

OCP and Zoning Amendments for Proposed Arbutus Ridge Subdivision

Truman Road - Halfmoon Bay

Public Information Meeting

April 13, 2022 from 7:00 pm-9:00 pm



Presented by :

Very Coast
Planning and Design



On behalf of:

INF Planning and Design Corporation

6886 Marguerite St.
Vancouver BC V6P 5G2



Welcome
Everyone!

Map of
shíshálh
Nation
Unceded
Territory

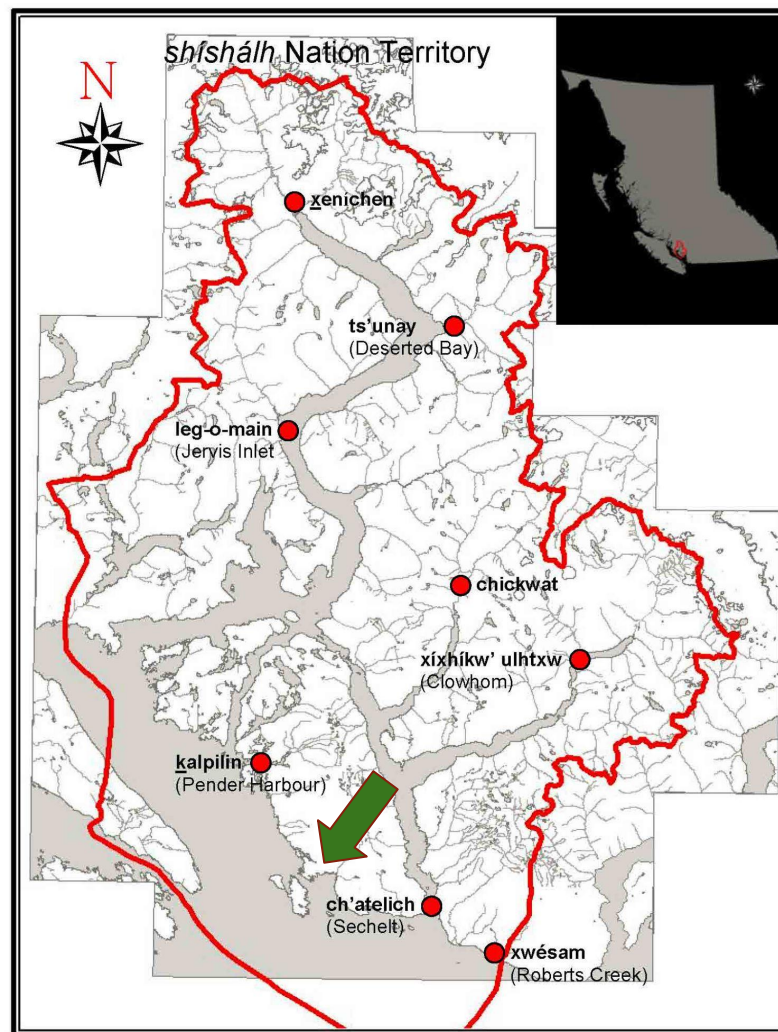


Figure 1. Map of *shishalh* territory indicating location of major village sites.

We are so
fortunate to call
this beautiful
land our home.

Public Information Meeting Format

- This meeting is being recorded.
- Please keep questions and comments respectful and courteous.
- 45 minute Presentation
- Followed by a 1 - 1.5 hour Question and Answer period.
- Type your questions into CHAT during the Presentation or Q & A.
- Or at the end of the presentation use the “RAISE YOUR HAND” feature to pose a question out loud.
- Or after the meeting, send any additional questions to:

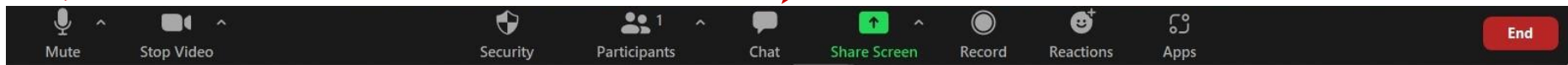
info@arbutus-ridge.com



Using ZOOM and the **CHAT** function to **pose questions**.

You will be on Mute (the moderator will unmute you when it is your turn to speak)

Ask & View Questions during the Presentation / Join or view the discussion



View Participants

This meeting is being recorded

Leave the meeting when its done.

Raise a Hand to let us know you wish to pose a verbal question at the end of the Presentation.

Lower Your Hand if your question gets answered during the Q and A.



Information Session Overview


INTRODUCTION

- Purpose of the Meeting
- Tonight's Presenters

PART 1 - *What's Existing*

- Location and Historical Overview
- Official Community Plan Review
- Zoning Review
- Development Permit Area Review
- Existing Infrastructure Services

PART 2 - *What's Proposed*

- Conceptual Subdivision Layout with Park Pathways and Access Beyond
 - Technical Reviews
- 



Information Session Overview Continued...

PART 3

- Proposed Benefits to the Neighbourhood and Community

PART 4 - *What are the Next Steps?*

- Overall Process
- Next Steps in the SCRD application process.
- Where to find more information.
- Questionnaire/Survey

PART 5

- Q and A- Questions & Answers
- 

Introduction - *Who is presenting tonight?*

Angela Letman MCIP

Very Coast Planning and Design- meeting moderator and planning consultant

Ian MacDonald

Principal : Ian MacDonald VAKA Marketing w/ Sarah Jenkins - operations manager

Will Dong P.Eng.

INF Planning and Design, applicant

Consultants:

Geotechnical: **Ben Smale**, P.Eng., Boundary Consulting

Environmental: **Brent Matsuda** R.P.Bio, Senior Wildlife Biologist, Triton Environmental Consulting

Wastewater: **Mike Seymour**, ASCT, P.L.Eng., MSR Solutions.

Stormwater Management: **Wendy Yao**, P.Eng, Senior Infrastructure Planning Engineer, Aplin and Martin

Traffic: **Jin Yang-Riley**, PhD., P.Eng.



Also joining us tonight are:

Yuli Saio, MCIP, Senior Planner, SCRD

Remko Rosenboom, General Manager of
Infrastructure Services, SCRD

and SCRD Board Members:

Lori Pratt, Area B- Halfmoon Bay Director



Meeting Introduction

- Purpose: to give information on the proposed Official Community Plan (OCP) Amendment and Zoning Amendment (Rezoning) Application for the proposed Subdivision. And to provide feedback opportunities.
- Focus is on land-use including site design, house form, and neighbourhood integration.
- One step of many in this site's BC and SCRD process of subdivision development.
- **Not a Public Hearing.**
- Your questions and feedback will be shared in a report to the SCRD.

