

DISTRICT OF SECHELT
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
Zoom Virtual Meeting Hosted from 5797 Cowrie Street, Sechelt, BC
Tuesday, March 2, 2021

PRESENT **Commissioners** Randy Knill (Chair), Jonathan Baker, Ken Crozier, Darryl Brin, Archie Maclean, Sharif Senbel, Javier Siu, Joanne Van Ginkel, Dana Caple, and Scott Hanna

STAFF Director of Planning and Development, A. Allen; Development Planning Manager, I. Holl; Planner, and Recording Secretary, F. Bol

1. CALL TO ORDER

The Chair called the Advisory Planning Commission Meeting to order at 6:01 pm.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

Moved/Seconded

That the Agenda be adopted.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes of the February 2, 2021 Advisory Planning Commission Meeting

Recommendation No. 2 – APC Minutes

Moved/Seconded.

That the minutes of February 2, 2021 Advisory Planning Commission meeting be adopted.

CARRIED

4. APPOINTMENTS AND DELEGATIONS

4.1 Peter Fluker, applicant for 3090-2021-01 Development Variance Permit for 5423 Selma Park Road (Fluker) – (See 5.1)

4.2 Peter Treuheit, applicant for 3090-2021-02 Development Variance Permit for 5957 Sunshine Coast Hwy (Clayton) – (See 5.3)

5. BUSINESS ITEMS AND REPORTS

5.1 3090-2021-01 Development Variance Permit for 5423 Selma Park Road (Fluker)

Peter and Dale Fluker, delegates for 3090-2021-01 Development Variance Permit for 5423 Selma Park Road (Fluker), introduced themselves and briefly reviewed the project proposal.

- Request for variance is due to lot's unique attributes; it is narrow and has a significant increase in elevation that needs to be accommodated.
- There is no impact on neighbours, and it has no impact on massing.
- Past discussion with Building Inspector to add the suite was considered okay at the time.
- House is not large for R1 zone and use is under 50% lot coverage of what can be built.

The Development Planning Manager commented that:

- Application to vary the maximum gross floor area regulation of a secondary suite from 90 m² to 117.85 m².
- Proposed new addition to the existing house would be to become the main dwelling unit with the existing dwelling unit becoming the suite.

In discussion among APC members, the following was noted:

- Historic property considered the jewel of community and a thoroughfare to Davis Bay.
- Concern was expressed if a geotechnical study was done for upper area; good neighbour policy; parking access considerations; tax base increase; and low housing density zoning.
- Regulations issue: It is possible to rezone with Board of Variance for use and density.
- Definition issue: R1 zoning is for use and not density (setbacks, height, lot coverage).
- Public road dedication to waterfront on Selma Park Road; additional parking available.

The Director of Planning and Development and Development Planning Manager clarified that:

- The *Local Government Act* is not explicitly clear on the definition of density, and there are inconsistent references throughout Zoning Bylaw No. 25, 1987; R1 zoning does not indicate specific density; staff review Residential R1 Zone use.
- Existing building has gone through development permit (DP) application process for DP Areas Marine Foreshore and Steep Slopes; new build would also trigger another DP application.
- Office space is in the existing building; addition is to become the main dwelling unit and will include a portion of the existing building. Suite (yoga room) must be within single-family dwelling.
- Public space: District to improve signage for public road – Parks department to address.

Recommendation No. 3 - 3090-2021-01 Development Variance Permit for 5423 Selma Park Road (Fluker)

Moved/Seconded

That the Advisory Planning Commission recommends Council support the proposed variance and does not recommend to vary the density or use for 3090-2021-01 Development Variance Permit for 5423 Selma Park Road (Fluker).

**CARRIED
8 For; 2 in Opposition**

5.2 3360-2020-07 Micro-cannabis rezoning application for 1862 Cosyan Place (Sycoan Investments)

The Development Planning Manager noted that:

- Application for reduction of lot size from 3,000 to 2,000 m² is required for micro-cannabis.
- Proposed micro operation in existing industrial building is in accordance with federal licensing requirements.
- Property historically used for cannabis cultivation under previous regulations.
- Lot size is directly tied to land use; no change in regulations and property to remain I-5 Zone.

In discussion among APC members, the following concerns were noted:

- More applications for micro-cannabis use will be presented in future.
- That the application is designation for spot zoning/rezoning.
- Further clarification for cannabis use and micro-cannabis use is needed.
- Amount of odour produced from micro-cannabis processing is significant.

