

SUNSHINE COAST REGIONAL DISTRICT
ELPHINSTONE (AREA E)
ADVISORY PLANNING COMMISSION MEETING AGENDA
Wednesday, February 27, 2019 at 7:00 p.m.

Frank West Hall, 1224 Chaster Road, Elphinstone, BC

CALL TO ORDER

ELECTION OF CHAIR AND VICE CHAIR

AGENDA

1. Adoption of the Agenda

DELEGATIONS

MINUTES

2. Elphinstone (Area E) APC December 26, 2018 Meeting Cancelled
3. Egmont/Pender Harbour (Area A) APC December 26, 2018 Meeting Cancelled
4. Halfmoon Bay (Area B) APC December 25, 2018 Meeting Cancelled
5. Roberts Creek (Area D) APC December 17, 2018 Meeting Cancelled
6. West Howe Sound (Area F) APC December 25, 2018 Meeting Cancelled
7. Planning and Community Development Committee Minutes of December 13, 2018 & January 10, 2019 Pages 1 - 11

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

REPORTS

8. Subdivision Application Referral SD000053 (Stanton) pp 12 - 15

NEW BUSINESS

DIRECTORS REPORT

NEXT MEETING

ADJOURNMENT

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

December 13, 2018

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	B. Beamish
	Directors	A. Tize L. Lee L. Pratt D. McMahon M. Hiltz D. Siegers T. Lamb
ALSO PRESENT:	Chief Administrative Officer GM, Planning and Community Development GM, Infrastructure Services Manager, Planning and Development Senior Planner Senior Planner Alternate Director, Town of Gibsons Alternate Director, Elphinstone Administrative Assistant / Recording Secretary Public Media	J. Loveys I. Hall R. Rosenboom (part) A. Allen Y. Siao (part) J. Jackson (part) D. Croal S. Grindon A. O'Brien 19 (part) 1

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as amended as follows:

- Agenda Items No. 4 and 5 re-ordered before Item No. 2
- Add Correspondence from Lee Ann Johnson, Chair, Sunshine Coast Conservation Association, dated December 1, 2018 regarding Crown Lease for DL 1313 / Reed Road Forest.

REPORTS

Recommendation No. 1 *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 - Pender Harbour Ocean Discovery Station (PODS)*

The Planning and Community Development Committee recommended that the report titled Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 Consideration for First Reading – Pender Harbour Ocean Discovery Station (PODS) be received;

AND THAT *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1* and *Electoral Area A Zoning Amendment Bylaw No. 337.116* be forwarded to the Board for First Reading;

AND THAT *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1* and *Electoral Area A Zoning Amendment Bylaw No. 337.116* be referred to the following agencies for comment:

- Egmont / Pender Harbour Advisory Planning Commission;
- Pender Harbour Volunteer Fire Department;
- shíshálh Nation;
- Ministry of Transportation and Infrastructure;
- Vancouver Coastal Health

AND FURTHER THAT after First Reading of *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1* and *Electoral Area A Zoning Amendment Bylaw No. 337.116*, two public information meetings, one for the surrounding neighbourhood of the subject site and the other for the broader community, be held in regard to the bylaws.

Recommendation No. 2 *Coopers Green Hall Capital Funding Plan*

The Planning and Community Development Committee recommended that the report titled *Coopers Green Hall Capital Funding Plan* be received;

AND THAT staff submit an application for grant funding for the Coopers Green Hall replacement project through *the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream*;

AND THAT should the grant be successful, the Sunshine Coast Regional District commits to its share of funding (\$946,858) for the project through confirmed community contributions totaling \$355,666 and short-term borrowing of \$591,192 for a maximum term of five years;

AND FURTHER THAT any future grants or donations received toward the Coopers Green Hall project be used to offset short-term borrowing, subject to ICIP grant conditions.

Lee Ann Johnson, Chair, Sunshine Coast Conservation Association provided a summary of the correspondence dated December 1, 2018 regarding potential Crown Lease of DL 1313 to be used as an educational forest.

