

Derkson, Debra TRAN:EX

From: Schimpf, Graeme TRAN:EX
Sent: Friday, February 15, 2013 12:21 PM
To: Andrew Allen
Cc: Fagervik, Kirsten TRAN:EX; Legault, Don TRAN:EX; Moore, Jeffrey TRAN:EX
Subject: MoTI File 2011-06224 - SCRD OCP/Zoning Amendment Bylaw No. 600.2 & 310.138
Attachments: rezoning referral.pdf

Andrew,

In response to the questions regarding access and road requirements for the above noted rezoning and future subdivision of Lot Z, DL 909 a site visit was completed by Ministry staff to review the onsite topography and future road needs in the area.

At this point we can confirm that the road dedication as proposed on the preliminary subdivision plan in the November 3, 2011 rezoning referral (attached) would be acceptable and required by the Ministry should the subdivision proceed as proposed. The proposed extension of Sunnyside road would require the appropriate servicing and turn around requirements for emergency and maintenance vehicles, but it is our belief that these items could be accommodated as part of subdivision.

A connection from Sunnyside down to Grandview was considered, however, due to the topography and the environmental sensitivity it was determined to be a less attractive option and was not supported.

It has been, and will continue to be the Ministries intention to extend Sunnyside in the interim with the ultimate goal of creating a local road connection in the future with the development of Lot D, immediately north of Lot Z. The purpose of the extension would be to provide access to properties abutting the road and to lands beyond. The exact layout and connection would be determined as part of the development of Lot D. The further extension of Sunnyside road without a future connection is not supported by the Ministry.

A connection of this sort would benefit emergency vehicle access and movement as well as provide locals with a secondary access/exit point and a parallel road network.

I hope this clarifies and provides the information necessary to move forward in your deliberations.

Please note that as this rezoning is not within a controlled area, Ministry approval under Section 52(3)a of the Transportation Act is not required.

Ministry engagement in this file will continue at that time the land owner applies to the Ministry for subdivision.

Regards,

Graeme Schimpf
Senior District Development Technician
Lower Mainland District - North Shore, Howe Sound & Sunshine Coast
604-660-8310

Derkson, Debra TRAN:EX

From: Hein, Liisa TRAN:EX
Sent: Wednesday, February 6, 2013 10:46 AM
To: Schimpf, Graeme TRAN:EX; Fagervik, Kirsten TRAN:EX; Moore, Jeffrey TRAN:EX
Subject: RE: Sunnyside Road subdivision

Correct. Dedicate road to show that a future connection is planned then build a cul-de-sac (not hammerhead) since we are not sure of the timing of that new road. The dead end road is already longer than would be desired but extending a bit further can be justified by preserving for that future connection.

From: Schimpf, Graeme TRAN:EX
Sent: Wednesday, February 6, 2013 10:38 AM
To: Hein, Liisa TRAN:EX; Fagervik, Kirsten TRAN:EX; Moore, Jeffrey TRAN:EX
Subject: RE: Sunnyside Road subdivision

All,

Just spoke with Liisa.

Liisa's comments below relate to the design feature she would like to see in the field. I explained a little further the discussion on a public road dedication and a SRW and she agreed that a road dedication, to establish a future local connection, would benefit the road network in the area.

As we don't know what the intention of the owners of Lot D are, and how motivated they maybe to develop she thought that a cul-de-sac would be the preferred design feature and that extending the cul-de-sac, with the intention of creating a local connection in the future is acceptable in this rural scenario.

Liisa, correct me if I am wrong.

Graeme Schimpf
Senior District Development Technician – North Shore, Howe Sound & Sunshine Coast

Ministry of Transportation and Infrastructure
Lower Mainland District, New Westminster Office
Ph: (604) 660-8310

Websites: [MoTI Home](#), [Permits](#), [Subdivisions](#)

From: Hein, Liisa TRAN:EX
Sent: Tuesday, February 5, 2013 4:19 PM
To: Fagervik, Kirsten TRAN:EX
Cc: Schimpf, Graeme TRAN:EX; Moore, Jeffrey TRAN:EX
Subject: RE: Sunnyside Road subdivision

Kirsten: I prefer the option that includes a cul-de-sac plus SRW connecting to Lot D.

An engineer would review the maximum length of a Cul-de-Sac road or a dead end road which is 150m for urban but variable for rural on a local road. Detailed design parameters will be checked later (eg minimum stopping sight distance, acceptable grade etc.). I imagine you will confirm if there are any subdivision requirements regarding the distance from all lots in a residential subdivision to the nearest collector road.

I've copied and attached a couple of relevant sections from BC supplement to TAC below.

-Liisa

1410.10 HAMMERHEADS/CUL-DE-SACS

Cul-de-sac turnarounds shall be constructed on all rural dead end roads and dead end roads that cannot be further extended. Construction shall be in accordance with 1420.05.04 of this Guideline. In general, most cul-de-sacs are locals, except design Standards for Commercial or Industrial subdivisions may be considered collectors as per 1420.02.03

NOTE: Hammerhead and temporary turnarounds shall be considered instead of cul-de-sacs in rural situations where it is reasonable to expect a road extension within five years. Dimensions and widths shall be in accordance with 1420.05.04. Where temporary turnarounds cannot be constructed within standard Right-of-Way, a statutory Right-of-Way plan to encompass the additional width is Recommended

1420.05.04 Cul-de-sac

Rural: 15 metre radius finished top
14.5 and 14.0 metre radius paved top
0.5 and 1.0 metre gravel shoulder,
see Figures 1420.F and 1420.G

Urban: 15 metre radius finished top
14.1 metre radius paved top
0.6 metre curb width
0.3 metre gravel shoulder, see Figure 1420.H
and 1420.I

Maximum length: 150 metres

From: Fagervik, Kirsten TRAN:EX

Sent: Monday, February 4, 2013 2:00 PM

To: Hein, Liisa TRAN:EX

Cc: Schimpf, Graeme TRAN:EX; Moore, Jeffrey TRAN:EX

Subject: Sunnyside Road subdivision

Hi Liisa,

Jeff, Graeme and myself have been working on a proposed subdivision (it is still in the hands of the Regional District and has not officially come to MoTI at this point). There are a couple of challenges with this subdivision and we are looking for input from you as to what the engineers would allow.

Currently, Sunnyside Road has a cul de sac length of 225 meters (measured from Clark Road westward). Lot Z (the lot in question) is looking at subdividing into about 6 lots. At this time a connection cannot be feasibly made to an existing road network so Sunnyside road would get extended about another 100m. There is a plan to have Sunnyside road loop northward and connect into the existing road network, all that needs to happen is for this subdivision to go through and for the lot to the north to be subdivided. At this time we have no north south connections.

Historically we can show that there was intention by the engineering group to have these connections made. The applicant is willing to install more fire hydrants as well as create a temporary turn around for emergency vehicles as well as maintenance vehicles.

We had also looked at bringing the road southward and linking into Grandview Road however there is a creek as well as some topographical challenges that do not make this option viable.