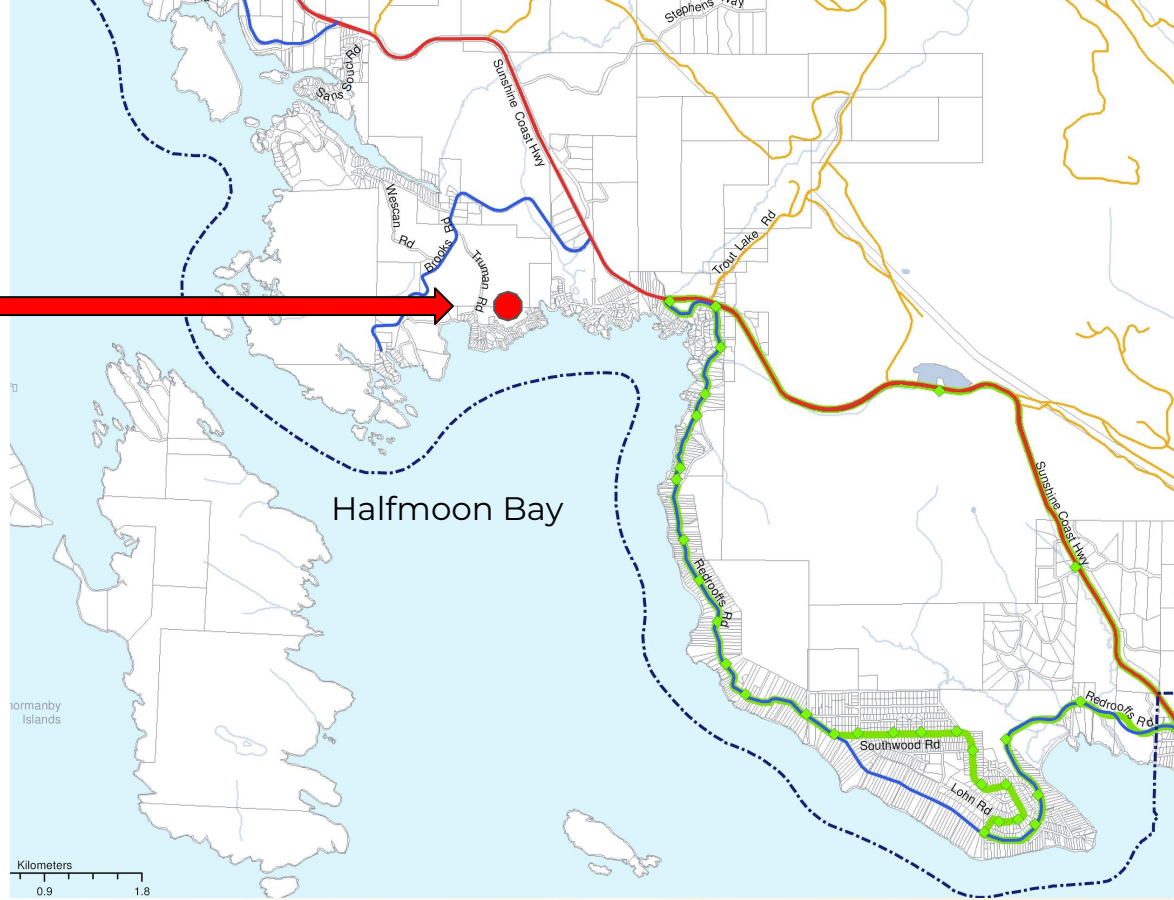


Part 1

Location and Historical Overview

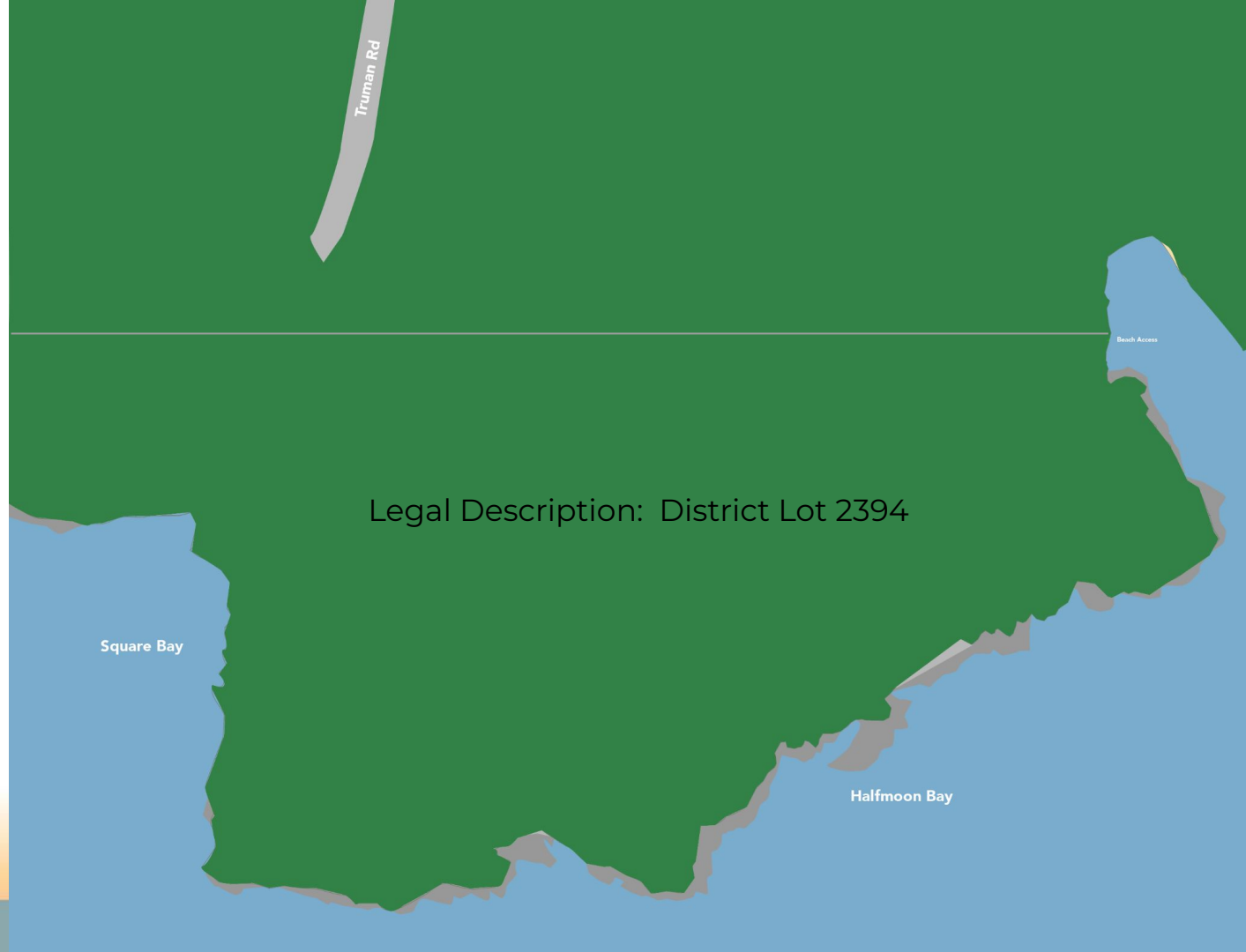


Location



Historical Overview

Before
1968



1968

First two
phases
of subdivision



1971



1974



1975



1981

SCRD assumes
Square Bay
Sewage Treatment
Facility operation
and permit.



1982 - Registration of a Restrictive Covenant between the Owner and the SCRD

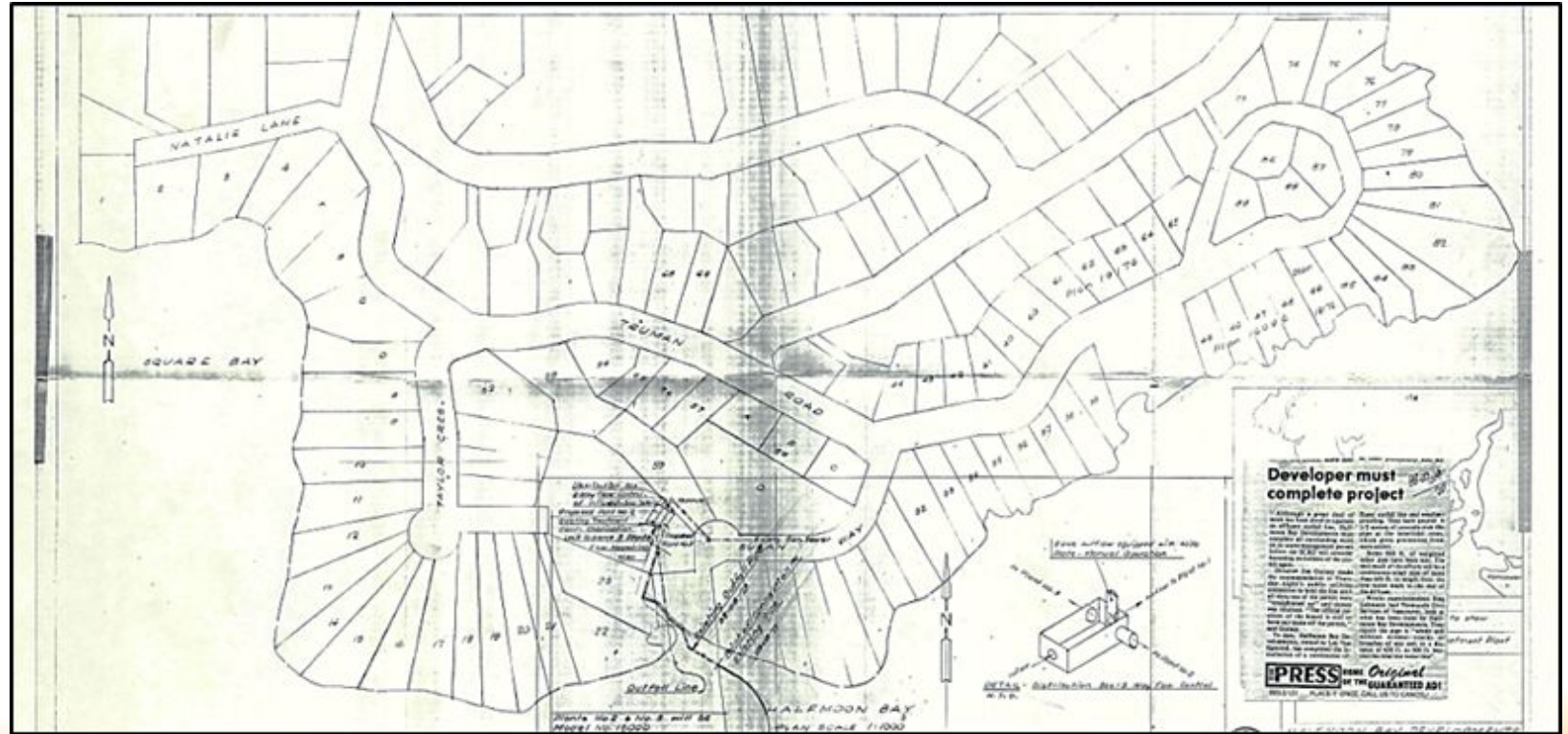
“... that the said lands shall not be used in any manner that would create separate parcels or lots of land (either by the filing of a subdivision plan or a strata plan or any other method either now in existence or hereinafter established) where the average area of any such parcels or lots is less than 0.10 hectares (1,000 sq. metres), or that would create a parcel or lot of land having an area less than 200 square metres.”



1982



1983 Concept Development Plan (SCRD files)



1983



1986



1989

SCRD Zoning Bylaw 310
is adopted and creates
subdivision districts
with minimum or
average lot sizes within
the zoning bylaw



SUNSHINE COAST REGIONAL DISTRICT

ZONING BYLAW 310

TABLE OF CONTENTS

| | | |
|------------------|--|-----------|
| PART I | TITLE | 4 |
| PART II | DEFINITIONS | 4 |
| PART III | BASIC PROVISIONS | 18 |
| 301 | Establishment of Zones and Subdivision Districts | 18 |
| 302 | Prohibition..... | 19 |
| 303 | Enforcement | 19 |
| 304 | Offence | 20 |
| 305 | Penalty..... | 20 |
| 306 | Severability | 20 |
| PART IV | SUBDIVISION GENERAL PROVISIONS | 21 |
| 401 to 403 | General Area Requirements..... | 21 |
| 404 | Hooked Parcels | 22 |
| 405 | Minimum Parcel Size Area Exceptions | 22 |
| 406 | Subdivision Districts | 24 |
| PART V | GENERAL USE PROVISIONS | 27 |
| 501 to 502 | General Use | 27 |
| | Keeping of Poultry or Rabbits | 27 |
| | Keeping of Livestock..... | 27 |
| | Golf Course | 28 |
| | Auxiliary Buildings and Structures | 28 |
| | Auxiliary Dwelling Units..... | 29 |
| | Occupancy During Construction | 29 |
| | Home Occupation | 29 |
| | Bed and Breakfast..... | 30 |
| | Dwelling Conformance..... | 30 |
| | Third Party Signs..... | 31 |
| | Business Signs in Non-Commercial/Industrial Zones | 31 |
| | Business Signs in Commercial and Industrial Zones | 31 |
| | Landscaping..... | 31 |
| 503 | Height of Buildings and Structures | 32 |
| 504 | Floor Area of Buildings | 32 |
| 505 | Principal Buildings and Siting of Buildings | 33 |
| 506 | Siting Exceptions | 33 |
| 507 | Siting and Elevation of Buildings Adjacent to Waterbodies and Watercourses | 33 |
| 508 | Storage | 35 |
| 509 | Off Street Parking and Loading Spaces | 35 |
| 510 | Split-Zoned Parcels | 41 |
| 511 | Non-medical Cannabis Production and Retail | 41 |
| PART VI | RESIDENTIAL ZONES | 42 |
| 601 | R1 Zone (Residential One)..... | 42 |
| 602 | R1A (Residential One A) | 44 |
| 611 | R2 Zone (Residential Two)..... | 46 |
| 612 | R2A Zone (Residential Two A) | 48 |
| PART VII | RESIDENTIAL MULTIPLE ZONES | 49 |
| 701 | RM1 Zone (Residential Multiple One) | 49 |
| 711 | RM2 Zone (Residential Multiple Two) | 50 |
| 721 | RM3 Zone (Residential Multiple Three) | 51 |
| 731 | CD1 Zone (Comprehensive Development One) | 52 |
| 732 | CD3 Zone (Comprehensive Development Three)..... | 54 |
| 733 | CD4 Zone (Comprehensive Development Four)..... | 55 |
| PART VIII | COMMERCIAL ZONES | 57 |
| 801 | C6 Zone Commercial Six | 57 |
| 811 | C2 Zone (Commercial Two) | 58 |
| 811A | C2A Zone (Commercial Two A) | 59 |
| 821 | C3 Zone (Commercial Three)..... | 60 |

1999 Aerial Photo (SCRD)



2006 Aerial Photo



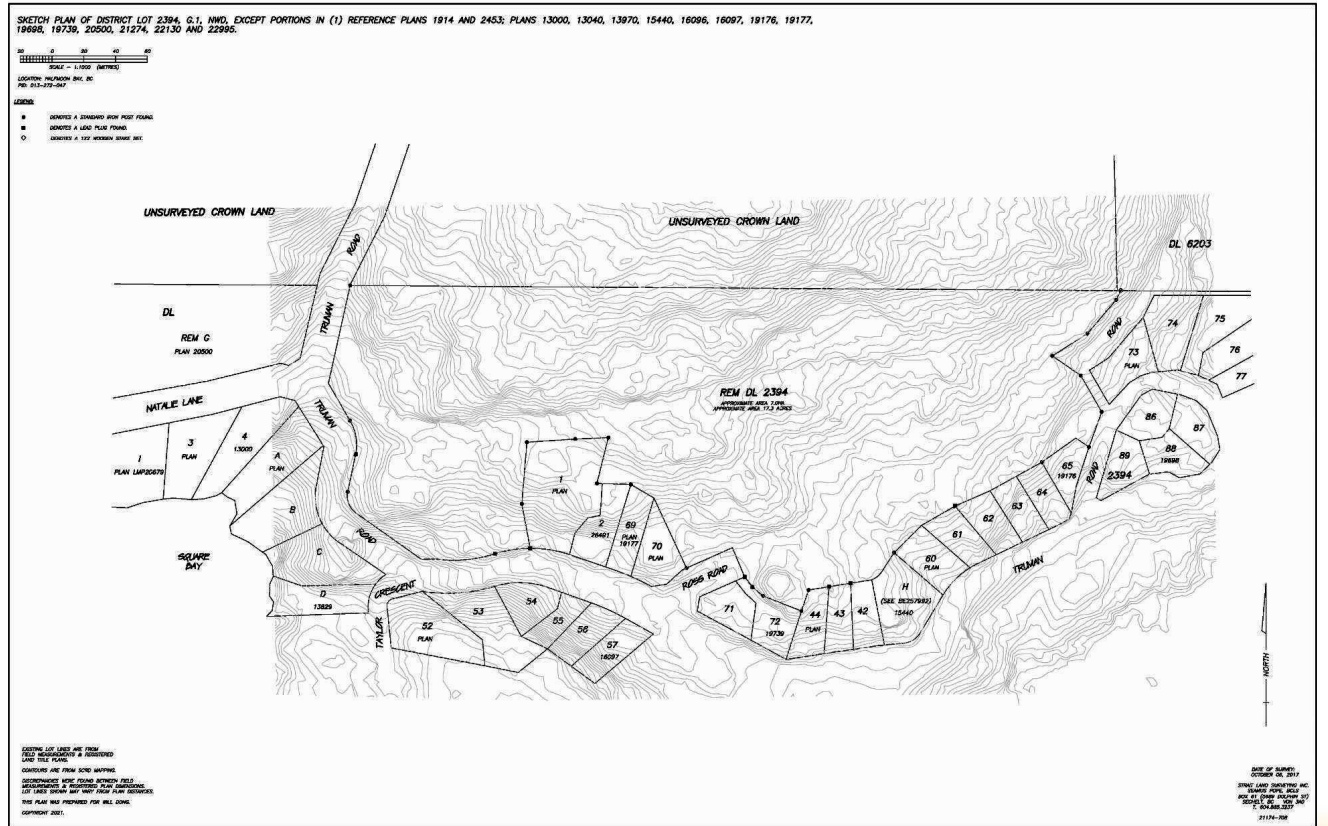
2009 Aerial Photo



2014 Aerial Photo



2017 Sketch Plan Survey



2018 Aerial Photo



2021 Aerial Photo



Today



Average Lot Size of **Existing** Neighbourhood:

1,250 sq. metres

Without largest three lots:

1,069 sq. metres

| Address | Lot No. | Size in Sq ft | Size in Sq. Metres | Address | Lot No. | Size in Sq ft | Size in Sq. Metres |
|--------------------------|---------|---------------|--------------------|-----------------------|---------|---------------|--------------------|
| | G | 107288 | 9967 | 9235 Truman Rd | 45 | 7841 | 728 |
| 9395 A&B Truman Rd | | | | 9233 Truman Rd | 46 | 8276 | 769 |
| 5304 Natalie Lane | H | 16161 | 1501 | 9227 Truman Rd | 47 | 9148 | 850 |
| 5310 Natalie Lane | I | 15115 | 1404 | 9225 Truman Rd | 48 | 9148 | 850 |
| 5322 Natalie Lane | 3 | 16782 | 1559 | undeveloped Truman Rd | 49 | 8276 | 769 |
| 5332 Natalie Lane | 4 | 16812 | 1562 | 5308 Taylor Cr. | 50 | 8276 | 769 |
| 9383 Truman Rd | A | 23478 | 2181 | 5314 Taylor Cr. | 51 | 10019 | 931 |
| 9369 Truman Rd | B | 17212 | 1599 | 9351 Truman Rd | 52 | 18295 | 1700 |
| 9363 Truman Rd | C | 20735 | 1926 | 9341 Truman Rd | 53 | 17860 | 1659 |
| 5321 and 5323 Taylor Cr. | D | 13849 | 1287 | 9329 Truman Rd | 54 | 8712 | 809 |
| 5317 Taylor Cr. | 8 | 15333 | 1424 | 9321 Truman Rd | 55 | 6458 | 600 |
| 5313 Taylor Cr. | 9 | 15899 | 1477 | 9315 Truman Rd | 56 | 9583 | 890 |
| 5307 Taylor Cr. | 10 | 15990 | 1485 | 9311 Truman Rd | 57 | 9583 | 890 |
| 5305 Taylor Cr. | 11 | 16335 | 1518 | 9305 Truman Rd | A | 8276 | 769 |
| 5301 Taylor Cr. | 12 | 13674 | 1270 | 9301 Truman Rd | B | 8538 | 793 |
| 5299 Taylor Cr. | 13 | 17072 | 1586 | 9291 Truman Rd | C | 8494 | 789 |
| 5297 Taylor Cr. | 14 | 15384 | 1429 | undeveloped Truman Rd | D | 38768 | 3602 |
| 5295 Taylor Cr. | 15 | 18099 | 1681 | 9256 Truman Rd | 60 | 7841 | 728 |
| undeveloped Taylor Cr. | 16 | 15254 | 1417 | 9252 Truman Rd | 61 | 8712 | 809 |
| 5291 Taylor Cr. | 17 | 16943 | 1574 | 9248 Truman Rd | 62 | 8712 | 809 |
| 5287 Taylor Cr. | 18 | 15779 | 1466 | undeveloped Truman Rd | 63 | 7405 | 688 |
| 5285 Taylor Cr. | 19 | 16767 | 1558 | undeveloped Truman Rd | 64 | 6970 | 648 |
| 5281 Taylor Cr. | 20 | 16207 | 1506 | 9171 Truman Rd | 65 | 6970 | 648 |
| 5279 A & B Taylor Cr. | 21 | 14792 | 1374 | undeveloped Truman Rd | 66 | 8712 | 809 |
| 5277 Taylor Cr. | 22 | 19286 | 1792 | 5361 Ross Rd | 1 | 32670 | 3035 |
| 5275 Taylor Cr. | 23 | 19663 | 1827 | undeveloped Ross Rd | 2 | 10759 | 1000 |
| 5328 Susan Way | 24 | 10454 | 971 | undeveloped Ross Rd | 69 | 9148 | 850 |
| 5330 Susan Way | 25 | 9742 | 905 | 9314 Truman Rd | 70 | 9757 | 906 |
| 5334 Susan Way | 26 | 11326 | 1052 | 5358 Ross Rd. | 71 | 8625 | 801 |
| 5338 Susan Way | 27 | 11837 | 1100 | undeveloped Truman Rd | 72 | 9757 | 906 |
| 5340 Susan Way | 28 | 14375 | 1335 | 9189 Truman Rd | 73 | 11108 | 1032 |
| 5342 Susan Way | 29 | 10993 | 1021 | 9193 Truman Rd | 74 | 13504 | 1255 |
| 5346 Susan Way | 30 | 8107 | 753 | 9195 Truman Rd | 75 | 12632 | 1174 |
| 5350 Susan Way | 31 | 10583 | 983 | 9197 Truman Rd | 76 | 9496 | 882 |
| 9285 Truman Rd | 32 | 16361 | 1520 | 9199 Truman Rd | 77 | 9540 | 886 |
| 9281 Truman Rd | 33 | 10324 | 959 | 9201 Truman Rd | 78 | 8973 | 834 |
| 9277 Truman Rd | 34 | 8975 | 834 | 9205 Truman Rd | 79 | 9540 | 886 |
| 9273 Truman Rd | 35 | 8238 | 765 | 9207 Truman Rd | 80 | 9888 | 919 |
| 9269 Truman Rd | 36 | 7797 | 724 | 9209 Truman Rd | 81 | 13896 | 1291 |
| 9265 Truman Rd | 37 | 9265 | 861 | 9211 Truman Rd | 82 | 28662 | 2663 |
| 9261 Truman Rd | 38 | 11007 | 1023 | 9217 Truman Rd | 85 | 8668 | 805 |
| 9257 Truman Rd | 39 | 9504 | 883 | 9190 Truman Rd | 86 | 8581 | 797 |
| 9268 Truman Rd | H | 12133 | 1127 | 9196 Truman Rd | 87 | 8581 | 797 |
| undeveloped Truman Rd | 42 | 6534 | 607 | 9216 Truman Rd | 88 | 8581 | 797 |
| 9278 Truman Rd | 43 | 6970 | 648 | 9224 Truman Rd | 89 | 8625 | 801 |
| 9284 Truman Rd | 44 | 8712 | 809 | 9215 Truman Rd | 90 | 9845 | 915 |
| | | | | undeveloped Truman Rd | 91 | 12974 | 1205 |