Recommendation No. 3 *DL 1313 Land Use*

The Planning and Community Development Committee recommended that the report titled *DL 1313 Land Use* be received;

AND THAT BC Timber Sales be requested to share with SCRD the results of the independent, professional assessment of DL 1313 (A91376);

AND THAT with respect to DL 1313, Vancouver Coastal Health be requested to review concerns related to the protection of drinking water in alignment with legislation;

AND FURTHER THAT this recommendation be forwarded to the Regular Board Meeting of December 13, 2018.

Recommendation No. 4 *Correspondence from Sunshine Coast Conservation Association*

The Planning and Community Development Committee recommended that the correspondence from Lee Ann Johnson, Chair, Sunshine Coast Conservation Association, dated December 1, 2018 regarding Crown Lease for DL 1313 / Reed Road Forest be received;

AND THAT staff report to a future Committee on whether the Sunshine Coast Conservation Association proposal meets the requirements for a Crown Lease of DL 1313.

Recommendation No. 5 *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road)*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) Public Hearing Report and Consideration of Third Reading – Electoral Area E be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for Third Reading;

AND FURTHER THAT before *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be considered for adoption, the following conditions be met:

- a) receipt of approval from Ministry of Transportation and Infrastructure under Section 52 (3) of the Transportation Act; and
- b) registration on title of a covenant outlining the following conditions prior to operation of a concrete batch plant:
 - i. installation of an approved connection to the regional water system, including provision for firefighting; and
 - ii. require receipt and approval by the Regional District of a dust management plan, which includes collection of rainwater.

Recommendation No. 6 *Truman Road Beach Access Permit Cancellation*

The Planning and Community Development Committee recommended that the report titled Truman Road Beach Access Permit Cancellation (Electoral Area B) be received;

AND THAT SCR D approve the cancellation of Ministry of Transportation and Infrastructure Permit #01-005-12930 for a beach access in the Truman Road area;

AND THAT staff research, with neighbourhood participation, opportunities to enhance the Crab Road Beach Access and report back to a future Committee;

AND FURTHER THAT as part of exploring Crab Road Beach Access enhancement opportunities, this report be referred to the Electoral Area B (Halfmoon Bay) Advisory Planning Commission.

Recommendation No. 7 *Community Resiliency Investment Program Grant Application*

The Planning and Community Development Committee recommended that the report titled Community Resiliency Investment Program Grant Application be received;

AND THAT the grant application to the Union of British Columbia Municipalities' Community Resiliency Investment Program for development of a Community Wildfire Protection Plan for SCRD Parks be approved;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of December 13, 2018.

Recommendation No. 8 *Regional Growth Strategy Options Report*

The Planning and Community Development Committee recommended that the report titled Regional Growth Strategy Options Report be received;

AND THAT staff work with the District of Sechelt, Town of Gibsons, Skwxwú7mesh Nation, shíshálh Nation and School District 46 to organize an intergovernmental meeting in early 2019 regarding a Regional Growth Strategy.

Remko Rosenboom, General Manager, Infrastructure Services, provided a power point presentation as an introduction to the staff report titled 2018 Water Demand Analysis.

Recommendation No. 9 *2018 Water Demand Analysis*

The Planning and Community Development Committee recommended that the report titled 2018 Water Demand Analysis be received for information;

AND THAT the Water Demand Analysis report provided by Integrated Sustainability be reviewed in the context of the Town of Gibsons providing water to Zone 3 by 2020.

Recommendation No. 10 *Growth Management Options*

The Planning and Community Development Committee recommended that staff provide a report to a Committee in Q1 2019 regarding tools, options, and approaches related to the management of growth and development on the Sunshine Coast in the context of a water supply deficit.

Recommendation No. 11 *Area A APC Minutes of November 28, 2018*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour Advisory Planning Commission minutes of November 28, 2018 be received.

Recommendation No. 12 *Area B APC Minutes of November 27, 2018*

The Planning and Community Development Committee recommended that the Halfmoon Bay Advisory Planning Commission minutes of November 27, 2018 be received.

Recommendation No. 13 *Area D APC Minutes of November 19, 2018*

The Planning and Community Development Committee recommended that the Roberts Creek Advisory Planning Commission minutes of November 19, 2018 be received.