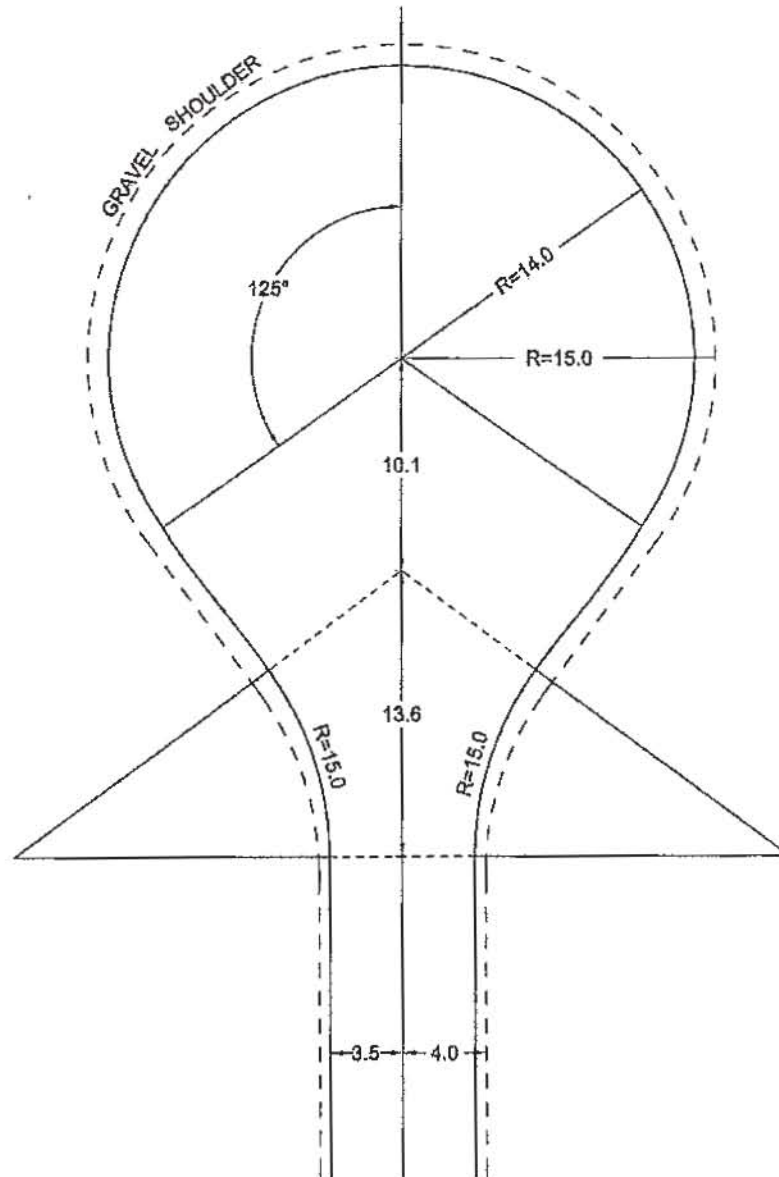
I have uploaded everything into a folder on the W drive as we do not have a file number established at this point. You can find everything at W:\Lower Mainland\SA05\By Development Approvals\Sechelt Office\Issue Files\Sunnyside Road

If you have any questions please either contact myself, Graeme or Jeff. Your quick attention to this matter is greatly appreciated.

Thanks
Kirsten

MoT Section	1420		TAC Section	Not Applicable
-------------	------	--	-------------	----------------

Figure 1420.G Local/Rural Cul-de-Sac
N.T.S.



Note:

This is a local rural road with Cul-de-Sac; therefore, the distance from the centreline of the intersecting road to the radius point of the Cul-de-Sac is variable.
Maintain shoulder dimensions for gravel roads.

Derkson, Debra TRAN:EX

From: Schimpf, Graeme TRAN:EX
Sent: Friday, February 1, 2013 12:30 PM
To: Fagervik, Kirsten TRAN:EX
Subject: FW: Lot Z development Grandview Sunnyside

Graeme Schimpf
Senior District Development Technician - North Shore, Howe Sound & Sunshine Coast

Ministry of Transportation and Infrastructure Lower Mainland District, New Westminster Office
Ph: (604) 660-8310

Websites: MOTI Home, Permits, Subdivisions

-----Original Message-----

From: s22
Sent: Friday, February 1, 2013 12:25 PM
To: Schimpf, Graeme TRAN:EX
Subject: Re: Lot Z development Grandview Sunnyside

Graeme....thank you for taking the time to comment... s22 Sent on the TELUS Mobility network with BlackBerry

-----Original Message-----

From: "Schimpf, Graeme TRAN:EX" <Graeme.Schimpf@gov.bc.ca>
Date: Fri, 1 Feb 2013 11:59:42
To: s22
Cc: Fagervik, Kirsten TRAN:EX<Kirsten.Fagervik@gov.bc.ca>; 'Andrew Allen' <Andrew.Allen@scrd.ca>
Subject: RE: Lot Z development Grandview Sunnyside

s22

Thank you for the information. A few comments.

The rezoning application was reviewed in 2011 by the Ministry of Transportation and Infrastructure. Our review at that time was focused on the density being proposed and the impact to our roadway. The proposed rezoning was not seen to negatively impact the roadway.

As we had not received a subdivision proposal at the time there was no significant review of lot layout or access/road features proposed. This review is done at time of a subdivision application. Please note that we have still not received a subdivision application has not been submitted to the Ministry.

The Ministry has been working with the property owner and the Regional District to determine what a road network would look like or what the Ministry would require in the area should approval be given to the rezoning.

Although the Ministry has identified some concerns with the proposed road network in the rezoning, there remains the potential for these obstacles to be overcome. It should be noted that all access options will be evaluated.

Once we have addressed the road network internally within the Ministry and with the applicant, our position will be sent to the Regional District. At that time it will be up to the Regional District to determine how they are going to proceed.

The rezoning for this property falls under the jurisdiction of the Sunshine Coast Regional District. Although we appreciate you bringing your concerns forward to the Ministry, the process is that all impacted neighbours bring their comments, queries and concerns to the Regional District for review during their rezoning process.

I hope this provides some clarification and direction for you.

Graeme Schimpf
Senior District Development Technician - North Shore, Howe Sound & Sunshine Coast

Ministry of Transportation and Infrastructure Lower Mainland District, New Westminster Office
Ph: (604) 660-8310

Websites: MOTI Home, Permits, Subdivisions

-----Original Message-----

From: s22
Sent: Friday, February 1, 2013 9:47 AM
To: s22 Schimpf, Graeme TRAN:EX; s22
Subject: Fw: Lot Z development Grandview Sunnyside

Here is an update from the Sunshine Coast Regional District Planning Department re Lot Z rezoning.

s22
Sent on the TELUS Mobility network with BlackBerry

-----Original Message-----

From: s22
Date: Fri, 1 Feb 2013 17:43:45
To: Andrew Allen<Andrew.Allen@scrd.ca>
Reply-To: s22
Subject: Re: Lot Z development Grandview Sunnyside

Thanks for your reply Andrew....sorry....but I am a little confused....when you say that "the layout as shown at the public information meeting was accepted".....accepted by whom....MOTI?

s22

s22 Access is the key issue and will determine the level of support which is critical for this application.

Please comment on the riparian issue.

Thank you

s22

Sent on the TELUS Mobility network with BlackBerry

-----Original Message-----

From: Andrew Allen <Andrew.Allen@scrd.ca>

Date: Fri, 1 Feb 2013 17:02:26

To: s22

Subject: RE: Lot Z development Grandview Sunnyside

Hi s22

Application is on hold pending re-consideration of the access. When I initially sent the referral of the Bylaws to the Ministry of Transportation and Infrastructure the layout as shown at the public information meeting was accepted.

