² would be permitted in each single unit dwelling. Assembly use is not permitted.

Staff propose to create a site specific comprehensive development zone for this parcel. Uses would be similar to those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. The applicant proposes the following conditions of use:

- Maximum of 10 daytime gatherings per month. Gatherings limited to 40 attendees with hours between 9 am and 7 pm.
- Maximum of 2 evening gatherings per month. Gatherings limited to 80 attendees and to be completed by 11 pm.
- Maximum size of auxiliary dwelling units of 75 m² each

Additionally, the applicant proposed a number of mitigation measures that can be found in the "Smart Farm Pilot Details" brochure attached as Appendix B. Staff will work with the applicant to ensure the conditions of use and mitigation measures are properly implemented through additions to zoning or covenants where appropriate. A housing agreement or covenant to ensure the provision of affordable housing would also be determined through consultation with the applicant.

Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

MOTI	Preliminary approval granted for a period of one year. Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required.
VCH	No comments received at time of report writing.
Gibsons Fire Dpt.	Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations.
Skwxwú7mesh Nation	Application is being analyzed.
Building	No comments received at time of report writing.
Infrastructure	No comments. This property is outside SCRD water serviceable area without major capital infrastructure improvements.
ALC	The ALC's interests are unaffected as the property does not lie within the ALR. That said the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.

Public Information Meeting

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Appendix C. The applicant has developed a plan to mitigate concerns raised in the PIM, which can be found in Appendix B.

Timeline for Next Steps

Staff will continue to work with the applicant to create a bylaw and determine bylaw conditions. Comments received from the public information meeting and agency referral process will be incorporated into a staff report to the Electoral Area Services Committee (or Committee of the Whole) with recommendations for first and second readings of the bylaw. If the Board gives the bylaw first and second readings, a public hearing will be arranged. After the public hearing the Board can decide whether to proceed with third reading and adoption of the bylaw. While the proposal is consistent with the West Howe Sound Official Community Plan, which allows for consideration of the public hearing to be waived (Section 464(2) of the *Local Government Act*), staff will wait to make a recommendation based on feedback received.

STRATEGIC PLAN AND RELATED POLICIES

Consideration of this application supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

The applicant's proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and regulations in the West Howe Sound OCP to provide for cultural and spiritual gatherings, provide affordable housing and support agriculture. This report provides an evaluation of the application based on initial public consultation, and the specific site context. The application is appropriate given the Rural Residential B land use designations and the Rural Residential One zoning.

ATTACHMENTS

Appendix A – Applicant Rationale Letter

Appendix B – Smart Farm Pilot Details

Appendix C – Public Information Meeting Summary

Appendix A - Rationale Letter

November 22, 2021

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm" (www.deercrossingthefarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 12 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shíshálh and Skwxwú?mesh people), we met Xetsameitsa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in story-telling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. This pilot project would use the 'co-operative' model we highlight on our website (www.smartfarmproject.org). The Smart Farm pilot will be owned and operated by a community service co-operative made up of individual and group members. The mission of the community service co-operative will be to provide space and facilities for cultural and education programming that reconnects us with the land, our indigenous roots and each other. The members of the cooperative will include: the four family units living in the dwellings, The Art Farm, and Talaysay Tours. Each membership will come with certain rights of use on the property—from living in the homes to growing and harvesting food to operating cultural or educational retreats with the community. A covenant will be placed on the sale of the property that ensures the land will be reserved for cultural and agricultural use in perpetuity.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The tiny homes would provide affordable workforce housing for single individuals, a couple and/or a small family. We are also asking for an amendment to allow for 'Assembly' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We are happy to work with planning staff to put appropriate limitations on this to ensure we sustain the rural residential look and feel of the property.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the proposed site drawings, we have endeavoured to place all our buildings and infrastructure as far from this neighbour's property line (due to a shared hydro line, it is the most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached document for more specifics on water treatment and septic requirements.

Our rationale for these proposed site-specific zoning amendments is laid out in the attached documentation but bears repeating here:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD’s Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD’s 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public-sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD’s We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shíshálh (sechelt) and the skwxwu7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing placed-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this, and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting. What we have learned over the years is that when you honour in the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,



Chad Hershler

Executive Director
Deer Crossing The Art Farm
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Appendix B - Smart Farm Pilot Details

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A stewardship project of...
**DEER CROSSING
THE ART FARM**



Smart Farm Pilot Details



The Art Farm is a non-profit community engaged arts organization that envisions a world where people of all ages, backgrounds and abilities can engage in creative projects which reconnect us with the land, ourselves, and each other.

Over the past 15 years, our organization has facilitated hundreds of workshops, produced dozens of festivals, circuses, exhibits, films, and showcases, and led more than twenty collaborations with community groups, organizations, universities and governments in the service of this vision. Our projects contribute to a stronger more resilient Sunshine Coast community, with a focus on affordable housing, food security, health care, education, Indigenous culture, and environmental stewardship.



Why is The Art Farm proposing a Smart Farm “Pilot”?

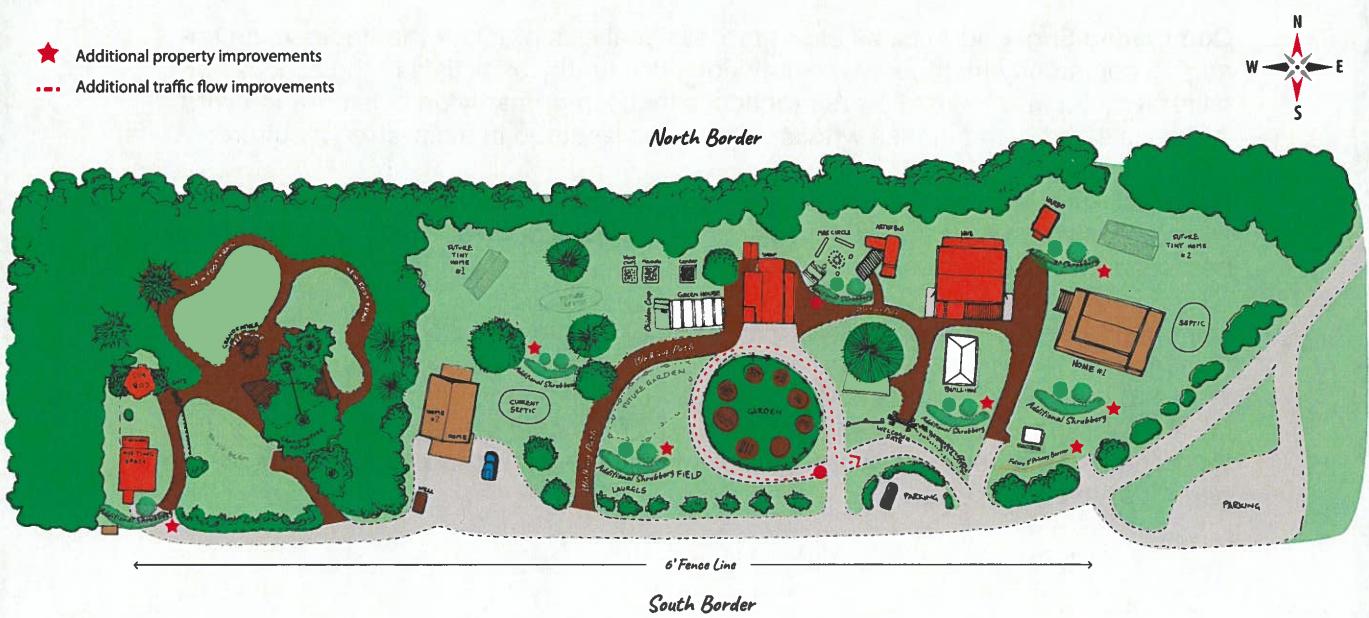
The Art Farm has led “The Smart Farm Project” since it began in 2013, and we are best positioned to test this pilot and share the process and outcomes with our wider community. The Smart Farm Project has been supported by funding from the Real Estate Foundation of BC, Investment Agriculture Foundation, Vancouver Foundation and more. The Smart Farm pilot will showcase a unique co-operative land use model between organizations and private tenants that will increase local food security, cultural vitality, and affordable housing for our community.

In the attached Smart Farm info booklet, we have listed how this Smart Farm pilot will support the SCRD in meeting its goals for sustainability, affordable housing, cultural expression, education, and food security. The Smart Farm pilot will test this model to better understand its limitations and potential, prove to other communities (and our own) that this model is possible, and place the Sunshine Coast on the map in terms of progressive land use innovations.

The following material contains:

1. an updated map with additional improvements,
2. a glossary of definitions for uncommon terminology, and
3. detailed descriptions of the rezoning proposal

Updated Smart Farm Map



GLOSSARY

Community Engaged Arts: a field of professional arts practice that focuses on engaging community members who may not self-identify as artists in the process of cultural creation. The Art Farm's practice is focused primarily on collaboration with individuals and communities who are under-represented in main-stream culture.

Indigenous Knowledge Carrier: Indigenous Knowledge Carrier: an Indigenous person who carries the responsibility of passing the stories, songs and language of their ancestors onto the next generations.

Community service co-operative: a special designation created in BC in 2007 through the Cooperative Association Act, community service co-ops have a similar status to that of non-profit societies. In the words of Foodlands Cooperative co-founder and colleague, Heather Pritchard, "You could say a cooperative exists for the benefit of its members, whereas a community service cooperative exists for the benefit of the community."

GLOSSARY

Facilitated gatherings: workshops (facilitated session for a group of individuals or a class), ongoing collaborations (a period of time devoted to a shared project by a group of individuals), meetings, live events, or exhibits that are planned, coordinated and overseen by an individual or team.

Examples of daytime facilitated gatherings: hosting Shishalh nation youth for creative team building, workshops with seniors living with dementia to create art work, an exhibit of work created in collaboration with children who have experienced separation or divorce.

Examples of evening facilitated gatherings: story-sharing by an Indigenous Knowledge Carrier, live music by a singer-songwriter, harvest table and feast.

1. ASSEMBLY USE

- There will be no more than an average of 10 daytime facilitated gatherings per month with a maximum number of 40 attendees. Daytime gatherings will start no earlier than 9 AM and end no later than 7 PM.
- There will be no more than an average of 2 evening facilitated gatherings per month with a maximum number of 80 attendees per gathering. Evening gatherings will end no later than 11 PM.
- Two additional toilets and hand washing sinks will be added to the property with associated permits.

Smart Farm Pilot Details



2. RESIDENTIAL USE

- Two additional homes, each with an 800 square foot maximum will be added to the land. Homes will have a maximum of 2 bedrooms and will be suitable for single individuals, couples, or small families.
- Two new low impact septic fields will be installed to accommodate the additional residences.
- There is a large fresh water supply on the land which will produce enough water to support the additional residences and assembly use.
- All residents will be members of a community service co-operative. The initial cost of the membership will correlate to the size of the dwelling they will be using.
- Residents will contribute to the maintenance of the land and food cultivation through their monthly fees to the co-operative

Smart Farm Pilot Details



3. PRIVACY MEASURES

- A 6-foot fence has been built along the length of the driveway bordering the south neighbour.
- Additional barriers (see map attached) will be added east and west of the fence.
- Shrubbery and berms have been added along the north side of the driveway.
- Additional shrubbery, trees and berms will be added in strategic locations to ensure as much privacy as possible (see map attached).
- All new residences and facilities for assembly use have been and will be built as far from the south border as possible.
- Trees and shrubbery along the north border will continue to be maintained and encouraged.

Smart Farm Pilot Details



4. NOISE MITIGATION

- Art Farm facilitated gatherings will start no earlier than 9 am and end no later than 11 PM.
- In order to mitigate the impact of noise from facilitated gatherings, we have deliberately placed the majority of our new building structures and gathering sites as close to the north border as possible (a 20 foot section of trees runs from east to west along our north border).
- There will be minimal amplification. When amplification is required, we will ensure the decibel level falls within standard limitations for residential neighbourhoods.

Smart Farm Pilot Details



5. TRAFFIC MITIGATION

- There are currently 16 parking spots on the property, allowing for 8 spots for residents, 4 spots for the Art Farm, and 4 spots for visitors
- Shuttling will be provided and/or carpooling will be encouraged for all Art Farm facilitated events.
- Overflow parking will be located along the paved section of Storvold Road just north of the Art Farm driveway.
- Clear and appropriate signage will ensure that Art Farm visitors drive and park in the correct places.
- While a BC Hydro Right of Way covenant requires our driveway to follow the hydro lines along our south border, we will be installing additional roadways on the property to move traffic quickly and efficiently on and off the property

Smart Farm Pilot Details



6. FARM USE

- All farm uses will correspond with current zoning restrictions regarding livestock, manure, and equipment
- Residents will oversee farm production with additional support from co-operative members



Smart Farm Pilot Details



FOR MORE INFORMATION:

www.smartfarmproject.org

Chad Hershler

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THE ART FARM**

www.deercrossingtheartfarm.org

Appendix C - Public Information Meeting Summary

Deer Crossing The Art Farm – Smart Farm Pilot

1747 Storvold Rd Gibsons BC

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted."

"I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast."

"They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors."

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There's a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers' money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don't continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: **ZONING AMENDMENT BYLAW No. 722.4 FOR 1747 STORVOLD ROAD – ELECTORAL AREA F**

RECOMMENDATIONS

- 1. THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;**
- 2. AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First and Second Reading;**
- 3. AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;**
- 4. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing**

BACKGROUND

The SCRD received Zoning Bylaw amendment application to amend Zoning Bylaw 722 to allow for an Assembly use and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area A - West Howe Sound.

CURRENT CONDITIONS AND PROPOSED USES

Table 1 - Application Summary

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F – West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

The subject property, as described in Table 1 above, is within West Howe Sound and is located approximately 2.5 km from the Langdale Ferry Terminal. A business/organization called "Deer Crossing the Art Farm" has been based on the subject property since 2009. The property currently has two single-unit dwellings and some auxiliary buildings located on it. The proponent/property owner has submitted a zoning amendment application to amend the Rural Residential One (RU1) to allow for both an 'assembly' use and allow for two auxiliary dwelling units with a maximum of 75 m² each. The applicant has provided an application package summarizing their proposal and intent of this application (Attachment A - Applicant Rationale Letter; B -Site Plan; and C - Description of Proposal)

Assembly Use

The applicants state that the proposal will provide "space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other". They also note that "The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community". It is proposed that events would take place a maximum of 10 times per month, consisting of eight gatherings limited to 40 attendees with hours between 9 am and 7 pm and two gatherings limited to 60 attendees with hours between 9 am and 10 pm.

Figure 1 – Location Map



DISCUSSION

Planning Analysis

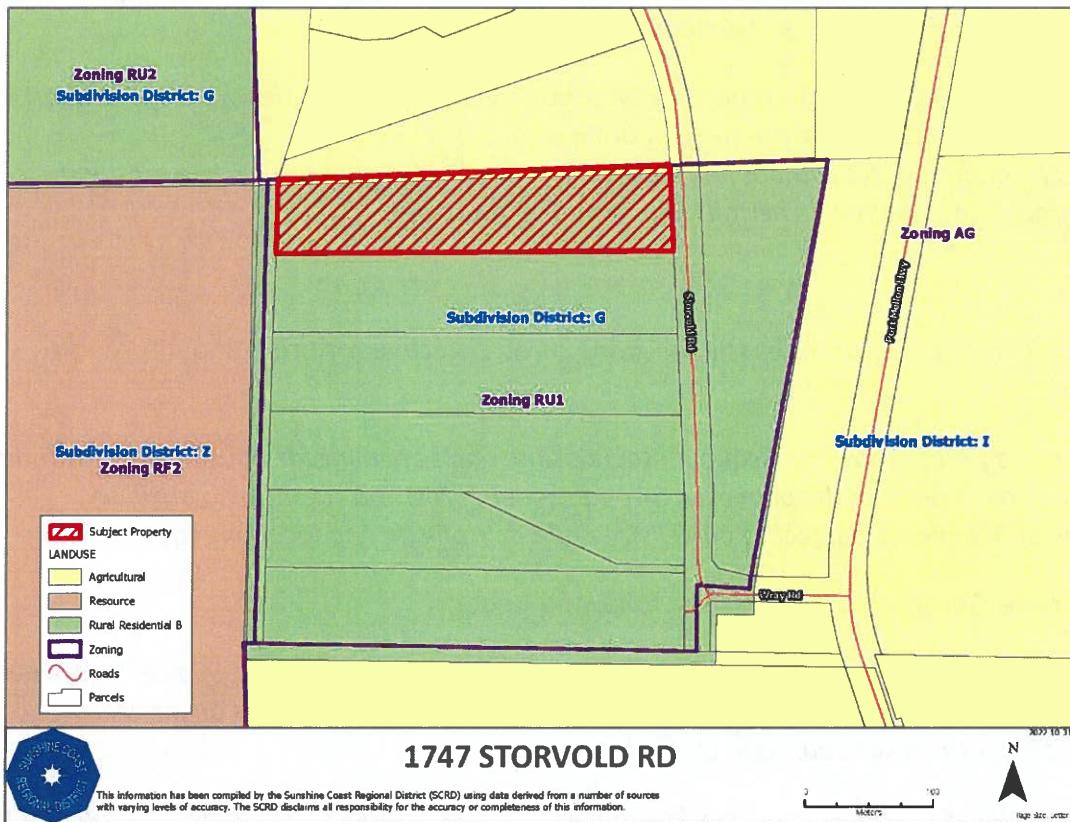
West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3), with parcels to the south and east having the same land use designation. Parcels to the north have an 'Agricultural' land use designation and are located within the Agricultural Land Reserve (ALR). The parcel to the west has a Resource land use designation.