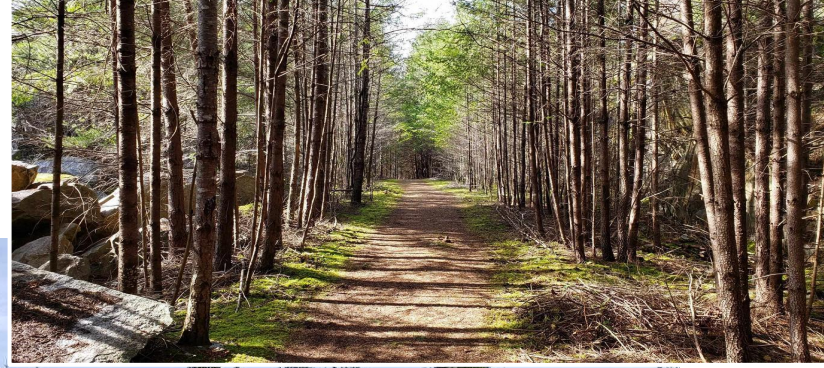


Neighbourhood

Homes and Landscaping



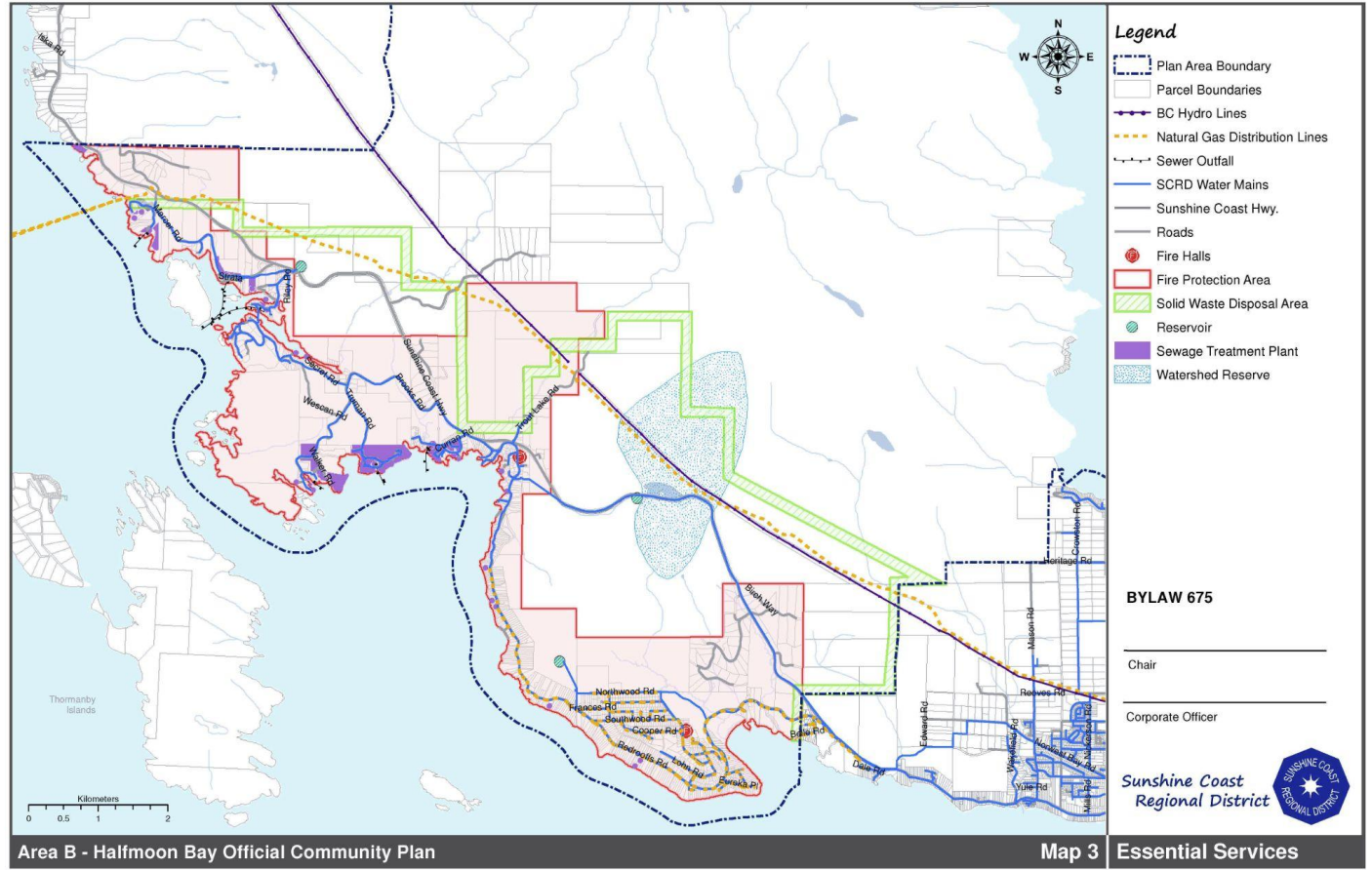
The Existing Site



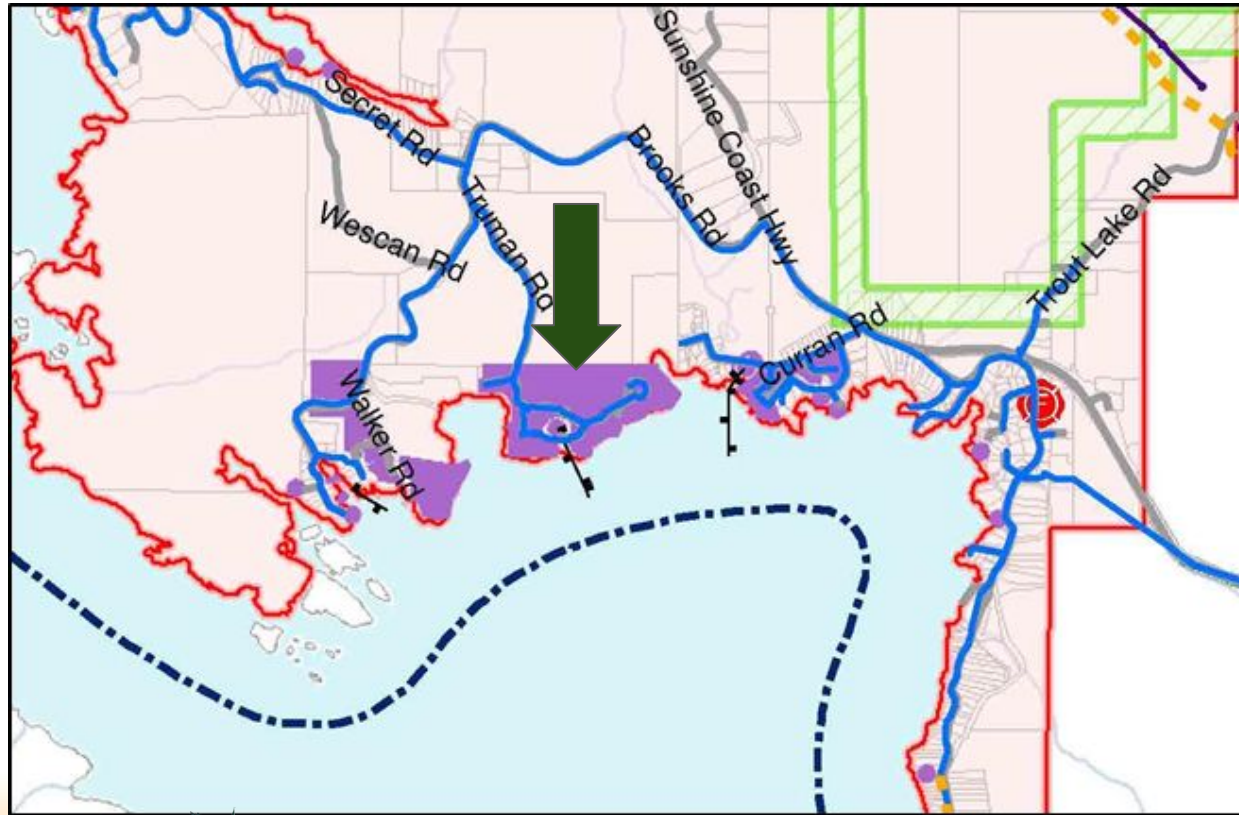
Existing Neighbourhood Infrastructure Services



OCP Map 3 Essential Services



Close-up / Excerpt of *Map 3: Existing Services*

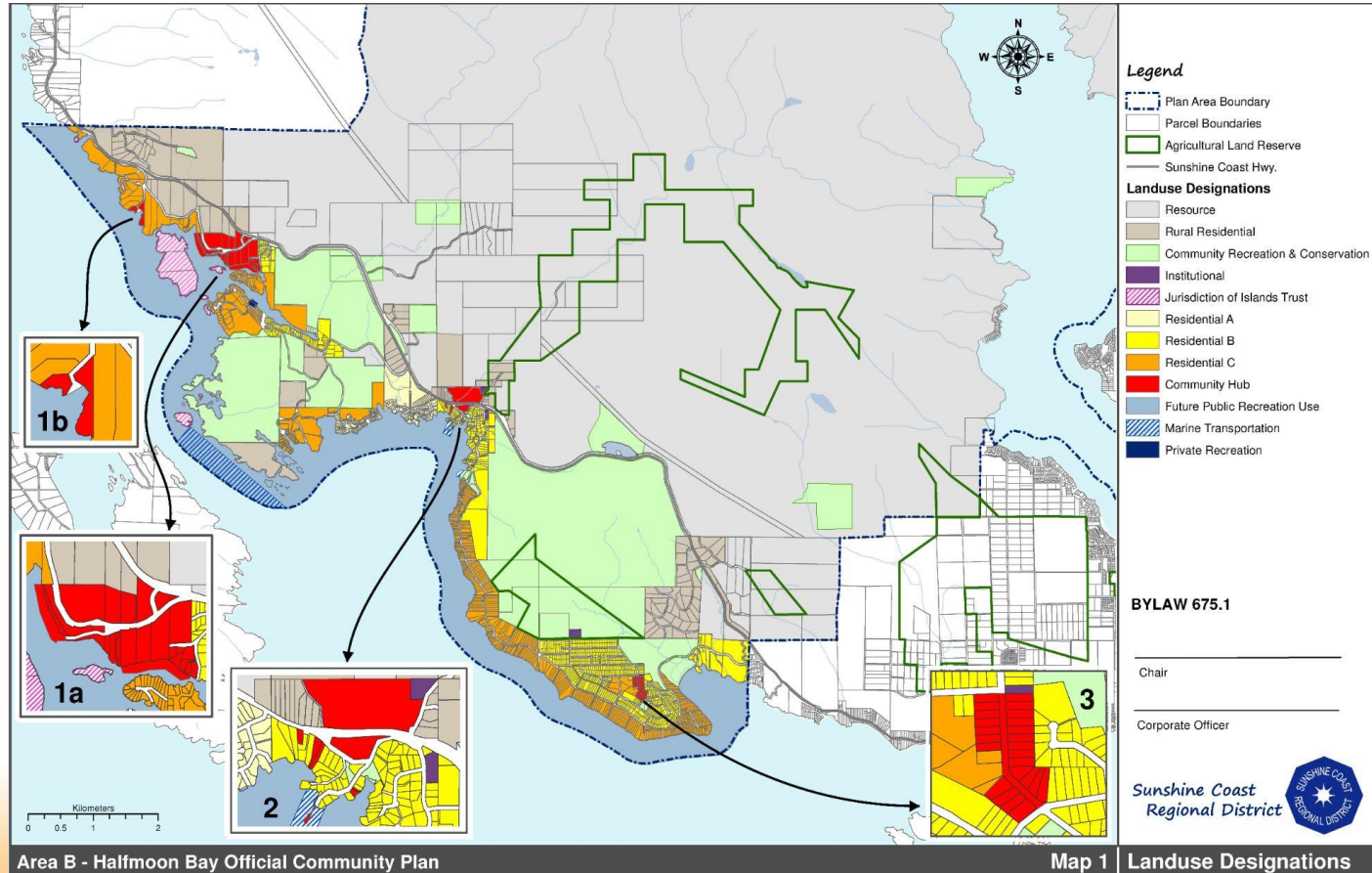
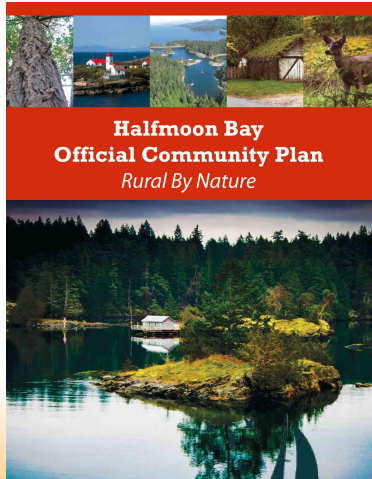


Legend

- Plan Area Boundary
- Parcel Boundaries
- BC Hydro Lines
- Natural Gas Distribution Lines
- Sewer Outfall
- SCRD Water Mains
- Sunshine Coast Hwy.
- Roads
- Fire Halls
- Fire Protection Area
- Solid Waste Disposal Area
- Reservoir
- Sewage Treatment Plant
- Watershed Reserve








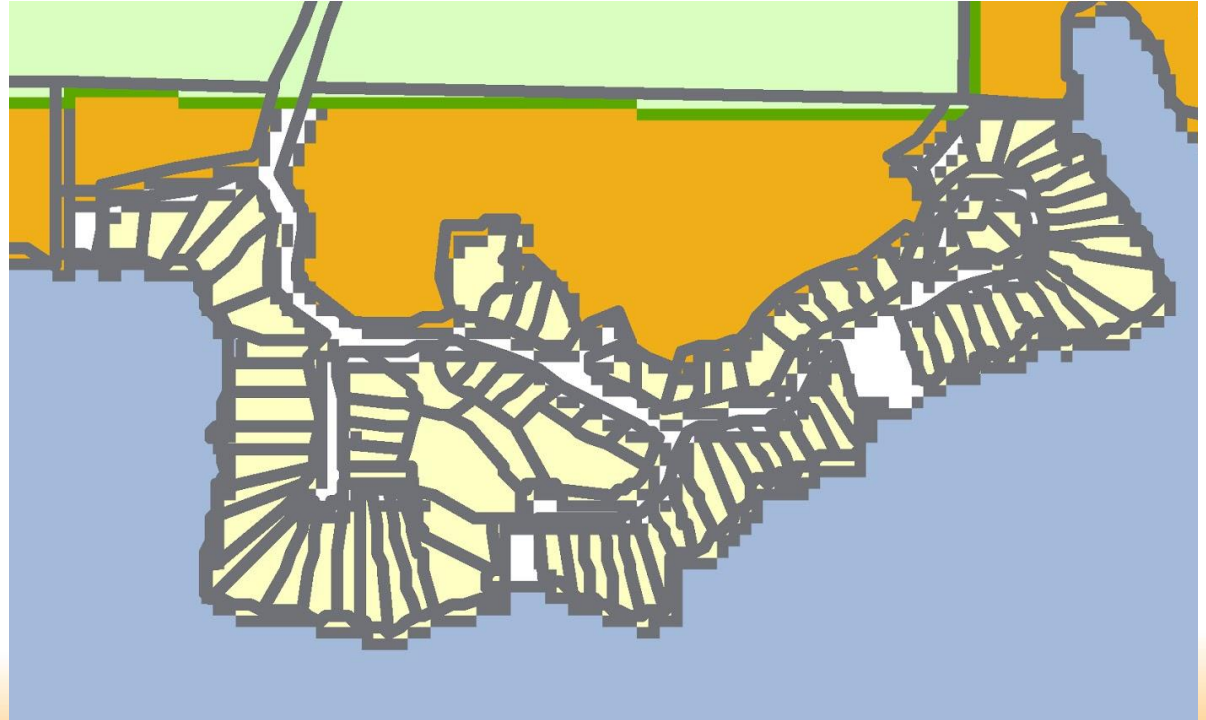
Official Community Plan (OCP) Review



Close-up/Excerpt of Map 1- Land Use Designations

Legend excerpt

-  Residential A
-  Residential B
-  Residential C
-  Community Hub
-  Future Public Recreation Use



OCP Change Requested

Current OCP Designation

Residential C

8,000 sq. metres
(+/- 2 acres) average or
minimum



OCP Change Request

Residential A

1,000 sq. metres
($\frac{1}{4}$ acre) average or minimum



OCP Land-use Designation

Residential C *(Existing Designation of Subject Property)*

“The properties are in the Residential C designation due to factors such as location, unstable lands with geotechnical hazards or bedrock waterfront.”



