

**DISTRICT OF SEHEL
MINUTES OF PLANNING AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING
Held at 5797 Cowrie Street, Sechelt, BC
Wednesday, July 25, 2018**

PRESENT Councillors M. Shanks (Chair), D. Siegers and A. Lutes

REGRETS Councillor N. Muller;

STAFF Director of Planning and Development Services, T. Corbett; Municipal Planner A. Letman; 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 2:00 pm and asked if there were any declarations of conflict.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

Moved/Seconded

That the Agenda be adopted.

CARRIED

3. APPOINTMENTS AND DELEGATIONS

3.1 Laurie Vance - Habitat for Humanity Strata Title Conversion

Ms. Vance addressed the Committee regarding the history of the property. She explained that when the homes were built, the project board of the day decided they did not want to delay occupying the homes that were being built. As a result, they moved everyone in prior to the registration of the strata with Victoria. This situation has required the current residents to apply for a strata title conversion. She stated that the homes were always intended to be owned by homeowners but because the titles of the homes were not registered with Victoria they have been unable to separate the properties. As a result, the current residents have technically been renting the properties but their funds are going towards their mortgage. Three other strata phases will be submitted in the next six to eight months which will be the final step in this process. Once completed, they will have set up one strata for seven duplexes and fourteen homeowners.

The Chair thanked Ms. Vance for her presentation.

4. COMMITTEE / COMMISSION MINUTES AND REPORTS

4.1 Minutes of the Planning and Community Development Committee Meeting May 23, 2018

Recommendation No. 2 – Minutes of the Planning and Community Development Committee Meeting

Moved/Seconded

That the Minutes of the Planning and Community Development Committee Meeting of May 23, 2018 be received.

CARRIED

4.2 Minutes of the Advisory Planning Commission Meeting of June 28, 2018

Recommendation No. 3 - Minutes of the Advisory Planning Commission Meeting

Moved/Seconded

That the Minutes of the Advisory Planning Commission Meeting of June 28, 2018 be received.

CARRIED

4.3 Minutes of the Advisory Planning Commission Meeting of July 12, 2018

Recommendation No. 4 - Minutes of the Advisory Planning Commission Meeting

Moved/Seconded

That the Minutes of the Advisory Planning Commission Meeting of July 12, 2018 be received.

CARRIED

5. NEW BUSINESS

None.

6. BUSINESS ITEMS

6.1 Zoning Amendment Bylaw 25-295, 2018 (Microbrewery and Microdistillery)

Recommendation No. 5 - Zoning Amendment Bylaw 25-295, 2018 (Microbrewery and Microdistillery)

Moved/Seconded

That the report from the Municipal Planner dated July 16, 2018 regarding a text amendment to Zoning Bylaw 25, 1987 be received.

CARRIED

Recommendation No. 6 – Zoning Amendment Bylaw 25-295, 2018 (Microbrewery and Microdistillery)

Moved/Seconded

That the Committee recommends to Council that Zoning Amendment Bylaw No. 25-296, 2018 (Microbrewery and Microdistillery) be given first reading and referred to a Public Hearing.

AMENDED BY THE FOLLOWING

Moved/Seconded

That the resolution be amended to read that in the C-2 zone the combined gross floor area of the Microbrewery and Microdistillery does not exceed 50% or 110.0 square metres of gross floor area, whichever is less.

CARRIED

Recommendation No. 6 - Zoning Amendment Bylaw 25-295, 2018 (Microbrewery and Microdistillery)

That the Committee recommends to Council that Zoning Amendment Bylaw No. 25-296, 2018 (Microbrewery and Microdistillery) include a provision that in the C-2 zone the combined gross floor area of the Microbrewery and Microdistillery does not exceed 50% or 110.0 square metres of gross floor area, whichever is less; and
That the bylaw be given first reading and referred to a Public Hearing.

