

**DISTRICT OF SECHELT**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**  
**Held at 5797 Cowrie Street, Sechelt, BC**  
**Thursday, March 8<sup>th</sup>, 2018**

**PRESENT** Michael Hoole (Chair), Paul Mears, Sandra Friedman, Ahren Bichler, Ken Crozier, Ana Sandrin, Barry Gilson

**REGRETS** Astor Tsang, Rainer Weininger

**STAFF** Director of Planning and Development Services, T Corbett; Municipal Planner, A. Letman; Recording Secretary, M. Roberts

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**1. CALL TO ORDER**

The Chair called the Advisory Planning Commission Meeting to order at 5:00pm. The Chair welcomed the new Advisory Planning Commission member Barry Gilson.

**2. ADOPTION OF AGENDA**

**Recommendation No. 1 – Agenda**

**Moved/Seconded**

That the Agenda be adopted.

**CARRIED**

**3. APPOINTMENTS AND DELEGATIONS**

**4. ADOPTION OF PREVIOUS MINUTES**

**4.1 Minutes of the February 15<sup>th</sup>, 2018 Advisory Planning Commission Meeting**

**Recommendation No. 2 – Minutes**

**Moved/Seconded**

That the minutes of the February 15<sup>th</sup>, 2018 Advisory Planning Commission meeting be adopted as circulated.

**CARRIED**

**5. CORRESPONDENCE**

**6. BUSINESS ITEMS AND REPORTS**

**6.1 Olsen Brothers Development – 6 Lot Subdivision**

The Municipal Planner gave a presentation on the application. The zoning is R-1 and there is sanitary sewer in the area. The Municipal Planner reviewed the permitted uses of the R-1 zoning and the Official Community Plan future land-use designation of “Residential”. The development application is to subdivide a 5790m<sup>2</sup> property into 6 lots ranging in size from 743m<sup>2</sup> to 969m<sup>2</sup> and build single family dwellings. Some of the property will be dedicated to the roads. Infrastructure servicing improvements will take place as part of the development application.

In discussion it was noted that:

- The regional district has indicated that there is water available for the development.
- Water meters will be installed by the SCR D in the near future which will help capture leaks in the system
- If water was not available the District of Sechelt would not continue with development
- Curtis Place will be paved – curb, gutter and sidewalk one side.

**Recommendation No. 3 – Olsen Brothers Development – 6 Lot Subdivision**

**Moved/Seconded**

That the Commission recommend to the Approving Officer that Subdivision Application 3320-20 2018-04 (Olson) be approved.

**CARRIED**

**6.2 Holywell Properties – Rezoning Text Amendment - 5665 Teredo Street**

The Municipal Planner described the application. The Official Community Plan designation is Downtown Commercial. This space in the Watermark complex was originally designed as a commercial space for a restaurant or café, however the space has remained vacant since the building opened. The rezoning text amendment is to include “commercial art gallery” as a permitted use in the CD-30 zone of Zoning Bylaw 25, 1987. The CD-zone does not permit retail spaces larger than 100 m<sup>2</sup> in area. The space (strata unit) that the commercial art gallery would operate in is 159.1m<sup>2</sup> in area. The layout and floorplan of the art gallery was presented as well as some of the proposed types of artwork that may be sold.

In discussion, it was noted that:

- The deck above the commercial space will not be used;
- A coffee bar would be allowed to operate in the commercial art gallery;
- “Commercial Art Gallery” will be added instead of “Art Gallery” so as not to be confused with the definition of “Museum” in PA-1 zones;
- Accessible washroom will be available for customers;
- All new retail outlets need to be accessible to meet the building code;
- The space cannot be used by other ventures unless specified as one of the permitted uses as defined by the zoning bylaw;
- The strata has been informed of the proposed commercial art gallery and the majority of owners are in favour of it.

**Recommendation No. 4 – Holywell Properties – Rezoning Text Amendment - 5665 Teredo Street**

**Moved/Seconded**

That the Commission recommend to Council the addition of “Commercial Art Gallery” as a permitted use in the CD-30 zone (the zone for the Watermark Building).

**CARRIED**

**7.0 NEW BUSINESS**

**7.1 Concerns for Water Availability and Shortages**

In discussion it was noted that:

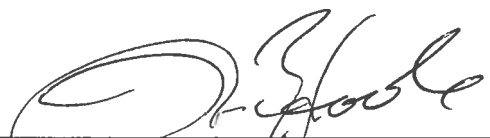
- Development will not stop unless water supply issues in Sechelt are identified by the SCRD
- Concern raised that it is irresponsible to continue development if a water supply and/or storage solution has not been identified;
- Development may be a driving force to address the issue of, and help pay for, harnessing water on the Sunshine Coast
- The Chair encouraged members of the Commission to have their community associations write to the SCRD and Sechelt Council to have their concerns around water voiced
- Water meters will find water leaks that will provide for a reduction in water use.
- Water meters may not solve the issues
- Council is aware of the need to address water scarcity in Sechelt
- The Advisory Planning Commission can pen a letter to Council
- Building a reservoir would be an action to harness water

- The Commission could invite a staff representative of the Sunshine Coast Regional District to present to the Commission on how they plan to move forward on the water supply and demand issues

7. **ADJOURNMENT**

The Advisory Planning Commission meeting of March 8, 2018 be adjourned at 5:40pm.

**CARRIED**

  
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Michael Hoole, Chair

  
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Jo-Anne Frank, Corporate Officer