



# PLANNING AND DEVELOPMENT COMMITTEE

January 8, 2015

SCRD Board Room, 1975 Field Road, Sechelt, BC

## AMENDED AGENDA

**CALL TO ORDER** 9:30 a.m.

### AGENDA

1. Adoption of the Agenda

### DELEGATIONS

2. Representative from Vancouver Coastal Health **(INVITED)**  
Regarding VCH - SCRD Healthy Communities Collaboration Agreement  
**(Regional Planning Services) (Voting – All Directors)**
3. Erica Ellis, Project Manager, Kerr Wood Leidal Associates Ltd. **(INVITED)**  
a. Geotechnical Review - Egmont/Pender Harbour OCP Area  
pp 1 - 52  
b. Geotechnical Review - Twin Creeks OCP Area  
ANNEX B  
**(Rural Planning Services) (Voting – A, B, D, E, F)**  
pp 53 - 99

### REPORTS

4. Planning and Development Department Work Plan for 2015  
**(Regional Planning, Rural Planning, Economic Development, Hillside, Building Inspection Services) (Voting – All Directors)**  
ANNEX C  
pp 100 - 109
5. Agricultural Area Plan Steering Committee Work Plan  
**(Regional Planning Services) (Voting – All Directors)**  
ANNEX D  
pp 110 - 113
6. Pesticide Use and Invasive Species Management Policy  
**(Regional Planning Services) (Voting – All Directors)**  
ANNEX E  
pp 114 - 125
7. Invasive Species Technical Working Group and Advisory Committee Terms of Reference  
**(Regional Planning Services) (Voting – All Directors)**  
ANNEX F  
pp 126 - 136
8. Referral from Squamish Lillooet Regional District Regarding a Regional Growth Strategy Amendment Bylaw for Waldorf School  
**(Regional Planning Services) (Voting – All Directors)**  
ANNEX G  
pp 137 - 166
9. Zoning Amendment Bylaw 337.111 (Whiskey Business – Pender Harbour Hotel and Grasshopper Pub, 12671 Sunshine Coast Highway)  
**Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)**  
ANNEX H  
pp 167 - 173
10. Crown Land Application File 2411037 for a Residential Private Moorage fronting Lot W, DL 68085, Plan BB790135, Middlepoint, Area A  
**Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)**  
ANNEX I  
pp 174 - 195
11. Crown Referral 2411086 by A&A Trading Ltd. For Log Handling at Gustafson Bay, Salmon Inlet, Area B  
**Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F)**  
ANNEX J  
pp 196 - 253
12. Road Closure Application #2014-02231 (Bone) (Area E)  
**Electoral Area E (Rural Planning Services) (Voting - A, B, D, E, F)**  
ANNEX K  
p 254

- |     |   |                         |
|-----|---|-------------------------|
| 13. | Proposed Telecommunications Tower (Altus Group for Eneveldson/Telus) – Area F<br><b>Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F)</b> | ANNEX L<br>pp 255 - 292 |
| 14. | Planning and Development Division Monthly Report - December 2014<br><b>(Regional/Rural Planning Services) (Voting – All Directors)</b>                      | ANNEX M<br>pp 293 - 300 |

**MINUTES**

**COMMUNICATIONS**

- |     |   |                         |
|-----|---|-------------------------|
| 15. | <u>P. Monteith, Executive Correspondence Officer, Office of the Prime Minister dated December 9, 2014</u><br>Regarding Receipt of Correspondence – SCRD Resolution regarding LNG tankers in Howe Sound and Georgia Strait.                | ANNEX N<br>p 301        |
| 16. | <u>Chad Hershler, Executive and Artistic Director, Deer Crossing the Art Farm dated December 19, 2014</u><br>Regarding Request for Letter of Support for Smart Farm Project.<br><b>(Rural Planning Services) (Voting – A, B, D, E, F)</b> | ANNEX O<br>pp 302 - 303 |