OCP Land-use Designation

Residential A *(Existing Designation of Neighbourhood & Proposed)*

“The Residential A designation applies to properties that are located within areas serviced by SCRD owned and operated community sewer systems. The density in these areas is greater than the other two residential designations due to historic settlement patterns and zoning based on servicing provided by community sewage systems rather than by individual on-site septic fields.”



OCP's RESIDENTIAL OBJECTIVES:

- 9.1** To provide for a variety of housing types and parcel sizes.
- 9.2** To ensure that parcel sizes and residential densities are appropriate for the level of services and utilities that can be provided and are compatible with the desired rural character.
- 9.3** To encourage subdivision layout, dwelling design and siting that respects natural attributes and opportunities for energy efficiency.
- 9.4** To provide for home occupation employment opportunities compatible in scale and character with a residential area.
- 9.5** To carefully plan new development to avoid residential sprawl.



- 9.6** To encourage development of land to be aesthetically pleasing and environmentally responsible.
- 9.7** To maintain buffer zones between non-compatible land uses.
- 9.8** To allow for community hubs within residential areas, as shown on Map 1.
- 9.9** To encourage housing that meets the needs of a variety of income levels.
- 9.10** To encourage clustered development on appropriate sites.
- 9.11** To include opportunities for food production within residential areas.
- 9.12** To create walkable and connected neighbourhoods.
- 9.13** To encourage pilot projects for innovative housing.



Comparison of Existing and Proposed OCP Designations

| OCP POLICIES | Existing Neighbourhood And Proposed Subject Property | Existing Subject Property |
|--|---|---|
| Designation | Residential A | Residential C |
| Minimum Parcel Size Density | 1,000 sq. metres ($\frac{1}{4}$ acre) average or minimum | 8,000 sq. metres (approx. 2 acres) average or minimum |



Part 1

Zoning Review



SUNSHINE COAST REGIONAL DISTRICT ZONING BYLAW 310 TABLE OF CONTENTS

| | | |
|------------------|--|-----------|
| PART I | TITLE | 4 |
| PART II | DEFINITIONS | 4 |
| PART III | BASIC PROVISIONS | 18 |
| 301 | Establishment of Zones and Subdivision Districts | 18 |
| 302 | Prohibition..... | 19 |
| 303 | Enforcement..... | 19 |
| 304 | Offence..... | 20 |
| 305 | Penalty..... | 20 |
| 306 | Severability..... | 20 |
| PART IV | SUBDIVISION GENERAL PROVISIONS | 21 |
| 401 to 403 | General Area Requirements..... | 21 |
| 404 | Hooked Parcels | 22 |
| 405 | Minimum Parcel Size Area Exceptions | 22 |
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| PART V | GENERAL USE PROVISIONS | 27 |
| 501 to 502 | General Use..... | 27 |
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| 601 | R1 Zone (Residential One)..... | 42 |
| 602 | R1A (Residential One A)..... | 44 |
| 611 | R2 Zone (Residential Two)..... | 46 |
| 612 | R2A Zone (Residential Two A)..... | 48 |
| PART VII | RESIDENTIAL MULTIPLE ZONES | 49 |
| 701 | RM1 Zone (Residential Multiple One)..... | 49 |
| 711 | RM2 Zone (Residential Multiple Two)..... | 50 |
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| 733 | CD4 Zone (Comprehensive Development Four)..... | 55 |
| PART VIII | COMMERCIAL ZONES | 57 |
| 801 | C6 Zone Commercial Six..... | 57 |
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Zoning Map



Zoning Subdivision District



Zoning Change Requested

Current Zoning

Residential R-1
Subdivision District **F**

10,000 sq. metres average
(approx. 2.5 acres)
8,000 sq. metres minimum



Zoning Change Request

Residential R-1 (unchanged)
Subdivision District **A**

1,000 sq. metres
($\frac{1}{4}$ acre) minimum



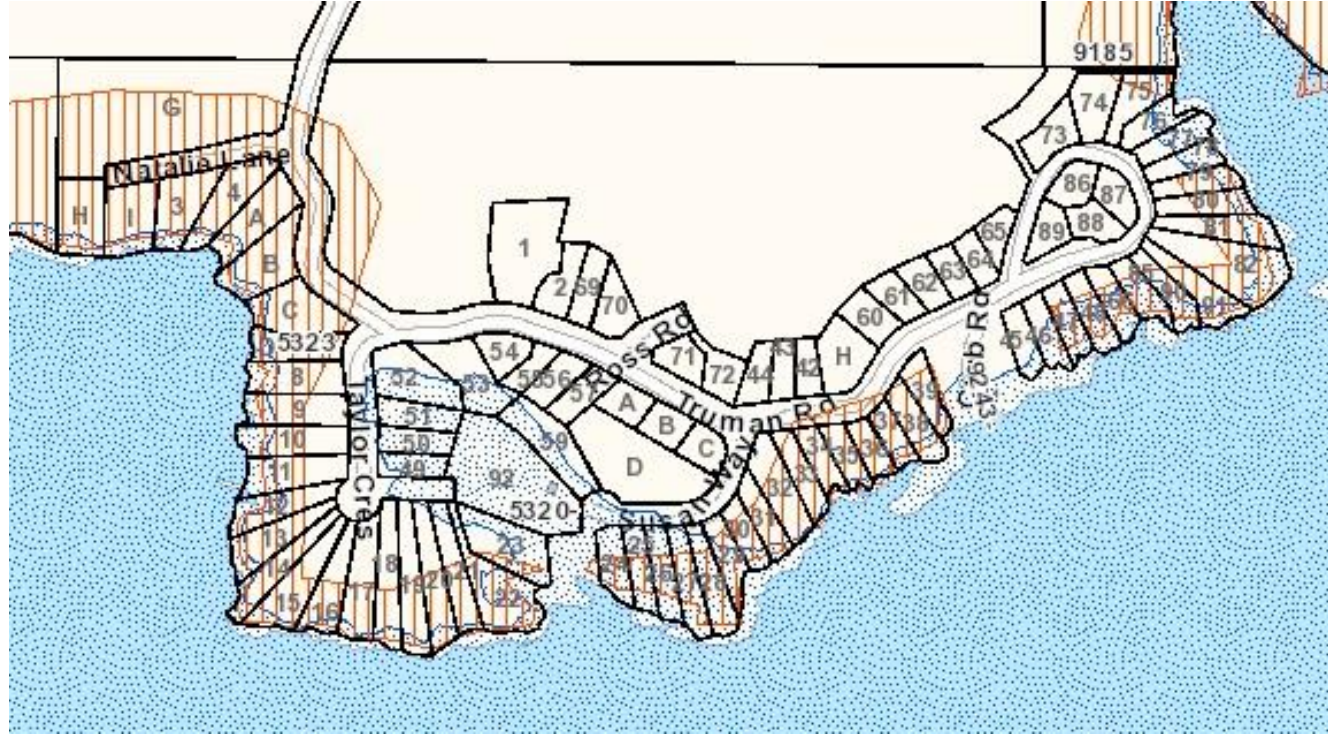
| ZONING Comparison | Existing Neighbourhood & Proposed for Subject Property | Existing Subject Property |
|---|---|--|
| Zone | R-1 | R-1 |
| Subdivision Designation | A | F |
| Minimum lot size | 1,000 sq. metres (¼ acre) | Average 10,000 sq. metres (2.5 acres) |
| Uses | <p>Single family dwelling Home Office</p> <p>If a lot is over 2,000 sq. metres (½ acre): One auxiliary dwelling unit (guest cottage or suite) Bed and breakfast Horticultural product sales</p> | <p>Single family dwelling Home Office Keeping of livestock Additional Single family dwelling or One auxiliary dwelling unit (guest cottage or suite) Bed and Breakfast Horticultural product sales</p> |
| Allowable buildings and decks lot coverage | 35% (example: a 1,000 sq. metre lot can have 350 sq. metres or 3,767 sq. ft. of buildings and decks at grade) | 35% (example: a 10,000 sq. metre lot can have 3,500 sq. metres or 37,600 sq. ft. of buildings and deck at grade) |



Current zoning allows a subdivision of up to 6 lots



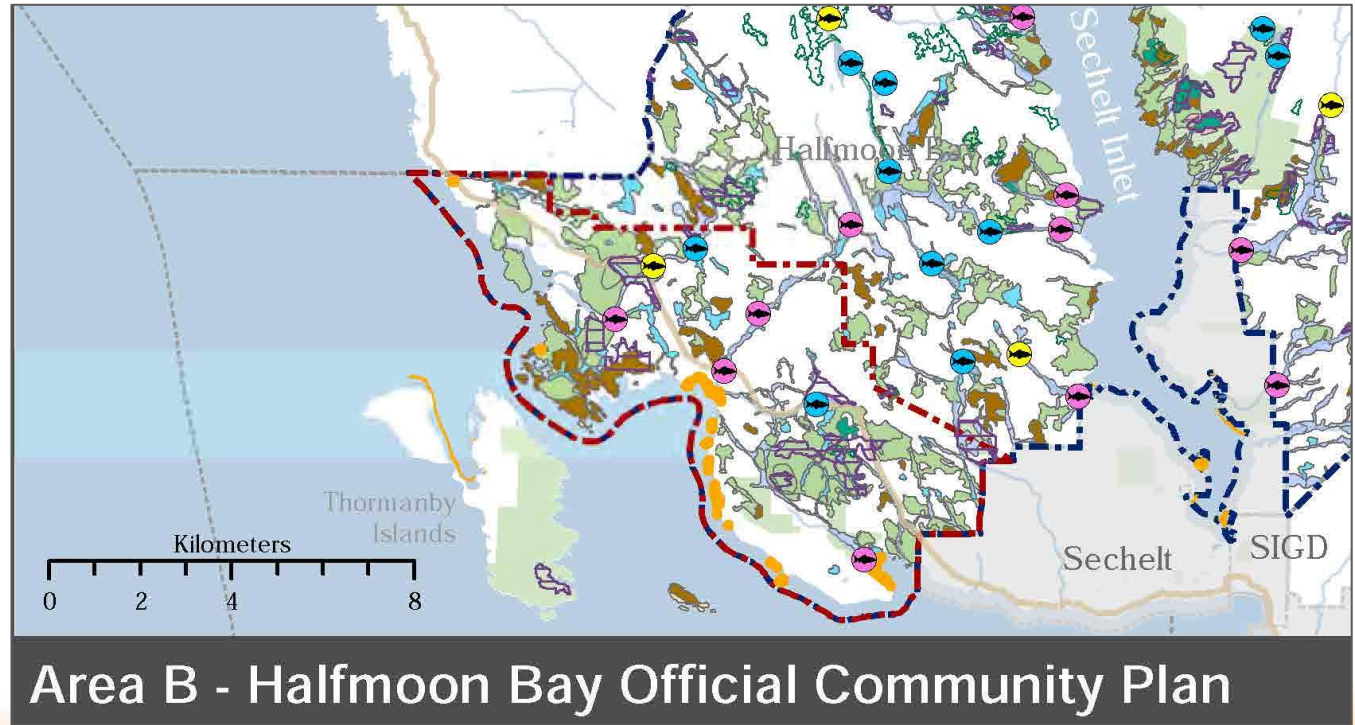
Part One
Development
Permit Area
1B
Coastal Slopes



The Natural Environment - OCP's Map 7 Natural Resources

To be considered when developing a property outside of the old OCP boundaries.

“woodland” designation.