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as agriculture, garden nursery, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. In Area F, two single unit dwellings, each of which is permitted a 55m² secondary suite, are permitted on lots over 1.75 hectares.

Figure 2 -OCP Land Use, Zoning and Subdivision District Map



Land Use Policies

Assembly and Housing Policies

The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

Section 5.3.2 of the OCP (Rural Residential B) notes that this designation applies to rural acreage parcels mostly located outside of service areas, including water distribution, fire protection and solid waste collection. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Relevant to this application Section 5.3 (2) states the following in regard to use and density:

- *spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels*
- *Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.*

Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing and the following objectives:*

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

Agriculture

Relevant Agriculture-related OCP objectives for this proposal as noted in Section 4.3 include:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

Staff Analysis: Assembly Use

The applicant's proposal for an assembly use to provide educational and cultural gatherings on the subject property is a use that may be considered for properties designated Rural Residential B, where properties are large enough to provide sufficient buffer to neighbouring parcels. There are a limited number of properties with this designation in the West Howe Sound OCP area and of these properties several of them are not really feasible due to challenges with topography and access. The most viable sites for such assembly uses are the properties on Storvold Road and properties on the east side of Gilmour Road, north of Cemetery Road. Sites zoned RU1 allow for uses such as agriculture, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. These are uses that also have the potential to generate noise, vehicular traffic and other related impacts. The applicant has developed mitigation measures to address concerns with noise, traffic and parking, privacy and fire protection, particularly with respect to the neighbour to the immediately to the south, with such measures including:

- the completion of an acoustic survey and mitigation plan which included berming and a privacy fence/hedge;
- a Site Plan showing proposed uses, mitigation measures, parking for 24 vehicles on site and details of vehicular circulation;
- fire protection measures, to include including the provision of three 2.5 gallon pressurized water extinguishers
- proposed stormwater management measures

It should be noted that all existing buildings to be used for assembly use will require a change of use permit and be subject to BC Building Code requirements. Only outdoor assembly use would be permitted until such time.

In summary, the assembly use proposed for educational and cultural gatherings is considered an acceptable use for properties designated Rural Residential B. There are also mitigation measures proposed on the site to reduce the impact on neighbouring properties. Staff are supportive of this element of the zoning amendment.

Staff Analysis: Housing Use

The current RU1 zoning allows for two-single unit dwellings, both of which would be permitted to have 55m² secondary suites. Rather than have secondary suites, as the applicant has stated that the existing dwellings are not suited to easy conversion to add suites, the applicant is instead proposing two auxiliary dwelling units restricted to a maximum size of 75m² each. Effectively, the proposal would replace the secondary suite allowance with the ability to have slightly larger, detached units.

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment. This is a policy that is also relevant for the proposed assembly use.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant is proposing sewage treatment on site, wells for on-site-water needs and a fire protection strategy. These servicing aspects have also been reviewed against the assembly uses proposed on-site.

In order to meet the objective of providing affordable housing, the applicant is intending to rent the units at a rate that is below average rental rates for similar-sized units in the area, which will result in more attainable housing for families or individuals. While the OCP mentions the use of a housing agreement, the applicant has indicated that they would prefer not to go through this process. Given that the two auxiliary dwelling units are in place of suites that would be permitted and that a housing agreement is somewhat onerous from an administrative perspective for such a small project, staff are supportive of this element of the project. Further details of the proposed housing can be found in Attachment C.

Staff Analysis: Agriculture

The applicant has noted that *"The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community"*. The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Attachment A). As such the proposal can also be seen to meet OCP objectives and other SCRD Plans related to the support for small-scale agricultural activities.

Zoning Bylaw Amendment Bylaw No. 722.4

Staff have drafted a site-specific amendment within the RU1 Zone for this parcel. Permitted uses would be those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. Zoning Bylaw amendment 722.4 has been drafted to allow for the following:

1. An assembly use on the subject property with the following conditions of use:
 - Maximum of 8 daytime gatherings per month. Gatherings limited to 40 non-resident attendees with hours between 9 am and 7 pm;
 - Maximum of 2 all-day gatherings per month. Gatherings limited to 60 non-resident attendees with hours between 9 am and 10 pm;
 - A minimum of 24 parking spaces shall be provided on the parcel while the assembly use is occurring (18 required for assembly use and 6 for the residential use) and related measures to restrict speeds of vehicles on site, in lieu of paving driveways and parking areas; and
 - Additional restrictions, include no overnight accommodation with the assembly use.
2. The allowance for two auxiliary dwelling units on the subject property with the following conditions:
 - Each unit shall be limited to a maximum floor area of 75 m²
 - Each auxiliary dwelling unit shall be used for rental tenure only
 - Short term rental is not permitted

In order to ensure compliance with the proposed mitigation measures, BC Building Code requirements and best practice recommendations, a covenant will be registered on title as part of bylaw adoption, which will include the following requirements:

- That prior to any assembly use taking place within a building that change of use permit/building permits must be obtained
- That prior to any assembly use taking place on the property, the following must be completed:
 - o The provision of appropriate washroom facilities for assembly use
 - o Construction and delineation of parking areas
 - o Installation of mitigation measures, including landscaping, fencing and berthing, and speed limit controls for vehicular traffic;
 - o Implementation and ongoing maintenance of fire protection measures, including the provision of three 2.5 gallon pressurized water extinguishers; and
 - o Implementation and maintenance of certain FireSmart recommendations, including the use of FireSmart suggested plants, non-combustible vents, keeping gutters clean of dry debris and maintaining vegetation around buildings

Development Permit Areas

If the zoning amendment is approved, a development permit (DPA 3 – Slope Hazards) would be required for the placement of the two auxiliary dwelling units and any new assembly use buildings to address geotechnical hazards in the area.

Options

Possible options to consider

Option 1: Proceed with first and second reading of the bylaw amendment and schedule a public hearing.

This is the recommended option.

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

Option 2: Deny the proposed bylaw amendment

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Option 3: Request amendments to the proposal and/or further information prior to the application proceeding

Timeline for Next Steps

Figure 4 – Application Timeline



Should first and second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public notice of the zoning bylaw amendment would be done in accordance with Section 466 of the *Local Government Act*. Public comments received during the notice period, in addition to during the Public Hearing would be included in a future report for the Electoral Area Services Committee. MOTI approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

Communications Strategy

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Attachment D. In general concerns raised included noise, traffic and parking, privacy, fire protection and ongoing unauthorized gatherings. Staff have also informed residents that they would have a subsequent opportunity to submit feedback during the public hearing process. The applicant has developed plans to mitigate concerns raised in the PIM, as discussed above.

Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

Agency	Comment
MOTI	Preliminary approval for an assembly use was granted for a period of one year (now expired). Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required. SCRD will request new approval after third reading in accordance with Section 52 of the <i>Transportation Act</i> .
ALC	The ALC's interests are unaffected as the property does not lie within the ALR. That said, the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.
VCH	Any new or proposed drinking water system catering to multiple dwellings must comply with VCH regulations outlined in the BC Drinking Water Protection Act/Regulation. Per the BC Sewage System Regulation, any construction, alteration, or repair of a sewage system requires the involvement of an Authorized Person (AP). An AP could be a registered Professional Engineer or Geoscientist with the BC Association of Professional Engineers and Geoscientists, or a Registered Onsite Waste Water Practitioner. The AP will be responsible for designing the appropriate sewerage system and handling all necessary paperwork submissions to VCH. We have no objections to the development proceeding at this time, provided that it meets the aforementioned conditions.
Skwxwú7mesh Nation	Recommends using Chance Find Management Procedure.
SCRD Building Division	<ol style="list-style-type: none"> 1. All buildings required to be supplied by water will need to conform to requirements as mandated by the Authority Having Jurisdiction (VCH). 2. All buildings requiring connection to the septic system will need to demonstrate compliance of the system at time of any Building Permit Application(s).

	<ol style="list-style-type: none"> 3. All buildings must comply with the Building Bylaw (No. 687) and applicable Sections of the BC Building Code. 4. All new buildings will require a Building Permit as outlined in the Building Bylaw. 5. All existing buildings that have a proposed change to the permitted use (e.g. assembly use) must apply for a Building Permit for a Change of Use and will be subject to all relevant BC Building Code requirements. 6. All proposed new dwellings will be subject to all BC Building Code requirements along with the requirement for Home Warranty Insurance through BC Housing.
SCRD Utilities Division	No comments. This property is outside SCRD water serviceable area without major capital infrastructure improvements.
Gibsons Fire Dpt.	Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations. Fire protection measures associated with the assembly use will be prescribed in the covenant and will be addressed by the applicant.
<i>West Howe Sound Advisory Planning Commission (Attachment F - November 22, 2022, Meeting Minutes)</i>	<p>This application was referred to the West Howe Sound Advisory Planning Commission meeting of November 22nd, 2022. The APC provided the following recommendations:</p> <ul style="list-style-type: none"> • a public hearing be scheduled for the zoning amendment bylaw application; • planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws; • the Board look at the assembly aspect in the broader sense of the SCRD; • the assembly part of the application takes into account the safety aspects of larger gatherings; and • the density be re-examined and discussed before proceeding to have a site-specific zoning.

STRATEGIC PLAN AND RELATED POLICIES

This application supports the Social Equity and Reconciliation Lens by providing spiritual and cultural opportunities to people of diverse backgrounds.

This application also supports the Governance Excellence Lens by providing for effective, efficient and informed decision-making.

CONCLUSION

This report provides an evaluation of the application based on the review of applicable policy, initial public consultation, and the specific site context. The applicant's proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw receive first and second reading and a public hearing be scheduled.

ATTACHMENTS

Attachment A – Applicant Rationale Letter

Attachment B – Site Plan

Attachment C – Description of Proposal

Attachment D – Public Information Meeting Summary

Attachment E – Zoning Amendment Bylaw No. 722.4

Attachment F – West Howe Sound Advisory Planning Commission Minutes, November 22, 2022

Reviewed by:			
Manager (Acting)	X – K. Jones	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Solid Waste	

Attachment A

December 5th 2023

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm"

(www.deercrossingthefarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 14 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shíshálh and S̲k̲wxwú?mesh people), we met Xet-semitsa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in storytelling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours, and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. The Smart Farm pilot will provide affordable energy-efficient housing for four families, along with space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other. We recognize that our proposal is unique, both in location and use. However, it is this very uniqueness that motivated us to apply for rezoning. We would like to open our land, studios, and cultivated space to more people of diverse backgrounds (i.e., youth, seniors, people with disabilities, Knowledge Carriers) to live, gather, learn, and collaborate—and we are proposing to do this in a way that limits the impact on our neighbours while generating a positive impact for the community, as a whole.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The size of the homes would enable us to provide affordable and energy-efficient workforce housing for single individuals, a couple and/or a small family. Rental costs for these units (including utilities and maintenance fees, along with access to the shared spaces on the property) will begin at a flat rate of \$1500/mo.

We are also asking for an amendment to allow for 'Assembly Use' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We have worked with the planning staff to ensure that this assembly use is modest, limited, and appropriate to the rural residential area surrounding us. These limitations include: a maximum of 10 day-time gatherings with no more than 40 people per month, and 2 evening gatherings with no more than 60 people per month (more details on this in the attached descriptions). As

mentioned above, the gatherings we envision enable us to open our space and studios to the diverse ages, backgrounds and abilities we collaborate with, in a modest, limited, and respectful fashion. There is nothing quite like The Art Farm here on the coast. The unique combination of art-making studios, outdoor spaces, and access to the Rainforest is truly one-of-a-kind.

We'd like to note that, in developing the proposed limitations for our dwellings and gatherings, we have tried to remain within the parameters of our current zoning, in terms of increased traffic and housing on the land.

The additional tiny homes will, in essence, act as the equivalent to tenant suites in our existing dwellings; they are detached because the cost of renovating our dwellings to accommodate an additional suite would far outstrip the costs of a tiny home.

When considering the number of people (and cars) that would accompany our gatherings, we have aimed to be the equivalent of what a steady Bed-and-Breakfast with a farm stand might see over the course of a month. We envisioned an average of 35 additional vehicles per week (or 140 additional vehicles per month). With 1 vehicle for every 3 people, and all our gatherings at maximum capacity, we would see an increase of approximately 130 additional vehicles per month. Of course, we will not be operating at maximum capacity – but we wanted to fall within this range, nonetheless.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the attached site drawings, we are proposing additional parking, as well as noise and privacy barriers. We have also endeavored to place all our buildings and infrastructure as far from this neighbour's property line (a shared hydro line makes this our most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached documents for more specifics on these plans, along with water treatment, septic requirements, and our fire safety plan.

The following is our rationale for these proposed site-specific zoning amendments:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports

show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD's Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD's 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public-sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD's We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shíshálh (sechelt) and the skwxwu7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing placed-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Some additional words from my partner, Sandy, on why we believe this proposal is a benefit to our community:

I am grateful for this land I live on, my family lives on, and other families before us. We got here through our ancestors' ingenuity and tenacity because Canada is a country made up of settlers coming from somewhere else. My family has had the honour to learn from the Indigenous people whose families have lived here for thousands and thousands of years before us. The land we live on now shows us these teachings through its plants and foliage, and every year it returns the cycle of life and abundance. When we first purchased this land in 2007 we knew it was special, and we can see 15 years later that many people feel that same way. The challenge is: only those who can afford it can live and gather on land like ours. We have learned over the pandemic that being outside was the healthy choice: it relieved so much tension and anxiety for all. Being parents of children and youth, we have seen over and over again the value of being outside, planting a garden & making something with your hands. We have worked tirelessly to cultivate a place for creativity because it is more and more important to do so. Our land is a place where we do just that. We have built tools and spaces that keep us healthy, in our mind, body, and spirit. Our organization has an international audience, and people are looking to us for potential models in their communities across the world. We have found that more and more people are asking to come to our space, and we would like to offer them this opportunity in a way that is thoughtful, considerate, and respectful of our neighbours. We believe this proposal does just this.

I am reminded of a story shared with me by Kwat-le-Mat Hollyann Higgins from the Shishálh Nation:

There was a great fire long ago and all the animals had to run for their lives towards the water to safety. The bear could run fast and kept seeing a hummingbird fly past him towards the fire and then past him away from the fire and then back towards the fire.

After several passes, the bear called out "HUMMINGBIRD! Why do you keep flying toward the fire, the water is in this direction!"

"Oh yes bear, I know, I am flying to the water and filling my beak as much as possible and flying back to spray the oncoming fire so all the animals can run to safety! It is what I can do, I must fly now and do what I can!"

This story impacts me every time I tell it because in the face of a raging storm (affordable housing, climate change, loss of language, culture, diversity) we are met with a choice: what is it that we can do to help? What is the best we can do?

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting.