**LATE ITEMS**

- |     |  |                                       |
|-----|--|---------------------------------------|
| 17. | <b>Building Department Revenues – December 2014</b><br><b>(Building Department) (Voting – A, B, D, E, F, SIGD)</b>                                   | <b>ANNEX P</b><br><b>pp 304 - 307</b> |
| 18. | <b>Egmont/Pender Harbour (Area A) APC Minutes of December 17, 2014</b><br><b>Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)</b> | <b>ANNEX Q</b><br><b>pp 308 - 310</b> |

**IN CAMERA**

*That the public be excluded from attendance at the meeting in accordance with Section 90 (1) of the Community Charter.*

**ADJOURNMENT**

## SCRD STAFF REPORT

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**DATE:** January 5<sup>th</sup>, 2015  
**TO:** Planning and Development Committee – January 8<sup>th</sup>, 2015  
**FROM:** Building Department  
**RE:** Building Department Revenues for December 2014

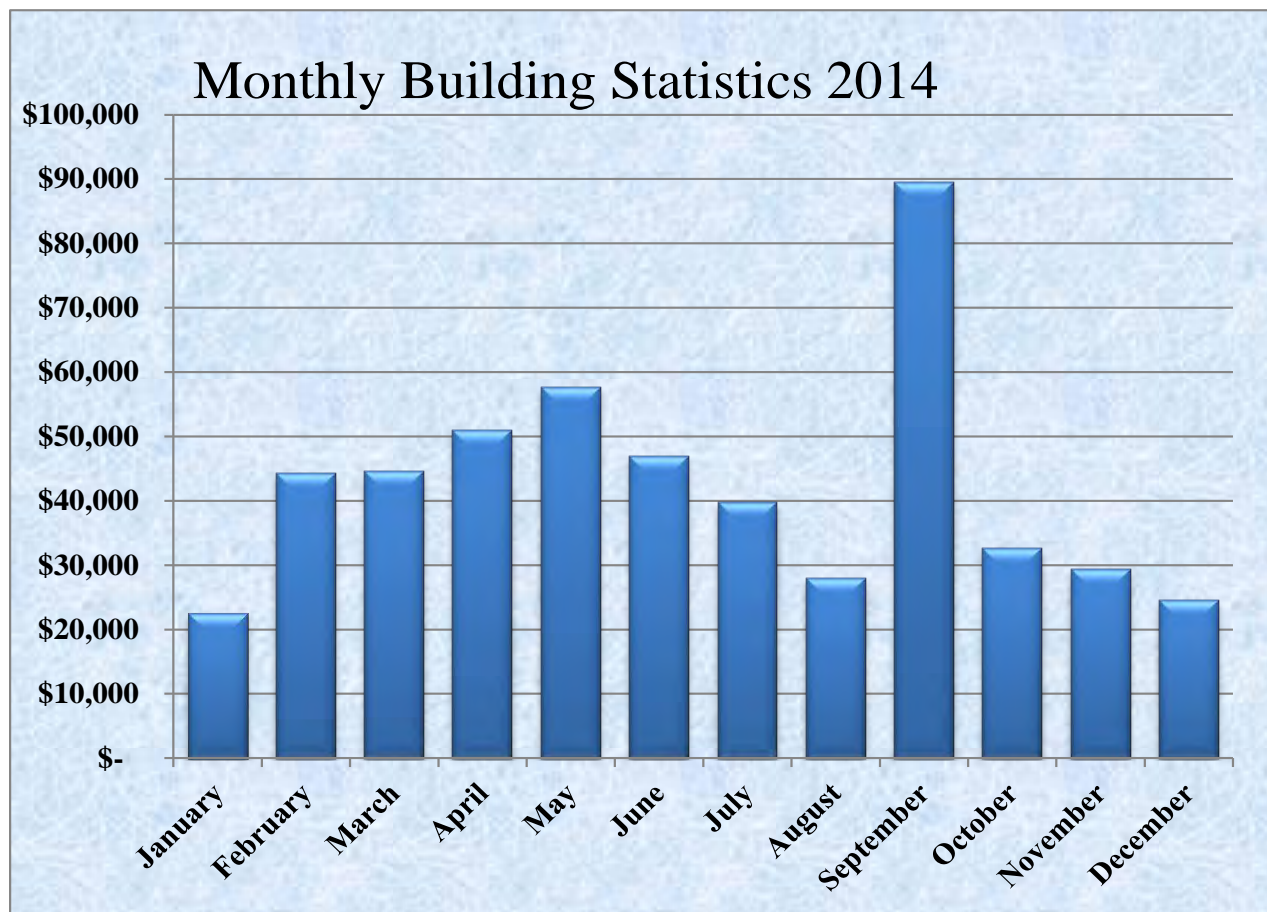
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### RECOMMENDATION:

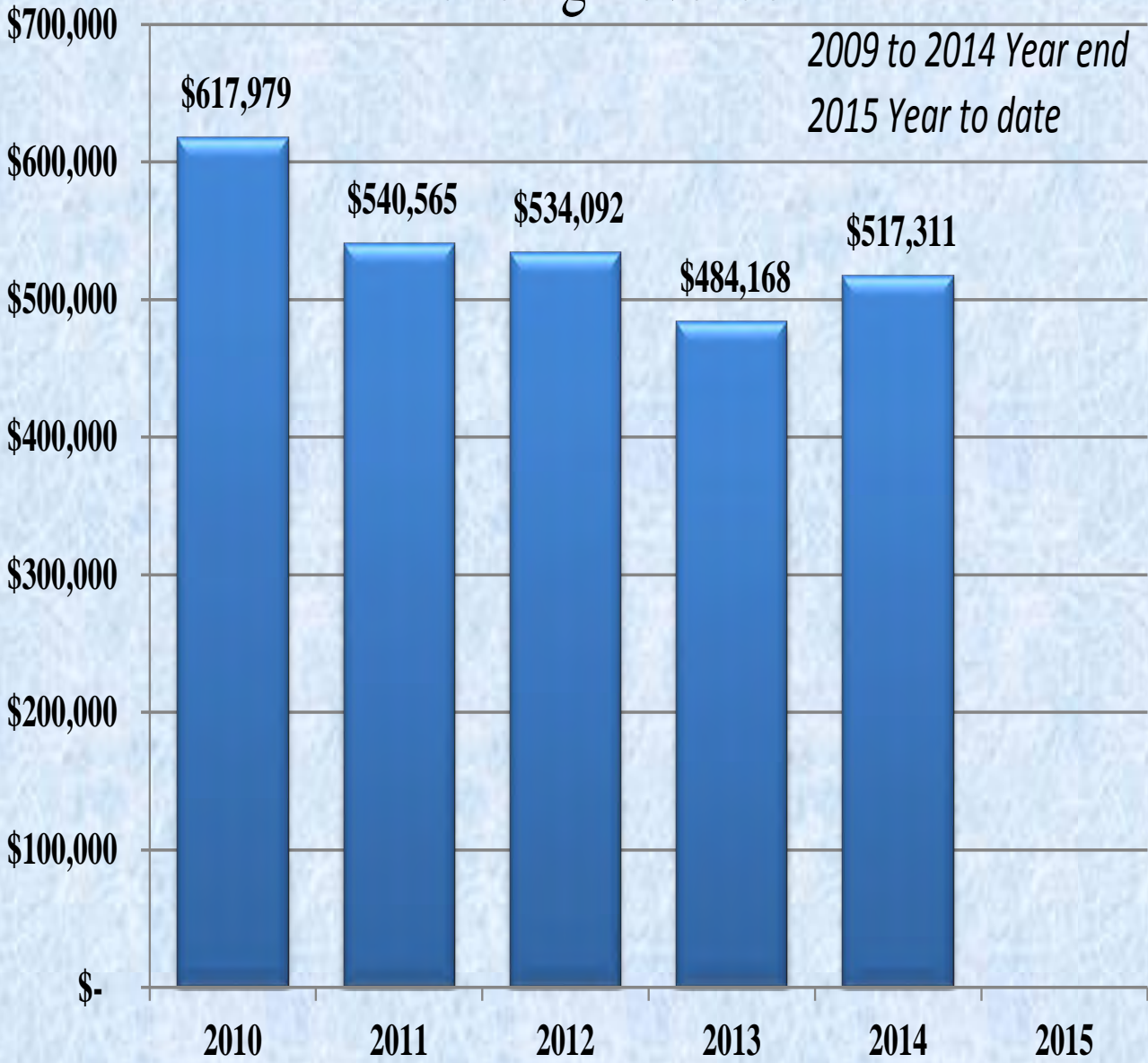
That the report regarding Building Permit revenues for December 2014 be received for information.