Arbutus Ridge

Part 2

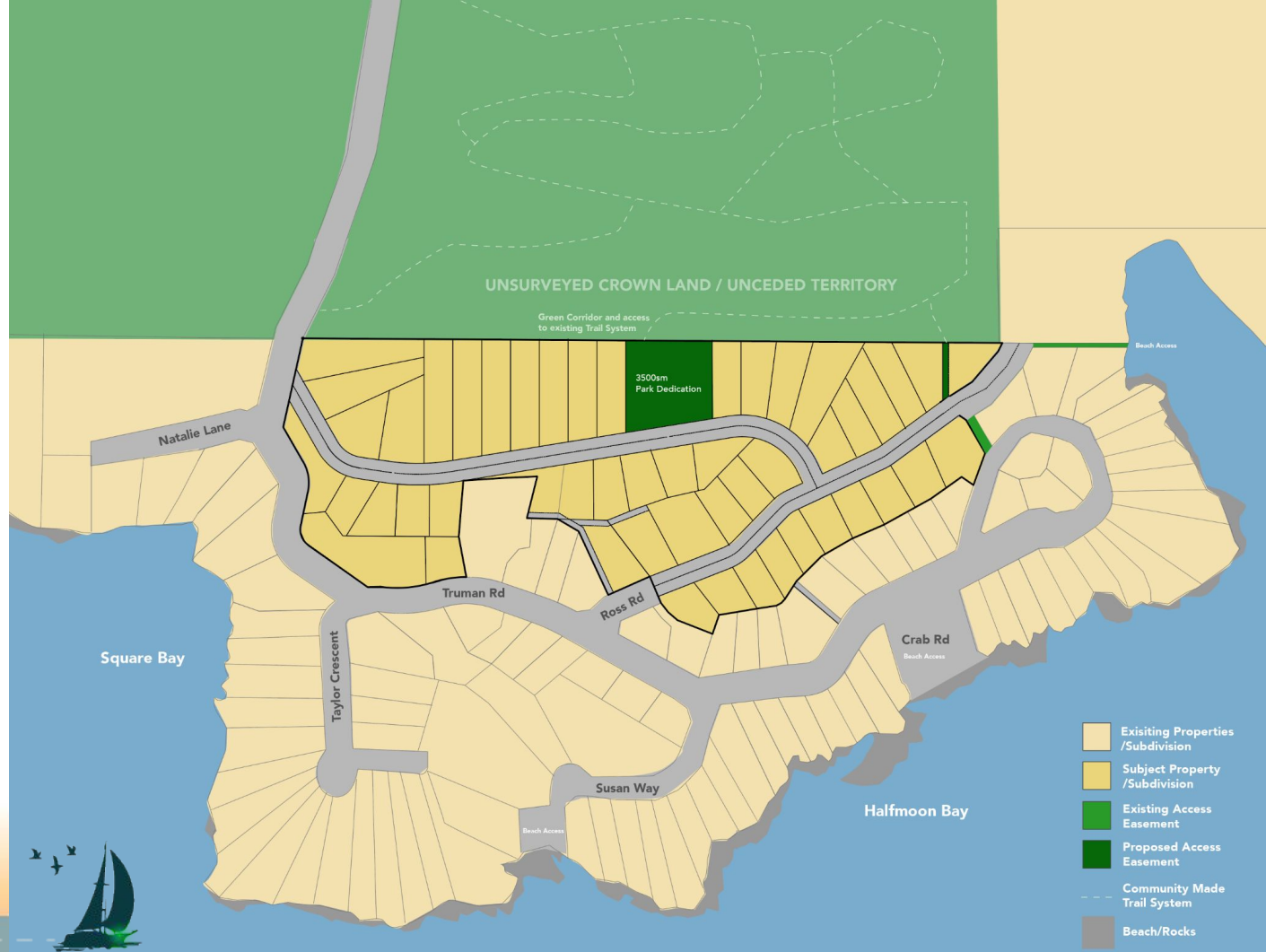
What's Proposed

Subject Property 50

Lot
Subdivision

Average Lot Size of
Subject Property:

1,135 sq. metres



Wildfire Protection



Geotechnical

Ben Smale, P.Eng. Boundary Consulting Services

- Geotechnical appraisal by Golder & Associates completed in Jan 11, 1982
- Boundary has been retained by the applicant to provide an updated report for the site
- Site assessment work is ongoing



Fig 3. Test hole location near Ross Road



Fig. 4 Typical Test holes

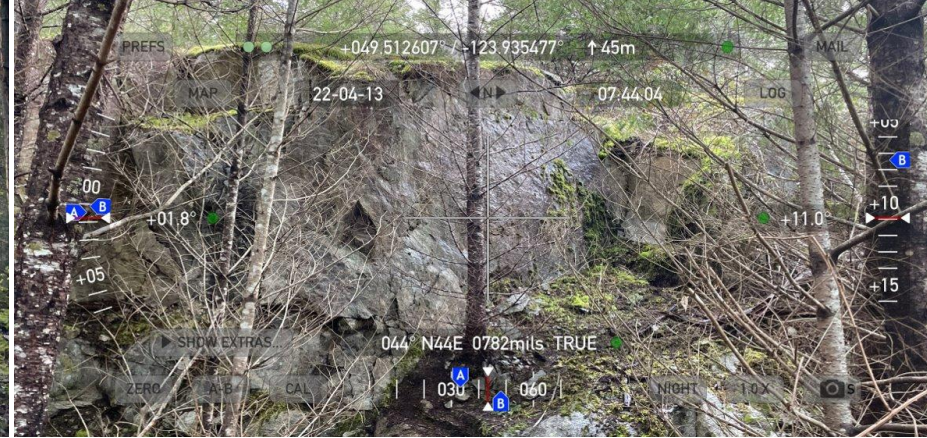


Preliminary Observations Indicate:

- Overburden over massive granitic bedrock
- Site is generally plain in topography and generally less than 25% gradient
- Very low probability of landslide based hazards
- Very low probability of creek or ocean based hazards
- Some rock based hazard that will be identified in a lot-by-lot basis

Recommendation: Further work needs to be conducted on actual layout, but preliminary observations of site are positive.

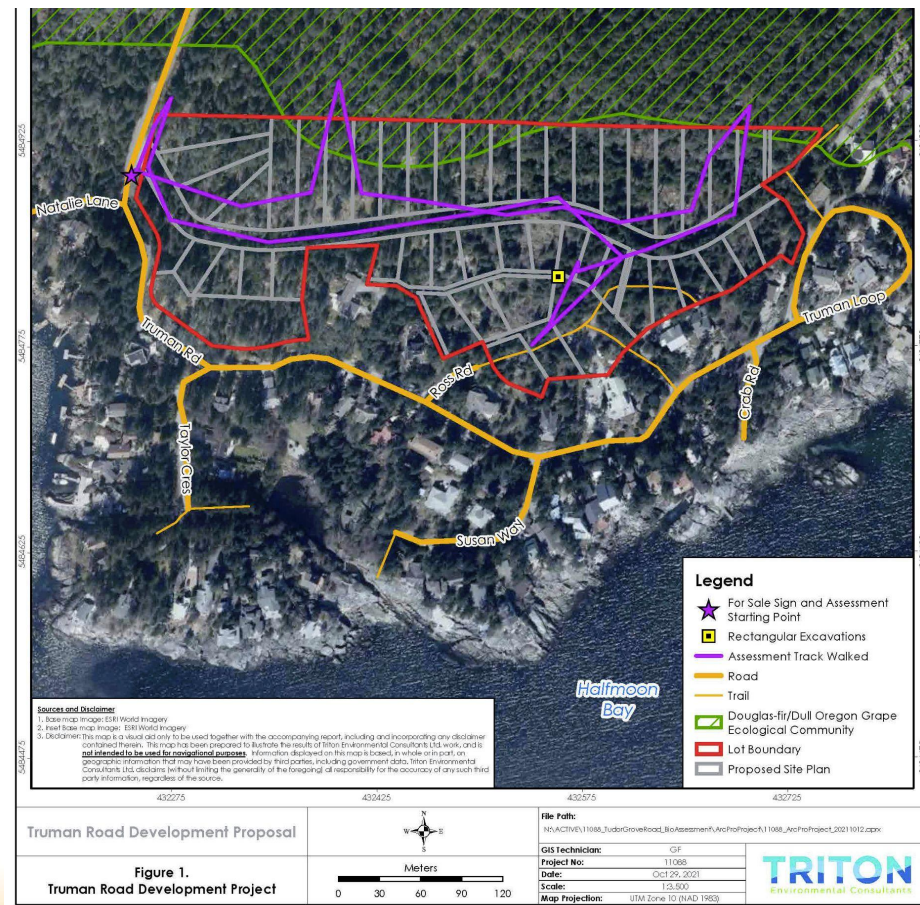




Environmental

Author: Brent Matsuda, R.P.Bio, Senior Wildlife Biologist, Triton Consulting

- Purpose of the Oct 2021 site assessment: To assess any potential effects of the proposed project on the terrestrial habitat, including any birds or Species at Risk wildlife, or rare plants.
- Desktop assessment included a search of the provincial database (iMap BC) for any Species at Risk observations in the area. None were found.



The site assessment included:

- Documenting all vegetation, fungi, and lichens.
- Documenting any nests or potential nest sites or habitat features or other suitable nesting habitat
- Observing bird behavior indicating potential nesting or territory establishment
- Watching for potential hibernacula sites (e.g., for snakes or bats)
- Watching for mammal burrows or dens and mineral licks for ungulates;
- Documenting other signs of wildlife presence (tracks, scat, scrapes, bruised vegetation, bedding)



Observations:

- The majority of the property consists of steep, rocky terrain and 2nd growth forest with open rocky terraces covered with moss and lichen. 30 plant species observed. Some larger mature Douglas-fir trees sporadically occur at the proposed upper lots location.
- The site is dominated by Douglas-fir, Arbutus , and Western Red Cedar with Red Alder and Lodgepole Pine. Dominant understory included Salal, Sword Fern, Bracken Fern, and Oceanspray.
- Non-native plant species: blackberry, Scotch Broom, and Hairy Cats-ear.
- No rare plants, but none likely to be visible at this time of year.
- Nine bird species observed. No sensitive species or Species at Risk.
- One mammal: Douglas Squirrel. One Pacific Treefrog heard across the road.
- Likely gartersnakes and Alligator Lizards present, but would be hibernating at the time of site assessment.



Conclusions:

- No potential issues identified.
- Lack of detection does not imply lack of presence - occurrence will vary depending on time of year and other variables, as conditions can readily change with climatic variability.
- Recommend vegetation inventory at the appropriate time of year (i.e., two surveys during the growing season – early and late-season field surveys).
- Recommend that any habitat alteration, including vegetation clearing, be conducted outside the March 1 to August 30 (bird nesting) timeframe, or pre-clearing nest sweep surveys be conducted by Qualified Environmental Professional familiar with species and methodologies. If clearing occurs December to March, recommend raptor survey be conducted.



Wastewater Management

Author: MSR Solutions Inc. - Mike Seymour, ASCT, P.L.Eng. Principal

- Square Bay Sewer Service Area: 93 parcels discharging to WWTP, upgraded through a community infrastructure grant in 2019.
- Average Daily Flow (ADF) of 73 m³/day (18.3 kg/dBOD), or an estimated maximum Daily Design Flow (DDF) of 146 m³/day.
- Municipal Wastewater Regulation (MWR) Permit PE-375, with a maximum allowable daily discharge at 171 m³/day and effluent quality better than 45mg/Concentration of BOD5 and TSS.
- The existing works are sufficient for the existing community. Additional flows will require new treatment capacity, which will allow for improving reliability, robustness and redundancy in the system.



- An expansion will require a new Registration, including Environmental Impact Study, with the Ministry of Environment.

Effluent Disposal:

- Discharge is to MoE marine outfall;
- Outfall is 228 meters from shore at a depth of 38m below low water.
- Outfall requires repairs to weights and other minor works as noted in the Square Bay Wastewater Local Service Asset Management Plan

Requirements to Facilitate the Subdivision Proposal:

- The proposed development will require additional treatment capacity and regulatory approvals. Three options are determined:



Three Options for Expanded Sewage Treatment

1. Independent facilities (3) under VCH & BC SSR (Sewage System Regulation)
2. Single facility under BC MWR (Municipal Wastewater Regulation)
3. Duplicating/twinning the existing SCRD treatment system and making outfall repairs to provide for improved marine discharge.

