

Development Action Chart

Project	Location	Application Date	Description	Status
REZONING &/OR OCP AMENDMENTS				
Vanta Pacific	Poise Island Drive & Ripple Way West Porpoise Bay	Feb 2015	rezone waterfront marine zone from W-1 to M-1 to allow for commercial dock at proposed hotel site	Adopted at the Council meeting on December 19, 2018
Heaslip/Blue Ocean Golf Club	Ripple Way & Lighthouse Ave West Porpoise Bay	Dec 2013	rezone 2.5 acres from RR-2 to CD-34 to allow for a 150 unit resort hotel	Developer in negotiations with SIGB, Province and DOS - ON HOLD - ALR
Spani Developments	Cowrie Street & Pilot Way	Aug 2015	OCP Amendment and Rezoning application to allow for seniors living & independent/supportive living (217 units).	3rd reading September 16, 2017 Applicant to fulfill zoning conditions - infrastructure servicing agreement drawings being prepared by applicant
Clayton Family Lands Phase 2A	Trail Bay Estates	Aug 2015	Rezone from RR-1 to R-1 to facilitate an 19 lot subdivision.	2nd and 3rd readings Sept 6, 2017 Applicant to complete conditions of adoption.
Prime Signal	Cowrie Street & Trail Avenue	July 2016	Rezone to allow for a mixed-use commercial/residential building (approx. .5 acre)	Application did not move forward - on hold
Clayton Family Lands - Strata Lots	Trail Bay Estates	Sept 2016	rezone from R-4 to R-1 to allow for 7 lot subdivision (1.3 acres)	2nd and 3rd readings Sept 6, 2017 Servicing Agreement prepared, new application for DP
CCUE Construction Ltd.	Sandpiper Road Near Gale Ave N, West Porpoise Bay	Nov 2016	rezone from RR-1 to R-1A to allow for subdivision (5.72 acres)	1st Reading Feb 15, 2017 Public Hearing March 8, 2017
Wade	Wharf Ave & E. Porpoise Bay Rd	Jan 2017	rezone from R-2 - CD-42 to allow for mixed use commercial / residential building	Public Hearing June 20, 2018; Redesign to Council Aug.1, 2018; Applicant is preparing revised proposal.
(Temple Landmark Holdings) Everbrite Ventures	Bligh Road at Carnaby Place West Sechelt	July 2017	rezone from R-3 to R-1 to allow an 8 lot subdivision	Report to COW Nov. 28 2018; Bylaw for 1st reading to Council Dec 19, 2018; Applicant to hold public information meeting.
Murmac Construction	Shoal Way, W. Porpoise Bay	July 2017	rezone from RR-1 to R-1 to allow 21 lot subdivision	3rd Reading June 20, 2018 Awaiting applicant's completion of conditions of adoption
Development Planning Strategies- Luch & McCarter	Sechelt Inlet Road, East Porpoise Bay	Nov 2017	rezone 4 ha to allow for a 10 lot industrial subdivision	3rd Reading April 18, 2018. Applicant requested a re-design. Conditions of final adoption being prepared.
Mobius Architecture - BC Housing Supportive Housing	Hightide Ave & Lamprey Lane	Feb 2018	To increase maximum allowable density from 100 units/ha to 220 units/ha and create new zone	Adopted at the Council meeting on December 19, 2018
Sunshine Coast Lions Housing Society-Greencourt	Medusa Street & Ocean Avenue	May 2018	OCP Amendment and Rezoning to allow for a new 104 unit, five storey, affordable housing building.	2nd and 3rd Reading October 17, 2018; Drafting a housing agreement.
EVOLVE Field Road - Parfitt	Field Road, Wilson Creek	Aug 2018	Application to rezone from mixed use CD-4 to a new mixed use CD zone	Reviewed by APC September 13, 2018. Discussions continuing regarding infrastructure servicing requirements. Report being prepared for Feb 20 Council - direction to draft bylaw amendment
Bounty Development Corp	Acorn Road, West Sechelt	Sep 2018	to rezone from RR-1 to R-1 to allow for an 8 lot subdivision	Council defeated the recommendation by planning staff to deny the rezoning application. Referred back to staff to work with the applicant and address the OCP issues and to review the growth management and land use designations.
Lohn & Webb	Nickerson Road at Kevins Road south of Tyler Way	Nov 2018	to rezone from RR-1 to R-1 to allow for a second dwelling	Under review
Ogilvie	Trail Ave at Mermaid Street	Jan 2019	to rezone from PA-1 to R-1	Under review