When the access issue is resolved I will be forwarding a report to the Planning and Development Committee of the SCRD Board. It will be the Board's decision to proceed to public hearing or to hold an additional public information meeting.

s22

s22

Regards,

Andrew Allen, RPP
Planner, Sunshine Coast Regional District
1975 Field Road, Sechelt BC V0N 3A1
604-885-6804 ext.2
SCRD Website

-----Original Message-----

From: s22

Sent: January-31-13 8:28 PM

To: Andrew Allen

Subject: Lot Z development Grandview Sunnyside

Andrew... s22

Could you please confirm the status of the re-zoning and subdivision of Lot Z. We have been told that the process has stalled due to a number of issues including access and drainage.

If the application is still active... s22

s22 but not until access has been established. That way we can properly evaluate the proposal.

The last public information meeting was of little use because access had not yet been established. This has been confirmed by Graeme Schimpf at the Ministry of Transport and Infrastructure.

Also....what is the status of the riparian designation of water course? We are having communications with the Ministry of Environment to ensure all regulations have been followed if the area has been declared non riparian.

Thank you

s22

Sent from my iPad

Derkson, Debra TRAN:EX

From: Schimpf, Graeme TRAN:EX
Sent: Friday, February 1, 2013 1:34 PM
To: Fagervik, Kirsten TRAN:EX
Subject: Fw: Lot Z development Grandview Sunnyside

Graeme Schimpf

Senior District Development Technician
North Shore, Howe Sound, Sunshine Coast

sent from my BlackBerry.

From: Schimpf, Graeme TRAN:EX
Sent: Friday, February 01, 2013 01:31 PM
To:
Cc: s22
'kirsten.fagervik@gov.bc.ca' <kirsten.fagervik@gov.bc.ca>; 'Andrew.Allen@scrd.ca' <Andrew.Allen@scrd.ca>;
s22
Subject: Re: Lot Z development Grandview Sunnyside

Rick,

There are two processes that will need to occur in this case for the property owner to subdivide.

1. Rezoning - this is the Regional Districts process, in which MoTI has been referred to. Our review at re zoning focuses on impact of the re zoning to the road network (aka. Can the road network accomodate the additional traffic).
2. Subdivision - this is MoTI's process and we refer to the RD as well as other impacted agencies. Simply if what is being proposed at the time of subdivision does not meet the Regional Districts land zoning, then a re zoning is required. (Step 1). In this case the land needs to be rezoned for what the property owner has proposed. If on the other hand his proposal meet the current zoning a re zoning process would not be triggered. Zoning is not the only consideration, but I am trying to not over complicate it.

Hope this helps.

Graeme Schimpf

Senior District Development Technician
North Shore, Howe Sound, Sunshine Coast

sent from my BlackBerry.

From: s22
Sent: Friday, February 01, 2013 01:02 PM
To: Schimpf, Graeme TRAN:EX
Cc: s22
kirsten.fagervik@gov.bc.ca <kirsten.fagervik@gov.bc.ca>; Andrew.allen@scrd.ca <andrew.allen@scrd.ca>;
s22

Subject: RE: Lot Z development Grandview Sunnyside

Thanks Graeme. I'm a little confused though. In your note today, you say that MoTI had not and still has not received a sub division proposal (see the **bolded** bit in your note below). Yet, Mr Allen, informs us that he did send the layout as presented at the public information meeting (DEC 5, 2012) to MoTI (if you scroll down to his note which is also dated today, I've **bolded** that statement too). Perhaps the technical lingo is somewhat beyond me. However, as I understand the situation as of today, the developer does not have authorization to proceed with his plan to access his proposed sub division from Sunnyside as laid out in the plan he and Mr Allen presented at the Public Information Meeting. Am I right?

Thanks

s22

> From: Graeme.Schimpf@gov.bc.ca
> To: s22
> CC: Kirsten.Fagervik@gov.bc.ca; Andrew.Allen@scrd.ca
> Date: Fri, 1 Feb 2013 11:59:42 -0800
> Subject: RE: Lot Z development Grandview Sunnyside

>
> s22
>

> Thank you for the information. A few comments.

>
> The rezoning application was reviewed in 2011 by the Ministry of Transportation and Infrastructure. Our review at that time was focused on the density being proposed and the impact to our roadway. The proposed rezoning was not seen to negatively impact the roadway.

>
> **As we had not received a subdivision proposal at the time there was no significant review of lot layout or access/road features proposed. This review is done at time of a subdivision application. Please note that we have still not received a subdivision application has not been submitted to the Ministry.**

>
> The Ministry has been working with the property owner and the Regional District to determine what a road network would look like or what the Ministry would require in the area should approval be given to the rezoning.

>
> Although the Ministry has identified some concerns with the proposed road network in the rezoning, there remains the potential for these obstacles to be overcome. It should be noted that all access options will be evaluated.

>
> Once we have addressed the road network internally within the Ministry and with the applicant, our position will be sent to the Regional District. At that time it will be up to the Regional District to determine how they are going to proceed.

>
> The rezoning for this property falls under the jurisdiction of the Sunshine Coast Regional District. Although we appreciate you bringing your concerns forward to the Ministry, the process is that all impacted neighbours

bring their comments, queries and concerns to the Regional District for review during their rezoning process.

>
> I hope this provides some clarification and direction for you.

>
> Graeme Schimpf
> Senior District Development Technician - North Shore, Howe Sound & Sunshine Coast

>
> Ministry of Transportation and Infrastructure
> Lower Mainland District, New Westminster Office
> Ph: (604) 660-8310

>
> Websites: MoTI Home, Permits, Subdivisions

>
>
>
> -----Original Message-----

> From: s22
> Sent: Friday, February 1, 2013 9:47 AM
> To: s22 Schimpf, Graeme TRAN:EX; s22
> Subject: Fw: Lot Z development Grandview Sunnyside

>
> Here is an update from the Sunshine Coast Regional District Planning Department re Lot Z re-zoning.

>
> s22
> Sent on the TELUS Mobility network with BlackBerry

>
> -----Original Message-----

> From: s22
> Date: Fri, 1 Feb 2013 17:43:45
> To: Andrew Allen<Andrew.Allen@scrd.ca>
> Reply-To: s22
> Subject: Re: Lot Z development Grandview Sunnyside

>
> Thanks for your reply Andrew....sorry....but I am a little confused....when you say that "the layout as shown at the public information meeting was accepted".....accepted by whom....MOTI? It is my understanding that the Ministry never wanted Sunnyside to be the access road and that Grandview was the preferred access point.

>
> We strongly feel that a public information meeting is needed. Access is the key issue and will determine the level of support which is critical for this application.

>
> Please comment on the riparian issue.

>
> Thank you

>
> s22
> Sent on the TELUS Mobility network with BlackBerry

>
> -----Original Message-----

> From: Andrew Allen <Andrew.Allen@scrd.ca>
> Date: Fri, 1 Feb 2013 17:02:26
> To: s22

> Subject: RE: Lot Z development Grandview Sunnyside

>

> Hi s22

>

> **Application is on hold pending re-consideration of the access. When I initially sent the referral of the Bylaws to the Ministry of Transportation and Infrastructure the layout as shown at the public information meeting was accepted.**

>

> When the access issue is resolved I will be forwarding a report to the Planning and Development Committee of the SCRD Board. It will be the Board's decision to proceed to public hearing or to hold an additional public information meeting.

s22

>

> Regards,

>

>

> Andrew Allen, RPP

> Planner, Sunshine Coast Regional District

> 1975 Field Road, Sechelt BC V0N 3A1

> 604-885-6804 ext.2

> SCRD Website

>

>

> -----Original Message-----

> From: s22

> Sent: January-31-13 8:28 PM

> To: Andrew Allen

> Subject: Lot Z development Grandview Sunnyside

>

> Andrew.. s22

>

> Could you please confirm the status of the re-zoning and subdivision of Lot Z. We have been told that the process has stalled due to a number of issues including access and drainage.