What we have learned over the years is that when you honour the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,

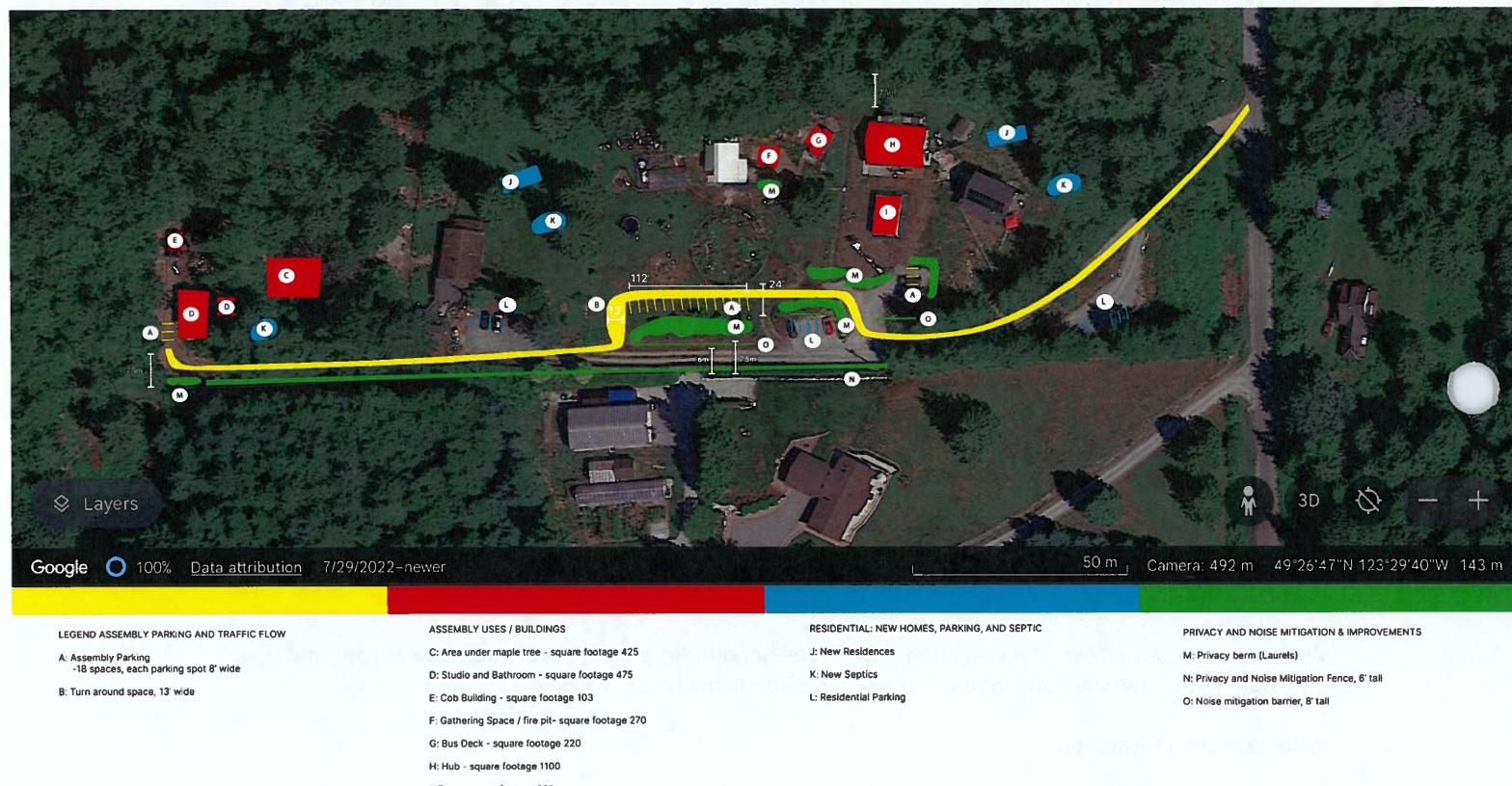


Chad Hershler

Executive Director
Deer Crossing The Art Farm
www.deercrossingtheartfarm.org
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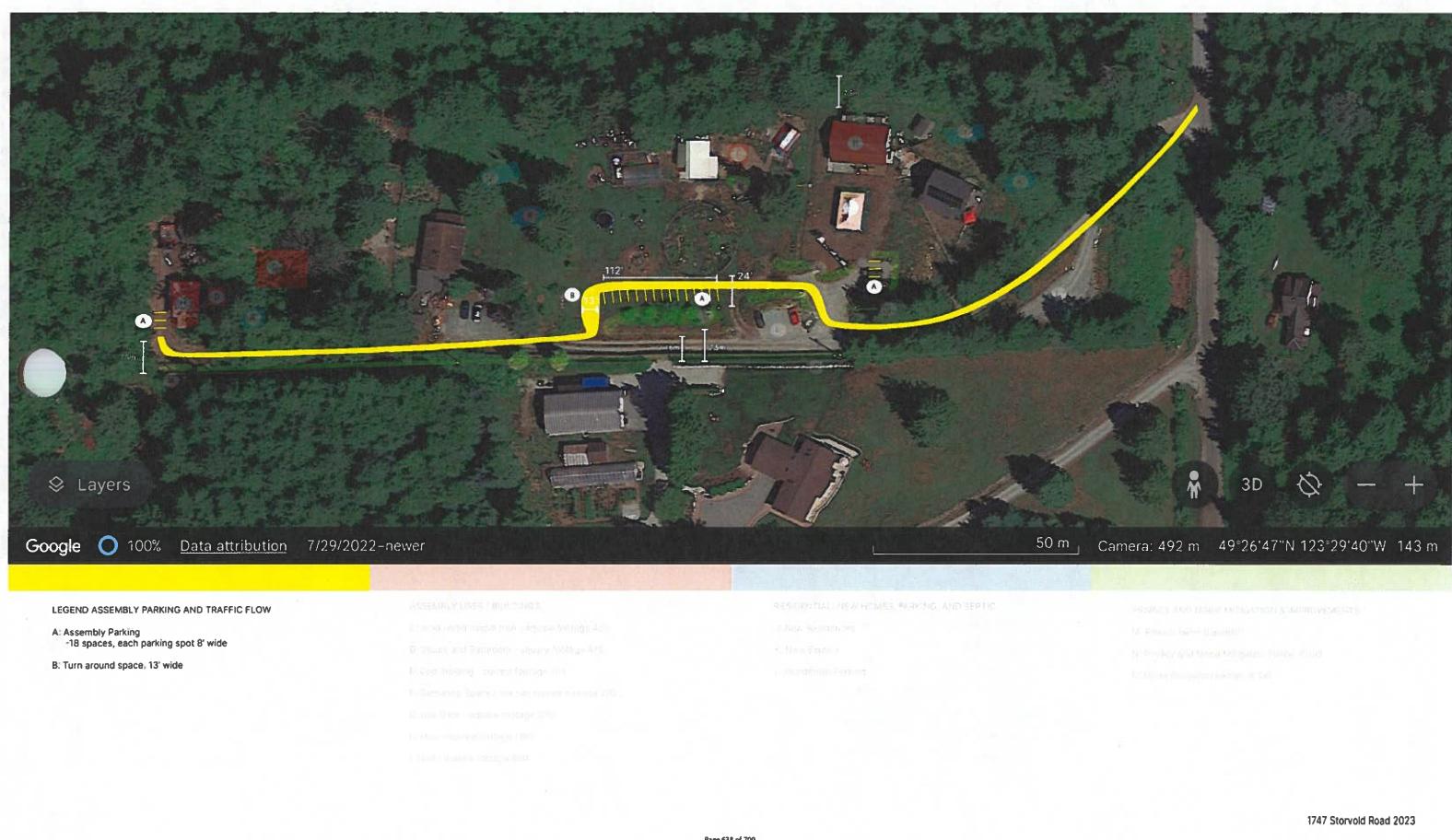
1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



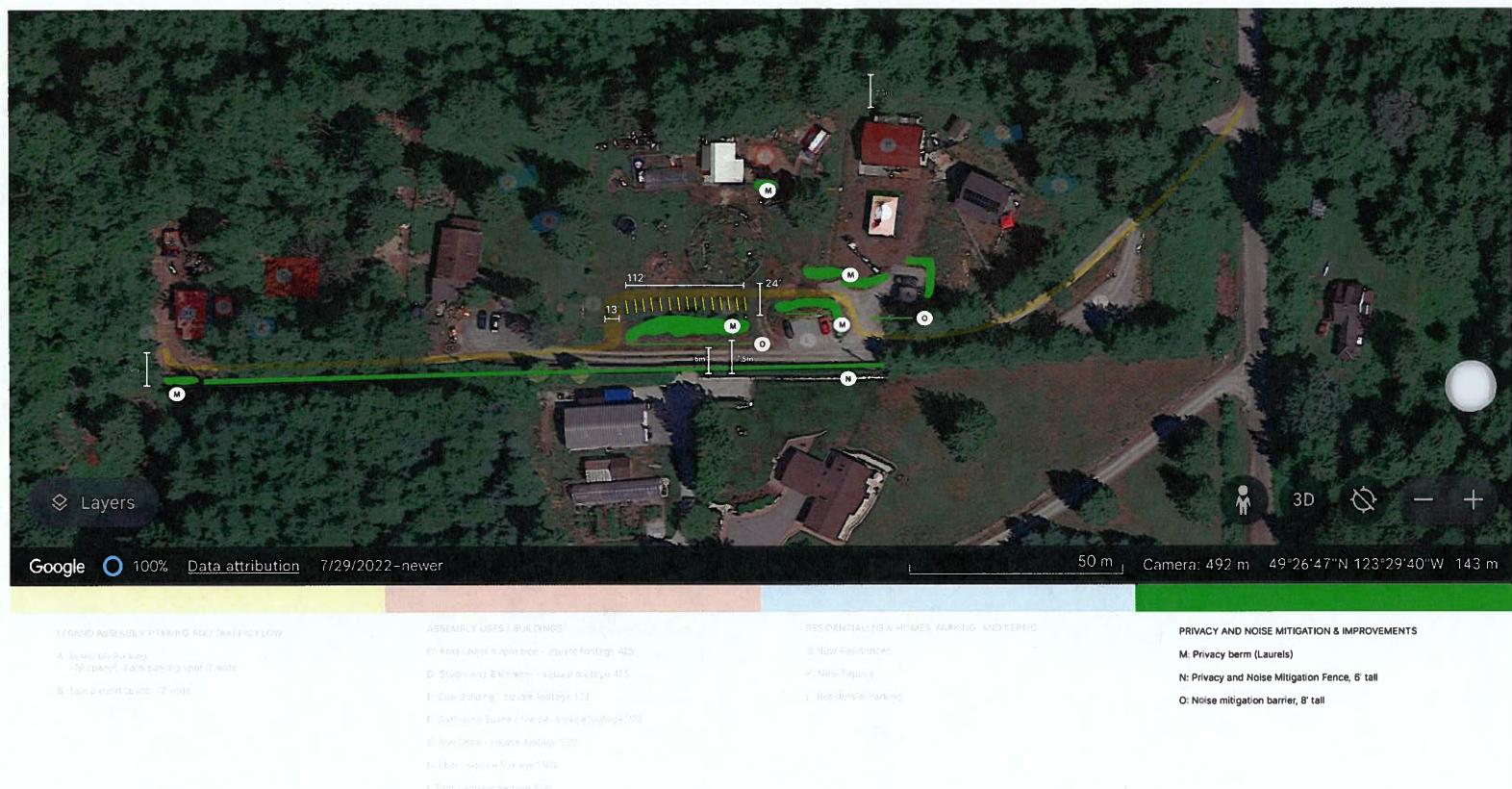
1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



Additional Details for Rezoning Proposal

Type of Assembly Use Events and Programs:

Elder and Knowledge Carrier Story Telling, Collaborative Art Projects, Art Events, Shows, Installations, School, and Youth Programs

Description:

The Art Farm serves as a space for engagement and collaboration with Traditional Knowledge Carriers, Indigenous and Settler Artists, community members from diverse backgrounds, as well as school and youth groups. The Art Farm is a unique piece of land where nature and creativity intertwine; inviting guests to explore and express. We explore ways of sharing and celebrating cultural knowledge and experiences, while acknowledging the impact of colonialism and the need to re-imagine the de-colonial present/future. We hold space for the mess of creativity because there are fewer and fewer spaces to do so, and we honour this practice through ceremony and celebration.

Ticketing:

Members of Deer Crossing the Art Farm Society, and the general public are invited to attend events and participate in programs hosted at the Art Farm through online ticket sales and/or registration. Events and programs are marketed through social media, print media, e-newsletters, and on our website. Invites are sent to specific individuals or organizations. Participants will always be required to register for their experience at the Art Farm. Ticket sales will be limited based on the event and will be offered to Members of the Society first. A ticket limit for events that occur between 0900-1900 will be set at 40 and events that are running till 2200 (twice a month only) will be limited to 60 participants.

Parking and Traffic Flow:

On site parking for events is limited and designated areas are well marked on the Art Farm. Parking for a total of 18 cars* is centrally located on the property, away from the main driveway, on a secondary driveway where

there is sufficient space (>7.5m) to park away from the property line. There is a sound-mitigating fence located between this parking area and the property line, as well as a berm with laurel trees for additional sound mitigation and privacy. The flow of traffic is directed by way-finding signage. The driveway provides sufficient space for cars entering and exiting the designated parking areas.

A carpool or shuttle service area will be setup to limit onsite parking. All events will encourage carpooling, and, when necessary, a shuttle plan will be provided. Parking or carpool information will be provided to the registrants well in advance of the event.

Our onsite events and programs will be held no more than 10 times a month during the hours of 0900 and 1900. A maximum of two events monthly may run until 2200. This monthly number of events will not be averaged over the year.

* The total # of parking spots is based on a calculation of 6 car spots per 100 sq. meters (approximately 1075 sq ft) of assembly use space.

Buildings on Site for Assembly Use:

1. Cob Building: 103 sq. ft

Description: Cob uses no molds, forms, or bricks to create, it is a free-flowing claylike medium sculpted onto a foundation to create thick, load-bearing walls. The building is completely unique, with space to sit down, have a fire, meditate, reflect alone or with others. Located on the west edge of the property, nestled in the forested area of the Art Farm. The Cob can comfortably host 6 people around the warm fire for programing.

2. Studio and bathroom: 475 sq. ft

Description: This is a space for creative practice. Located near the Cob building, the studio provides a larger area protected from the elements for studio art making. This building can host small groups up to 10 for programs and events. There will be small wheelchair accessible bathroom added to accommodate participants in this part of the farm.

3. The Hub: 1100 sq. ft

Description: The hub is the main gathering area, with the largest square footage on the Art Farm. With access to creative equipment such as sewing machines, art supplies, fabric, recording equipment, and more. The hub is set up with an open concept, best for collaborating and creating. This space can host up to 15 guests for the purpose of event and programing.

4. Fire Pit by Camper bus: 270 sq. ft

Description: An outdoor area to gather around a fire to story tell and connect with each other. Located adjacent to the camper bus can host 20 people to maintain a reasonable social noise level during events/programs.

5. Camper bus Deck: 220 sq. ft

Description: A wooden deck that can host 8-10 people for specific events outdoors.

6. Maple Tree Gathering: 425 sq. ft

Description: A large maple tree is surrounded by a clearing and smaller trees. This clearing creates a unique atmosphere for live productions and events. Surrounded by the trees, this area can host up to 30 people.

7. Tent: 600 sq. ft

Description: Located south of the Hub – the Tent is an outdoor space allowing engagement and creative practices influenced by the surrounding nature. Tables and chairs can be added to the tent covered deck to support outdoor meals and hands-on programing. The tent area can host 20 people at one time for events.

Total square footage for assembly use: 3193 sq ft (297 sq m)

Buildings on site but not for assembly:

Barn/Workshop
Greenhouse
Camper Bus (office space and storage)
Recycling Shed
3-floor residence at eastern end of property (1940 sq ft)
1-floor rancher residence in middle of property (950 sq ft)

Proposed New (2) Residences

Basic descriptions:

- max 800 square feet, each
- one bedroom plus a den or two bedrooms
- In-suite laundry
- Access to garden area, hiking trails, and mountain views

The private rental market for a two-bedroom apartment as reported by CMHC in BC is \$1721/month average while the Vancouver average is around \$2000/month. CMHC doesn't offer statistics specific to the Sunshine Coast so our information for reference is based on research with local listings and current rental rates. The Sunshine Coast offers a private two-bedroom detached house on rural acreage for approximately \$2200/month + utilities.

With this research in mind, The Art Farm would set a flat rate rental price of \$1500/month to future tenants. The cost will include all utilities and maintenance fees (tenants will only be responsible for their internet and cable). This is in line with the Art Farm's mission of providing below-market affordable housing options for those working on the Sunshine Coast.

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted.”

“I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast.”

“They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors.”

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There's a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers' money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don't continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4**

A bylaw to amend the *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. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit Dwelling and 1 Auxiliary dwelling unit
>1.75 ha	4	2 single-unit dwellings; and 2 Auxiliary dwelling units, subject to the following conditions: a) shall be limited to a floor area of 75 m ² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> .

Insert the following section immediately following Section 7.9.9.2 c)

7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:

- a) *assembly* is permitted, provided that:
 1. Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
 2. Gatherings, permitted between the hours of 9am and 7pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
 3. Gatherings, permitted between the hours of 9am and 10pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
 4. no overnight accommodation associated with the *assembly* use is permitted;
 5. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for *assembly* use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

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 TRANSPORTATION ACT this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION

November 22, 2022

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

PRESENT:	Vice Chair	Doug MacLennan
	Members	Sarah Macdonald Fred Gazeley
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Planner II, SCRD Recording Secretary	Nick Copes
	Public	Diane Corbett 3
REGRETS:	Members	Susan Fitchell Alicia Lavalle
ABSENT:	Member	John Rogers

CALL TO ORDER 7:00 p.m.

Members congratulated previous Area F APC member Kate Stamford on her election by acclamation to the position of SCRD Area F/West Howe Sound Director.

Director Stamford announced that the Alternate Director is Ian Winn.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Gaetan Royer, a planner with CityState, addressed the APC regarding reasons for his support for the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road. He commended the approach of the proposal and remarked that it exhibited social conscience and care, and was worthy of support.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 28/July 5, 2022 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 (under review)
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022

REPORTS

Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.4, to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on a parcel located at 1747 Storvold Road in West Howe Sound.