CARRIED

6.2 Development Permit Application Mobius Architecture and BC Housing Supportive Housing 5656 Hightide Avenue

Recommendation No. 7 – Development Permit Application Mobius Architecture and BC Housing Supportive Housing 5656 Hightide Avenue

Moved/Seconded

That the report from the Municipal Planner dated July 17, 2018 regarding the application from Mobius Architecture and BC Housing for a development permit to guide the form and character of a supportive housing development be received.

CARRIED

Recommendation No. 8 – Development Permit Application Mobius Architecture and BC Housing Supportive Housing 5656 Hightide Avenue

Moved/Seconded

That the Committee recommends to Council that subject to the adoption of the Official Community Plan and Zoning Amendments regarding Lot 1, Plan BCP36628, DL 304 (PID 027-536-998) and the partial road closure of Hightide Avenue, that Development Permit 2018-18 be approved for the property with the following conditions:

- a) That the property be developed in accordance with plans, elevations, and information contained in Schedules A and B, and the Perspective drawing, attached to and herein forming part of this permit;
- b) That a landscape bond in the amount of \$24,993.75 be provided by the applicant to ensure that the proposed landscaping is installed and maintained for a period of two years after installation;
- c) That all onsite exterior lighting be downcast and energy efficient and be provided at all entrances and exits of the main building and all walkways; and,
- d) Retention of the mature fir tree located in the south-west corner of the property.

CARRIED

6.3 Strata Title Conversion – Habitat for Humanity Sunshine Coast

Recommendation No. 9 – Strata Title Conversion – Habitat for Humanity Sunshine Coast

Moved/Seconded

That the report from the Community Planner dated July 9, 2018 regarding the application for a strata title conversion from Habitat for Humanity Sunshine Coast be received.

CARRIED

Recommendation No. 10 – Strata Title Conversion – Habitat for Humanity Sunshine Coast

Moved/Seconded

That the Committee recommends to Council that in accordance with s. 242 of the *Strata Property Act*, that Phase 2, Phase 3, and Phase 4 of strata plan BCS4293 related to Habitat for Humanity Sunshine Coast, be approved.

CARRIED

6.4 Development Permit Application – Accessory Dwelling Units

Recommendation No. 11 – Development Permit Application – Accessory Dwelling Units

Moved/Seconded

That the report from the Director of Planning and Development dated July 18, 2018 regarding Development Permit Application Accessory Dwelling Units be received.

CARRIED

Recommendation No. 12 – Development Permit Application – Accessory Dwelling Units

Moved/Seconded

That the Committee recommend that the development permit application for 4648 Whittaker Road be approved as a minor development permit subject to no short term rentals being allowed.

CARRIED

Recommendation No. 13 – Development Permit Application – Accessory Dwelling Units

Moved/Seconded

The Committee recommends that staff prepare a report for Council that considers options and clarifies definitions and standards for guest cottages and other accessory dwelling units.

CARRIED

6.5 Planning and Development Procedures Bylaw No. 566, 2018

Recommendation No. 14 – Planning and Development Procedures Bylaw No. 566, 2018

Moved/Seconded

That the report from the Director of Planning and Development Services regarding Planning and Development Procedures Bylaw No. 566, 2018, be received.

CARRIED

Recommendation No. 15 – Planning and Development Procedures Bylaw No. 566, 2018

Moved/Seconded

That the Committee review and provide comment on the proposed Planning and Development Procedures Bylaw No. 566, 2018 and direct staff to make any modifications required prior to consideration by Council.

CARRIED

ADJOURNMENT

Recommendation No. 17 - Adjournment

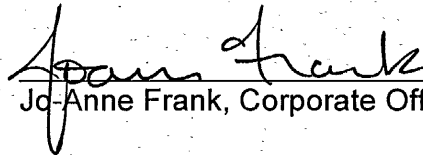
Moved/Seconded

That the Planning and Community Development Committee Meeting of July 25, 2018 be adjourned at 3:37 pm.

CARRIED



Noel Muller, Chair



Jo-Anne Frank, Corporate Officer