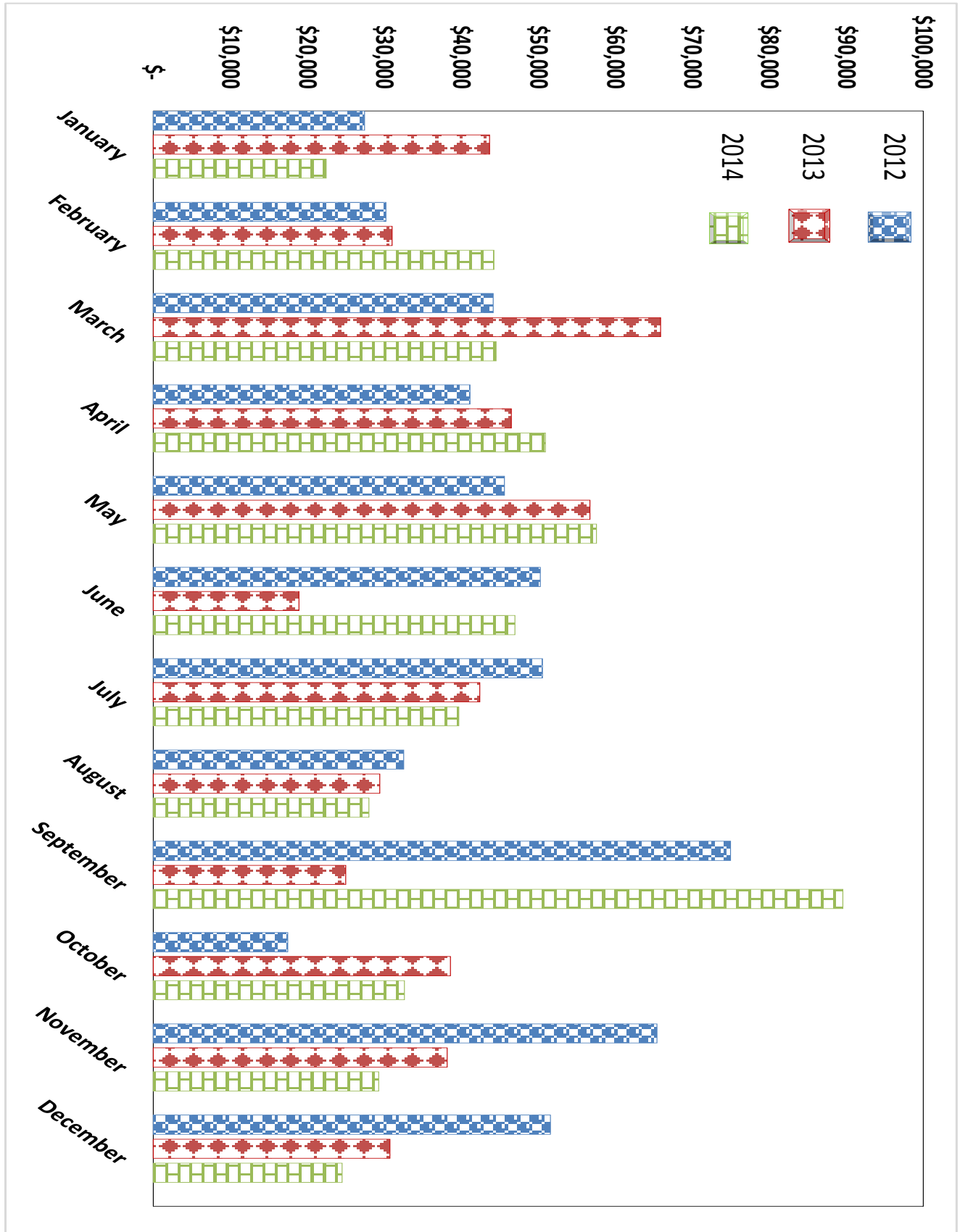
### DISCUSSION:

The number of building permits and revenue for the month of December is slightly lower when compared with the previous year. This may be partly due to the introduction of the new Energy Code requirements that came into effect on 19<sup>th</sup> December 2014.



