
REQUEST FOR DECISION

TO: Planning, Environment and Economic Development Committee

REPORT DATE: February 17, 2005 **TARGET DECISION DATE:** February 22, 2005

FROM: Assistant Planner

RE: Development Permit for a proposed subdivision (Phase 1) of the Remainder of Block A Ex. Plan 9589, (The Shores).

FILE NO: 3060 20 2004-08

PURPOSE

Concordia Homes has made application for a Development Permit for subdivision (Phase 1) of the Remainder of Block A Ex. Plan 9589, (The Shores). This Development Permit specifies engineering and setback requirements to meet safety and environmental objectives of these Development Permit Areas (DPAs).

OPTIONS/ALTERNATIVES

1. Staff recommends that Council issue Development Permit 2004-08 including conditions listed in this report.
2. A second alternative is that Council refuse Development Permit Application 2004-08.
3. A third option is for Council to recommend that the applicant prepare an alternative development strategy.

DISCUSSION

Context/Background

The proposed subdivision is located at the north end of Gale Avenue North beside West Porpoise Bay and Snake Bay. To the north west of the development is Sechelt Band Land (SBL 4) and to the south is future Phase 2. Snake Bay Creek, is located adjacent to the northwest corner of the property.

The proposal is a continuation of the residential development known as the "Shores". A development application was also made for the subject property but left uncompleted in 1998. The current proposal is significantly superior to the previous application.

A Preliminary Geotechnical Assessment by GeoTacTics Engineering Ltd. and an Environmental Report by Dillon Consulting Limited regarding the proposed Shores Subdivision have been completed on behalf of Concordia Homes. Furthermore this week, February 14-18, test pits

were excavated around the property to verify subsurface conditions. An addendum to the Geotechnical Report has been completed.

Zoning, OCP Designation and Development Permit Areas

The subject property is zoned R-3 Residential and designated Residential in the OCP. The proposed land use conforms to the Zoning Bylaw and OCP designation.

Development Permit Guidelines

Development Permit Area E/H #3, Shoreline and Foreshore Areas - includes all areas within 15m of the high tide line and 15m below the low tide line of all the shoreline and foreshore areas.

An Environmental Report has been completed by Dillon Consulting Limited and submitted to Department of Fisheries and Oceans Canada (DFO). E-Mail correspondence indicates DFO's acceptance of the report.

Report conclusions include a 30m setback from Snake Bay Creek top-of-bank. This is to be included in the park dedication, as preferred by DFO. A 15m buffer is to be retained along the shoreline between the high water mark and all building envelopes fronting onto Porpoise Bay. This vegetation buffer is to be protected by a Habitat Protection Covenant based on a surveyed setback line posted at each property line.

A Geotechnical Assessment Report has been prepared by Geotactics Engineering Ltd. The report notes that because of the variability of the subsurface conditions, each lot in Phase 1 should have an individual geotechnical assessment prior to design and construction of buildings. The report concludes that if the setbacks established for each lot, storm runoff disposal and foundation construction follow the general guidelines outlined in the report, the property can be subdivided and used for the intended purposes.

Policy Implications

The District of Sechelt Official Community Plan requires a development permit being issued prior to development in areas designated as Development Permit Areas.

Financial Implications

The proposed development will increase the assessed value of the property. Development Cost Charges apply.

Analysis/Application of Recommended Course of Action

The proposed development lies within Development Permit Area E/H #3, Shoreline and Foreshore Areas and Development Permit Area E/H #4, Rocky Beach Front and Upland Slopes. A Development Permit including development requirements contained in the Environmental

Report by Dillon Consulting and the Geotechnical Assessment by Geotactics Engineering Ltd. including the recently completed addendum is recommended.