>

> If the application is still active...our group needs to have another public information meeting but not until access has been established. That way we can properly evaluate the proposal.

>

> The last public information meeting was of little use because access had not yet been established. This has been confirmed by Graeme Schimpf at the Ministry of Transport and Infrastructure.

>

> Also....what is the status of the riparian designation of water course? We are having communications with the Ministry of Environment to ensure all regulations have been followed if the area has been declared non riparian.

>

> Thank you

>

>

s22

>

> Sent from my iPad

Derkson, Debra TRAN:EX

From: Larry Penonzek s22
Sent: Thursday, January 31, 2013 12:12 PM
To: Fagervik, Kirsten TRAN:EX
Cc: 'Andrew Alien'
Subject: Sunnyside Road
Attachments: 3711g.pdf

Kirsten,

Here is another concept that you and Jeff might consider which may appease the neighbourhood. This solves the traffic worries of the concerned citizens.

The SRW to the north could be gated to stop traffic but allow pedestrian and bikes. This has been done in a number of places and emergency vehicles can access with gate keys or bolt cutters.

This layout extends Sunnyside by about 40 metres but still can be reconfigured if needed.

Thanks

Larry Penonzek

PLAN OF POSSIBLE SUBDIVISION OF LOT Z, DL 909,
PLAN LMP24780 TO ACCOMPANY A REZONING APPLICATION.

SCALE: 1 : 500



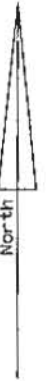
RU1

D

F

REF PLAN 1289

SRV for emergency
vehicles to connect to
future subdivision
of Lot B.

RU1
FSUNNYSIDE
ROAD

10

R2
C

19

PARK

4540 I

20%

RAVINE

GRANDVIEW

R1
C

7

ROAD

13TH STREET

R1
C

REM 7

△ Indicates survey traverse point.

Derkson, Debra TRAN:EX

From: Larry Penonzek s22
Sent: Thursday, January 31, 2013 10:49 AM
To: Fagervik, Kirsten TRAN:EX
Subject: FW: Sunnyside Extension
Attachments: 21394G.pdf

Kirsten,
Attached email from Sharon Goddard and proposed subdivision layout used for the rezoning application.
Thanks for the productive meeting this morning.
Larry Penonzek

-----Original Message-----

From: Goddard, Sharon TRAN:EX [<mailto:Sharon.Goddard@gov.bc.ca>]
Sent: Wednesday, May 11, 2005 10:24 AM
To: s22
Cc: Christie, Terry TRAN:EX
Subject: Sunnyside Extension

Larry,

Terry and I went out and had a look at the property to the west of Sunnyside and propose extending Sunnyside Road to the west and then turn 90 degrees to the north so that the road can eventually link up with King Road. Also, we would like a 6 metre wide right of way, for drainage, from Sunnyside to the south to link with Thirteenth Street.

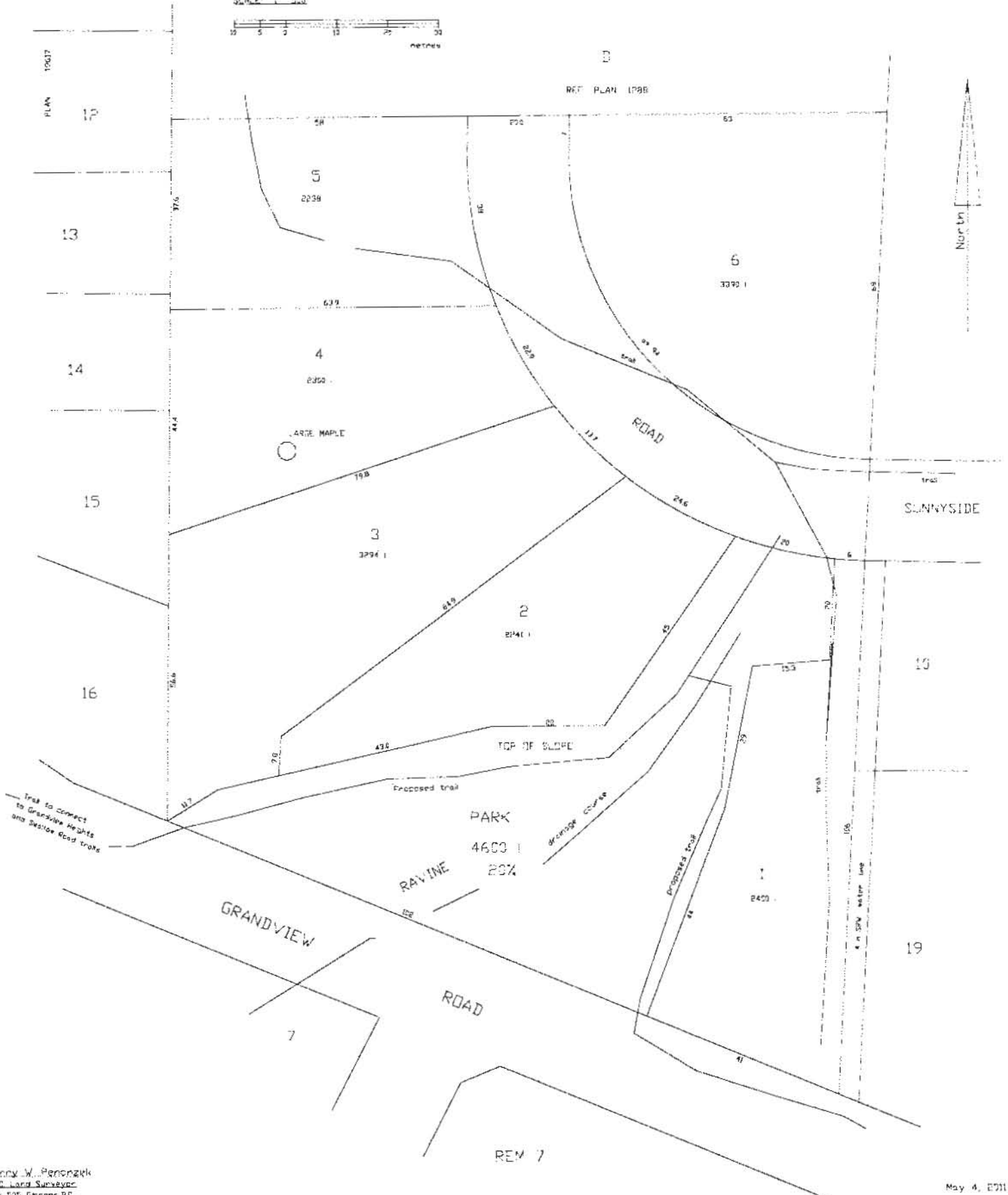
Hope you can make sense of this.

Sharon Goddard, P.Eng.
Project Engineer
Ministry of Transportation
Lower Mainland District
Sechelt Office

604 740 8986

PLAN OF POSSIBLE SUBDIVISION OF LOT 2, D.L. 909,
PLAN LMP24780, TO ACCOMPANY A ZONING APPLICATION.

