

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT NO. 640.6 AND ZONING BYLAW AMENDMENT NO. 722.10 – CONSIDERATION OF THIRD READING**

RECOMMENDATION(S)

(1) **THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Third Reading be received for information;**

(2) **AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Third Reading;**

(3) **AND FURTHER THAT prior to consideration of adoption of Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10, the following condition be met:**

Approval by the Ministry of Transportation and Infrastructure pursuant to Section 52 of the Transportation Act.

BACKGROUND

The Sunshine Coast Regional District (SCRD) received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment application to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F (West Howe Sound). The applicant's aim is for the amendments to enable subdivision of the portion of the parcel outside of the ALR, the outcome of which would be one new 0.3 ha residential lot.

On July 25, 2024, the SCRD Board adopted resolution 218/24, as follows:

Recommendation No. 2 *Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading*

THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading be received for information;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Second Reading;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 is consistent with the SCRD's 2024-2028 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 640.6 and 722.10 be scheduled;

AND FURTHER THAT Director McMahon be delegated as the Chair and Director Stamford be delegated as the Alternate Chair to conduct the Public Hearing.

Pursuant to this resolution, a public hearing was held on October 10, 2024. This report provides a summary of the public hearing and recommends Third Reading of the Bylaw.

Table 1- Application Summary

Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development, the outcome of which would be one new 0.3 ha residential lot.

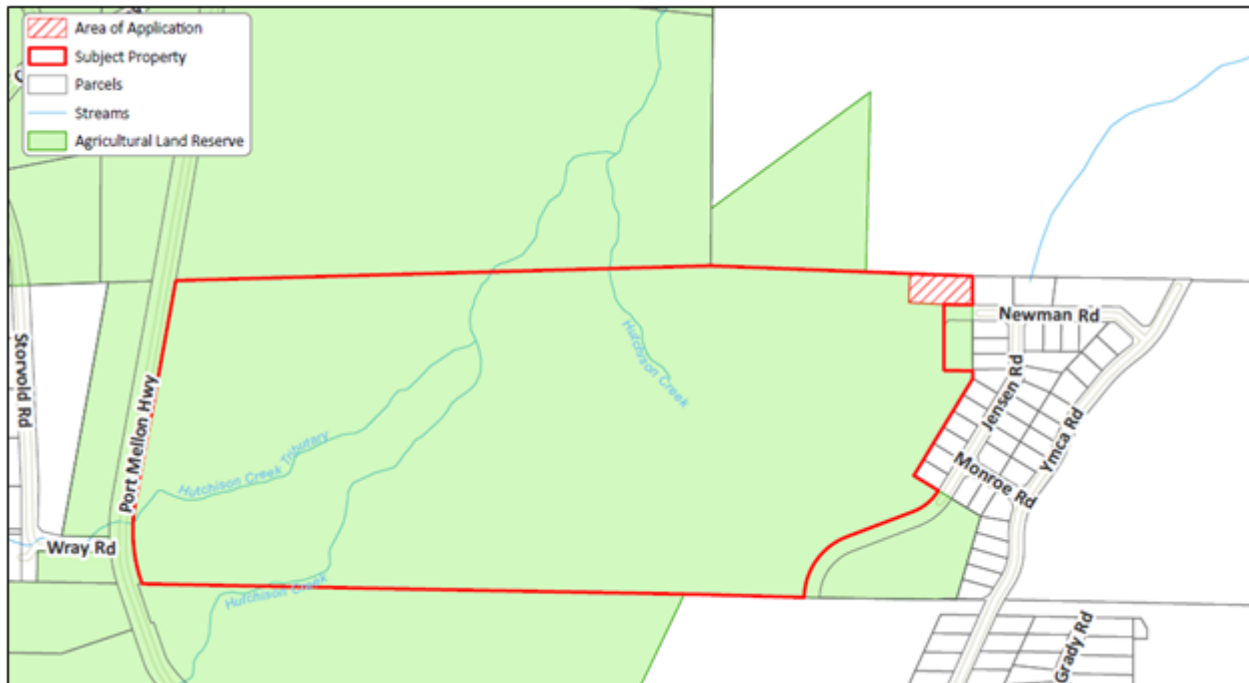


Figure 1 - Location Context Map (1691 Jensen Road)

DISCUSSION

Public Hearing Summary

A public hearing to consider the proposed bylaw was held at the Eric Cardinal Hall on October 10, 2024. Approximately eight people attended the meeting. Written submissions received before noon (12:00 PM) on the day of the public hearing also form part of the public record. A Public Hearing Report, including minutes from the Public Hearing and all written submissions are provided in Attachment A.

The following is a summary of main comment themes shared through verbal and written Public Hearing submissions:

- Both support and opposition to the proposed OCP and Zoning Bylaw amendments.
- Concern that the applicant's long-term intent for the subject property (the full 40.5 ha) is not being shared with SCRD staff or the community.
- Concern for potential bylaw violations relating to the use of the subject property.
 - Staff note: alleged bylaw violations in the SCRD are not related to this application process and if there are concerns, they should be reported via the Bylaw Complaint Form to be reviewed by Bylaw Enforcement Officers (www.scrd.ca/bylaw-complaint-form). At the time of report drafting there are no current or recent bylaw enforcement investigations associated with the subject property.

Timeline for Next Steps / Estimated Completion Date

If the Board gives the proposed bylaw Third Reading, the SCRД will send a referral to MOTI. Approval from MOTI, in accordance with Section 52(3)(a) of the BC *Transportation Act*, for a bylaw within a radius of 800 metres from the intersection of a controlled access highway, would be needed prior to adoption. If MOTI grants approval pursuant to Section 52(3)(a), staff will bring forward a report for consideration of adoption (fourth reading).

Figure 2 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

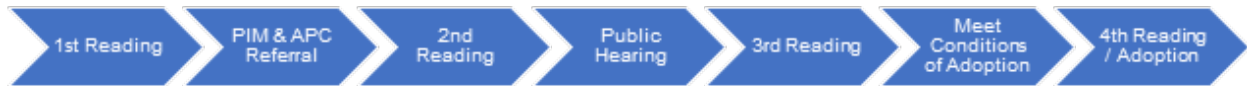


Figure 2 - Typical OCP and Zoning Bylaw Amendment Application Process

Options

Possible options to consider include:

Option 1: Proceed with Third Reading (staff recommendation)

If this option is chosen, staff will send a referral to MOTI for consideration and approval in accordance with Section 52(3)(a) of the BC *Transportation Act*. If MOTI grants approval, staff will bring forward a report for consideration of adoption.

Option 2: Reject the proposed bylaws

If this option is selected, the application process ends. The current OCP land use and Zoning Bylaw designations will remain in place and subdivision will not be permitted.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRД received an application for an OCP and Zoning Bylaw Amendment for the purpose of enabling the subdivision of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) and future residential development on the proposed new lot. Staff recommend forwarding the application to the Board for Third Reading.

ATTACHMENTS

- Attachment A – Public Hearing Report
- Attachment B – Official Community Plan Amendment No. 640.6
- Attachment C – Zoning Bylaw Amendment No. 722.10

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X - I. Hall	Legislative	X - S. Reid
CAO/CFO	X - T. Perreault	Other	