Recommendation No. 14 *Area E APC Minutes of November 28, 2018*

The Planning and Community Development Committee recommended that the Elphinstone Advisory Planning Commission minutes of November 28, 2018 be received.

COMMUNICATIONS**Recommendation No. 15** *Correspondence from the Truck Loggers Association*

The Planning and Community Development Committee recommended that the correspondence from David Elstone, Executive Director, Truck Loggers Association, dated April 27, 2018 (received November 23, 2018) regarding retention of the Mt. Elphinstone area as part of the working forest be received.

Recommendation No. 16 *Correspondence from BC Timber Sales*

The Planning and Community Development Committee recommended that the correspondence from Noel Poulin, Woodlands Supervisor – Powell River, BC Timber Sales Chinook Business Area, dated October 28, 2019 regarding BC Timber Sales Operational Plan 2018-2022 be received.

Recommendation No. 17 *Correspondence from School District 46*

The Planning and Community Development Committee recommended that the correspondence from Pammila Ruth, Board Chair, School District 46, dated November 29, 2018 regarding Zoning Amendment to prohibit Cannabis Stores and Consumption Lounges be received.

The Committee recessed at 11:50 a.m. and reconvened at 11:58 a.m.

IN CAMERA

The Committee moved In Camera at 11:58 a.m.

That the public be excluded from attendance at the meeting in accordance with Section 90 (1)(k) and (2)(b) of the *Community Charter* – “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages...” and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party”;

AND THAT Dave Croal, Alternate Director for the Town of Gibsons and Stephanie Grindon, Alternate Director for Elphinstone, be authorized to be in attendance for the In Camera meeting.

The Committee moved out of In Camera at 12:07 p.m.

ADJOURNMENT 12:07 p.m.

Committee Chair

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

January 10, 2019

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	B. Beamish
	Directors	A. Tize L. Lee L. Pratt D. McMahon M. Hiltz D. Siegers B. Rowe (Alt.)
ALSO PRESENT:	Chief Administrative Officer GM, Planning and Community Development GM, Corporate Services/Chief Financial Officer Sr. Mgr. Administration & Legislative Services Sr. Mgr. Human Resources Manager, Planning and Development Senior Planner Fire Chief – Special Projects Fire Chief, GDVFD & Acting SCEP Coordinator Fire Chief, EDVFD Fire Chief, RCVFD Fire Chief, HBVFD Administrative Assistant / Recording Secretary Public Media	J. Loveys I. Hall T. Perreault (part) A. Legault (part) G. Parker (part) A. Allen Y. Siao (part) B. Higgs (part) R. Michael (part) K. Helyar (part) P. Higgins (part) R. Daley (part) A. O'Brien 15 (part) 2

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as presented.

REPORTS

Dave Mitchell and Associates addressed the Committee regarding the SCRD Fire Department Strategic Plan.

Recommendation No. 1 *SCRD Fire Department Strategic Plan*

The Planning and Community Development Committee recommended that the report titled SCRD Fire Department Strategic Plan be received;

AND THAT as per Recommendation 1 (in part) of the SCRD Fire Department Strategic Plan, through attrition of current positions of the Roberts Creek and Halfmoon Bay Fire Departments, the vacancies be transitioned to career Fire Chiefs;

AND THAT the following recommendation be postponed:

AND THAT as per Recommendation 4 of the SCRD Fire Department Strategic Plan; a Manager of Protective Services position be created from the existing Emergency Program Coordinator vacancy and that this position report to the Chief Administrative Officer;

AND THAT staff and/or the consultant present the SCRD Fire Department Strategic Plan to the Town of Gibsons;

AND THAT the SCRD Fire Department Strategic Plan be referred to the Gibsons and District Fire Commission;

AND FURTHER THAT 3 Year Service Plans for each of the SCRD Fire Departments be developed and brought back to Committee for consideration.

Dave Mitchell and Associates addressed the Committee regarding the SCRD Emergency Plan Review.