The Development Planning Manager clarified that:

- The Cannabis Regulation Act was adopted in 2019; staff do not anticipate numerous application requests for cannabis use; and application is the first of its kind. There are additional Industrial Zoned lots for non-cannabis use, which may be reviewed by Council on a case-by-case basis.
- Industrial I-5 Zoning of the property is not changing; the zoning request is for reduction in lot size and for micro-cannabis use amendment in text regulations.
- Zoning Bylaw No. 25, 1987 distinguishes between cannabis use and micro-cannabis use under Federal regulation guidelines and will not affect the parking requirement.
- Odour control: Zoning bylaw has basic regulations; Federal and provincial parameters are in place for odour control as part of the federal licensing and control measures. Staff are currently unaware of any history of complaints for the building (aside of residential).

Recommendation No. 4 - 3360-2020-07 Micro-cannabis rezoning application for 1862 Cosyan Place (Sycoan Investments)

Moved/Seconded

That the Advisory Planning Commission recommends Council support the proposed application for 3360-2020-07 Micro-cannabis rezoning application for 1862 Cosyan Place (Sycoan Investments).

CARRIED

5.3 3090-2021-02 Development Variance Permit for 5957 Sunshine Coast Hwy (Clayton)

Commissioners Jonathan Baker and Darryl Brin declared a conflict of interest and recused themselves from the meeting at 7:10 pm. Jonathan Baker is a neighbour of the applicant and Darryl Brin is part of the application.

Peter Treuheit, delegate for 3090-2021-02 Development Variance Permit for 5957 Sunshine Coast Hwy (Clayton), introduced himself and briefly reviewed the project.

- The existing 22x19 ft garage site section plan was reviewed.
- Proposal is to keep existing garage footprint and to build a second floor above and past the existing garage footprint; however, this exceeds the allowable area for auxiliary building. Variance from Ministry of Transportation and Infrastructure (MOTI) was approved, with regulations for retaining wall.
- Foundation load: request to create large retaining wall as foundation for new north second floor, utilizing screw pilings in garage for additional support at south support.

In discussion among APC members, the following concerns were noted:

- Choice of car lift for garage area.
- Access/staircase to the garage.
- Shadow analysis and neighbour consultation.
- Window facing neighbour: frosted windows for privacy could be considered.
- Garage door design intent.
- Space between existing north garage wall and new retaining wall may present environmental and Crime Prevention Through Environmental Design issue.
- Retaining wall against existing wall may present an issue.

The delegate, Peter Treuheit, further noted that:

- Choice of car lift was not considered, due to inconvenience in use.
- There is no interior staircase and pathway leads down to the yard.

- Shadow analysis was not considered; southern sun has no impact on neighbours; and no consultation done with neighbours.
- Window facing neighbour: applicant will reuse clear existing window glass.
- Garage door: will reuse existing glass garage doors for energy efficiency/aesthetics.
- Lattice to be used between existing garage and retaining wall; landscape architect to consider screening the area for animal prevention.
- Retaining wall against existing wall: Geotechnical engineer did a slope analysis, reviewed overall environmental footprint with intent to repurpose without demolition.

The Director of Planning and Development clarified that neighbour notifications will be sent in the future prior to going to Council.

Recommendation No. 5 - 3090-2021-02 Development Variance Permit for 5957 Sunshine Coast Hwy (Clayton)

Moved/Seconded

That the Advisory Planning Commission recommends Council support variance application 3090-2021-02 Development Variance Permit for 5957 Sunshine Coast Hwy (Clayton).

DEFEATED

Recommendation No. 6 – Application Guidelines for Variances

Moved/Seconded

That the Advisory Planning Commission recommend that Council draw up definitive and legible guidelines to apply for variances.

Commissioners Jonathan Baker and Darryl Brin returned to the meeting at 7:47 pm.

5.4 3900-02 Zoning Bylaw 580 – Summary of Pre-Draft Public Engagement

The Director of Planning and Development noted that Zoning Bylaw 580 is currently under review and a draft report was presented to Council on March 3, 2021.

- Draft zoning bylaw guidelines and regulations reflect community input from public meetings, emails, and survey results.
- Staff request members review in preparation for follow up discussion at the next APC meeting.

In discussion among APC members, the following concerns were noted:

- Consideration for farming consultant and/or resident beekeeper to assist in draft bylaw for Urban Agriculture was discussed; open to accepting local input and outside organizational input.
- Survey charts “Where you live”: Sechelt is diverse; West Sechelt is most populous. Total demographics breakdown is unavailable and survey results vary due to location of survey responders.
- The Sechelt Vision Plan 2007 may be implemented into the next Official Community Plan and APC input may have meaningful impact on the new Zoning bylaw.
- Staff note an upcoming event: District of Sechelt Flood Resilience Challenge - an online Zoning bylaw related educational resilience challenge game on flooding and sea level rise. This public event will be hosted on March 18th and 25th and all are welcome to participate.

6. ADJOURNMENT

The Advisory Planning Commission meeting of March 3, 2021 was adjourned at 8:00 pm.

Randy Knill, Chair

Jo-Anne Frank, Corporate Officer