The Planner gave an overview of the zoning amendment application and responded to questions from APC members and the Director. Points included:

- The property is located within Rural Residential B land use designation and Rural Residential One zoning. It is within G Subdivision District so cannot be subdivided.
- A site-specific Comprehensive Development Zone is proposed.
- An applicant-led public information meeting was held in April 2022.
- A public hearing is not required for zoning amendments, but the Board could decide to schedule a public hearing.
- There would need to be a development permit with a geotechnical study to address slope hazard on the site.
- The application was submitted prior to adoption of Bylaw No. 722, the new and updated zoning bylaw, which includes provision for secondary suites.
- SCRD received correspondence from neighbours with concerns.
- Applicant had proposed mitigation measures and conditions of use to address concerns surrounding assembly, with a limit on number of people, number of gatherings per month, and hours for gatherings. The conditions of use could be included in the Comprehensive Development Zone.

Chad Herschler, applicant, and Joanne Norris, a director of the Art Farm Society, were present to respond to inquiries about the application. It was noted that:

- After the public information meeting, there was an effort to address neighbours' concerns around traffic and noise with a second proposal.
- Concerns received had been around the assembly use and density of the homes.
- The Art Farm has been operating for fourteen years and conducts community-engaged arts, focused on creating collaborative projects with community members. That involves small groups of people coming together. This has been done mostly off the property. Examples of activities include: small classes working on a project; group of elders living with dementia; work with Sechelt Indian Band on projects such as a summer youth program. That is the majority of types of programs the Art Farm would like to officially host and be able to offer more publicly so it becomes more accessible to a wider group of people.
- This would be scaling up of operations. Members are in the process of figuring out the

organizational structure, which has values built into it. The idea is for a cooperative structure that people would buy into.

- This is about a way of living that addresses social and cultural aspects. There is a demand for this way of living, from a family and a community perspective.
- Discussion of the impact of having more people on the land to enable the land to be better used, such as in the case of farming. There is a yearning for different models to be explored. Can appreciate that this is taking a bit of a risk; it isn't a proven model. There are existing models around the country that are working.

Staff noted that after the public information meeting staff had a discussion with Chad and colleagues from the Art Farm. They developed a number of proposals that were included in the agenda package around assembly use, parking, and noise. Applicant was to revise the proposal, and do referrals. Then a draft bylaw would be developed, taking a look at measures for visitors, time for visitors, parking requirements, and other measures. Neighbours would be notified of a public hearing, the next opportunity for comment.

Members of the public left the meeting at 7:52 pm.

The following points were noted:

- It sounds like an amazing idea; I like the idea of having productive use of the land.
- Concern with how the site-specific zoning being contemplated plays out in the future. If the property were to be sold, it would have four houses on it, not in keeping with everyone located around the property. Concern about approaching this on a site-specific basis, especially when the Regional District is looking at approaching affordable housing on a more area-wide basis.
- Concern regarding the idea that this is tied to affordable housing. It was described as supporting affordable housing in modelling a different housing opportunity. You've got the two auxiliary units, and people who have them would buy into them. That is a 750 square-foot home on a five-acre property; not sure how that addresses affordable housing issues in our community, due to how much it would cost for the land. If you need more people on the land, could you do that by secondary suites? That would create flexibility for people to move in and out without buying into it, and addresses food production... and not take away from the cultural vitality. See if it could be accommodated through the existing bylaw.
 - Applicant clarified the model doesn't mean that every housing member would have to buy in. It would be stewarded by the Art Farm, who would become a contributing member.
- Am familiar with what Chad is doing; am in favour as long as meets code and concerns. In favour of rezoning.
- In favour; well put together package. Concern: What is the next step?
- Recommend that we have a public hearing to address neighbours' issues.
- Neighbour to the south won't agree with what they are doing. Neighbour to north is new to area, never lived here. They don't want any other development in the area. They have a right to leave comments at a public hearing after the applicant applies for the rezoning.
- Density is going to be an issue; four dwellings on a five-acre plot is not unreasonable.
- Concern: densification isn't being more addressed at a general level. Why is this Subdivision District G, where you can't subdivide?
- Have general bylaw on dealing with densification.
- Regarding fire protection: it is one thing to be outside the Fire Protection District when you have a dozen people on the property, but more problematic with a gathering of

eighty people at a concert if something goes wrong. They are on their own regarding fire protection, unless the regional district comes in with an approach to densification in that area and extends fire protection to it. Have a time limit for amplified music.

- They have had a lot of gatherings on the farm to date. They don't want to become a nuisance to their neighbours. One neighbour doesn't want any activity. I think 11:00 pm is a bit late; it should follow the Regional District Noise Bylaw. A proposed assembly maximum of eighty attendees seems excessive. Suggest forty attendees; end noise at 9:00 pm. This would be more proactive with respect to neighbours.
- Recommending that there be fewer people seems reasonable. Not being loud seems reasonable. Question: why is SCRD supporting it? Because it is a package, it ticks a lot of options. It isn't really a model going forward; it is down to individuals.

Recommendation No. 1 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road*

Regarding the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road, the Area F APC recommended that:

- a public hearing be scheduled for the zoning amendment bylaw application;
- planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws;
- the Board look at the assembly aspect in the broader sense of the SCRD;
- the assembly part of the application takes into account the safety aspects of larger gatherings; and
- the density be re-examined and discussed before proceeding to have a site-specific zoning.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, January 24, 2023

ADJOURNMENT 8:22 p.m.



Staff Report

Request for Decision

TO: Electoral Area Services Committee – March 20, 2025

AUTHOR: Nick Copes, Planner II

SUBJECT: **Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Consideration of Second Reading and Referral to Public Hearing – Electoral Area F**

OVERVIEW

Purpose of Report:

The purpose of this report is to bring forward amended Zoning Amendment Bylaw No. 722.4 (Attachment A) for Board consideration of Second Reading and referral to Public Hearing. The Bylaw proposes limited assembly uses and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area F - West Howe Sound.

Recommendation(s):

- (1) THAT Zoning Amendment Bylaw No. 722.4, be amended as presented;**
- (2) AND THAT Zoning Amendment Bylaw No. 722.4, be forwarded to the Board for Second Reading;**
- (3) AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;**
- (4) AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing**

BACKGROUND

At the November 28, 2024, Regular SCRD Board Meeting, the following resolution was adopted:

318/24 Recommendation No. 8 *Zoning Amendment Bylaw No. 722.4 (1747 Storvold Road)*

THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;

AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First Reading;

AND FURTHER THAT staff report back to a future Committee with more information regarding the specific plans for the land use of this proposal.

DISCUSSION AND ANALYSIS OF OPTIONS

The November 21, 2024, EAS report is attached as Attachment B and this sets out the details of the application along with relevant staff policy review of the application. Following First Reading of Bylaw 722.4 and the Board resolution that sought more specific details around land use the applicant provided further information. This report focuses on this additional element.

Assembly Use

The applicant has provided a letter addressing the questions raised at the November 21, 2024 Electoral Area Services Committee meeting (Attachment C); and has provided an updated slide deck with more information on the proposed land uses (Attachment D).

The definition of 'assembly use' per Bylaw 722, means "the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, private education or religious purposes, which may include social halls, clubs, child care services, but excludes sleeping or dwelling units, or camp assembly uses."

Staff have made additional changes to Bylaw 722.4 in consultation with the applicant in order to provide more clarity and detail on specific assembly related uses, as follows:

"assembly use is permitted, limited to the following types of gatherings:

- a) Visual, media, and performing arts workshops
- b) Education, training, and mentorship programs, including indigenous knowledge, agriculture, design and culture
- c) Performances of art, music, and storytelling
- d) Meditation, yoga and other similar activities."

The amended Zoning Amendment Bylaw 722.4 is included as Attachment A, which also includes conditions restricting the number and hours of events and the number of attendees.

It is further noted that as a condition of rezoning a covenant will be registered on title that provides detail and parameters governing assembly related uses on the property.

Smart Farm Component

The applicant launched The Smart Farm Project in 2013 which included partnerships with stakeholders including SCRD. The stated goal of the project is to develop a model that would allow for increased density on rural acreages to make land more accessible to farmers and land-based cultural organizations, for which there is a growing need across BC. This rezoning application builds on already-permitted agricultural uses to include an allowance for educational workshops and additional housing units that would be accessible to those farming on the land.

OPTION 1 – Give second reading to Bylaw 722.4 and schedule a public hearing

(Recommended Option)

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

OPTION 2 – Reject Proposed Bylaw 722.4

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Should the Committee wish to proceed with Option 2 a recommendation could be considered as follows:

THAT Bylaw 722.4 be abandoned.

OPTION 3 – Ask for additional information

The applicant has refined their proposal and provided requested information for Board consideration based on feedback from the November 21, 2024, EAS meeting. Should the Committee wish to request further information at this time and proceed with Option 3, a recommendation could be considered, as follows:

THAT staff direct the applicant for Bylaw 722.4 to provide further information as follows...

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

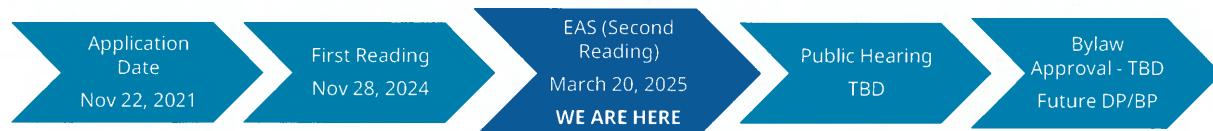
LEGISLATIVE IMPLICATIONS

If Option 1 is selected public notice of the zoning bylaw amendment and a public hearing would be done in accordance with Section 466 of the *Local Government Act*.

STRATEGIC PLAN IMPLICATIONS

Not Applicable

TIMELINE



Should second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public comments received during the notice period and during the Public Hearing would be included in a future report for the Electoral Area Services Committee. Ministry of Transportation and Transit (MOTT) approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

COMMUNICATIONS

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Transit (MOTT), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure

department.

Details of the PIM and comments received from referral groups were included in the November 21, 2024 EAS report (Attachment B).

SUMMARY AND CONCLUSION

As set out in the November 21, 2024, EAS report (Attachment B) the applicant's proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Following the November 21, 2024, EAS meeting, the applicant provided more detailed information around the kinds of activities proposed. This has been incorporated into an amended Bylaw 722.4 to add further clarity on specific uses.

Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw as amended be given second reading and a public hearing be scheduled.

ATTACHMENT(S):

- A – Zoning Amendment Bylaw 722.4
- B – EAS Report – November 21, 2024
- C – Applicant letter
- D – Applicant slide deck

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Assistant Manager	X - K. Jones

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4**

A bylaw to amend the *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. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit Dwelling and 1 Auxiliary dwelling unit
>1.75 ha	4	2 single-unit dwellings; and 2 Auxiliary dwelling units, subject to the following conditions: a) shall be limited to a floor area of 75 m ² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> .

Insert the following section immediately following Section 7.9.9.2 c)

7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:

1. *assembly* use is permitted, limited to the following:

- a) Visual, media, and performing arts workshops
- b) Education, training, and mentorship programs, including indigenous knowledge, agriculture, design and culture
- c) Performances of art, music, and storytelling
- d) Meditation, yoga and other similar activities

2. *assembly* use is subject to the following conditions:

- a) Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
- b) Gatherings, permitted between the hours of 9 am and 7 pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
- c) Gatherings, permitted between the hours of 9 am and 10 pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
- d) no overnight accommodation associated with the *assembly* use is permitted;

6. Parking shall be provided as follows:

- a) Residential parking shall be provided per Section 6.4.1
- b) 18 spaces shall be provided for *assembly* use.
- c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

PART C – ADOPTION

READ A FIRST TIME this

28TH DAY OF NOVEMBER , 2024

READ A SECOND TIME this

DAY OF ,

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

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: **ZONING AMENDMENT BYLAW NO. 722.4 FOR 1747 STORVOLD ROAD – ELECTORAL AREA F**

RECOMMENDATIONS

- 1. THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;**
- 2. AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First and Second Reading;**
- 3. AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;**
- 4. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing**

BACKGROUND

The SCRD received Zoning Bylaw amendment application to amend Zoning Bylaw 722 to allow for an Assembly use and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area A - West Howe Sound.

CURRENT CONDITIONS AND PROPOSED USES*Table 1 - Application Summary*

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F – West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

The subject property, as described in Table 1 above, is within West Howe Sound and is located approximately 2.5 km from the Langdale Ferry Terminal. A business/organization called "Deer Crossing the Art Farm" has been based on the subject property since 2009. The property currently has two single-unit dwellings and some auxiliary buildings located on it. The proponent/property owner has submitted a zoning amendment application to amend the Rural Residential One (RU1) to allow for both an 'assembly' use and allow for two auxiliary dwelling units with a maximum of 75 m² each. The applicant has provided an application package summarizing their proposal and intent of this application (Attachment A – Applicant Rationale Letter; B – Site Plan; and C – Description of Proposal)

Assembly Use

The applicants state that the proposal will provide "space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other". They also note that "The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community". It is proposed that events would take place a maximum of 10 times per month, consisting of eight gatherings limited to 40 attendees with hours between 9 am and 7 pm and two gatherings limited to 60 attendees with hours between 9 am and 10 pm.

Figure 1 – Location Map



DISCUSSION

Planning Analysis

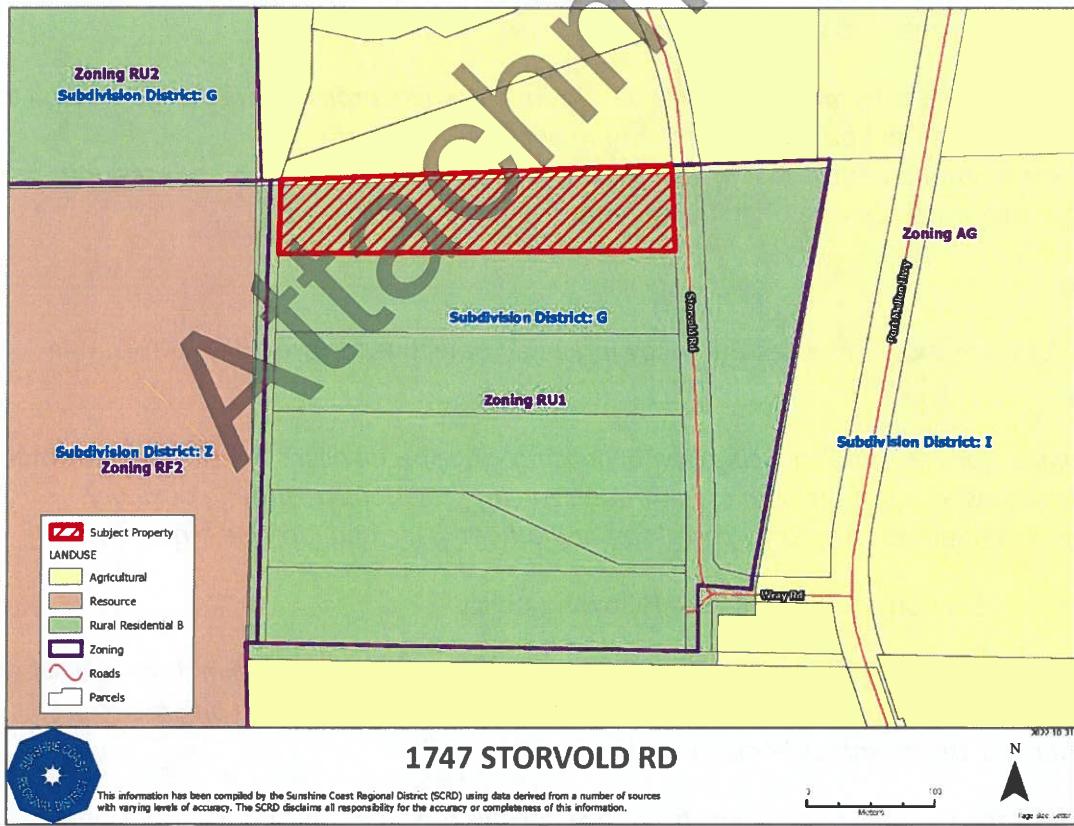
West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3), with parcels to the south and east having the same land use designation. Parcels to the north have an 'Agricultural' land use designation and are located within the Agricultural Land Reserve (ALR). The parcel to the west has a Resource land use designation.

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as agriculture, garden nursery, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. In Area F, two single unit dwellings, each of which is permitted a 55m² secondary suite, are permitted on lots over 1.75 hectares.