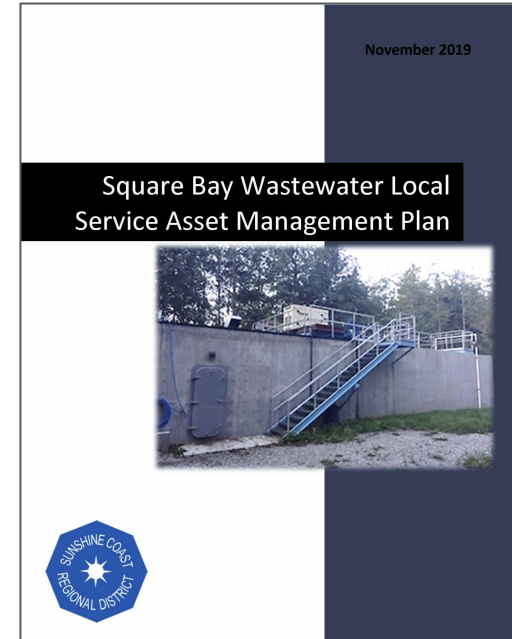
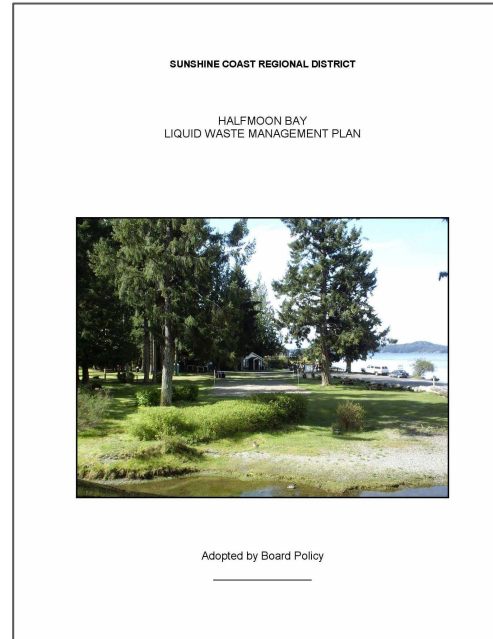
Recommendations:

- Duplicating/twinning of the existing marine disposal facility and making improvements to the existing system. This will be the most beneficial to the existing neighbourhood.
- Review with the SCRD the inclusion of the subject property into the Local Sewer Service Area. The proposed development can then contribute costs and infrastructure improvements for a new permit under the BC Municipal Wastewater Regulation.



Changes needed

- to the SCRD Liquid Waste Management Plan
- to the SCRD Square Bay Wastewater Local Service Asset Management Plan
- to the Square Bay Local Sewer Service Area

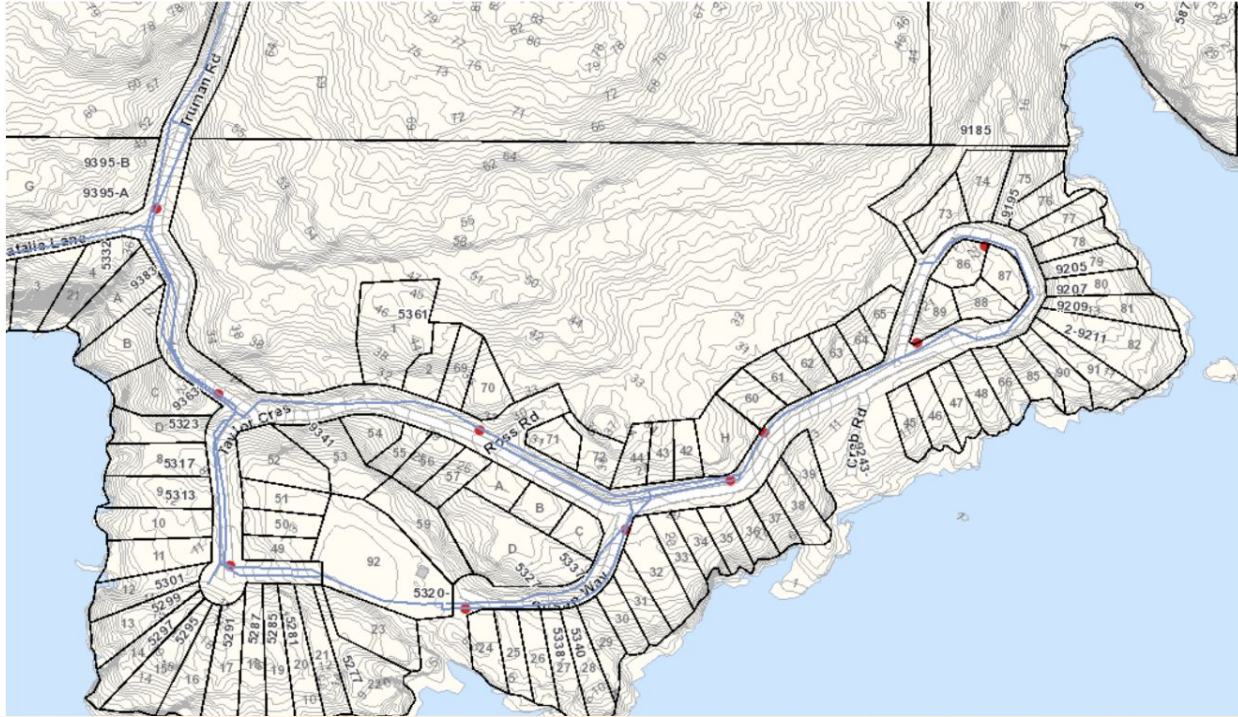


Stormwater Management (Hydrology)

*Wendy Yao M.A.Sc., P.Eng. | Senior Infrastructure Planning Engineer,
Aplin and Martin Consultants, Ltd.*



TOPOGRAPHY, LAND USE AND EXISTING SERVICING



Site Conditions:

Elevations: 21m to 70m

Slope: Northwest to Southeast up to 60%

Servicing: No existing storm sewers

Soils: Lands are generally covered by rock crops. iMap also shows the area is in the mid-Cretaceous - Granodioritic bedrock zone

Groundwater: No groundwater aquifer shown in this area.

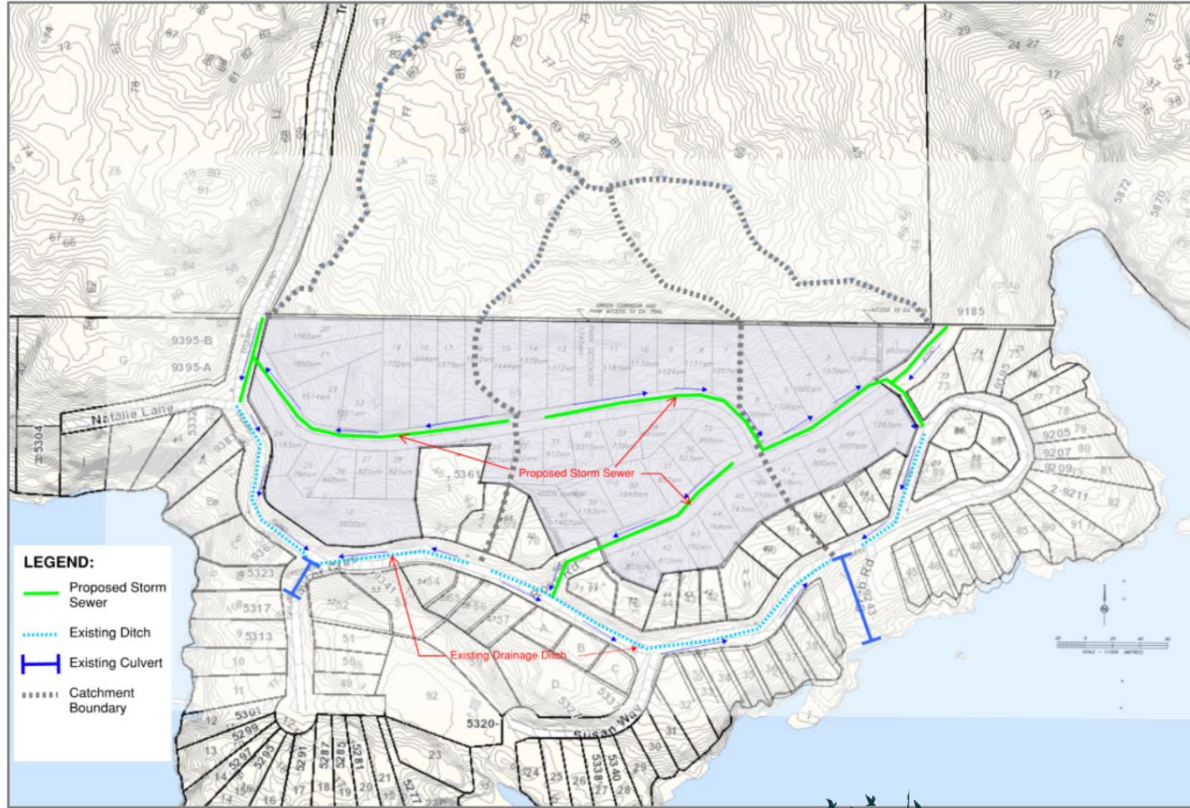
Existing Drainage Conditions:

If appears current drainage of the general area is through seepage in the rock crops without any storm sewer and/or open ditch system.

Houses at lower sides of Truman road had basement or crawl space leakage or stream under crawl space. Complains have been made to SCR D about flood issues in this area.



PROPOSED STORMWATER MANAGEMENT CONCEPT



Stormwater Management Concept

- Amended topsoil to be placed within the front and back yard areas. Disconnect roof leaders. Lawn basins or catch basins to collect drainage from properties and connect to the proposed storm sewers on the roads.
- Basements not to be allowed.
- Proposed lawn basins in the rear side of the northern properties to collect runoffs from the upstream hillside area - to minimize potential seepage and flooding due to the runoff from the hillside to the proposed development lots.
- Proposed storm sewers to collect stormwater runoff (up to 1:100-year return period) from the proposed development and upstream hillside areas - to minimize potential seepage and flooding to the existing Truman lands.
- Further review of the existing drainage ditches (or sewers) on Truman Road and downstream is necessary. The existing drainage system shall be reviewed to identify upgrades required to contain up to 1:100-year return period flows and safely convey the flow to ocean.



Traffic Impact Assessment

Jin Yang-Riley PhD., P.Eng

- The subject property is vacant land. The adjacent land contains 85 dwellings.
- Existing Road Network and Conditions: Truman Road is a two-lane designated Local access road. The other roads, Natalie Lane, Taylor Cres, Ross Road, Susan Way, and Crab Road, are local avenues for the adjacent land and all connect to Truman Road.
- Truman Road is accessed via Brooks Road, a two-lane designated Collector road providing access to Hwy 101
- Hwy 101 is the provincial highway. Brooks Road is the only connection between the Truman Road and Hwy 101



- Conducted weekday and weekend traffic counts on October 21st and 24th, 2021, between 11:00 AM and 12:15 PM, for 30 minutes on each collecting date
- Low volume of pedestrians were found to/from the nearby trails
- No Transit vehicles were found
- Traffic was large commercial vehicles, with approx. 5% of traffic on Highway 101 at Brooke Road
- At the Brooks/Truman Intersection, the AM peak traffic was found around 11:00 AM.
- To estimate the daily traffic volume, the traffic data records were reviewed with the Ministry of Transportation And Infrastructure's Traffic Data Program.

