

## SUNSHINE COAST REGIONAL DISTRICT

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REPORT OF A PUBLIC HEARING HELD AT  
Eric Cardinal Hall at 930 Chamberlin Road,  
West Howe Sound (Shirley Macey Park)  
October 10, 2024

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*Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw  
Amendment No. 722.10*

PRESENT:	Chair, Area F Director	K. Stamford
ALSO PRESENT:	Corporate Officer Manager, Planning and Development Planner II	S. Reid J. Jackson A. Wittman
	Recording Secretary Members of the Public	G. Dixon 8+/- (part)

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### CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10*. was called to order at 6:01 p.m.

The Chair introduced elected officials and staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing.

### PRESENTATION OF THE PROPOSED BYLAWS

The Manager of Planning and Development provided a presentation summarizing the proposed bylaws *Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10*.

***The Chair called a first time for submissions.***

### PUBLIC SUBMISSIONS AT PUBLIC HEARING

#### **Matt Marquette, 1741 Jensen Road**

Question, the last map in the presentation is there another portion of the property coming out of the Agricultural Land Reserve (ALR)?

Manager of Planning and Development clarified that zoning boundary designations in Zoning Bylaw No. 722 go to the centre line of the road, which is Ministry of Transportation and Infrastructure (MOTI) property, which provides certainty of the land use as residential land use could be occurring on that side of the road. It doesn't increase the property size.

References the March 21, 2024, staff report on page five, agriculturally the property is Christmas tree farm. Has this agricultural use been verified as accurate information?

In 2019/2020 the property owner asserted the agricultural use was the cultivation of blackberries. I believe misinformation is being communicated to community members; this challenges the whole community when reading this information, being sceptical and suspicious of the applicant's full intent of the property.

**Karl Jung, 90 Monroe Road**

Concern over what is proposed for farm use on the property.

Berry farm and now a Christmas tree farm, however, there is no evidence that it's a working farm.

The applicant is currently renting pads on the property for mobile homes, which the applicant asserts are for farm workers to reside in.

I believe the applicant is collecting rent from non-farm workers.

Property owner is not fourth right with community members and SCRD staff.

**Brad Morgan, 1691 Jensen Road**

I am the applicant's son and currently live on the subject property. I believe it makes sense to rezone the land as it's not good for agriculture.

*The Chair called a second time for submissions.*

**Karl Jung, 90 Monroe Road**

Concern over the strain on local fire protection services, sewage treatment, and water supply.

*The Chair called a third time for submissions.*

**CLOSURE**

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 closed at 6:23p.m.*

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

GDixon

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K. Stamford, Chair

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G. Dixon, Recording Secretary

**WRITTEN SUBMISSIONS RECEIVED  
BEFORE NOON ON OCTOBER 10,  
2024, IN RESPONSE TO THE  
NOTICE OF PUBLIC HEARING**



Karl & Kelly Jung

Gibsons, BC  
V0N 1V6

Sept 30 2024

SCRD  
1975 Field Rd  
Sechelt, BC  
V7Z 0A8

Re: Official Community Plan Amendment No. 640.6 and Zoning Bylaw No. 722.10

To whom it may concern:

This letter is meant to express my concern for the amendment changes my neighbour is proposing for the meeting scheduled Oct 10<sup>th</sup> 2024.

My biggest area of concern is that Mr. Morgan (who is a developer) is not being fully transparent with his long-term plans for the land he now wishes to have removed from the Agricultural Land Reserve (ALR) that is presently in place.

I say this because at present the land is described as a nursery/Christmas Tree farm and as an immediate neighbour of Mr. Morgan, I have yet to see any business activity of this nature. Prior to switching his proposed land use to a nursery/Christmas Tree farm he advised the community it was to be a berry farm.

In the 6-7 years Mr. Morgan has been my neighbour I have yet to see any activity which remotely resembles farming activities. My suspicion is he is already renting mobile home access for tenants which he refers to as farm workers to circumvent bylaws. I say this because a constant stream of traffic comes & goes from his driveway all leading to the back of the property where the RVs and mobile trailers are parked.

Several years ago, we in the YMCA subdivision were told he is seeking permission to install concert pads in order to make a trailer park. However, while I did not see printed information on this, several neighbours were told this was Mr. Morgan's long-term vision for the property.

Last year, Mr. Morgan requested permission to use a portion of the land to build a home and barn for his daughter and her horses. I had no issue with that and did not object, but the home was never built. My family's concern now is that Mr. Morgan is selectively withdrawing blocks of land in the ALR to match his goal of turning the land into multiple small lots to accommodate trailer pads or multiple small housing projects.

The other area of importance to our family is the extra water and sewage strain on the small YMCA subdivision as it is stressed already with both issues. My biggest fear is that Mr. Morgan and his projected expansion of the land taken out of the ALR will be turned into multiple homes and/or trailer

pads causing even more stress to our limited water supply. What happens if a forest fire attacks our community, and our now depleted water supply is insufficient to guard properties?

I feel that Mr. Morgan has not been forthcoming with his long-term goals for our small community and he will forever negatively change our subdivision with his expansion for more and more smaller lots.

Thank you



Karl & Kelly Jung

### History

Tue Oct 08 12:14:48 2024 [REDACTED] Ticket created  
To: publichearings@scrd.ca  
From: "David Morgan" [REDACTED]  
Date: Tue, 8 Oct 2024 09:14:15 -1000  
Subject: 108 Newman Road

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The lot in question is a .3 hectare non-ALR section which was approved by the ALC to be moved from center of the larger acreage to Newman Road so that a single family dwelling could be built.

We are asking for R1 zoning so that it would fit with the rest of the neighbourhood. We would be using the water service but not the waste water as we have designed our own septic system.

The .3 hectare section is rocky, and steep and would have limited agricultural use. The Agricultural uses would be limited to buildings that would not be suitable for the neighbourhood ie brewery, distillery, slaughterhouse, henhouse etc.

In order to fit into the neighbourhood we are asking that the zoning be changed to R1.

Regards,

David Morgan (Owner)

Sent from my iPhone

RECEIVED  
OCT 10 2024  
S.C.R.D

October 9<sup>th</sup>, 2024

Re: 640.6 - 722.10  
Submission

Planning Department  
Sunshine Coast Regional  
District

1975, Field Road

Sechelt, BC

V7Z 0A8

Josée Tillot } Home owner:  
Wayne Martin } [REDACTED] Jensen Rd  
V0N 1V6

IN support of the creation of  
ONE new residential lot  
0.3 hectare.

Josée Tillot  
Wayne Martin