SCALE: 1" = 500'
0 5 10 15 20 30
METRES



Lenny W. Penoszek
B.C. Land Surveyor
Box 505, Coquitlam, B.C.
V3N 1V6 Ph: 445-2531

May 4, 2011

213946 - 1503



SUNSHINE COAST REGIONAL DISTRICT

1975 Field Road
Sechelt
British Columbia
Canada V0N 3A1

Tel: (604) 885-6804
Fax: (604) 885-7909

OCP & ZONING BYLAW AMENDMENT REFERRAL

DATE: November 3, 2011

REFERRAL TO:

Ministry of Transportation and
Infrastructure
Vancouver Coastal Health Authority

ATTENTION:

Ms. Kirsten Fagervik
Mr. Tim Adams

EMAIL:

Kirsten.Fagervik@gov.bc.ca
tim.adams@vch.ca

PLEASE RESPOND BY: November 28, 2011

You are requested to comment on the attached referral for potential effect on your agency's interests within 30 days. We would appreciate your response by the date listed.

FILE: OCP/Zoning Amendment Bylaw Nos. 600.2 & 310.138

APPLICANT: Penonzek & Johnson

LEGAL DESCRIPTION:

PID: 023-331-925, Lot Z District Lot 909 Grp. 1 NWD Plan LMP24780

GENERAL LOCATION

Grandview Road (West of Clark Road)

Size of Property: 2.28 hectares (5.63 acres)

SYNOPSIS OF APPLICATION: To rezone for a proposed residential subdivision including extension of Sunnyside Road and 20% park dedication

Attachments enclosed as follows: October 3, 2011 PDC Staff Report

REFERRAL SENT BY: Andrew Allen, Planner

(Please contact this person directly for additional information)

PHONE: (604) 885-6804 ext. 2

email: Andrew.allen@scrd.ca

Planner

REFERRAL AGENCY COMMENTS: *(Please provide comments below or attach separate pages)*

- ☐ Interests unaffected by bylaw amendment application ☐ Approval recommended for reasons outlined below:
☐ Approval not recommended for reasons outlined below: ☐ Approval recommended subject to conditions below

Signed By:

Title:

Date:

Agency File:

SCRD STAFF REPORT

DATE: October 3, 2011
TO: Planning and Development Committee, October 13 2011
FROM: Andrew Allen, Planner, Planning & Development Division
RE: **OCP / ZONING AMENDMENT BYLAW NOS. 600.2 & 310.138**
(PENONZEK & JOHNSON)

RECOMMENDATION:

THAT Bylaw Amendment Nos. 600.2 and 310.138 be forwarded to the Board for consideration of First Reading;

AND THAT following First Reading, the applicant arranges and conducts a local public information meeting concerning their application;

AND THAT the Bylaws be forwarded to the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health Authority for comment;

AND FURTHER THAT pursuant to Section 879 2(b) iii, iv & v of the Local Government Act the OCP amendment be considered minor enough in scope to not require referral to the Town of Gibsons, Squamish Nation or School District 46.

BACKGROUND:

The Regional District is in receipt of an application submitted for a zoning bylaw amendment affecting a lot (the "property") located at in proximity to Grandview and Sunnyside Road in the Elphinstone Electoral Area (see map enclosed as Appendix 'A').

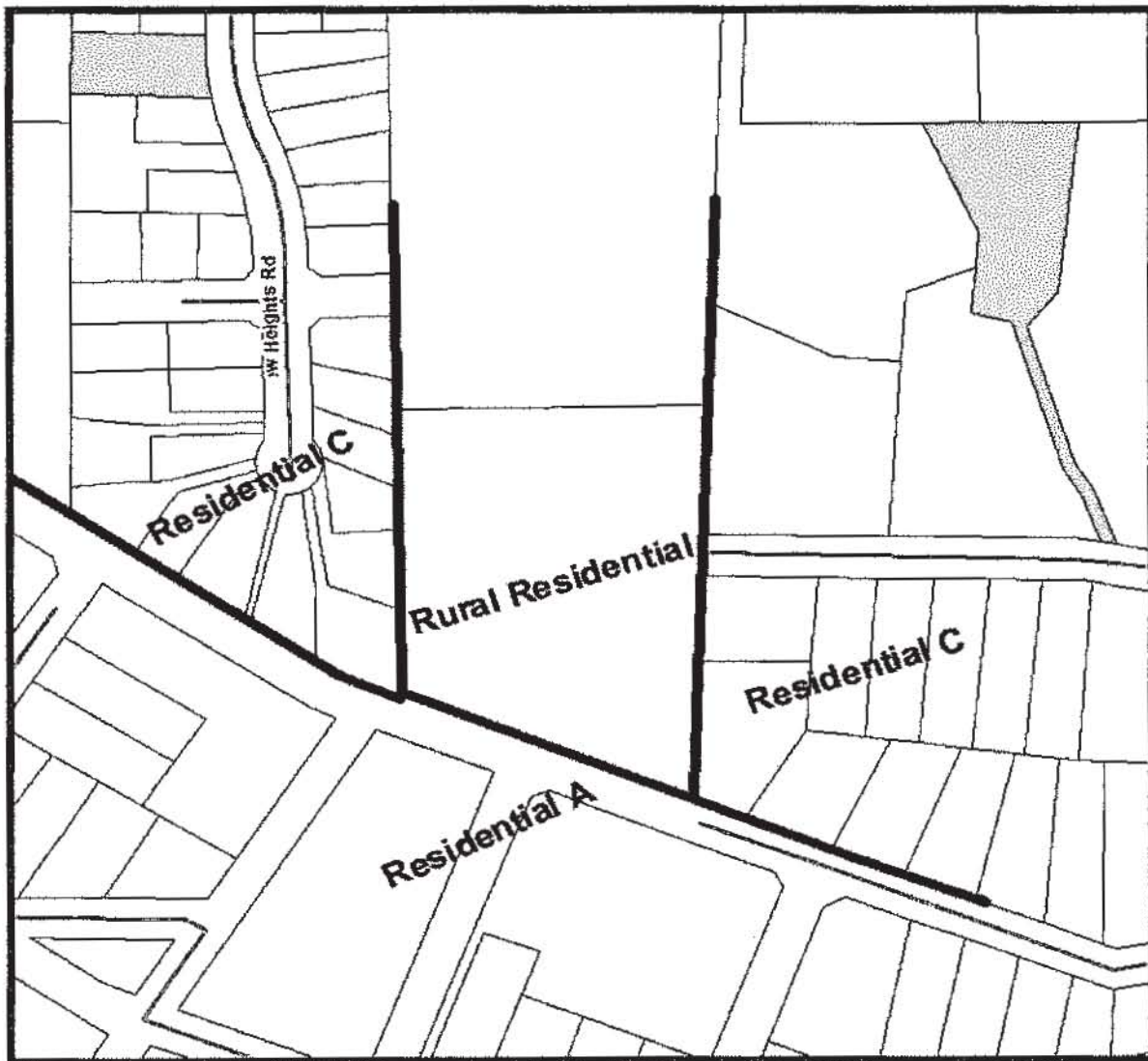
OWNERS:	Drew Johnson, Lawrence Penonzek & Diane Penonzek
LEGAL DESCRIPTION:	Lot Z, District Lot 909, Plan LMP24870
ELECTORAL AREA:	Elphinstone
LOCATION:	Grandview Road
EXISTING ZONING:	RU1 (Rural One); 'F' Subdivision District
PROPOSED ZONING:	R2 (Residential Two); 'C' Subdivision District
EXISTING OCP DESIGNATION:	Rural Residential
PROPOSED OCP DESIGNATION:	Residential 'C'
LOT AREA:	2.28 hectares (5.63 acres)

DISCUSSION:

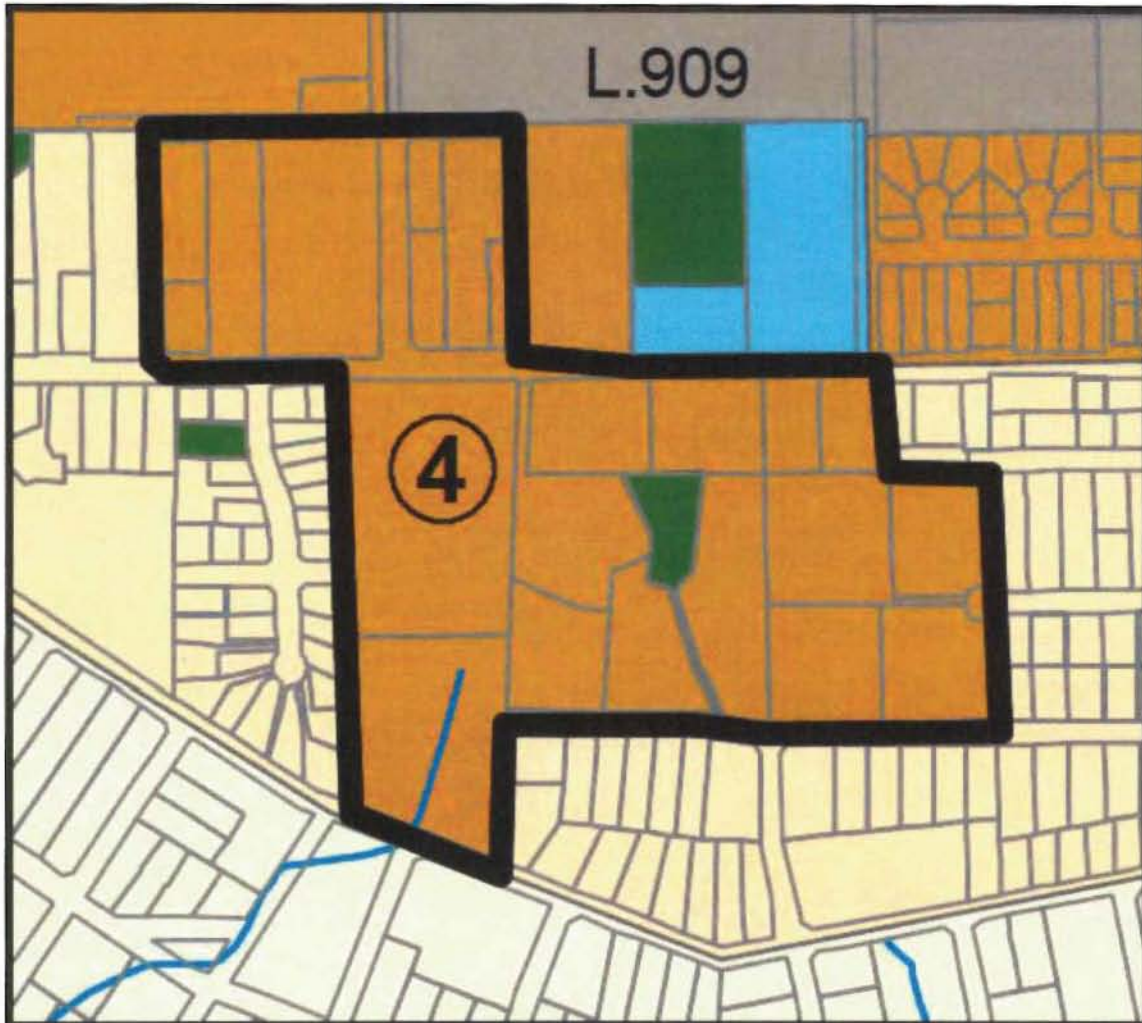
The subject property is a rectangular shaped property bordering on Grandview Road on the south property line and intersected by Sunnyside Road part way up the eastern property line. There is a seasonal water course flowing out of the south end of the property leading down the slope toward the ocean. There is also a network of unofficial walking paths, which created a neighbourhood network connecting Sunnyside & Grandview Heights Roads.

The property is designated in the Elphinstone OCP as Rural Residential and the surrounding property designations are Rural Residential and Residential C, which are reflected in the respective RU1-F & R2-C zoning designations.

The property is located on the residential/rural residential boundary and borders on three sides with residential designations. The following is a depiction of the OCP designation boundaries:



The property, as well as several others in the vicinity, is also located within Comprehensive Development Cluster Area #4, as shown below:

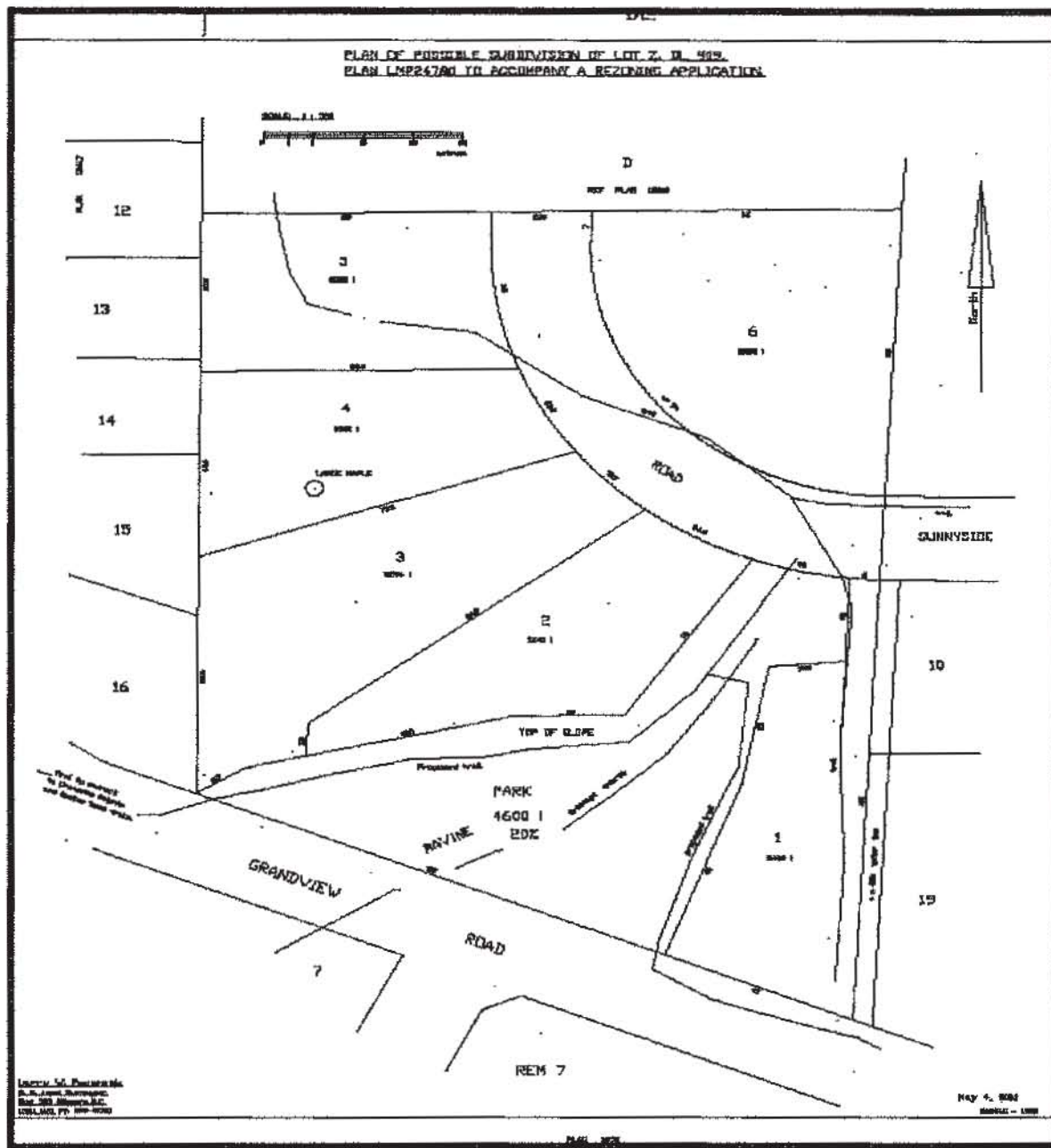


To date there has been no discussion between the property owners within this area and the SCRD staff pertaining to a comprehensive development pattern serviced by a community sewage system.