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SUBDIVISION - without Preliminary Layout Review (PLR) issued				
Wang/Blue Ocean Golf Course	Ripple Way & Lighthouse Ave West Porpoise Bay	Dec 2013	subdivide off a 1.01 ha portion to allow for a resort hotel	Waiting on Rezoning - ON HOLD / ALC application
CCUE Construction (Pollyco)	Sandpiper Rd, West Porpoise Bay	Nov 2016	20 Lot subdivision (5.42 acres)	Waiting on Rezoning. Geotechnical issues to be resolved - currently under review.
Polly	Marine Way, West Porpoise Bay	Jun 2017	Application revised from 7 lots to 3 lots application revision received Aug 2018	PLR being drafted
(Temple Landmark Holdings) Everbrite Ventures Ltd.	Bligh Rd, West Sechelt	July 2017	8 lot subdivision (1.5 ha)	Waiting on Rezoning (COW Nov.2018, Council Dec 2018)
1049159 BC Ltd. (Woodland-Vanta Pacific)	Ripple Way, West Porpoise Bay	June 2018	29 Lots	Referral & APC completed. New PLR being drafted - with Engineering
Anderson	Gale Avenue North at Sandpiper Road, West Porpoise Bay	June 2018	2 Lots	Draft PLR under review
Walker	6777-6779 Norwest Bay Road	June 2018	2 Lots	Referral underway. PLR needed
Ardebili & Liang	Mills Road at Burdett Road, West Sechelt	July 2018	5 lots	Referral & APC completed. PLR needed
Rimrock - Fu Living	Rimrock at Segador Road, West Porpoise Bay	Aug 2018	5 lots	Referral & APC completed. PLR needed
Bounty Development Corp	Acorn Road, West Sechelt	Aug 2018	8 Lots	Referral & APC completed. PLR needed - subject to rezoning
Smith	Sunshine Coast Highway at Mason Road, West Sechelt	Sept 2018	3 Lots	PLR being drafted
Moore	Acorn Road, West Sechelt	Jan 2019	3 Lots	Referral underway. PLR needed

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SUBDIVISION - with PLR issued				
Resland Developments	McCourt Road, W. Sechelt	Nov 2015	32 lots (approx. 7 acres)	Development Variance Permit approved. Infrastructure Servicing Agreement being prepared.
Stockwell	Yew Road, East Porpoise Bay	Dec 2017	lot line adjustment subdivision	Conditions of PLR to be reviewed before final subdivision approval.
Clayton Family Lands (Phase 2A)	Trail Bay Estates	Mar 2016	19 lot subdivision (2.7 acres)	Waiting for rezoning
Clayton Family Lands - Lot 7	Trail Bay Estates	Sept 2016	7 bare land strata lot subdivision (1.3 acres)	Council approved the development permit for steep slopes November 28, 2018. DP has been issued. Waiting on completion of rezoning process.
Transtide Westmount Estates Fu Living	Tower & Tyler Rds., West Sechelt	Sept 2016	50 strata lots (approx. 9 acres)	Design drawings and Engineering Servicing Agreement needed
Synergy Homes	Snodgrass Road - Selma Park	Jan 2017	17 lot subdivision (5 acres)	Subdivision contingent on new community sewer main along highway by Van Ke Developments.
Van Ke Developments	Gale Ave. North- West Porpoise Bay	Oct 2017	14 lot subdivision	Waiting on Tree Protection Plan and issuance of DP. Infrastructure servicing design drawings and servicing agreement needed.
Van Ke Developments	Nestman & Havies Rds. Selma Park	Dec 2016	66 lot subdivision (25 acres)	Needs servicing agreement for new community sewer on Hwy 101 - drawings under review. 2nd servicing agreement for on-site servicing, Nestman and Havies Roads - drawings under review .
Luch & McCarter	Sechelt Inlet Road, East Porpoise Bay	Nov 2017	to subdivide into 10 parcels	Developer revising layout proposal.
Olson Brothers Developments Inc.	Apple Orchard Way, West Sechelt	Mar 2018	6 lot subdivision	Developer preparing servicing drawings
Bo Leng -Fu Living	McCourt Road	May 2018	8 Lot	PLR issued October 31 2018
Grohs	Reef Road at Links Street, West Porpoise Bay	July 2018	Lot Line Adjustment	PLR issued - Dec 31, 2018