Recommendation No. 2 *SCRD Emergency Plan Review*

The Planning and Community Development Committee recommended that the report titled SCRD Emergency Plan Review be received;

AND THAT the Emergency Plan Review be referred to the District of Sechelt, Town of Gibsons, shíshálh Nation, Sunshine Coast Emergency Program Planning Committee, Pender Harbour Fire Protection District, Sechelt Fire Protection District and School District 46;

AND FURTHER THAT a budget proposal with respect to Recommendations contained in Section 5 and 6 of the SCRD Emergency Plan Review be brought to the 2019 Round 1 Budget deliberations for consideration.

Director Hiltz read a prepared statement outlining that although he has made submissions on the subject prior to becoming an elected official, he is maintaining an open-mind and participating in the decision making with respect to Development Variance Permit DVP00029 (Persephone) and Proposed Liquor Licence Endorsements for a Lounge and Picnic Area.

Brian Smith, CEO, Persephone Brewing Company addressed questions from the Committee regarding Development Variance Permit DVP00029 (Persephone) and Proposed Liquor Licence Endorsements for a Lounge and Picnic Area.

Recommendation No. 3 *Development Variance Permit DVP00029 (Persephone) and Proposed Liquor Licence Endorsements for a Lounge and Picnic Area*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00029 (Persephone) and proposed Liquor Licence Endorsements for a Lounge and Picnic Area – Area F be received;

AND THAT DVP00029 to relax Section 1021.7 (3) (a) (ii) (indoor seating capacity) of Zoning Bylaw No. 310 from 30 to 65 be issued subject to:

- a) Performance data and effluent testing lab reports of the wastewater treatment system for the brewery facility be provided to the SCRD and posted on the Persephone website on a quarterly basis for one year;
- b) registration of a covenant on title that:
 - i. requires a minimum of 12 secure bicycle parking spaces;
 - ii. requires a minimum of 80 on-site parking spaces;
 - iii. limits the food and beverage lounge business hours to the following:
 - Summer Hours (Friday of Victoria Day long weekend through Monday of Thanksgiving long weekend): No earlier than 10:00 a.m. and no later than 9:00 p.m.
 - Winter Hours (Tuesday after Thanksgiving long weekend to Thursday before Victoria Day long weekend): No earlier than 11:00 a.m. and no later than 7:00 p.m., with the exception of December 31st on which the hours can be extended from 7:00 p.m. to 1:00 a.m. on the morning of January 1st;
 - iv. indoor amplified and outdoor non-amplified music is permitted from 12:00 p.m. to 6:00 p.m. on Saturday and Sunday, with the exception of the night of December 31st and until 1:00 a.m. on the morning of January 1st;

AND THAT the proposed Lounge Endorsement be supported subject to the conditions established in DVP00029 (including that the indoor lounge seating not exceed 65 and outdoor lounge area not exceed 50 square metres);

AND THAT the proposed Picnic Endorsement be supported subject to a maximum of 150 people;

AND THAT the Board resolution along with a copy of the report dated January 10, 2019 be provided to:

- a) Agricultural Land Commission;
- b) Vancouver Coastal Health; and
- c) British Columbia Liquor and Cannabis Regulation Branch (LCRB).

AND THAT staff report to the Planning and Community Development Committee by Q1 2020 regarding performance data and effluent testing lab reports of the wastewater treatment system for the brewery facility;

AND FURTHER THAT this recommendation be forwarded to the Board meeting of January 10, 2019.

Randy Verhulst, Applicant, Frontage Waiver for Subdivision SD000007 (Randson) addressed questions from the Committee regarding the subdivision frontage waiver process.

Recommendation No. 4 *Frontage Waiver for Subdivision SD000007 (Randson)*

The Planning and Community Development Committee recommended that the report titled Frontage Waiver for Subdivision SD000007 (Randson) – Electoral Area E be received;

AND THAT the requirement for 10% road frontage for proposed Lots 9 - 14 in the subdivision of Lots 15, 16, and 17 District Lot 908 Plan 9768 be waived.

The Committee recessed at 11:55 a.m. and reconvened at 11:59 a.m.

