

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

April 23, 2019

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

PRESENT:	Chair	Fred Gazeley
	Members	Susan Fitchett Gretchen Bozack Kate-Louise Stamford John Rogers (part)
ALSO PRESENT:	Director, Electoral Area F Recording Secretary Public	Mark Hiltz Diane Corbett 4
REGRETS:	Members	Doug MacLennan
ABSENT:	Members	Bob Small

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as amended as follows:

- Defer item 8. ALC Application 58605 (Morgan) to May meeting
- Change order of items for the convenience of the Public

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of March 26, 2019 were approved as circulated.

Minutes

The following minutes were received for information:

- Roberts Creek (Area D) APC Minutes of March 18, 2019
- Elphinstone (Area E) APC Minutes of March 27, 2019
- Planning and Community Development Committee Minutes of March 14, 2019

REPORTS

Development Variance Permit DVP00046 (Maynard)

The applicant gave an overview of a request for variance to the maximum floor area of an auxiliary dwelling unit located on Marine Drive from 55 m² to 61 m².

The APC discussed the staff report regarding Development Variance Permit DVP00046 (Maynard) and queried the applicant. The applicant presented drawings and commentary depicting the development plan.

A neighbour remarked that the amount of variance requested would not be an issue and noted how the applicant would be keeping the large trees on the property.

Recommendation No. 1 *Development Variance Permit DVP00046 (Maynard)*

The APC recommended support for option one, issuance of the permit, for the following reasons:

- Minimal footprint expansion
- Retention of the trees
- Supports character of local area
- Would be building above the ground rather than digging down.

Introduction of Proposed Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 for Remainder District Lot 2392 (Secret Cove Heights Developments) – Electoral Area B

The applicant, Secret Cove Heights Development Inc., addressed the APC regarding a proposal to amend the Halfmoon Bay OCP and Zoning Bylaw 310 to permit a new zone, “Dynamic Rural”, through rezoning and subdivision of a 12.93-hectare (35-acre) parcel zoned Rural 2 (RU2) north of Highway 101. A handout was distributed. The proposal envisioned:

- smaller lots with an accessible price point;
- self-sufficiency of properties with regard to water and septic infrastructure;
- enhanced opportunities for home based businesses with employees;
- with increased density, installation of fibre optic services to enhance opportunities for telecommuting; and
- support for small scale agricultural initiatives.
- The development would create a more dynamic area, and diversify the area without losing the rural character.

The APC discussed the staff report regarding introduction of proposed Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 for Remainder District Lot 2392 (Secret Cove Heights Developments) – Electoral Area B. The following points were noted:

- Inquiry about the standard of Stephens Way, the road to the property.
- Inquiry about why the new zoning would be tested out on a property where the proposed new lot size would be so dramatically different from the original OCP.
- Inquiry about why the owners who live on adjacent 10-acre lots would want much smaller lots for their new neighbours.

- Suggestion that the applicant check out the work done related to housing and agriculture by Deer Crossing the Art Farm.
- Density should start in the hubs, and then slowly go out.
- If this goes forward, it sets a precedent.
- The creek traverses both sides of the road allowance. Determine the extent of the wetlands; could require major changes to owners' thinking if there are restrictions around the wetland.
- Amenity requirements would have to be worked out for the new type of zoning.
- Biggest challenge: approval of Halfmoon Bay OCP committee and Area B APC.
- Supportive of more affordability options, but because it is market-driven, it would be hard to know about its affordability.
- Would not push agriculture, because the land is really not suitable for agriculture other than with greenhouses.
- In marketing the concept, emphasize "hobby farm" and "personal food security" and not so much "agriculture".
- The proposed increase in number of residents could put more pressure on the SCRDP for services, amenities. Alleviate the concern about the pressure that will be applied for more services.
- Different uses can be in conflict in close proximity when a parcel is quite small.
- Have specifications on what are acceptable uses.
- It is in the middle of a sparsely populated area.
- How would short-term rentals fit? It would be attractive, off the beaten track.
- Inquiry whether workers would live onsite.
- There would be a better chance of success if the size of parcels is bigger and the density lower.
- The first and biggest hurdle is to amend the OCP.

Conclusion: The APC would be interested in hearing what Halfmoon Bay / Area B APC says about the proposal before making a recommendation.

NEW BUSINESS

Twin Creeks Official Community Plan Review

The APC requested an update on the Twin Creeks Official Community Plan review.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING May 28, 2019

ADJOURNMENT 9:00 p.m.