

**DISTRICT OF SEHEL
MINUTES OF PLANNING AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING
Held at 5797 Cowrie Street, Sechelt, BC
Wednesday, March 28, 2018**

PRESENT Councillor N. Muller (Chair); M. Shanks, D. Siegers; Councillors A. Lutes (Partial attendance)

STAFF Chief Administrative Officer, A. Yeates; Director of Planning and Development Services, T. Corbett; Municipal Planner A. Letman (Partial attendance); Community Planner A. Thompson; Community Planner M. Stjepovic (Partial attendance); Recording Secretary M. Roberts

1. CALL TO ORDER AND DECLARATION OF CONFLICT

The Chair called the Planning and Community Development Committee Meeting to order at 2:00pm and asked if there were any declarations of conflict.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

That the Agenda be adopted.

CARRIED

3. APPOINTMENTS AND DELEGATIONS

4. COMMITTEE / COMMISSION MINUTES AND REPORTS

4.1 Minutes of the Planning and Community Development Committee Meeting of February 28, 2018 – for receipt

Recommendation No. 2

Moved/Seconded

That the Minutes of the Planning and Community Development Committee Meeting of February 28th, 2018 be received.

CARRIED

**4.2 Minutes of the Advisory Planning Commission Meeting of January 11th, 2018 –
for receipt**

Recommendation No. 3

Moved/Seconded

That the Minutes of the Advisory Planning Commission Meeting of March 8th, 2018 be received.

CARRIED

5. NEW BUSINESS

6. BUSINESS ITEMS

6.1 Resland – Development Variance Permit and Development Application

Recommendation No. 4 Resland Development Co. – Development Variance Permit and Development Permit Application

Moved/Seconded

That the report from the Municipal Planner, dated March 19, 2018 regarding the Resland Development Co.'s Development Variance Permit and Development Permit applications be received.

CARRIED

Recommendation No. 5 – Resland Development Co. – Development Variance Permit and Development Permit Application

Moved/Seconded

That the Planning and Community Development Committee recommends to Council that:

Council agree in principle with the variance and that the official notification to neighbouring property owners and residents be completed, prior to Council's final consideration of Development Variance Permit 2017-09, for the proposed Resland subdivision development, for the existing two properties: Blocks K and L, Plan 7331, DL 4293, PID 010-663- 495 and PID 010-663-525;

Development Variance Permit 2017-09 (Resland), for the proposed subdivision development be prepared by staff:

- a) That includes a variance to Bylaw 430 Part 4 - Application Requirements and Approval Process – Section 17. Parcel Standards - 17(5) that the

minimum width of a dedicated panhandle access strip is reduced from 6.0 metres to 4.5 metres, for proposed new Lot 29;

- b) And includes the conditions that:
- i. A cast-in-place concrete walkway and stairwell of a minimum 1.2 metres wide be provided from McCourt Road's future sidewalk to the upper level of new Lot 29 as indicated on Binnie Engineering's drawing No. 14-761-SK29 dated March 14, 2018; and,
 - ii. A restrictive covenant be registered requiring fire sprinklering of any new home on Lot 29.

CARRIED

Recommendation No. 6 – Resland Development Co. – Development Variance Permit and Development Permit Application

Moved/Seconded

That the Planning and Community Development Committee recommends to Council that the Development Permit 2018-11 (Resland) be approved as follows:

- i. For the proposed Resland subdivision development consisting of the existing properties:
 - Lot 1, Block P, Plan 16343, DL 4293, PID 007-506-290;
 - Lot 1, Blocks P, Q, & R, Plan 17699 except Plans 18429, 19428, LMP31892, BCP7972, BCP26633, and EPP23354, DL 4293, PID 007-259-255;
 - Block K, Plan 7331, DL 4293, PID 010-663-495;
 - Block L, Plan 7331, DL 4293, PID 010-663-525;
- ii. And that Development Permit 2018-11 (Resland) require that the subdivision development of the above properties must be in accordance with the analysis and recommendations of the Geotechnical Assessment Report and Appendix D: Landslide Assessment Assurance Statement, both dated March 19, 2018 and prepared by William J. Cedzich, P.Eng. of Western Geotechnical Consultants Limited.