Recommendation No. 5 *Child Care Planning Grant for the Sunshine Coast (District of Sechelt)*

The Planning and Community Development Committee recommended that the report titled Child Care Planning Grant for the Sunshine Coast (District of Sechelt) be received;

AND THAT SCR D supports the District of Sechelt's application to the UBCM Child Care Planning Program (2019);

AND THAT SCR D contribute in-kind services to Child Care Planning for the Sunshine Coast project;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of January 10, 2019.

Recommendation No. 6 *Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties) – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development:

Subject to the following conditions, SCR D has no objections to the proposed moorage fronting Strata Lot 1 and Lot 2, District Lot 1467, Group 1, New Westminster District, Strata Plan BCS1947, Provincial Reference Number 320077:

- a. SCR D will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- b. Ensure that Skwxwú7mesh Nation is consulted, any concerns are addressed and that all related activities undertaken comply with the *Heritage Conservation Act*;
- c. Islands Trust be contacted with respect to this application.

AND FURTHER THAT the recommendation be forwarded to the Regular Board meeting of January 10, 2019.

Recommendation No. 7 *Development Variance Permit DVP00040 (Carmichael)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00040 (Carmichael) – Electoral Area A be received;

AND THAT Development Variance Permit DVP00040 to vary the rear parcel line setback, per Section 1100.2(a) of Zoning Bylaw No. 337, 1990, from 5 metres to 2 metres to permit the siting of an auxiliary building, be issued, subject to:

1. A location survey, prepared by a B.C. Land Surveyor, be submitted confirming that the foundation forms are sited no less than 2 metres from the rear parcel line;
2. The roof overhangs projecting no more than 0.3 metres into the 2 metre rear parcel line setback;
3. All rainwater collected on the roof of the building must be transported through gutters, downspouts and closed pipes and should be conveyed to appropriate discharge facilities as to not impact the west slope and adjacent properties;
4. The height of the proposed building not exceeding 6.6 metres;
5. Landscaping being installed at the rear parcel line, including the planting of native vegetation to mitigate storm water drainage and provide a buffer to the adjacent property.

Recommendation No. 8 *Recreation Sites and Trails Agreement Renewal for Klein Lake, Secret Cove, Big Tree and Sprockids*

The Planning and Community Development Committee recommended that the report titled Recreation Sites and Trails Agreement Renewal for Klein Lake, Secret Cove, Big Tree and Sprockids be received;

AND THAT with respect to potential renewal of Recreation Sites and Trails BC Partnership Agreement PA12DS1-02:

1. SCR D decline the agreement for Klein Lake Recreation Site (REC0134);
2. SCR D decline the agreement for Secret Cove Falls Trail (REC0383);
3. The delegated authorities renew the agreement for Big Tree Trail (REC5890) for a period of 5 years;
4. SCR D request an extension to consider renewal of the agreement for Sprockids Park (REC6768).

AND FURTHER THAT staff engage Ministry of Forests, Lands, Natural Resource Operations & Rural Development staff and trail groups with respect to developing a sustainable management plan for Sprockids Park Recreation Site and report back to the Committee with further recommendations.

Director Tize declared a conflict of interest and left the meeting at 12:15 p.m.

Recommendation No. 9 *RFP 18 354 Maintenance and Minor Repairs to SCRD Ports*

The Planning and Community Development Committee recommended that the staff report titled Maintenance and Minor Repairs to SCRD Ports RFP 18 354 Award Report be received;

AND THAT SCRD enter into an agreement with Summerhill Fine Homes Inc. for up to \$223,591.06 for Maintenance and Minor Repairs to Regional District Ports as described in the Request for Proposal 18 354;

AND THAT the [345] Ports Service contracted services budget be increased by \$30,000 annually funded through taxation;

AND THAT the 2019-2023 Financial Plan be updated in advance of Round 1 budget deliberations;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of January 10, 2019.

Director Tize returned to the meeting at 12:19 p.m.