The proposed development would in sense be a middle-ground between the current OCP designation and the potential under the Comprehensive Development and Cluster Housing Area #4. The proposal is to change the OCP land use designation and zoning to enable a residential subdivision. Currently the property could be subdivided in half, whereas the rezoning application could create up to six parcels. Planning staff have had preliminary discussions with the applicant pertaining to the bylaw amendment requests and subsequent amenities.

Preliminary Subdivision Plan

The initial subdivision plan to consider as part of this bylaw amendment request consists of six parcels ranging from 2,060 square metres (0.51 acres) to 3,575 square metres (0.88 acres) with an overall average size of 2,636 square metres (0.65 acres) which is a little larger than the typical average lot size within the 'C' subdivision district. The following image shows the preliminary layout of the subdivision, which would be proposed if the OCP & zoning amendment is approved.



The subdivision layout includes a substantial park dedication at the southern portion of the property around the ravine area. The initial proposal includes a park dedication 20% of the parent parcel size totalling 4,600 square metres (1.14 acres).

The proposal also includes a plan to formalise the trail network that is found on the parcel. As the parcel is currently an undeveloped piece of land informal neighbourhood trails have developed over time. As part of development approval consideration appropriate dedications for the existing trails and on-site improvements if necessary. The following image is a depiction of the on-site trail network, which would link to currently established networks in the neighbourhood:



Topography

There is a small ravine at the southern end of the property associated with the water course shown on the map above. The ravine is not located within a geotechnical development permit area, it is however located within a development permit area for purposes of the Riparian Areas Regulation. If the park dedication encompasses 30 metres from either side of the creek a development permit will not be required as the park will serve as a 'no build' area. However if 30 metres extends on to either of the proposed Lots 1 or 2 of the subdivision a development permit with associated setback covenants will be required.

The image below shows the ravine with a 5 metre interval contour map. The ravine is located at the southern portion of the property bordering onto Grandview Road:



Servicing

The properties are located within the water service area and could presumably be serviced by a watermain extension from Sunnyside Road. Should the bylaws receive first reading further discussions will ensue with the Infrastructure Services Division to determine the specifics of water supply to these properties.

The properties will be serviced by individual on-site septic systems and if the bylaw is to proceed the applicant shall conduct soil analysis to ensure the ability to sustain functioning systems on each parcel.

Consultation

As part of the Regional District's consultation program, the application will be referred to the Ministry of Transportation and Infrastructure and Vancouver Coastal Health Authority for review and comment.

The application has also been circulated internally to the Parks Department for comments pertaining to the proposed park dedication and trail network.

Further discussion with the Infrastructure will also be forthcoming should the bylaws proceed to readings.

The primary component of community consultation for this application, beyond the initial APC referral will be the public information meeting to be held a future date. Properties within a 100 metre radius of the subject property will be notified of the bylaw amendments and be invited to a public meeting to discuss the merits of the proposal.

Elphinstone Advisory Planning Commission

At its September 28th meeting the Elphinstone Advisory Planning Commission supported the bylaw amendment requests and recommended that the bylaws amendment application proceed. The following is an excerpt from the meeting minutes:

"Comments by the APC were favorable to the application: that the plan seemed reasonable; that people in the area expect larger lots – clustering would be more likely closer to Gibsons; that an intent of clustering, preserving land as park, would be achieved."

The APC provides the initial community feedback. More in depth consultation with the community will occur as the application moves toward public information meeting and public hearing.

CONCLUSION:

An application has been made to amend the Elphinstone Official Community Plan and Zoning Bylaw 310 to enable a property to be converted from a rural residential to residential density for the purpose of a six lot subdivision. The preliminary subdivision proposal includes the formalising of existing unofficial walking trails and the dedication of 20% of the property as parkland.

The property sits on the boundary of the residential and rural residential designations within the OCP. The request to change the designation to residential is reasonable as it is within neighbourhood areas and would not constitute a significant departure from the surrounding settlement pattern.

Subject to support by the Elphinstone APC first reading of the bylaws and subsequent public information meeting is recommended to initiate this review process.



Andrew Allen, Planner

DRAFT
SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 600.2, 2011

A bylaw of the Sunshine Coast Regional District to amend "Elphinstone Official Community Plan Bylaw No. 600, 2007".

The Board of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

PART A – CITATION

1. This bylaw may be cited as the "Elphinstone Official Community Plan Amendment Bylaw No. 600.2, 2011".

PART B – AMENDMENT

2. Map 3 of the Elphinstone Official Community Plan Bylaw No. 600 is hereby amended by re-designating Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from Rural Residential to Residential C, as denoted on Appendix 'A' to this Bylaw.