Figure 2 -OCP Land Use, Zoning and Subdivision District Map



Land Use Policies

Assembly and Housing Policies

The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

Section 5.3.2 of the OCP (Rural Residential B) notes that this designation applies to rural acreage parcels mostly located outside of service areas, including water distribution, fire protection and solid waste collection. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Relevant to this application Section 5.3 (2) states the following in regard to use and density:

- *spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels*
- *Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.*

Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing and the following objectives:*

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

Agriculture

Relevant Agriculture-related OCP objectives for this proposal as noted in Section 4.3 include:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

Staff Analysis: Assembly Use

The applicant's proposal for an assembly use to provide educational and cultural gatherings on the subject property is a use that may be considered for properties designated Rural Residential B, where properties are large enough to provide sufficient buffer to neighbouring parcels. There are a limited number of properties with this designation in the West Howe Sound OCP area and of these properties several of them are not really feasible due to challenges with topography and access. The most viable sites for such assembly uses are the properties on Storvold Road and properties on the east side of Gilmour Road, north of Cemetery Road. Sites zoned RU1 allow for uses such as agriculture, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. These are uses that also have the potential to generate noise, vehicular traffic and other related impacts. The applicant has developed mitigation measures to address concerns with noise, traffic and parking, privacy and fire protection, particularly with respect to the neighbour to the immediately to the south, with such measures including:

- the completion of an acoustic survey and mitigation plan which included berming and a privacy fence/hedge;
- a Site Plan showing proposed uses, mitigation measures, parking for 24 vehicles on site and details of vehicular circulation;
- fire protection measures, to include including the provision of three 2.5 gallon pressurized water extinguishers
- proposed stormwater management measures

It should be noted that all existing buildings to be used for assembly use will require a change of use permit and be subject to BC Building Code requirements. Only outdoor assembly use would be permitted until such time.

In summary, the assembly use proposed for educational and cultural gatherings is considered an acceptable use for properties designated Rural Residential B. There are also mitigation measures proposed on the site to reduce the impact on neighbouring properties. Staff are supportive of this element of the zoning amendment.

Staff Analysis: Housing Use

The current RU1 zoning allows for two-single unit dwellings, both of which would be permitted to have 55m² secondary suites. Rather than have secondary suites, as the applicant has stated that the existing dwellings are not suited to easy conversion to add suites, the applicant is instead proposing two auxiliary dwelling units restricted to a maximum size of 75m² each. Effectively, the proposal would replace the secondary suite allowance with the ability to have slightly larger, detached units.

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment. This is a policy that is also relevant for the proposed assembly use.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant is proposing sewage treatment on site, wells for on-site water needs and a fire protection strategy. These servicing aspects have also been reviewed against the assembly uses proposed on-site.

In order to meet the objective of providing affordable housing, the applicant is intending to rent the units at a rate that is below average rental rates for similar-sized units in the area, which will result in more attainable housing for families or individuals. While the OCP mentions the use of a housing agreement, the applicant has indicated that they would prefer not to go through this process. Given that the two auxiliary dwelling units are in place of suites that would be permitted and that a housing agreement is somewhat onerous from an administrative perspective for such a small project, staff are supportive of this element of the project. Further details of the proposed housing can be found in Attachment C.

Staff Analysis: Agriculture

The applicant has noted that *"The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community"*. The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Attachment A). As such the proposal can also be seen to meet OCP objectives and other SCRD Plans related to the support for small-scale agricultural activities.

Zoning Bylaw Amendment Bylaw No. 722.4

Staff have drafted a site-specific amendment within the RU1 Zone for this parcel. Permitted uses would be those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. Zoning Bylaw amendment 722.4 has been drafted to allow for the following:

1. An assembly use on the subject property with the following conditions of use:
 - Maximum of 8 daytime gatherings per month. Gatherings limited to 40 non-resident attendees with hours between 9 am and 7 pm;
 - Maximum of 2 all-day gatherings per month. Gatherings limited to 60 non-resident attendees with hours between 9 am and 10 pm;
 - A minimum of 24 parking spaces shall be provided on the parcel while the assembly use is occurring (18 required for assembly use and 6 for the residential use) and related measures to restrict speeds of vehicles on site, in lieu of paving driveways and parking areas; and
 - Additional restrictions, include no overnight accommodation with the assembly use.
2. The allowance for two auxiliary dwelling units on the subject property with the following conditions:
 - Each unit shall be limited to a maximum floor area of 75 m²
 - Each auxiliary dwelling unit shall be used for rental tenure only
 - Short term rental is not permitted

In order to ensure compliance with the proposed mitigation measures, BC Building Code requirements and best practice recommendations, a covenant will be registered on title as part of bylaw adoption, which will include the following requirements:

- That prior to any assembly use taking place within a building that change of use permit/building permits must be obtained
- That prior to any assembly use taking place on the property, the following must be completed:
 - o The provision of appropriate washroom facilities for assembly use
 - o Construction and delineation of parking areas
 - o Installation of mitigation measures, including landscaping, fencing and berthing, and speed limit controls for vehicular traffic;
 - o Implementation and ongoing maintenance of fire protection measures, including the provision of three 2.5 gallon pressurized water extinguishers; and
 - o Implementation and maintenance of certain FireSmart recommendations, including the use of FireSmart suggested plants, non-combustible vents, keeping gutters clean of dry debris and maintaining vegetation around buildings

Development Permit Areas

If the zoning amendment is approved, a development permit (DPA 3 – Slope Hazards) would be required for the placement of the two auxiliary dwelling units and any new assembly use buildings to address geotechnical hazards in the area.

Options

Possible options to consider

Option 1: Proceed with first and second reading of the bylaw amendment and schedule a public hearing.

This is the recommended option.

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

Option 2: Deny the proposed bylaw amendment

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Option 3: Request amendments to the proposal and/or further information prior to the application proceeding

Timeline for Next Steps

Figure 4 – Application Timeline



Should first and second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public notice of the zoning bylaw amendment would be done in accordance with Section 466 of the *Local Government Act*. Public comments received during the notice period, in addition to during the Public Hearing would be included in a future report for the Electoral Area Services Committee. MOTI approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

Communications Strategy

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Attachment D. In general concerns raised included noise, traffic and parking, privacy, fire protection and ongoing unauthorized gatherings. Staff have also informed residents that they would have a subsequent opportunity to submit feedback during the public hearing process. The applicant has developed plans to mitigate concerns raised in the PIM, as discussed above.

Agency Referrals

The application has been referred to S̄kwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

Agency	Comment
MOTI	Preliminary approval for an assembly use was granted for a period of one year (now expired). Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required. SCRD will request new approval after third reading in accordance with Section 52 of the <i>Transportation Act</i> .
ALC	The ALC's interests are unaffected as the property does not lie within the ALR. That said, the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.
VCH	Any new or proposed drinking water system catering to multiple dwellings must comply with VCH regulations outlined in the BC Drinking Water Protection Act/Regulation. Per the BC Sewage System Regulation, any construction, alteration, or repair of a sewage system requires the involvement of an Authorized Person (AP). An AP could be a registered Professional Engineer or Geoscientist with the BC Association of Professional Engineers and Geoscientists, or a Registered Onsite Waste Water Practitioner. The AP will be responsible for designing the appropriate sewerage system and handling all necessary paperwork submissions to VCH. We have no objections to the development proceeding at this time, provided that it meets the aforementioned conditions.
S̄kwxwú7mesh Nation	Recommends using Chance Find Management Procedure.
SCRD Building Division	<ol style="list-style-type: none"> 1. All buildings required to be supplied by water will need to conform to requirements as mandated by the Authority Having Jurisdiction (VCH). 2. All buildings requiring connection to the septic system will need to demonstrate compliance of the system at time of any Building Permit Application(s).

	<ol style="list-style-type: none"> 3. All buildings must comply with the Building Bylaw (No. 687) and applicable Sections of the BC Building Code. 4. All new buildings will require a Building Permit as outlined in the Building Bylaw. 5. All existing buildings that have a proposed change to the permitted use (e.g. assembly use) must apply for a Building Permit for a Change of Use and will be subject to all relevant BC Building Code requirements. 6. All proposed new dwellings will be subject to all BC Building Code requirements along with the requirement for Home Warranty Insurance through BC Housing.
SCRD Utilities Division	No comments. This property is outside SCRD water serviceable area without major capital infrastructure improvements.
Gibsons Fire Dpt.	Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations. Fire protection measures associated with the assembly use will be prescribed in the covenant and will be addressed by the applicant.
<i>West Howe Sound Advisory Planning Commission (Attachment F – November 22, 2022, Meeting Minutes</i>	<p>This application was referred to the West Howe Sound Advisory Planning Commission meeting of November 22nd, 2022. The APC provided the following recommendations:</p> <ul style="list-style-type: none"> • a public hearing be scheduled for the zoning amendment bylaw application; • planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws; • the Board look at the assembly aspect in the broader sense of the SCRD; • the assembly part of the application takes into account the safety aspects of larger gatherings; and • the density be re-examined and discussed before proceeding to have a site-specific zoning.

STRATEGIC PLAN AND RELATED POLICIES

This application supports the Social Equity and Reconciliation Lens by providing spiritual and cultural opportunities to people of diverse backgrounds.

This application also supports the Governance Excellence Lens by providing for effective, efficient and informed decision-making.

CONCLUSION

This report provides an evaluation of the application based on the review of applicable policy, initial public consultation, and the specific site context. The applicant's proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw receive first and second reading and a public hearing be scheduled.

ATTACHMENTS

Attachment A – Applicant Rationale Letter

Attachment B – Site Plan

Attachment C – Description of Proposal

Attachment D – Public Information Meeting Summary

Attachment E – Zoning Amendment Bylaw No. 722.4

Attachment F – West Howe Sound Advisory Planning Commission Minutes, November 22, 2022

Reviewed by:			
Manager (Acting)	X – K. Jones	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Solid Waste	

December 5th 2023

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm" (www.deercrossingtheartfarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 14 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shíshálh and Skwxwú?mesh people), we met Xet-semitsa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in storytelling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours, and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. The Smart Farm pilot will provide affordable energy-efficient housing for four families, along with space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other. We recognize that our proposal is unique, both in location and use. However, it is this very uniqueness that motivated us to apply for rezoning. We would like to open our land, studios, and cultivated space to more people of diverse backgrounds (i.e., youth, seniors, people with disabilities, Knowledge Carriers) to live, gather, learn, and collaborate—and we are proposing to do this in a way that limits the impact on our neighbours while generating a positive impact for the community, as a whole.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The size of the homes would enable us to provide affordable and energy-efficient workforce housing for single individuals, a couple and/or a small family. Rental costs for these units (including utilities and maintenance fees, along with access to the shared spaces on the property) will begin at a flat rate of \$1500/mo.

We are also asking for an amendment to allow for 'Assembly Use' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We have worked with the planning staff to ensure that this assembly use is modest, limited, and appropriate to the rural residential area surrounding us. These limitations include: a maximum of 10 day-time gatherings with no more than 40 people per month, and 2 evening gatherings with no more than 60 people per month (more details on this in the attached descriptions). As

mentioned above, the gatherings we envision enable us to open our space and studios to the diverse ages, backgrounds and abilities we collaborate with, in a modest, limited, and respectful fashion. There is nothing quite like The Art Farm here on the coast. The unique combination of art-making studios, outdoor spaces, and access to the Rainforest is truly one-of-a-kind.

We'd like to note that, in developing the proposed limitations for our dwellings and gatherings, we have tried to remain within the parameters of our current zoning, in terms of increased traffic and housing on the land.

The additional tiny homes will, in essence, act as the equivalent to tenant suites in our existing dwellings; they are detached because the cost of renovating our dwellings to accommodate an additional suite would far outstrip the costs of a tiny home.

When considering the number of people (and cars) that would accompany our gatherings, we have aimed to be the equivalent of what a steady Bed-and-Breakfast with a farm stand might see over the course of a month. We envisioned an average of 35 additional vehicles per week (or 140 additional vehicles per month). With 1 vehicle for every 3 people, and all our gatherings at maximum capacity, we would see an increase of approximately 130 additional vehicles per month. Of course, we will not be operating at maximum capacity – but we wanted to fall within this range, nonetheless.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the attached site drawings, we are proposing additional parking, as well as noise and privacy barriers. We have also endeavored to place all our buildings and infrastructure as far from this neighbour's property line (a shared hydro line makes this our most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached documents for more specifics on these plans, along with water treatment, septic requirements, and our fire safety plan.

The following is our rationale for these proposed site-specific zoning amendments:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports

show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD’s Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD’s 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD’s We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shíshálh (sechelt) and the skwxwu7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing placed-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Some additional words from my partner, Sandy, on why we believe this proposal is a benefit to our community:

I am grateful for this land I live on, my family lives on, and other families before us. We got here through our ancestors' ingenuity and tenacity because Canada is a country made up of settlers coming from somewhere else. My family has had the honour to learn from the Indigenous people whose families have lived here for thousands and thousands of years before us. The land we live on now shows us these teachings through its plants and foliage, and every year it returns the cycle of life and abundance. When we first purchased this land in 2007 we knew it was special, and we can see 15 years later that many people feel that same way. The challenge is: only those who can afford it can live and gather on land like ours. We have learned over the pandemic that being outside was the healthy choice: it relieved so much tension and anxiety for all. Being parents of children and youth, we have seen over and over again the value of being outside, planting a garden & making something with your hands. We have worked tirelessly to cultivate a place for creativity because it is more and more important to do so. Our land is a place where we do just that. We have built tools and spaces that keep us healthy, in our mind, body, and spirit. Our organization has an international audience, and people are looking to us for potential models in their communities across the world. We have found that more and more people are asking to come to our space, and we would like to offer them this opportunity in a way that is thoughtful, considerate, and respectful of our neighbours. We believe this proposal does just this.

I am reminded of a story shared with me by Kwat-le-Mat Hollyann Higgins from the Shishálh Nation:

There was a great fire long ago and all the animals had to run for their lives towards the water to safety. The bear could run fast and kept seeing a hummingbird fly past him towards the fire and then past him away from the fire and then back towards the fire.

After several passes, the bear called out "HUMMINGBIRD! Why do you keep flying toward the fire, the water is in this direction!"

"Oh yes bear, I know, I am flying to the water and filling my beak as much as possible and flying back to spray the oncoming fire so all the animals can run to safety! It is what I can do, I must fly now and do what I can!"

This story impacts me every time I tell it because in the face of a raging storm (affordable housing, climate change, loss of language, culture, diversity) we are met with a choice: what is it that we can do to help? What is the best we can do?

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting.

What we have learned over the years is that when you honour the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,