CARRIED

6.2 Rona – Development Permit and Development Variance Permit Application

Recommendation No. 7 – Rona – Development Permit and Development Variance Permit Application

Moved/Seconded

That the report from the Community Planner dated March 9, 2018 regarding applications for Development Permit 2018-02 and Development Variance Permit 2018-01 (Jones Rona) at 5644 Wharf Avenue be received.

CARRIED

Councilor Alice Lutes entered the meeting at 2:19pm.

Recommendation No. 8 – Rona – Development Permit and Development Variance Permit Application

Moved/Seconded

That Development Variance Permit 2018-01 be approved for the properties, LOT 5, BLOCK 9, DISTRICT LOTS 303 AND 304, PLAN 7483 (PID 010-204-733) and LOT B, DISTRICT LOT 304, GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP43376, (PID 024-634-174) to vary:

- a) District of Sechelt Zoning Bylaw 25, 1987 Section 631.1 (b), to reduce the rear lot line setbacks in the C-4 Zone from 3.0 m to 0.0 m, to accommodate two new storage warehouses, and
- b) District of Sechelt Subdivision and Development Control Servicing Standards Bylaw 430, 2003, Part 7 – Levels of Service Guidelines pertaining to sidewalks, streetlights, and undergrounding of Hydro and telephone services as follows:
 - i. Sidewalk – reduce from 2.0 m to 1.5 m width
 - ii. Waive the requirements for undergrounding of Hydro and telephone services and installation of decorative street lighting by registering a restrictive covenant which would require these services to be undertaken at the time of a subsequent development application for buildings.

CARRIED

Recommendation No. 9 – Rona – Development Permit and Development Variance Permit Application

Moved/Seconded

That subject to the issuance of Development Variance Permit 2018-01, that Development Permit 2018-02 be approved for LOT 5, BLOCK 9, DISTRICT LOTS 303 AND 304, PLAN 7483 (PID 010-204-733) and LOT B, DISTRICT LOT 304, GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP43376, (PID 024-634- 174) with the following conditions:

- a. That the property is developed in accordance with:
 - i. Architect drawings prepared by Edge Architecture Ltd. titled 'A1.1 BCBC Site Plan' and dated March 14, 2018;
 - ii. Design Drawings
 - a) Titled 'ASC-1862-B1 Proposed Auto-Stak System, Building-B' and dated Nov. 7, 2017
 - b) Titled 'ASC-1862-C1 Proposed Auto-Stak System, Building-C' and dated Nov. 7, 2017
 - c) Titled 'ASC-1862-C2 Proposed Auto-Stak System, Building-C' and dated Nov. 7, 2017
 - d) Aerial image with overlaid drawings showing proposed construction, recycling area and Fire Dept. Access man doors and file dated Mar. 19, 2018;
 - iii. Landscaping Plan prepared by PMG Landscape Architects titled 'L1-Landscape Plan' and dated Dec. 12, 2017;
- b. That a landscaping bond be provided in the amount of \$7,424.00, to be held for a period of two years, post installation, to ensure timely planting and maintenance which optimizes chances of plant survival;
- c. That the exterior materials consist of siding and roof colours to match existing structures;
- d. That all onsite exterior lighting be downcast and energy efficient;
- e. Provision of a stormwater management plan and erosion and sediment control plan that meets the requirements of Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003;

CARRIED

6.3 Murmac Construction Ltd – Rezoning

Recommendation No. 10 – Murmac Construction Ltd – Rezoning

Moved/Seconded

That the report from the Community Planner dated March 12, 2018 regarding Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-290, 2017 (Murmac Construction Ltd.) be received.

CARRIED

Recommendation No. 11 – Murmac Construction Ltd – Rezoning

Moved/Seconded

That staff be authorized to draft Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-290, 2017 (Murmac Construction Ltd.) to rezone Block 12 District Lot 1471 Plan 3660 from RR-1, Rural Residential 1 Zone to R-1, Residential 1 Zone.