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DEVELOPMENT PERMITS				
Wang/Blue Ocean Golf Course	Ripple Way	Sept 2014	Form and Character DP for New Hotel and site development	Waiting on rezoning and property subdivision - ON HOLD
Polly	Marine Way, West Porpoise Bay	Feb 2017	DPA 3, 4 & 5	Council approved the DP on December 19, 2018
Knights - Wobbly Canoe Café	SC. Highway, Davis Bay	Mar 2017	Minor Form & Character	DP Prepared June 21, 2017. Awaiting Payment of Landscape Bond - Applicant not responding. ON HOLD
West Porpoise Bay Estates	Marine Way, Downtown	July 2017	DPA 4, 5 & 7 - for 80 unit Multi-family development	Council approved the Development Permit on February 6, 2019 subject to conditions.
Luch & McCarter	Sechelt Inlet Road, East Porpoise Bay	Nov 2017	DPA 5	Need more information on how DP guidelines are to be met.
Van Ke Design Development Inc.	Gale Ave. - West Porpoise Bay	Oct 2017	DPA 5 for subdivision development	Issuance depending on conditions met
BC Housing	Hightide Ave	May 2018	Form & character	Council Approved. DP issued December 16, 2018.
Evolve- Field Rd. - Parfitt	Field Road, Wilson Creek	Aug 2018	Form & character	Referral, APC and PCDC complete.
Rimrock - Fu Living	Rimrock Road	Aug 2018	DPA 2 & 5 for 5 lot subdivision	Referral, APC complete
Clayton Family Lands, Lot 7 - Trail Bay Estates	Lot 7 Barnacle St, West Sechelt	Oct 2018	DPA 5 for subdivision development	Waiting on applicant to confirm information. Staff preparing report to COW
Synergy Homes Ltd	Snodgrass Road-Selma Park	Dec 2018	DPA 5 for subdivision development	No referral yet. Under review by planning staff.
Sunshine Coast Campground	Sunshine Coast Highway, Wilson Creek	October 2018	Form & character	Referral and APC complete.

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DEVELOPMENT VARIANCE PERMIT				
Crompton Management	Sechelt Inlet Crescent	July 2018	Retaining wall height variance	Not proceeded with. Refunded.
Custom Flooring Centre		Nov 2018	Sign Variance request	Under review
Cliff Ford	Sitka Road	January 2019	Side yard set back	Under review

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Temporary Use Permits				
No applications at this time.				

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COMMUNITY PLANNING PROJECTS				
Integrated Community Sustainability Plan	DOS		Plan to engage the public and better integrate sustainability into all aspects of the community	Adopted at the January 16, 2019 Council meeting.
Zoning Bylaw	DOS		Create a new Zoning Bylaw to replace existing written in 1987	Under review
Recreational Marihuana Production & Retail Bylaw	DOS		Develop a bylaw to regulate the production & retail sales of Recreational Marihuana	New Bylaw Adopted; further public consultation planned
Short Term Rentals	DOS		Review enforcement options	Public consultation planned then report back to Council
Accessory Dwelling Units	DOS		Identify definitions and standards to be incorporated into the new zoning bylaw	Part of Zoning Bylaw update