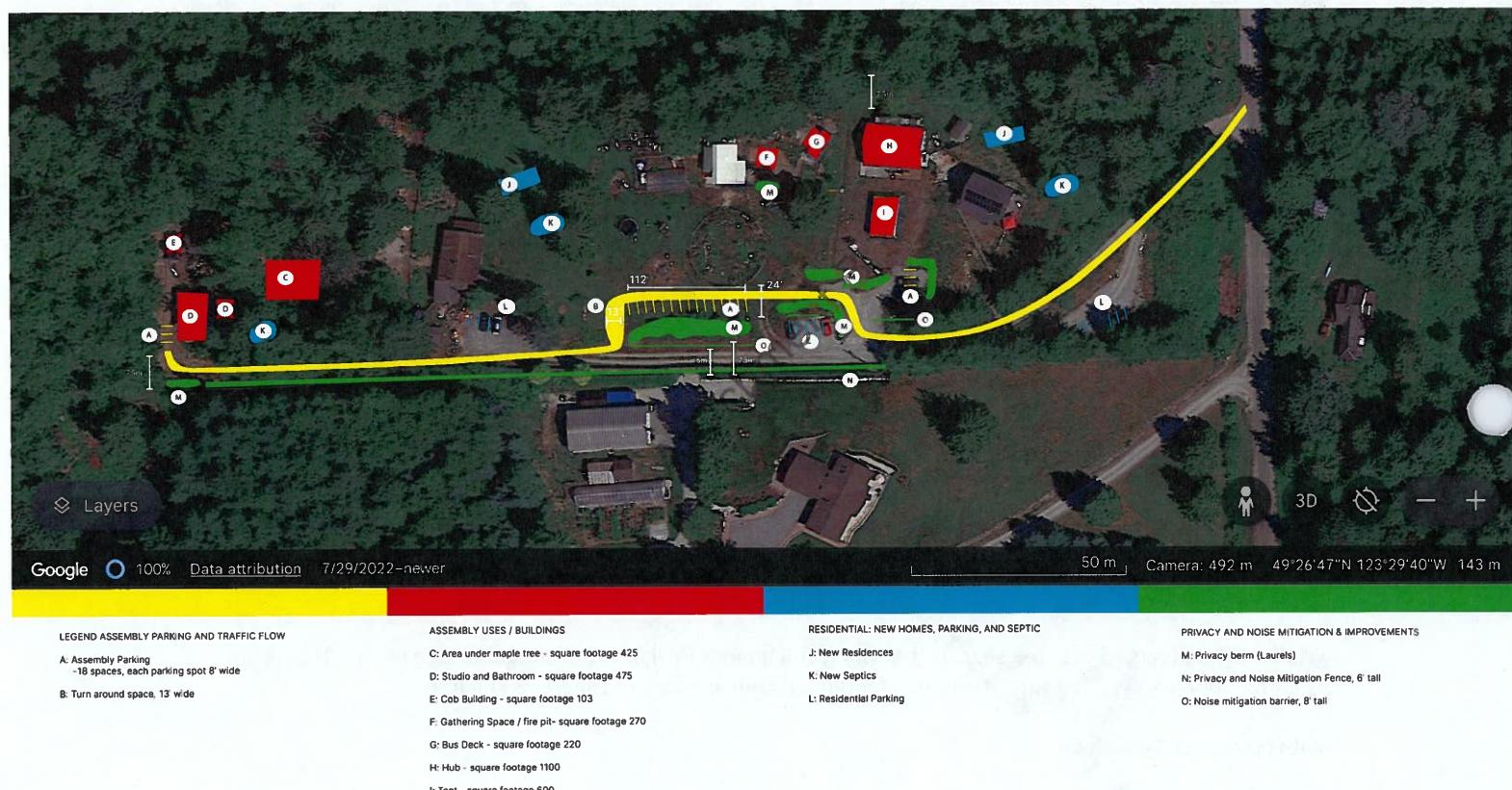


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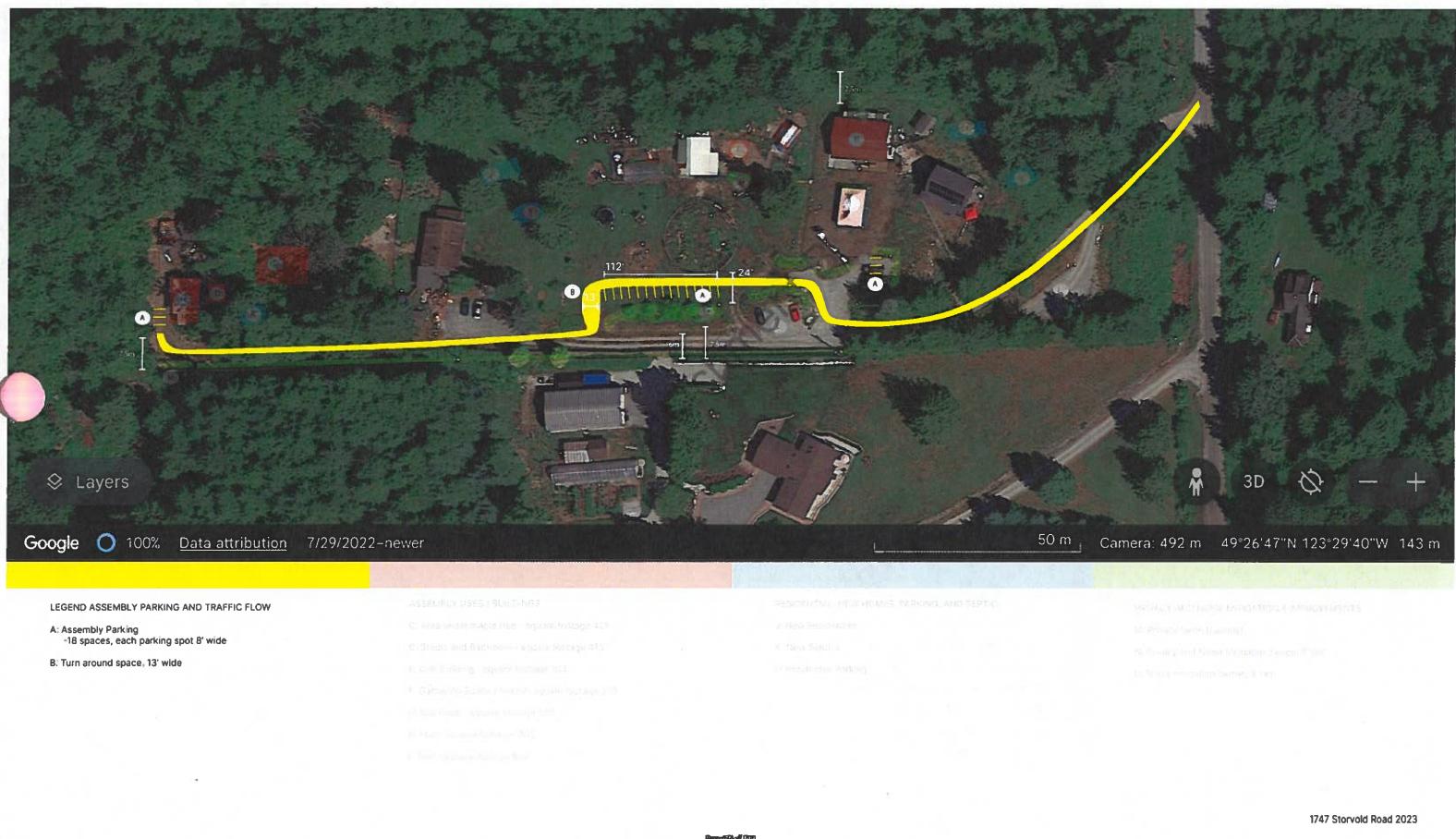
1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



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Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



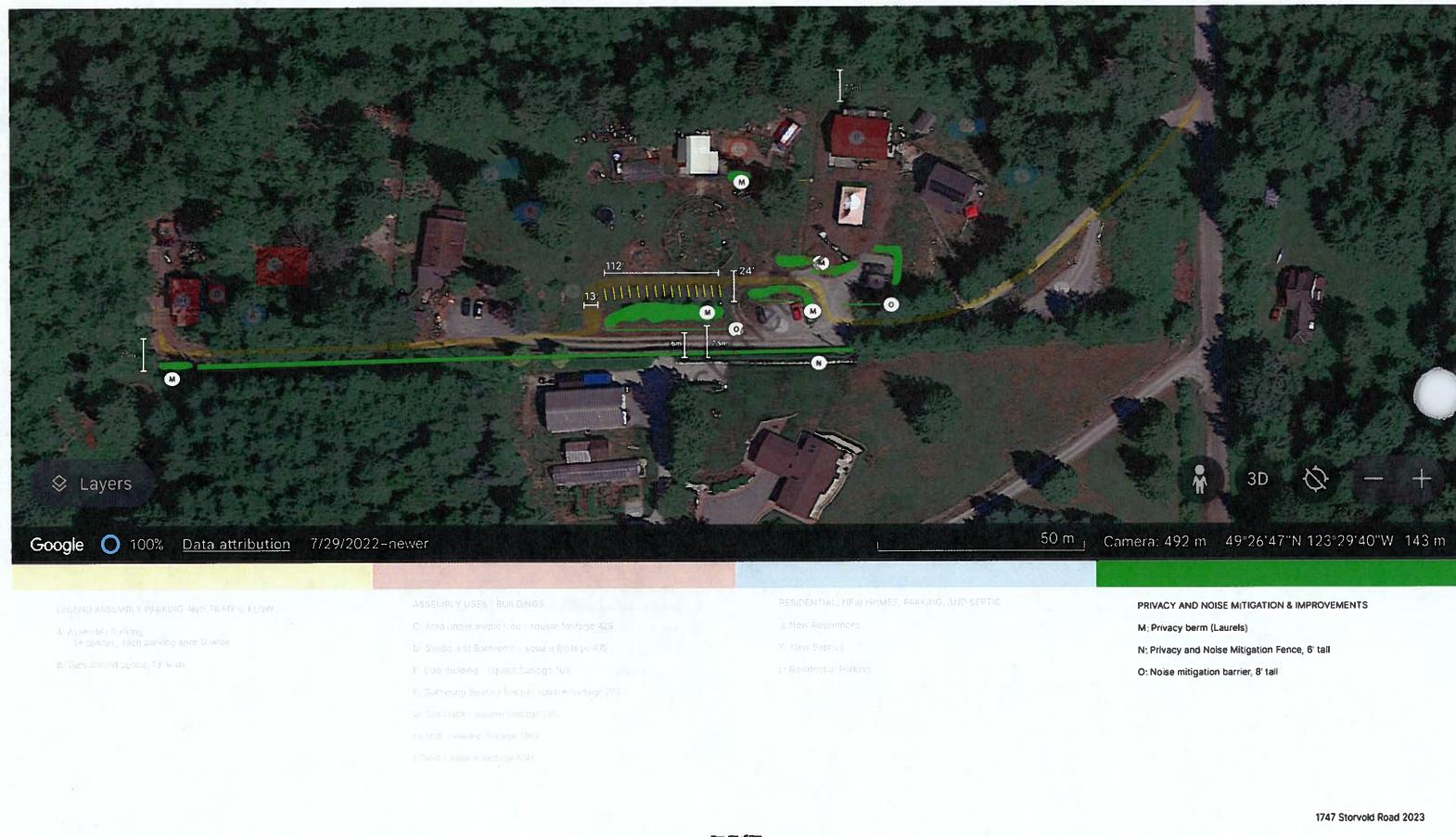
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Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



Additional Details for Rezoning Proposal

Type of Assembly Use Events and Programs:

Elder and Knowledge Carrier Story Telling, Collaborative Art Projects, Art Events, Shows, Installations, School, and Youth Programs

Description:

The Art Farm serves as a space for engagement and collaboration with Traditional Knowledge Carriers, Indigenous and Settler Artists, community members from diverse backgrounds, as well as school and youth groups. The Art Farm is a unique piece of land where nature and creativity intertwine; inviting guests to explore and express. We explore ways of sharing and celebrating cultural knowledge and experiences, while acknowledging the impact of colonialism and the need to re-imagine the de-colonial present/future. We hold space for the mess of creativity because there are fewer and fewer spaces to do so, and we honour this practice through ceremony and celebration.

Ticketing:

Members of Deer Crossing the Art Farm Society, and the general public are invited to attend events and participate in programs hosted at the Art Farm through online ticket sales and/or registration. Events and programs are marketed through social media, print media, e-newsletters, and on our website. Invites are sent to specific individuals or organizations. Participants will always be required to register for their experience at the Art Farm. Ticket sales will be limited based on the event and will be offered to Members of the Society first. A ticket limit for events that occur between 0900-1900 will be set at 40 and events that are running till 2200 (twice a month only) will be limited to 60 participants.

Parking and Traffic Flow:

On site parking for events is limited and designated areas are well marked on the Art Farm. Parking for a total of 18 cars* is centrally located on the property, away from the main driveway, on a secondary driveway where

there is sufficient space (>7.5m) to park away from the property line. There is a sound-mitigating fence located between this parking area and the property line, as well as a berm with laurel trees for additional sound mitigation and privacy. The flow of traffic is directed by way-finding signage. The driveway provides sufficient space for cars entering and exiting the designated parking areas.

A carpool or shuttle service area will be setup to limit onsite parking. All events will encourage carpooling, and, when necessary, a shuttle plan will be provided. Parking or carpool information will be provided to the registrants well in advance of the event.

Our onsite events and programs will be held no more than 10 times a month during the hours of 0900 and 1900. A maximum of two events monthly may run until 2200. This monthly number of events will not be averaged over the year.

* The total # of parking spots is based on a calculation of 6 car spots per 100 sq. meters (approximately 1075 sq ft) of assembly use space.

Buildings on Site for Assembly Use:

1. Cob Building: 103 sq. ft

Description: Cob uses no molds, forms, or bricks to create, it is a free-flowing claylike medium sculpted onto a foundation to create thick, load-bearing walls. The building is completely unique, with space to sit down, have a fire, meditate, reflect alone or with others. Located on the west edge of the property, nestled in the forested area of the Art Farm. The Cob can comfortably host 6 people around the warm fire for programing.

2. Studio and bathroom: 475 sq. ft

Description: This is a space for creative practice. Located near the Cob building, the studio provides a larger area protected from the elements for studio art making. This building can host small groups up to 10 for programs and events. There will be small wheelchair accessible bathroom added to accommodate participants in this part of the farm.

3. The Hub: 1100 sq. ft

Description: The hub is the main gathering area, with the largest square footage on the Art Farm. With access to creative equipment such as sewing machines, art supplies, fabric, recording equipment, and more. The hub is set up with an open concept, best for collaborating and creating. This space can host up to 15 guests for the purpose of event and programming.

4. Fire Pit by Camper bus: 270 sq. ft

Description: An outdoor area to gather around a fire to story tell and connect with each other. Located adjacent to the camper bus can host 20 people to maintain a reasonable social noise level during events/programs.

5. Camper bus Deck: 220 sq. ft

Description: A wooden deck that can host 8-10 people for specific events outdoors.

6. Maple Tree Gathering: 425 sq. ft

Description: A large maple tree is surrounded by a clearing and smaller trees. This clearing creates a unique atmosphere for live productions and events. Surrounded by the trees, this area can host up to 30 people.

7. Tent: 600 sq. ft

Description: Located south of the Hub – the Tent is an outdoor space allowing engagement and creative practices influenced by the surrounding nature. Tables and chairs can be added to the tent covered deck to support outdoor meals and hands-on programming. The tent area can host 20 people at one time for events.

Total square footage for assembly use: 3193 sq ft (297 sq m)

Buildings on site but not for assembly:

Barn/Workshop

Greenhouse

Camper Bus (office space and storage)

Recycling Shed

3-floor residence at eastern end of property (1940 sq ft)

1-floor rancher residence in middle of property (950 sq ft)

Proposed New (2) Residences

Basic descriptions:

- max 800 square feet, each
- one bedroom plus a den or two bedrooms
- In-suite laundry
- Access to garden area, hiking trails, and mountain views

The private rental market for a two-bedroom apartment as reported by CMHC in BC is \$1721/month average while the Vancouver average is around \$2000/month. CMHC doesn't offer statistics specific to the Sunshine Coast so our information for reference is based on research with local listings and current rental rates. The Sunshine Coast offers a private two-bedroom detached house on rural acreage for approximately \$2200/month + utilities.

With this research in mind, The Art Farm would set a flat rate rental price of \$1500/month to future tenants. The cost will include all utilities and maintenance fees (tenants will only be responsible for their internet and cable). This is in line with the Art Farm's mission of providing below-market affordable housing options for those working on the Sunshine Coast.

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted."

"I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast."

"They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors."

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There's a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers' money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don't continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4

A bylaw to amend the *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. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit Dwelling and 1 Auxiliary dwelling unit
>1.75 ha	4	<p>2 single-unit dwellings; and</p> <p>2 Auxiliary dwelling units, subject to the following conditions:</p> <ul style="list-style-type: none"> a) shall be limited to a floor area of 75 m² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <p><i>Secondary suites are not permitted within a single-unit dwelling or auxiliary dwelling unit.</i></p>

Insert the following section immediately following Section 7.9.9.2 c)

7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:

- a) assembly is permitted, provided that:
 1. Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
 2. Gatherings, permitted between the hours of 9am and 7pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
 3. Gatherings, permitted between the hours of 9am and 10pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
 4. no overnight accommodation associated with the assembly use is permitted;
 5. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for assembly use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

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 TRANSPORTATION ACT this

DAY OF MONTH, YEAR

ADOPTED this

DAY OF MONTH, YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****November 22, 2022**

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

PRESENT:	Vice Chair	Doug MacLennan
	Members	Sarah Macdonald Fred Gazeley
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Planner II, SCRD Recording Secretary Public	Nick Copes Diane Corbett 3
REGRETS:	Members	Susan Fitchell Alicia Lavalle
ABSENT:	Member	John Rogers

CALL TO ORDER 7:00 p.m.

Members congratulated previous Area F APC member Kate Stamford on her election by acclamation to the position of SCRD Area F/West Howe Sound Director.

Director Stamford announced that the Alternate Director is Ian Winn.

AGENDA The agenda was adopted as presented.**DELEGATIONS**

Gaetan Royer, a planner with CityState, addressed the APC regarding reasons for his support for the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road. He commended the approach of the proposal and remarked that it exhibited social conscience and care, and was worthy of support.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 28/July 5, 2022 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 (under review)
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022

REPORTS

Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.4, to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on a parcel located at 1747 Storvold Road in West Howe Sound.

The Planner gave an overview of the zoning amendment application and responded to questions from APC members and the Director. Points included:

- The property is located within Rural Residential B land use designation and Rural Residential One zoning. It is within G Subdivision District so cannot be subdivided.
- A site-specific Comprehensive Development Zone is proposed.
- An applicant-led public information meeting was held in April 2022.
- A public hearing is not required for zoning amendments, but the Board could decide to schedule a public hearing.
- There would need to be a development permit with a geotechnical study to address slope hazard on the site.
- The application was submitted prior to adoption of Bylaw No. 722, the new and updated zoning bylaw, which includes provision for secondary suites.
- SCRD received correspondence from neighbours with concerns.
- Applicant had proposed mitigation measures and conditions of use to address concerns surrounding assembly, with a limit on number of people, number of gatherings per month, and hours for gatherings. The conditions of use could be included in the Comprehensive Development Zone.

Chad Herschler, applicant, and Joanne Norris, a director of the Art Farm Society, were present to respond to inquiries about the application. It was noted that:

- After the public information meeting, there was an effort to address neighbours' concerns around traffic and noise with a second proposal.
- Concerns received had been around the assembly use and density of the homes.
- The Art Farm has been operating for fourteen years and conducts community-engaged arts, focused on creating collaborative projects with community members. That involves small groups of people coming together. This has been done mostly off the property. Examples of activities include: small classes working on a project; group of elders living with dementia; work with Sechelt Indian Band on projects such as a summer youth program. That is the majority of types of programs the Art Farm would like to officially host and be able to offer more publicly so it becomes more accessible to a wider group of people.
- This would be scaling up of operations. Members are in the process of figuring out the

organizational structure, which has values built into it. The idea is for a cooperative structure that people would buy into.