CARRIED

6.4 Van Ke Development - Development Permit and Development Variance Permit Application

Recommendation No. 12 – Van Ke Development - Development Permit and Development Variance Permit Application

Moved/Seconded

That the report from the Community Planner dated March 20, 2018 regarding the applications for a development permit and development variance permit from Van Ke Developments Inc. be received.

CARRIED

Recommendation No. 13 – Van Ke Development - Development Permit and Development Variance Permit Application

Moved/Seconded

That Development Permit 2018-05 be approved for BLOCK A EXCEPT: FIRSTLY; PART IN PLAN 6972 SECONDLY; PART DEDICATED ROAD ON PLAN LMP5428 DISTRICT LOT 1379 PLAN 1938 with the following conditions:

- a) The property shall be developed in accordance with the Geotechnical Assessment prepared by Western Geotechnical Consultants Ltd. dated October 4, 2017.

CARRIED

Recommendation No. 14 – Van Ke Development - Development Permit and Development Variance Permit Application

Moved/Seconded

That Development Variance Permit 2018-02 be approved for BLOCK A EXCEPT: FIRSTLY; PART IN PLAN 6972 SECONDLY; PART DEDICATED ROAD ON PLAN LMP5428 DISTRICT LOT 1379 PLAN 1938 to vary Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003 as follows:

- a) Modifying the Urban Collector Road, SR-7, for Laurel Road and Nestman Road within the development area and from the western property line to the intersection of Highway 101 to a 7.3 m wide travel lane (3.65 m in each direction), 3.5 m wide paved, multiuse pathway on each side except for the north side of Nestman Road, which shall have a 1.8 m wide concrete sidewalk, and a 1.0 m wide boulevard;
- b) Modifying the Urban Half Road, SR-3, for Nestman Road east of the intersection with Laurel Road to a 2.0 m wide paved pathway connecting to the existing Chapman Creek trail network, with one ornamental street light, a bench, and a minimum of three parking stalls at the western end of the pathway; and
- c) Modifying the Urban Half Road, SR-3, for the extension of Betty Road to 5.5 m wide pavement.

CARRIED

6.5 Wade – Official Community Plan Amendment Application

Recommendation No. 15 – Wade – Official Community Plan Amendment Application

Moved/Seconded

That the report from the Community Planner dated March 15, 2018 regarding the application for Official Community Plan Amendment Bylaw No. 492-22, 2018 (Wade) & Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-286, 018 (CD-42, Wade) be received.

CARRIED

Recommendation No. 16 – Wade – Official Community Plan Amendment Application

Moved/Seconded

That Official Community Plan Amendment Bylaw No. 492-22, 2018 (Wade) be given first reading.

CARRIED

Recommendation No. 17 – Wade – Official Community Plan Amendment Application

Moved/Seconded

That zoning Bylaw No. 25, 1986, Amendment Bylaw No. 25-286, 2018 (CD-42, Wade) be given first reading.

CARRIED
OPPOSED Councilor Muller

Recommendation No. 18 – Wade – Official Community Plan Amendment Application

Moved/Seconded

That Official Community Plan Amendment Bylaw No. 492-22, 2018 (Wade) be considered in conjunction with:

- a. District of Sechelt's current Financial Plan;
- b. Sunshine Coast Regional District's Solid Waste Management Plan;
- c. District of Sechelt's 2000 Liquid Waste Management Plan; and
- d. The registration of the District's Waste Water Treatment Plan under the Municipal Waste Water Regulation.

CARRIED

Recommendation No. 19 – Wade – Official Community Plan Amendment Application

Moved/Seconded

That staff be authorized to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-22, 2018 (Wade) & Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-286, 2018 (CD-42, Wade).

CARRIED

6.6 Development Action Chart – for receipt

Recommendation No. 20 – Development Action Chart – for receipt

Moved/Seconded

That the Development Action Chart be received.

CARRIED

ADJOURNMENT

That the Planning and Community Development Committee Meeting of March 28, 2018 be adjourned at 3:58pm.

CARRIED



Noel Muller, Chair



Jo-Anne Frank, Corporate Officer