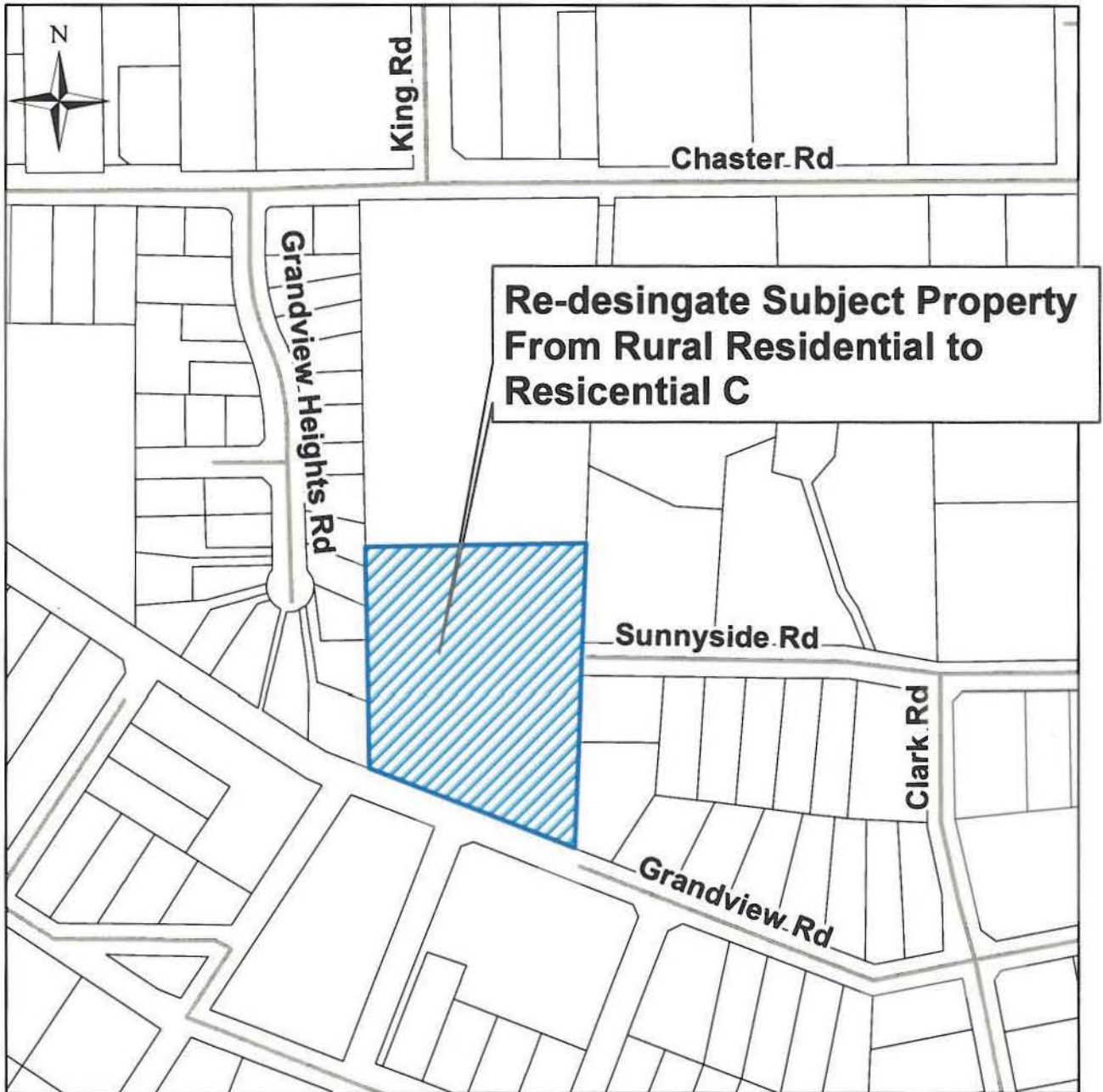
PART C – ADOPTION

READ A FIRST TIME this	DAY OF	2011
READ A SECOND TIME this	DAY OF	2011
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS this	DAY OF	2011
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	2011
READ A THIRD TIME this	DAY OF	2011
ADOPTED this	DAY OF	2011

Corporate Officer

Chair

Appendix 'A' to Bylaw No.600.2



Legal Description - Lot Z, D.L. 909, Group 1, New Westminster District, Plan LMP24780

Existing OCP Designation: Rural Residential

Proposed OCP Designation: Residential C

Corporate Officer

Chair

DRAFT

SUNSHINE COAST REGIONAL DISTRICT ZONING AMENDMENT BYLAW No. 310.138, 2011

A bylaw to amend the "Sunshine Coast Regional District Zoning Bylaw No. 310, 1987".

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.138, 2011".

PART B – AMENDMENT

2. Schedule A of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended by rezoning Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from RU1 (Rural One) to R2 (Residential Two), as denoted on Appendix 'A' to this Bylaw.
3. Schedule B of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended by rezoning Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from the 'F' subdivision district to the 'C' subdivision district, as denoted on Appendix 'B' to this Bylaw.

PART C - ADOPTION

READ A FIRST TIME this	DAY OF	2011
READ A SECOND TIME this	DAY OF	2011
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	2011
READ A THIRD TIME this	DAY OF	2011
APPROVED PURSUANT TO Section 52 of THE <i>TRANSPORTATION ACT</i> this	DAY OF	2011
ADOPTED this	DAY OF	2011

Corporate Officer

Chair

Appendix 'A' to Bylaw No.310.138



Legal Description - Lot Z, D.L. 909, Group 1, New Westminster District, Plan LMP24780

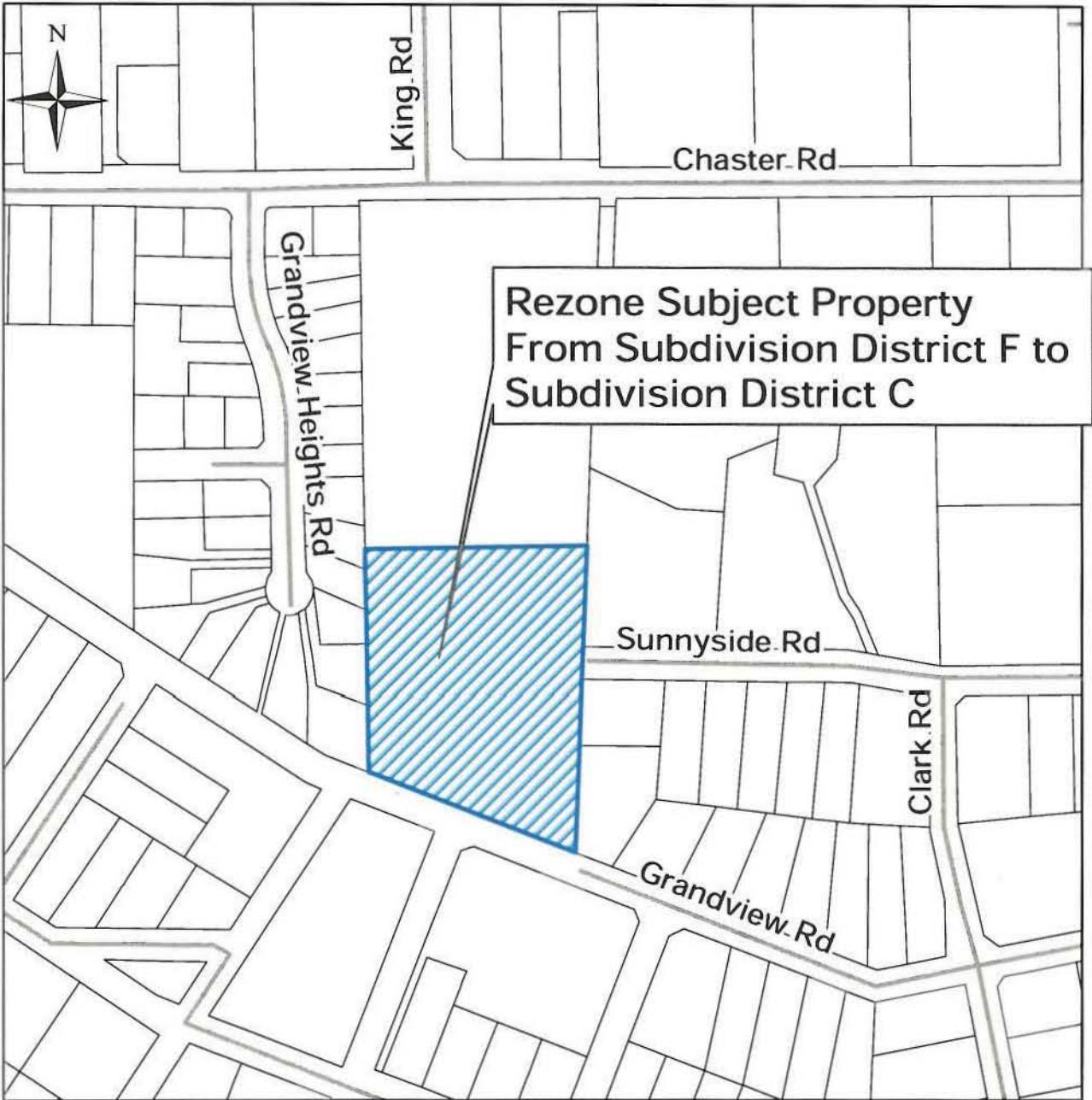
Existing Zoning: RU1

Proposed Zoning: R2

Corporate Officer

Chair

Appendix 'B' to Bylaw No.310.138



Legal Description - Lot Z, D.L. 909, Group 1, New Westminster District, Plan LMP24780

Existing Subdivision District: F

Proposed Subdivision District: C

Corporate Officer

Chair