- This is about a way of living that addresses social and cultural aspects. There is a demand for this way of living, from a family and a community perspective.
- Discussion of the impact of having more people on the land to enable the land to be better used, such as in the case of farming. There is a yearning for different models to be explored. Can appreciate that this is taking a bit of a risk; it isn't a proven model. There are existing models around the country that are working.

Staff noted that after the public information meeting staff had a discussion with Chad and colleagues from the Art Farm. They developed a number of proposals that were included in the agenda package around assembly use, parking, and noise. Applicant was to revise the proposal, and do referrals. Then a draft bylaw would be developed, taking a look at measures for visitors, time for visitors, parking requirements, and other measures. Neighbours would be notified of a public hearing, the next opportunity for comment.

Members of the public left the meeting at 7:52 pm.

The following points were noted:

- It sounds like an amazing idea; I like the idea of having productive use of the land.
- Concern with how the site-specific zoning being contemplated plays out in the future. If the property were to be sold, it would have four houses on it, not in keeping with everyone located around the property. Concern about approaching this on a site-specific basis, especially when the Regional District is looking at approaching affordable housing on a more area-wide basis.
- Concern regarding the idea that this is tied to affordable housing. It was described as supporting affordable housing in modelling a different housing opportunity. You've got the two auxiliary units, and people who have them would buy into them. That is a 750 square-foot home on a five-acre property; not sure how that addresses affordable housing issues in our community, due to how much it would cost for the land. If you need more people on the land, could you do that by secondary suites? That would create flexibility for people to move in and out without buying into it, and addresses food production... and not take away from the cultural vitality. See if it could be accommodated through the existing bylaw.
 - Applicant clarified the model doesn't mean that every housing member would have to buy in. It would be stewarded by the Art Farm, who would become a contributing member.
- Am familiar with what Chad is doing; am in favour as long as meets code and concerns. In favour of rezoning.
- In favour; well put together package. Concern: What is the next step?
- Recommend that we have a public hearing to address neighbours' issues.
- Neighbour to the south won't agree with what they are doing. Neighbour to north is new to area, never lived here. They don't want any other development in the area. They have a right to leave comments at a public hearing after the applicant applies for the rezoning.
- Density is going to be an issue; four dwellings on a five-acre plot is not unreasonable.
- Concern: densification isn't being more addressed at a general level. Why is this Subdivision District G, where you can't subdivide?
- Have general bylaw on dealing with densification.
- Regarding fire protection: it is one thing to be outside the Fire Protection District when you have a dozen people on the property, but more problematic with a gathering of

eighty people at a concert if something goes wrong. They are on their own regarding fire protection, unless the regional district comes in with an approach to densification in that area and extends fire protection to it. Have a time limit for amplified music.

- They have had a lot of gatherings on the farm to date. They don't want to become a nuisance to their neighbours. One neighbour doesn't want any activity. I think 11:00 pm is a bit late; it should follow the Regional District Noise Bylaw. A proposed assembly maximum of eighty attendees seems excessive. Suggest forty attendees; end noise at 9:00 pm. This would be more proactive with respect to neighbours.
- Recommending that there be fewer people seems reasonable. Not being loud seems reasonable. Question: why is SCRD supporting it? Because it is a package, it ticks a lot of options. It isn't really a model going forward; it is down to individuals.

Recommendation No. 1 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road*

Regarding the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road, the Area F APC recommended that:

- a public hearing be scheduled for the zoning amendment bylaw application;
- planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws;
- the Board look at the assembly aspect in the broader sense of the SCRD;
- the assembly part of the application takes into account the safety aspects of larger gatherings; and
- the density be re-examined and discussed before proceeding to have a site-specific zoning.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING **Tuesday, January 24, 2023**

ADJOURNMENT **8:22 p.m.**

Attachment C

January 20th 2025

To the Sunshine Coast Regional District Board of Directors,

Sandra and I have drafted a short letter to address the questions raised during the November 21st EAS meeting in response to our rezoning application.

Questions arose about our organization (Deer Crossing The Art Farm) and our history of submitting proposals for rezoning to the SCRD.

The Art Farm is a not-for-profit society founded in 2009 by Sandra, me, and our extended family/community. We moved here to invest in this community. Since then, we have grown into a robust community-engaged arts charitable organization—with a seven-member board, eight staff members, dozens of contractors, and hundreds of collaborators—that facilitates and produces events, workshops, productions and collaborations up and down the Sunshine Coast and other regions of BC year-round.

We are proud to be one of the few businesses on the Sunshine Coast that **pays a living wage** to all our staff and team members, and we are committed to growing and **sustaining grass-roots cultural creation and land-based learning led by equity-deserving voices** in our community for years to come. We are a **vibrant economic engine** for our community. Over the past decade, we have attracted millions of dollars from off coast into our region through our work and programs.

Stability, sustainability and security are essential to land-based Indigenous-led cultural organizations like ours. Fiscal responsibility was one of the driving forces behind The Smart Farm Project. Ultimately, we wanted to find a way to mitigate the cost of land for our organization, as well as for future potential farmers. This reduction in costs, along with security of tenure, would enable us to continue providing year-round cultural programming in our community. We launched The Smart Farm Project, in partnership with the SCRD (among others) in 2013. The goal was to develop a model that would allow for increased density on rural acreages to make land more accessible to farmers and land-based cultural organizations like ours. This is a growing need across BC. More farms are needed, and more opportunities for communities to re-learn how to grow their own food and live in a balanced relationship with the land.

Over the next 10 years, we stewarded multiple phases of ‘model development’ that included legal support, draft zoning, economic forecasting, agricultural modelling, and more. The Smart Farm Project required this rigour as it pushed up against conventional notions of rural land-use, as well as stigmas surrounding shared land and communal living. Nevertheless, the planners and consultants we worked with over the past 10 years have stressed how important it was to develop creative responses to the growing food security and land affordability crises. Indeed: we were asked on multiple occasions to present our ideas at conferences around BC.

In 2020, we began to search for local organizations to pilot this model. No organization had the resources or capacity to do so. In 2021, we decided (Sandra and I, along with The Art Farm board) to pilot the concept ourselves.

This the first and only time we have applied for rezoning. All other work on this concept has been done theoretically, in partnership with your planning staff and other organizations. SCRD planning staff that we collaborated with, along with many other partners, encouraged us to apply for this rezoning,

Other questions arose about how this proposal will support affordable housing and food security/agriculture. We spoke to this in our previous rationale letter but are pleased to lay this out again.

Farming and affordable housing on rural land is currently out of reach for any person or family that does not have access to inherited or earned wealth. Our research during The Smart Farm Project's development made it clear: farmers need affordable land, housing, and ways to house co-workers and employees to sustain, thrive and flourish. As a land-based cultural organization that blends farming with land-based learning and cultural creation, we likewise need to make housing and land more affordable to sustainably carry out our programming. The assembly use we are requesting helps to diversify our revenue streams, allowing for small paid workshops and gatherings on our land and facilities.

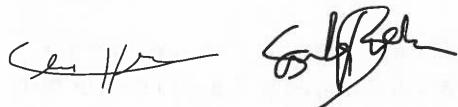
We are on one of hundreds of 5-20 acre lots here on the Sunshine Coast. Most of this land is outside the ALR and, with enough labour and resources, eminently farmable (berries, mushrooms, root vegetables, kale, grazing livestock and more can flourish here). The cost of land and building materials combined with current zoning restrictions makes farming, housing, and land-based education/cultural-creation unsustainable for most individuals and families. The Smart Farm Project proposes a well-researched land-use innovation to enable more groups of families to come together and build farms, cultural gathering sites, and affordable homes in our community.

We recognize that this one rezoning proposal will not solve the current crises of our day. In our case, we're adding two small homes and allowing for a limited number of small gatherings on our property. However, we hope that modelling a different way to live on rural land will pave the way for more land use innovation in the future; innovation, we would argue, that is desperately needed.

We would also like to emphasize that this project is in collaboration with Shíshálh and Sḵw̱wú?mesh Knowledge Carrier Xets'ems'a Candace Campo, who brings her wealth of wisdom and experience on the land to the proposal. We are privileged to have someone like Candace in our community who is generous with her culture and protocols, stewarding us through this period of deep healing and reconciliation. We have attached a letter from Candace to emphasize the importance of this proposal to her and her Nations. We have also attached an updated 12-page slide deck that gives you specific details on our proposal (parking spots, farm use, assembly use, sound and privacy barriers, etc...).

Thank you again for taking the time to review our proposal.

Sincerely,

The image shows two handwritten signatures. The signature on the left is a stylized "Chad Hershler". The signature on the right is a stylized "Sandra Louise Buck".

Chad Hershler and Sandra Louise Buck



January 15, 2025

Dear SCRD Board of Directors

I write this letter to express my support and excitement in collaboration with The Art Farm's Smart Farm pilot application. I have helped to provide The Art Farm guidance with cultural protocols through-out this development process and look forward to continuing with this role.

I am an educator, anthropologist, and artist. Through our company Talaysay Tours our team teaches Indigenous curriculum, land-based learning, and art to approximately 50 schools throughout the lower mainland. As a member of the two communities, I have worked with both Skwxwú7mesh and the shíshálh Community for over twenty-five years, teaching land-based learning, language, cultural rediscovery, Salish art, cultural ambassadorship and Indigenous tourism for twenty plus years.

Over the past number of years, my company has worked in collaboration with The Art Farm on multiple projects, and we continue to collaborate moving forward. Our shared goal is to create opportunities for groups of youth, children, adults, and elders (within my communities and settler communities) to witness and experience the history and world view of Shishalh and Skwxwú7mesh peoples. The proposed pilot will provide us with a remarkable space—a cultural sanctuary—for this programming to flourish.

I am committed and hopeful to the outcome of this project.

Sincerely,

Candace Campo



Attachment D



Page 86 of 110



A stewardship project of...
**DEER CROSSING
THE ART FARM**



Smart Farm Pilot Details

The Art Farm is a non-profit community engaged arts organization that envisions a world where people of all ages, backgrounds and abilities can engage in creative projects which reconnect us with the land, ourselves, and each other.

Over the past 15 years, our organization has facilitated hundreds of workshops, produced dozens of festivals, circuses, exhibits, films, and showcases, and led more than twenty collaborations with community groups, organizations, universities and governments in the service of this vision. Our projects contribute to a stronger more resilient Sunshine Coast community, with a focus on affordable housing, food security, health care, education, Indigenous culture, and environmental stewardship.

Why is The Art Farm proposing a Smart Farm “Pilot”?

The Art Farm has led “The Smart Farm Project” since it began in 2013, and we are best positioned to test this pilot and share the process and outcomes with our wider community. The Smart Farm Project has been supported by funding from the Real Estate Foundation of BC, Investment Agriculture Foundation, Vancouver Foundation and more. The Smart Farm pilot will showcase a unique land use model between organizations and private tenants that will increase local food security, cultural vitality, and affordable housing for our community.

In the attached Smart Farm info booklet, we have listed how this Smart Farm pilot will support the SCRD in meeting its goals for sustainability, affordable housing, cultural expression, education, and food security. The Smart Farm pilot will test this model to better understand its limitations and potential, prove to other communities (and our own) that this model is possible, and place the Sunshine Coast on the map in terms of progressive land use innovations.

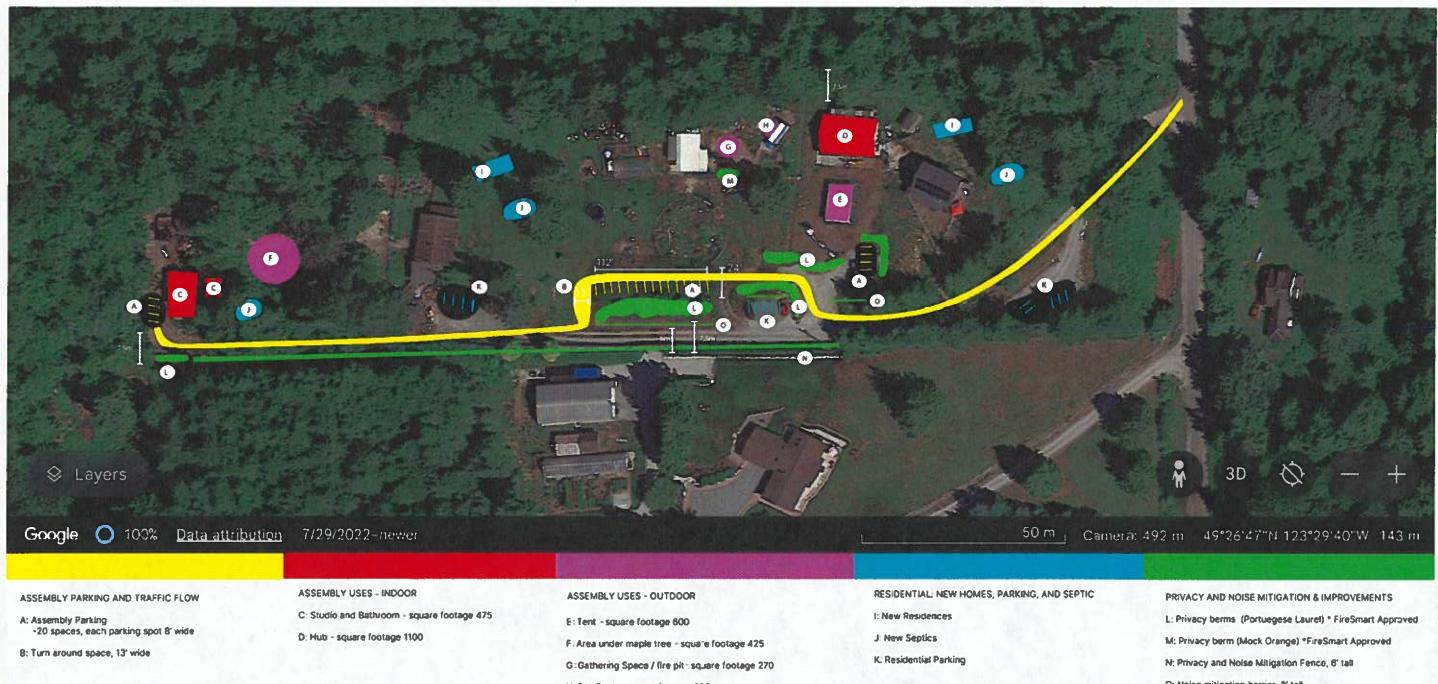
The following material contains:

1. an updated map with additional improvements,
2. a glossary of definitions for uncommon terminology, and
3. detailed descriptions of the rezoning proposal



Updated Smart Farm Map

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



1. ASSEMBLY USE

- There will be no more than an average of 8 daytime facilitated gatherings per month with a maximum number of 40 attendees. Daytime gatherings will start no earlier than 9 AM and end no later than 7 PM.
- There will be no more than an average of 2 evening facilitated gatherings per month with a maximum number of 60 attendees per gathering. Evening gatherings will end no later than 10 PM.
- Two additional toilets and hand washing sinks will be added to the property with associated permits.
- Prior to any buildings on the site being used for assembly, buildings will be brought up to meet code requirements. Until that time, assembly uses will take place outdoors only.

Smart Farm Pilot Details



1. ASSEMBLY USE

Examples of facilitated gatherings requiring assembly use on the property:

- Visual arts workshops (i.e. Indigenous arts, land-based arts, wearable arts, etc...)
- Media arts workshops (i.e. photography, video, animation, sound design, etc...)
- Performing arts workshops (i.e. aerials, dance, theatre, music, etc...)
- Education, training, and mentorship focused on Indigenous ways of knowing and being, healing modalities, agricultural practices, design innovations, and intercultural exchange
- Family friendly performances featuring artists, musicians, storytellers and/or Indigenous Knowledge Carriers

All our assembly use activities will be led by Indigenous ways of knowing and being, low impact, ecologically sensitive, and in balance with nature and our surroundings.

Smart Farm Pilot Details



2. RESIDENTIAL USE

- Two additional homes, each with an 800 square foot maximum will be added to the land. Homes will have a maximum of 2 bedrooms and will be suitable for single individuals, couples, or small families.
- Two new low impact septic fields will be installed to accommodate the additional residences.
- There is a large fresh water supply on the land which will produce enough water to support the additional residences and assembly use.
- The two new homes will be used for long-term rental accommodations

Smart Farm Pilot Details



3. PRIVACY MEASURES

- A 6-foot fence has been built along the length of the driveway bordering the south neighbour.
- Additional barriers (see map attached) will be added east and west of the fence.
- Shrubbery and berms have been added along the north side of the driveway.
- Additional shrubbery, trees and berms will be added in strategic locations to ensure as much privacy as possible (see map attached).
- All new residences and facilities for assembly use have been and will be built as far from the south border as possible.
- Trees and shrubbery along the north border will continue to be maintained and encouraged.