COMMUNICATIONS**Recommendation No. 10** *Correspondence from Ocean Watch Task Force*

The Planning and Community Development Committee recommended that the correspondence Kate-Louise Stamford, Gambier Island Trustee and Doug Race, District of Squamish, Ocean Watch Task Force dated December 3, 2018 regarding request for continued SCRD participation in the Ocean Watch Task Force be received;

AND THAT Director Hiltz be appointed to the Ocean Watch Task Force as the SCRD Board liaison for 2019-2022;

AND FURTHER THAT the Ocean Watch Task Force be invited to apply for funding through the 2019 Rural Areas Grant-in-Aid process.

Recommendation No. 11 *Correspondence from Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding Mount Elphinstone Land Use Planning*

The Planning and Community Development Committee recommended that the correspondence from Allan Johnsrude, Regional Executive Director, South Coast Natural Resource Region, Ministry of Forests, Lands, Natural Resource Operations and Rural Development dated December 21, 2018 regarding Mount Elphinstone Land Use Planning and request for meeting be received.

ADJOURNMENT 12:27 p.m.

Committee Chair



APPLICATION REFERRAL

Sent: January 30, 2019

Respond By: February 28, 2019

Referral To:

- | | | |
|---|--|---|
| <input type="checkbox"/> shíshálh Nation | <input type="checkbox"/> Min. of Transportation and Infra. | <input type="checkbox"/> District of Sechelt |
| <input type="checkbox"/> Skwxwú7mesh Nation | <input type="checkbox"/> Agricultural Land Commission | <input type="checkbox"/> Town of Gibsons |
| <input checked="" type="checkbox"/> SCRD Building Services | <input type="checkbox"/> Min. of Forests, Lands and Nat. | <input type="checkbox"/> Islands Trust |
| <input type="checkbox"/> SCRD Infrastructure Services | <input type="checkbox"/> School District #46 | <input type="checkbox"/> Vancouver Coastal Health |
| <input type="checkbox"/> SCRD Corporate Services | <input type="checkbox"/> Dept. of Fisheries and Oceans | <input checked="" type="checkbox"/> Advisory Planning Commission |
| <input type="checkbox"/> Other: | | |

Type of Application: Subdivision

SCRD File: SD000053

Electoral Area: E - Elphinstone

Property Legal Description: Lot 4, Block 10, District Lot 909, Plan VAP1275, PID 005-890-217
Lot C, Block 10, District Lot 909, Plan VAP1275, PID 005-890-187

Civic Address and Location: 107 Swallow Road

Applicant: David Stanton

Summary of Application:

The intent of this application is to relocate a parcel line between two existing parcels.

Existing Lot C is a very narrow parcel with no practical road frontage as Ocean Beach Esplanade, to the south, is a steep waterfront embankment. The proposal under consideration is an adjustment of the contiguous parcel line between Lot 4 and Lot C. The line parcel boundary would be relocated to the north, perpendicular to the current configuration (See attached plan).

An existing single family home is located on Lot 4. Lot C contains no structures and the area of the reconfigured lot contains no existing development (See attached aerial photo).

The subject parcels are located within Subdivision District C where the minimum parcel size is 2000 m². Per Section 405.1(d) of Zoning Bylaw No. 310 an exemption for minimum parcel size area is available when relocating parcel line to improve a subdivision pattern.

It would be appreciated if you would examine this application and provide comments.

In order to expedite the processing of the application, your response would be appreciated by February 28, 2019 after which we will prepare subdivision conditions for the Provincial Approving Officer.

Sven Koberwitz, Planning Technician
Planning and Development Division
Sunshine Coast Regional District

Attachments Enclosed:

Location Map, Proposed Subdivision Plan, Aerial Photo.