# Building Revenue







Permit Type : All  
 District : All  
 Area : All Areas

**BUILDING DEPARTMENT MONTHLY REPORT**  
**For the Month of: December 2014**

**Three Year Construction Type Comparison**

Work Code Description	2014	2013	2012
ADDITION AND ALTERATION	5	5	Free500
WOOD STOVE / CHIMNEY	0	0	0
AUXILIARY DWELLING	0	0	0
COMMERCIAL CONSTRUCTION	0	2	2
DEMOLITION	0	1	0
AGRICULTURAL BUILDING	0	0	0
INDUSTRIAL BUILDING	0	0	0
MULTIFAMILY DWELLINGS	0	0	0
NEW CONSTRUCTION	0	0	0
SWIMMING POOL	0	0	0
plumbing fixtures only for SFD	0	0	0
PERMIT RENEWAL	0	0	0
SINGLE FAMILY DWELLING	9	8	6
SINGLE FAMILY DWELLING	0	0	1
Special Inspection	0	0	1
TEMPORARY PERMIT	0	0	0
TENANT IMPROVEMENT	0	0	0
UPGRADE	0	0	0
RETAINING WALL	1	1	1
WOOD STOVE/ CHIMNEY	0	1	0
AUXILIARY BUILDING	1	3	8
CHANGE OF USE	0	1	0
<b>Total Permits:</b>	<b>16</b>	<b>22</b>	<b>24</b>
<b>Total Billings:</b>	<b>\$ 24,486.50</b>	<b>\$ 28,912.50</b>	<b>\$ 32,897.50</b>
<b>Total Project Values:</b>	<b>\$ 2,206,000.00</b>	<b>\$ 2,302,725.00</b>	<b>\$ 2,196,080.00</b>
<b>Cumulative Values:</b>	<b>\$ 43,506,260.00</b>	<b>\$ 37,355,293.00</b>	<b>\$ 45,725,874.00</b>

**District Breakdown**

District Name	Total Number of Permits	Total Billings	Total Project Values
Area A	3	5,966.50	483,000.00
AREA B	5	10,678.00	1,021,000.00
Area D	4	3,926.00	374,000.00
Area E	4	3,916.00	328,000.00
<b>Grand Totals:</b>	<b>16</b>	<b>\$ 24,486.50</b>	<b>\$ 2,206,000.00</b>

Respectfully,

Paul Preston  
 Chief Building Inspector

**AREA 'A' MINUTES**

**SUNSHINE COAST REGIONAL DISTRICT REFERRALS ADVISORY PLANNING COMMISSION MEETING  
LIBRARY ROOM, PENDER HARBOUR SECONDARY SCHOOL, MADEIRA PARK  
WEDNESDAY, DECEMBER 17, 2014 AT 7:00PM**

**Present:** G. Craig (Chair), J. Dickin, L. Falk, A. Thomson, D. Burnham, A. Skelley, F. Mauro (Area A Director) and C. Patterson (Secretary).

**Regrets:** R. Metcalfe, G. McBain, C. McEachern, J. McOuat, G. Park and J. Hall.

**Guests:** S. Pope for Crown Land Application File 2411073, E. Kay for Crown Land Application File 2411037 (Wilson), S. Lowell, T. Agnew, T. Johnson, C. Smith, M. Elliot, B. Ford, P. Jones and B. Straight.

**CALL TO ORDER:** 7:03 P.M.

**NEW BUSINESS**

1. Crown Land Application File 2411037 for a Residential Private Moorage fronting Lot W, DL 6085, Plan BB790135, Middlepoint, Area A

Five members of the Area A APC Committee attended a site visit December 12, 2014, which along with reports recently received, has helped provide clarity on the proposed application.