Smart Farm Pilot Details



4. NOISE MITIGATION

- Art Farm facilitated gatherings will start no earlier than 9 am and end no later than 10 PM.
- In order to mitigate the impact of noise from facilitated gatherings, we have deliberately placed the majority of our new building structures and gathering sites as close to the north border as possible (a 20 foot section of trees runs from east to west along our north border).
- There will be minimal amplification. When amplification is required, we will ensure the decibel level falls within standard limitations for residential neighbourhoods.

Smart Farm Pilot Details



5. TRAFFIC MITIGATION

- There will be 24 parking spots on the property, allowing for 18 spots for assembly, and 6 spots for residents.
- 1 assembly parking spot will be wheelchair accessible,
- Shuttling will be provided and/or carpooling will be encouraged for all Art Farm facilitated events.
- Clear and appropriate signage will ensure that Art Farm visitors drive slowly and park in the correct places.
- We will be installing additional roadways on the property to move traffic quietly, quickly and efficiently on and off the property.

Smart Farm Pilot Details



6. FARM USE

- All farm uses will correspond with current zoning restrictions regarding livestock, manure, and equipment
- Residents will oversee farm production with additional support from off site staff



Smart Farm Pilot Details

GLOSSARY

Community Engaged Arts: a field of professional arts practice that focuses on engaging community members who may not self-identify as artists in the process of cultural creation. The Art Farm's practice is focused primarily on collaboration with individuals and communities who are under-represented in main-stream culture.

Indigenous Knowledge Carrier: Indigenous Knowledge Carrier: an Indigenous person who carries the responsibility of passing the stories, songs and language of their ancestors onto the next generations.

Facilitated gatherings: workshops (facilitated session for a group of individuals or a class), ongoing collaborations (a period of time devoted to a shared project by a group of individuals), meetings, live events, or exhibits that are planned, coordinated and overseen by an individual or team.

Examples of daytime facilitated gatherings: hosting Shishalh nation youth for creative team building, workshops with seniors living with dementia to create art work, an exhibit of work created in collaboration with children who have experienced separation or divorce.

Examples of evening facilitated gatherings: story-sharing by an Indigenous Knowledge Carrier, live music by a singer-songwriter, harvest table and feast.



FOR MORE INFORMATION:

www.smartfarmproject.org

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A stewardship project of...

**DEER CROSSING
THE ART FARM**

www.deercrossingtheartfarm.org



NOTICE OF PUBLIC HEARING

Zoning Amendment Bylaw No. 722.4

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 Zoning Amendment Bylaw No. 722.4 on:

Date	Monday, January 19, 2026
Time	7:00 PM
Location	In-Person Public Hearing Eric Cardinall Hall at 930 Chamberlin Road, West Howe Sound, BC

Purpose of the Bylaw

The purpose of the proposed Zoning Bylaw Amendment No. 722.4 is to:

- Allow for two auxiliary dwelling units with a maximum size of 75 m² each, to be used for rental tenure only
- Allow for limited assembly use, subject to conditions and provision of parking

On the property located at 1747 Storvold Road (Lot F District Lot 1398 Plan 21599)

The proposed changes would facilitate the operation of "Deer Crossing The Art Farm".

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 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays, beginning January 9, 2026, until January 19, 2026.

Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinall Hall, 930 Chamberlin Road, West Howe Sound.

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.

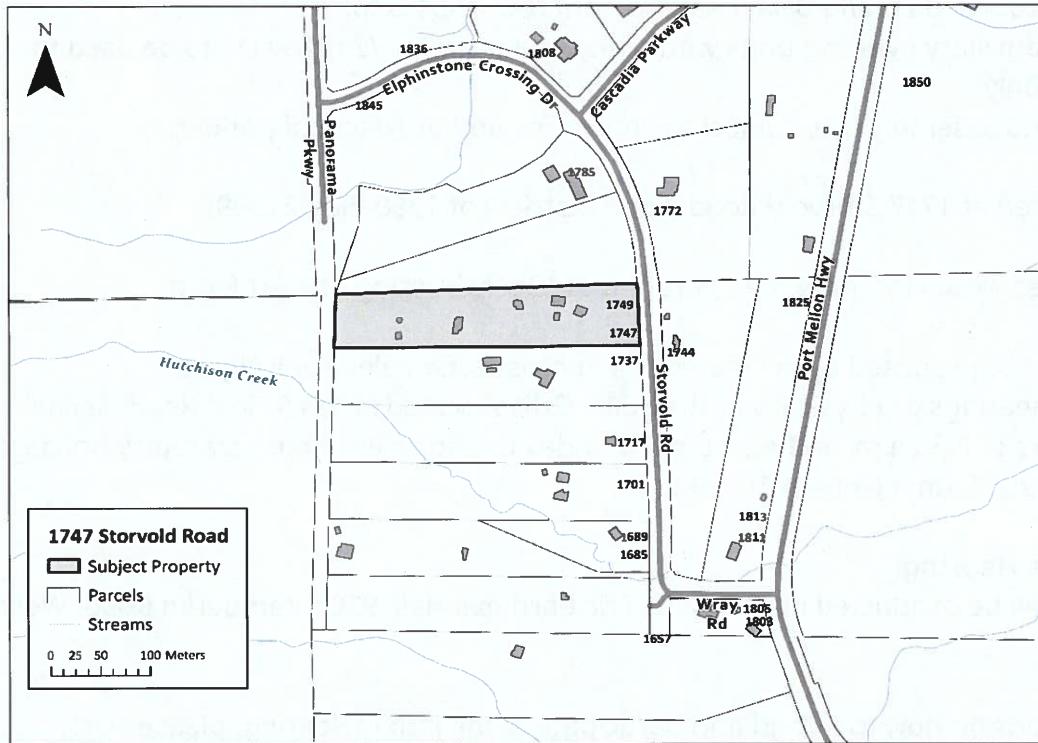
Written Submission

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 January 19, 2026, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on January 19, 2026, 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

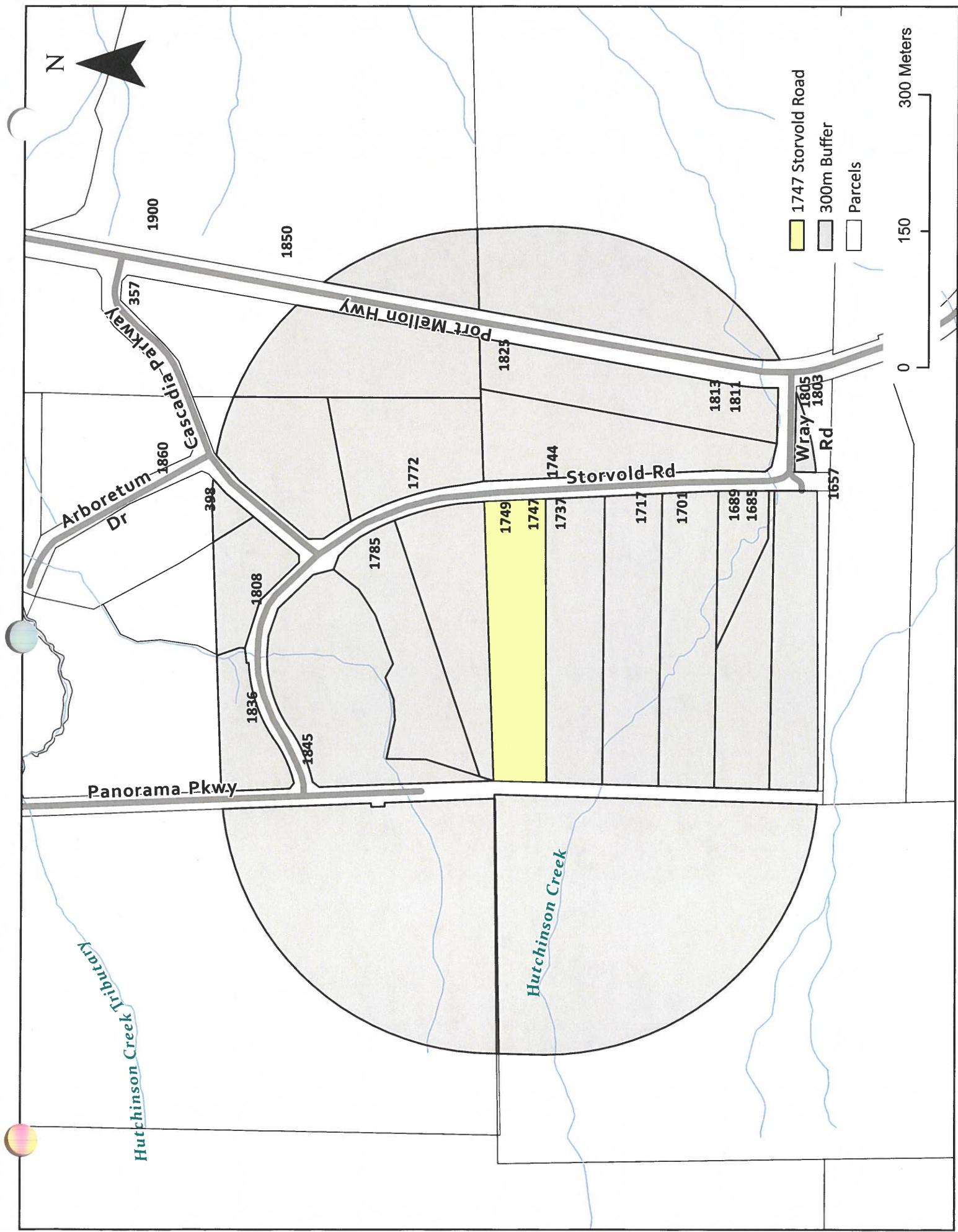


Location Map (1747 Storvold Road)

ELECTORAL AREAS: A - Egmont/Pender Harbour, B - Halfmoon Bay, D - Roberts Creek, E - Elphinstone, F - West Howe Sound

MUNICIPALITIES: District of Sechelt, shíshálh Nation Government District, Town of Gibsons

PID	FOLIO	ADMIN	COMMENTS	FULL_ADDRESS	ZONING
027-903-176	746.03110.100	Private		STORVOLD RD	AG
027-903-184	746.03110.105	Private		1785 STORVOLD RD	AG
027-903-222	746.03110.125	Private		1808 STORVOLD RD	AG
027-903-231	746.03110.130	Private		388 CASCADIA PARKWAY	AG
009-802-207	746.03652..001	Private		1691 JENSEN RD	AG,R1
009-798-226	746.03652.101	Private		STORVOLD RD	RU1
009-798-242	746.03652.103	Private		1701 STORVOLD RD	RU1
009-798-251	746.03652.104	Private		1717 STORVOLD RD	RU1
009-798-277	746.03652.105	Private		1737 STORVOLD RD	RU1
027-903-214	746.03110.120	Private		CASCADIA PARKWAY	AG
009-798-285	746.03652.106	Private		1747 STORVOLD RD	RU1
009-798-293	746.03652.107	Private		1744 STORVOLD RD	RU1
028-583-078	746.03652.110	Private		1685 STORVOLD RD	RU1
028-046-234	746.01600.015	Private		1900 PORT MELLON HWY	AG
028-046-242	746.01600.020	Private		357 CASCADIA PARKWAY	AG
027-903-206	746.03110.115	Private		1772 STORVOLD RD	AG
028-583-086	746.03652.115	Private		1689 STORVOLD RD	RU1
009-124-900	746.03652.200	Private		1803 PORT MELLON HWY	AG
005-974-038	746.03652.400	Private		1811 PORT MELLON HWY	AG
015-938-701	746.03784.500	Provincial Government		1836 ELPHINSTONE CROSSING DRIVE	RF2
032-117-752	746.03110.010	Private		1845 ELPHINSTONE CROSSING DR	
032-117-761	746.03110.020	Private		AG	
008-073-571	746.03110.000	Private		Lot B EPP122984 Lot C EPP122984 REM EPP122984	



Comprehensive Fire Safety Plan

Location: 1747 Storvold Rd, Gibsons BC

Property Size: approximately 5 acres

A rural residential property with 2 single family dwellings and 5 outbuildings (two art studios, a workshop, a greenhouse, and a converted bus office)

Prepared by: Property Owners / On-site Fire Response Team

Budget: approximately \$91,000 + maintenance costs

Reference Map: "Smart Farm: Comprehensive Fire Safety Plan"

1. RISK ASSESSMENT PLAN

This property is outside of a serviced fire protection area. BC Wildfire Service and/or Gibsons Fire Department may only respond if lives are at risk or if a wildfire threatens multiple properties. Therefore, the residents and on-site team must maintain full self-reliance for prevention, suppression, and evacuation actions.

Factor | Risk Level | Notes

- 1. Topography | Moderate–High |** East-facing slope; fire could advance uphill from west/northwest aspects.
- 2. Vegetation | Moderate |** ~3 acres forested; remaining area semi-cleared with tree lines that create ember pathways.
- 3. Access/Egress | Moderate |** Single main driveway; secondary truck/tractor route designated for emergency egress.
- 4. Water Supply | Moderate |** 5,000-gallon cistern; gravity-fed creek water available as secondary supply.
- 5. Neighbouring Parcels | Moderate |** Similar vegetation and fuel loading. Coordination beneficial for mutual defense.

2. FIRESMART IMPROVEMENTS

Improvements:

- Zone 1 (0–1.5 m): Replace bark mulch with gravel; remove flammable plants; use metal/composite decking; enclose under-deck areas, Store fuels ≥ 10 m from dwellings and/or cover firewood with fire retardant materials: \$5,000
- Zone 2 (1.5–10 m): Limb trees 2–3 m; maintain 3 m crown spacing; replace dense shrubs; add gravel firebreaks: \$10,000
- Zone 3 (10–30 m): Create shaded fuel breaks; thin small trees; chip debris; mark fire line routes for tractor clearing: \$8,000

Subtotal: \$23000

3. WATER INFRASTRUCTURE and FIRE SUPPRESSION

Current Assets: Well, 5,000-gal cistern and pump ($\approx 10,000$ L/min for 20 min), creek (secondary).

Planned Upgrades:

- Gravity-fed creek water hose and installation for 2nd cistern: \$3,000
- Installation of storm and groundwater drainage ponds to feed 2nd cistern: \$3000
- 2nd Cistern manifold to hold gravity fed creek and stormwater drainage - \$4,000
- Perimeter sprinklers on all structures with automatic on/off: \$20,000
- Purchase and installation of higher volume waterline & hydrant points: \$7,000
- Purchase and installation of fire hoses & nozzles: \$2,000
- Installation of underground powerline from solar battery for back-up power: \$4,000
- Purchase of permanent trailer with water tote (2000 gal), hoses and pump: \$10000

Subtotal: \$53000

4. STRUCTURAL HARDENING

Improvements:

- Ember mesh vents – \$5,000
- Tempered glass windows – \$4,000
- Metal gutters and guards on all gutters– \$2,000

Subtotal: \$11,000

5. SITE LAYOUT

Current assets:

12 ft wide driveway, 14 ft clearance, maintained for truck/tractor access to cistern and hydrants.

Improvements:

- Reflective address signage visible from Storvold Rd.
- 3 m vegetation clearance each side.
- Turnaround area for equipment.

Subtotal: \$2,000

6. EMERGENCY PROCEDURES & COMMUNITY COORDINATION

Community Outreach:

- Coordinate with neighbours for creek access, mutual aid, and community-use of emergency equipment,
- Create communication plan for emergencies, and
- Spring and summer gatherings for advocacy, planning, and updates

Procedures:

- Maintain evacuation plan (driveway + tractor/truck trail),
- Store laminated map in weatherproof box, and
- Purchase radios and install/set up mobile phone apps for communication.

Assign on-site Team Roles:

- Team Lead: activation & safety: deploy pumps/sprinklers
- Hydrant and Hose Operator: use of hoses for fire mitigation
- Support Operator: ember patrol & hydrant/hose support.

Subtotal: \$2000

7. BUDGET SUMMARY

Improvements	Cost
FireSmart Upgrades	\$23000
Water Infrastructure	\$53000
Structural Hardening	\$11000
Site Lay-out and Access	\$2000
Emergency Procedures and Community Coordination	\$2000
TOTAL	\$91000

APPENDIX A – SELF RELIANT FIRE RESPONSE PROTOCOLS

Purpose: Establish immediate actions for on-site team during fire.

Initial 30-Minute Plan:

0–5 min: Alert team; call 9-1-1; confirm fire type; shut off power.

5–20 min: Start pumps; activate sprinklers; wet vegetation; monitor wind.

20–30 min: Evacuate if necessary; leave gates unlocked; maintain contact with BC Wildfire.

Post-Incident: Account for people; inspect equipment; log event; review plan.

Prepared by: Property Fire Safety Team – 1747 Storvold Rd

Review Cycle: Annual (Spring)

APPENDIX B – MAINTENANCE PROTOCOLS and ANNUAL BUDGET

Seasonally: Clean roofs/gutters; remove vegetation, test pumps, generator, sprinklers.

Annually: Review plan; train team; inspect systems - (approximately \$5000)

Every 3 years: Request BC Wildfire or private consultant review.

1747 Storvold Road

Comprehensive Fire Safety Plan

