

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

April 28, 2020

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD ONLINE VIA ZOOM

PRESENT:	Chair	Gretchen Bozak
	Members	Doug MacLennan Susan Fitchell Kate-Louise Stamford Fred Gazeley Sarah Macdonald
ALSO PRESENT:	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary Public	Diane Corbett 2
REGRETS:	Member	John Rogers

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted.

For the convenience of the public, the order of the agenda items was changed.

DELEGATIONS

Dan Plows regarding Development Variance Permit Application DVP00053 (Plows)

Mr. Plows addressed the APC regarding a request to vary the total floor area of a single family dwelling in the R1 zone, located on a corner lot at Central Avenue and Fisher Road. The applicant discussed background on work done to date, and described challenges he experienced regarding the organization of information within Zoning Bylaw No. 310; he was not informed about small lot size restrictions initially, and this information is described in a different part of the Zoning Bylaw from the R1 section.

A rough site plan had received a nod from staff. Excavation, engineering and design measures were carried out; only when it came time for obtaining permits was it apparent that small lot requirements would be applied to the lot, impacting the permitted gross floor area and necessitating a variance application. The applicant reported that the variance requested was an increase of around 900 square feet, for a total floor area around 2100 square feet. The height of the house from grade at Fisher to the roofline would be nine meters, below what is permitted.

Dave Magnuson-Ford regarding Development Variance Permit Application DVP00057 (Magnuson-Ford)

Mr. Magnuson-Ford addressed the APC regarding a variance request to reduce the side lot line setback to permit an addition and alteration to an existing single family dwelling and construction of a new detached garage. The applicant proposed to fill in an existing carport to make a living space. When originally built in 1978, it encroached on the setback. A variance would be needed as this would be classified as a new build. It would be most cost effective to locate a detached garage at the front rather than back of the property. The existing shed would be torn down.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of February 25, 2020 were approved as circulated.

Minutes

Received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 26, 2020
- Halfmoon Bay (Area B) APC Minutes of February 25, 2020
- Roberts Creek (Area D) APC Minutes of February 24, 2020
- Elphinstone (Area E) APC Minutes of February 26, 2020
- Planning and Community Development Committee Minutes of February 13 & March 12, 2020

REPORTS

BC Timber Sales (BCTS) Operating Plan 2020-2024

The APC discussed the staff report regarding BC Timber Sales (BCTS) Operating Plan 2020-2024. Director Hiltz provided background information on the plan.

The following points were noted:

- Someone has put a lot of effort into reviewing the plan. It is spread out over the whole Regional District. Support staff's comments.
- It is a pretty comprehensive recommendation as it is (in the staff report).
- Like the "cumulative effects framework" and looking at something like that for the Sunshine Coast.
- For recommendations on the plan, you have to refer to the experts; this is beyond laypersons' knowledge.
- The document is very technical. Did not see anything controversial. Support staff recommendations.

Recommendation No.1 *BC Timber Sales Operating Plan 2020-2024*

The Area F APC recommended support for the BC Timber Sales Operating Plan 2020-2024 for the following reasons:

- it is a very comprehensive approach already;
- the APC agrees with staff recommendations;
- the work needs to be done by experts.

Development Variance Permit Application DVP00053 (Plows)

The APC discussed the staff report regarding Development Variance Permit Application DVP00053 (Plows), a request to increase the maximum permitted gross floor area from 30% (156 square metres) to 47% (243. 63 square metres), to permit the construction of a new single family dwelling.

The following concerns and points were noted:

- Inquiry about whether feedback or comments of support had been received from neighbours.
- If no neighbours object, and staff support it, see no reason to decline permit. There have been lots of these variances over the years. It is not a monster house, and staff supports. Agree with staff recommendations.
- Application is within road setback guidelines.
- Concern: lack of time for neighbours feedback.
- Meets Official Community Plan policies.
- Concern that the building not be as huge as a nearby dwelling that had received variances, cited by the applicant as a precedent.
- Did not see any objection from staff.
- Concern about the accuracy of the numbers provided in the DVP application related to gross floor area.

Recommendation No. 2 *Development Variance Permit Application DVP00053 (Plows)*

The Area F APC recommended that Development Variance Permit Application DVP00053 (Plows) be supported on condition there are no objections from the neighbours, for the following reasons:

- no known objections from the neighbours;
- it is within setbacks;
- staff support.

Development Variance Permit Application DVP00057 (Magnuson-Ford)

The APC discussed the staff report regarding Development Variance Permit Application DVP00057 (Magnuson-Ford), a variance request to reduce the side lot line setback contiguous to a highway from 4.5 metres to 2.0 metres to permit a single family dwelling alteration and the construction of a new auxiliary building, located at Grady Road.

The following points were noted:

- The applicants are filling in a carport, not moving anything, with no new foundations.

They need a variance because of the setbacks to meet new requirements. Agree with staff to support the application.

- Support for the application.
- It is a much better plan than what currently exists.

Recommendation No. 3 *Development Variance Permit Application DVP00057 (Magnuson-Ford)*

The Area F APC recommended that Development Variance Permit Application DVP00057 (Magnuson-Ford) be supported for the following reasons:

- SCRD Planning staff supports the application;
- Ministry of Transportation and Infrastructure supports the application;
- there are no neighbour complaints or objections.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, May 26, 2020

ADJOURNMENT 8:29 p.m.