Discussion included the following points:

- New application will jut out into the water 93 meters, which is more extensive than the north tenure would have had to be.
- One reason for the move further south is to protect a creek area near to the northern original tenure.
- Construction contractor has been noted to say he cannot guarantee the safety of the boats in strongly adverse weather. E. Kay felt the wind force would have to be hurricane level to impact this dock to such a degree.
- One committee member, who had attended the site visit, did not feel that any particular tenure site was better than another for boat safety along that point of the coast.
- Concern was raised for foreshore access and what has been done to accommodate persons using that area. E. Kay says the plans call for a two meter clearance at the shoreline and in the water to provide access for kayakers, swimmers, canoeists, paddle boarders and other foreshore users.
- Another comment noted that the dock blocks neighbour's views, is directly in front of a public right-of-way, has potential for environmental concerns and that this large scale dock and breakwater sets a precedent, particularly for open ocean properties. Too many breakwaters along the outer coast could have unintended consequences for the marine environment and be unsightly as well.
- A question was raised whether the Bio Report, which mentioned required protecting

of the eelgrass beds, has been followed. E. Kay said this was already taken into account in the new drawings for the plan.

- An inquiry was made whether any other options were considered instead of using the breakwater system. E. Kay said other options were looked into and the breakwater system is the current choice.
- E. Kay was asked if any meetings with nearby neighbours have occurred. He has met briefly with A. Hognestad and has offered to hold more meetings with that neighbour in Vancouver.
- One Committee Member is not convinced that the lease site needs to be moved nor the scale enlarged to such a degree.
- Another question raised was whether this new location was chosen due to weather exposure. E. Kay said that was one of many considerations. Prevailing southern summer winds from overland was the concern at this south tenure location.

At this point Guests were invited to speak. They raised the following points:

- The Marbled Murrelet, which is a threatened species, spends time in the Caron Range and comes to Middlepoint Bight for molting season (one month where they cannot fly and must have rich feeding tidal grounds). This area is also used by five known pairs during breeding season and other Murrelet's as a feeding zone. This impact was not mentioned in the application.
- The area of Middlepoint Bight is designated a Rockfish Conservation Area by DFO. This impact was not mentioned in the application.
- Neighbour's concerns have not been addressed to date.
- The dock does not orient to the natural trend of the land.
- The public park, as designated by the OCP, is in the right-of-way and will be affected by this application.
- Concern was expressed that the Land Use Operational Policy – Private Moorage is not being followed when it has written guidelines to have one ramp /dock leading to one modest float, not four large floats as in this application.
- Also of concern is that the dock will impact the eelgrass beds, that public access will be impeded by such a large float and whether the breakwater system will cause a build-up of debris in the area.
- Another expressed concern on the large scale of the project and its location in front of the public right-of-way.
- The potential for another dock to be tenured in front of Lot 4 is disquieting.
- A number of animal species will likely be affected by this project, not just the Marbled Murrelet but also mink whom live near there.

**Motion: Moved by A. Skelley and seconded by L. Falk**

**It is moved that this APC is concerned about the size of, and the possible effects of, the proposed breakwater structure and dock in this location on marine habitat and marine animals. We are of the opinion that best management practices as set out in governmental literature are not being followed in their entirety and that insufficient effort has been made by the proponent to contact adjacent owners who are likely to be affected adversely by the proposal, and in the circumstances we do not support this application for a residential private moorage. Further, if the Province were to consider approving this application, we recommend that their policy mandating written support from adjacent neighbours be incorporated therein.**

**PASSED**



2. Crown Land Application File 2411073 for a Residential Use Retaining Wall fronting Lot A, DL 6256, Plan 10377, Secret Bay, Egmont, BC

A brief discussion of the site described the purpose of the application, the structure involved and where it was located.

**Motion: Moved by L. Falk and seconded by A. Thomson  
To accept this application as presented.**

**DIRECTORS REPORT:** not tabled at this meeting

**NEXT MEETING:** 7:00 p.m. January 28, 2014 at the P.H. Secondary School Library,  
Madeira Park

**ADJOURNMENT:** motion to adjourn at 8:30 P.M. by G. Craig