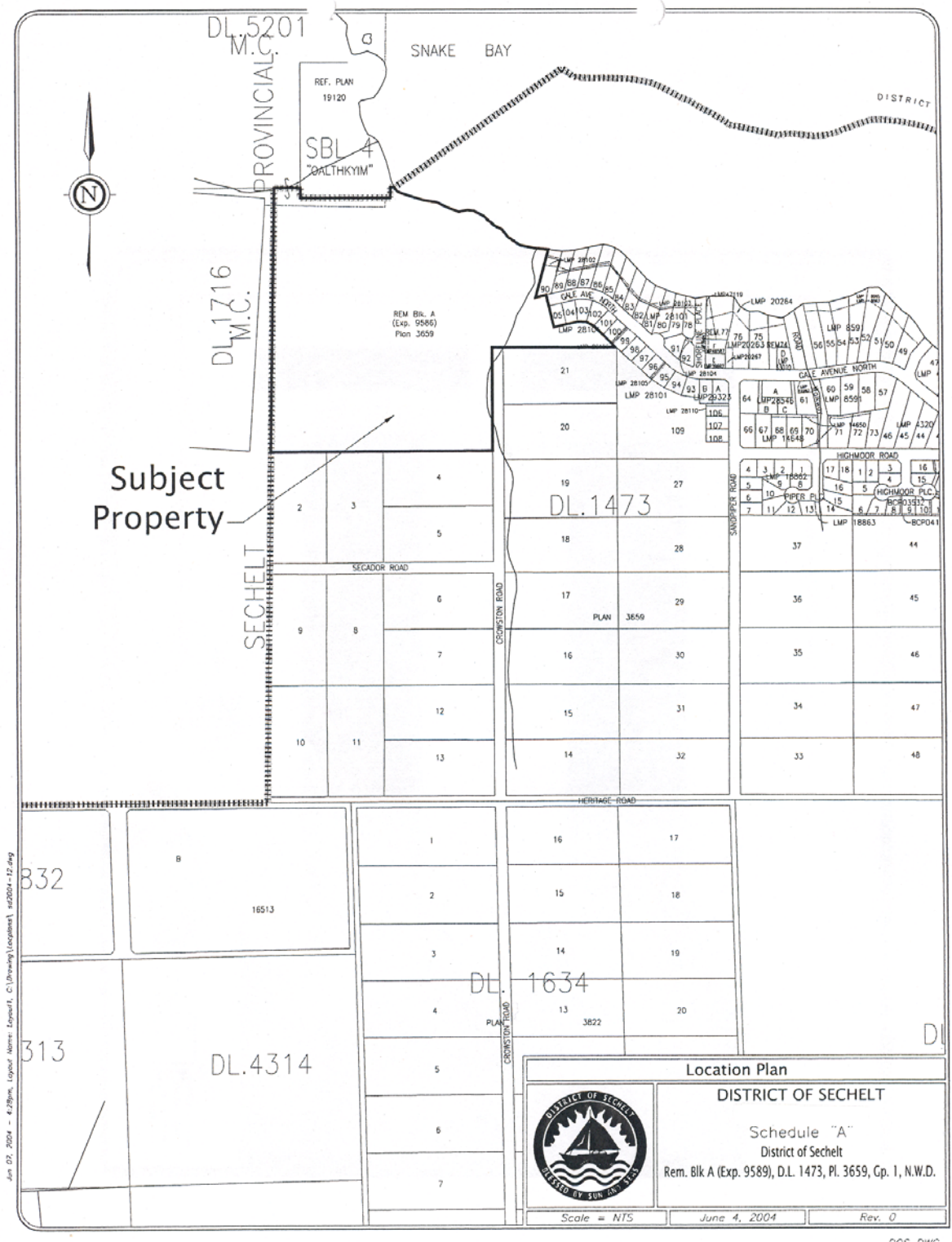
RECOMMENDATION

THAT Council issue Development Permit 2004-08 with the condition that the property be developed in accordance with the following:

- 1. The environmental report by Dillon Consulting Ltd. titled “Application for Environmental Approval Concordia Homes West Porpoise Bay Development” dated September 29, 2004 and the geotechnical report by Geotactics Engineering Ltd. titled “Preliminary Geotechnical Assessment Proposed Shores Subdivision, Sechelt, BC” dated September 30 2004 including the addendum are attached as Schedules to this Development Permit.**
- 2. A 15m wide Habitat Protection Restrictive Covenant along the marine shoreline fronting Porpoise Bay and Snake Bay.**
- 3. A 30m buffer from Snake Bay Creek top-of-bank protected by park dedication.**
- 4. Registration of a Covenant on each of the lots in Phase 1 stating that a geotechnical assessment is required prior to the issuing of a Building Permit establishing building setbacks, storm runoff disposal and foundation construction specifications.**
- 5. Determine building envelopes in relation to natural or cut slopes establishing a “Usable Lot Area” (as defined in the Zoning Bylaw).**
- 6. A Stormwater Management Plan approved by the District of Sechelt and the Department of Fisheries and Oceans.**

Submitted by: Hans Penner, Assistant Planner

Reviewed by: Ray Parfitt, Director of Planning



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