Phone: (604) 885-6804 (Ext. 1)
Email: sven.koberwitz@scrd.ca

Location Map - SD000053



Subject Property

Legend

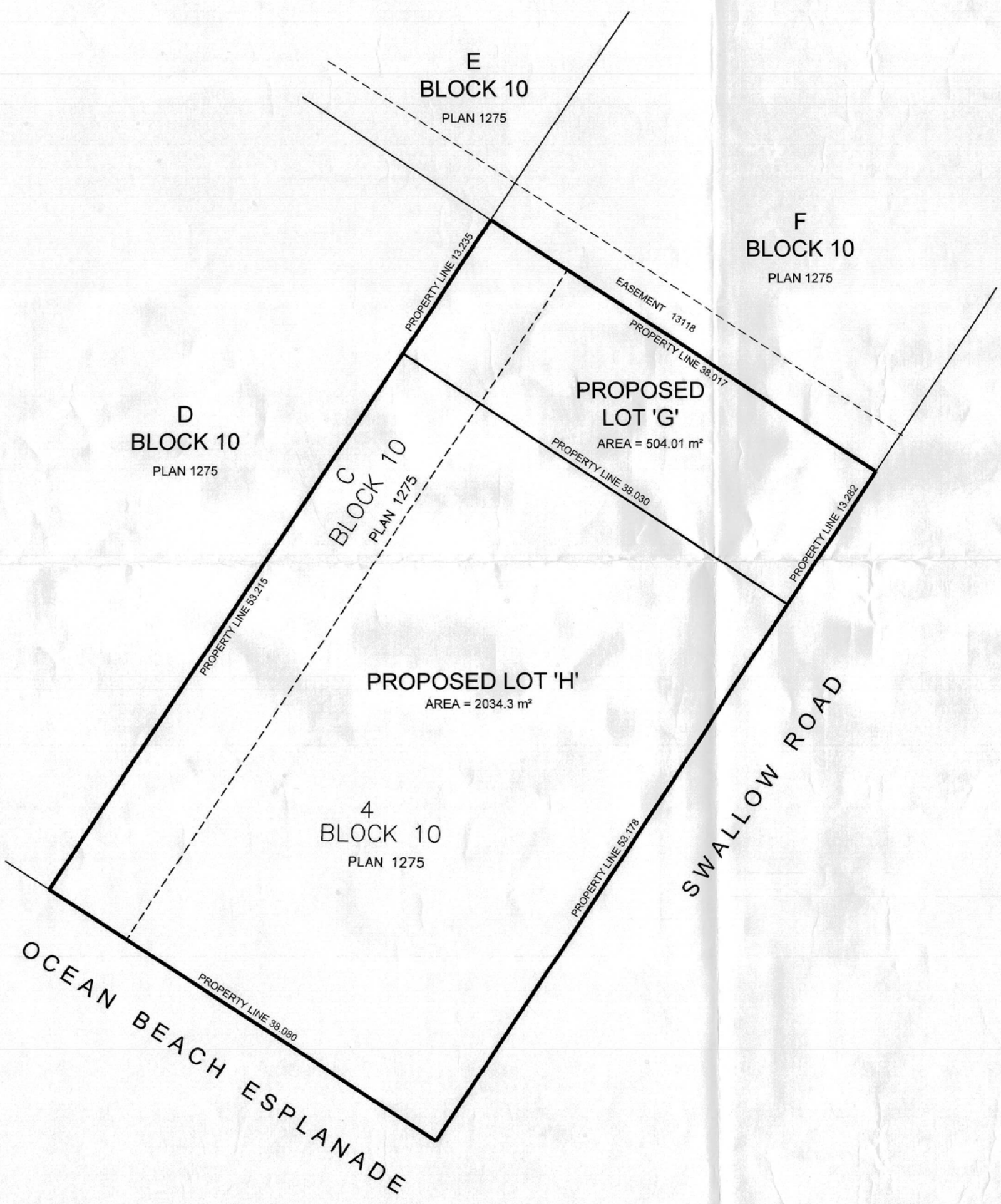
- Parcels
- Agricultural Land Reserve
- Jurisdiction
- Golf Courses
- Parks**
 - SCRD Park
 - REC
 - Municipal park
 - Provincial Park
 - Wharf
 - Cemetery

1.0 0 0.51 1.0 Kilometers

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



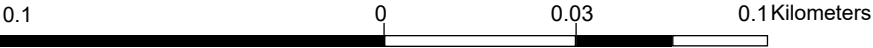
1/30/2019
1: 20,000





Legend

- Parcels
- Agricultural Land Reserve



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1/30/2019
1: 1,000