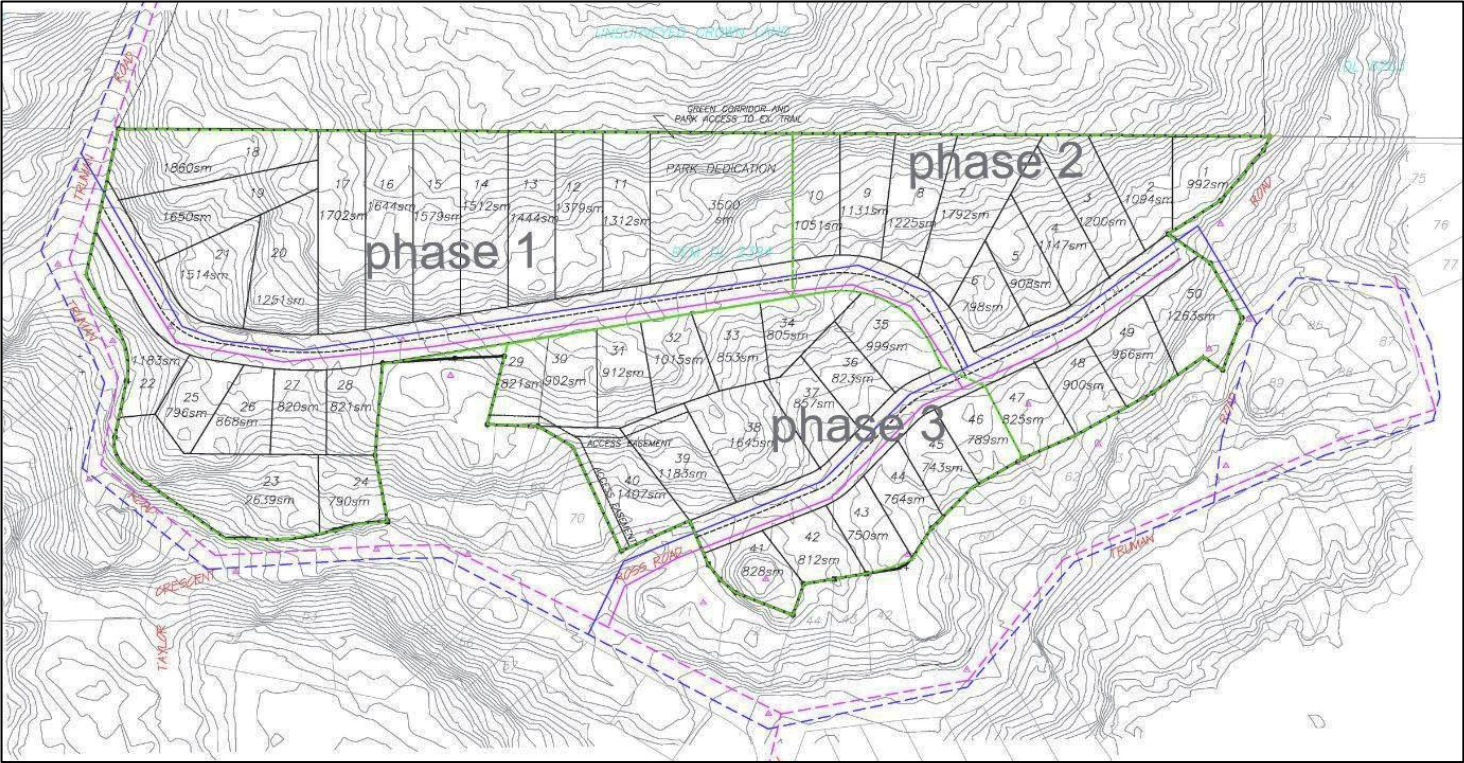


Recommendations:

- Proposed new road will form a staggered intersection at Truman Road & Natalie Lane. Provide Stop & Yield signs.
- Proposed new road design considerations: Intersection alignment; Stop Sight Distance at the intersection; Sight Triangle on each approaching leg; Design speed; Traffic control signs and pavement marking; and Traffic channeling.
- Ross Road improvements: Limit on-street parking; and Improve storm drainage with ditches.
- Review improvements to existing Truman Road at S Curve



Water Service



Archaeology

Author: Avery Lawrence and Kenzie Jessome, InSitu Consulting Inc.

- A Preliminary Archaeological Field Reconnaissance (PAFR) surface survey was conducted in June 2021.
- No archaeological sites, nor areas of potential, were identified within the subject property
- Further archaeological work is recommended for the subject property at the time of development activity or ground disturbance.



OCP Change Requested

Current OCP Designation

Residential C

8,000 sq. metres
(+/- 2 acres) average or
minimum



OCP Change Request

Residential A

1,000 sq. metres
($\frac{1}{4}$ acre) average or minimum



Zoning Change Requested

Current Zoning

Residential R-1
Subdivision District **F**

10,000 sq. metres average
(approx. 2.5 acres)
8,000 sq. metres minimum



Zoning Change Request

Residential R-1
Subdivision District **A**

1,000 sq. metres
($\frac{1}{4}$ acre) minimum



PHASING

Approvals/Permitting:
+/- 3 years

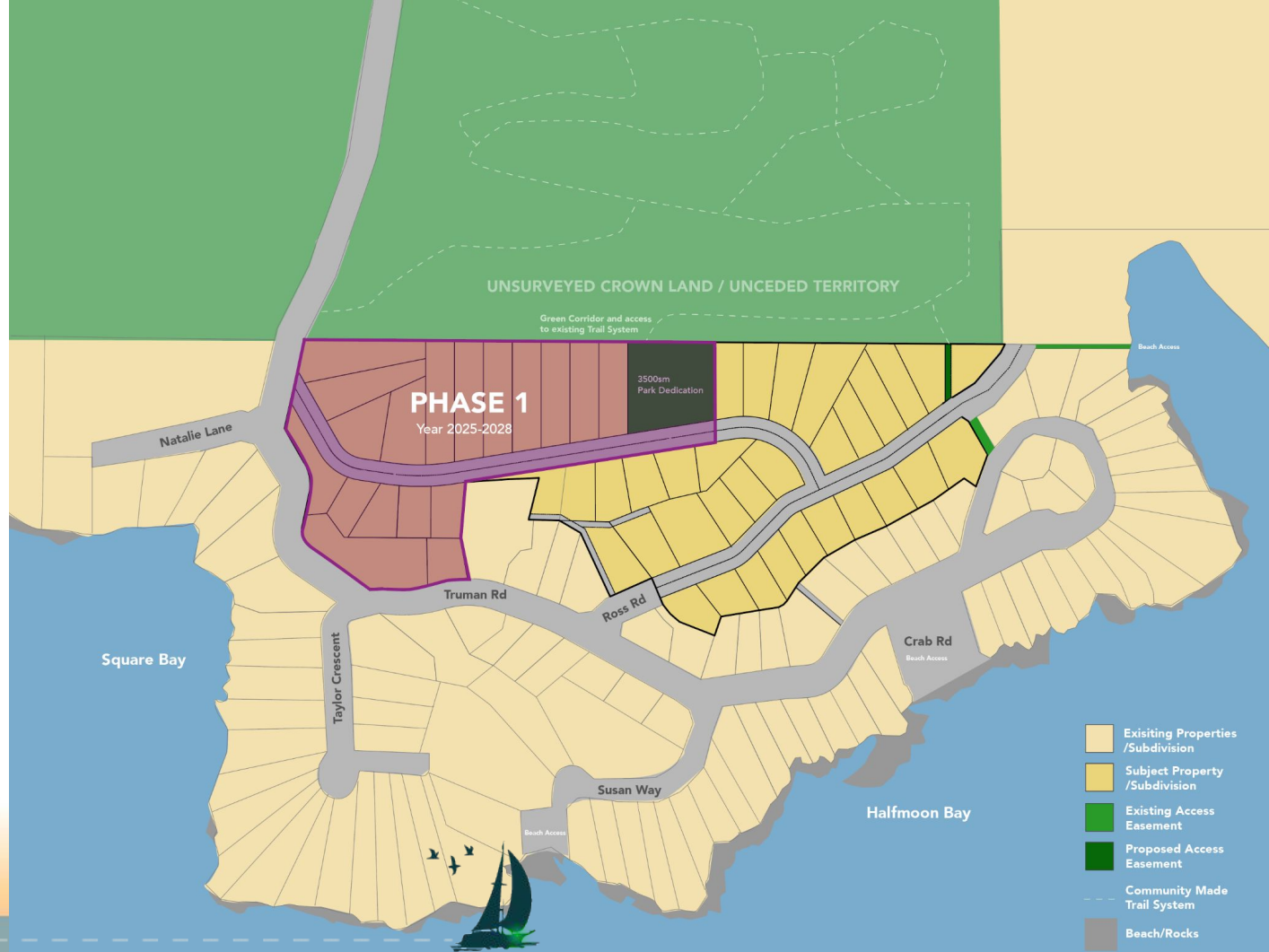
1. SCRD
2. BC Ministry of Environment
3. BC Ministry of Transportation

Phase 1
Roads, Sewers, Water
Construction:

- 2025-26: approx. 1 year

Homes Construction:

- 2026: Phase 1 Commences



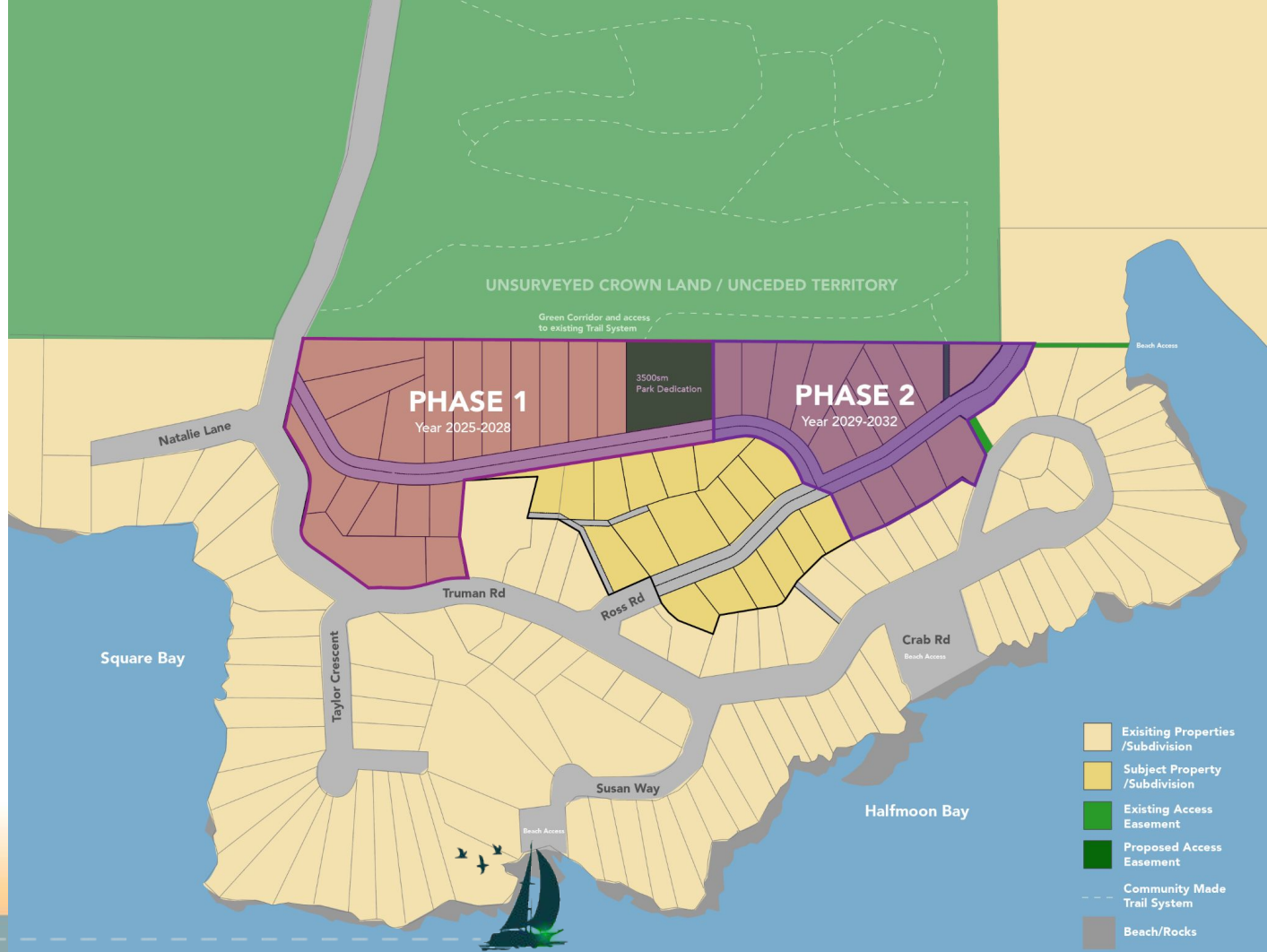
Phase 2

Roads, Sewers, Water Construction:

- Phase 2: 2027-28
approx. 1 year

Homes Construction:

- 2029: Phase 2
Commences



Phase 3

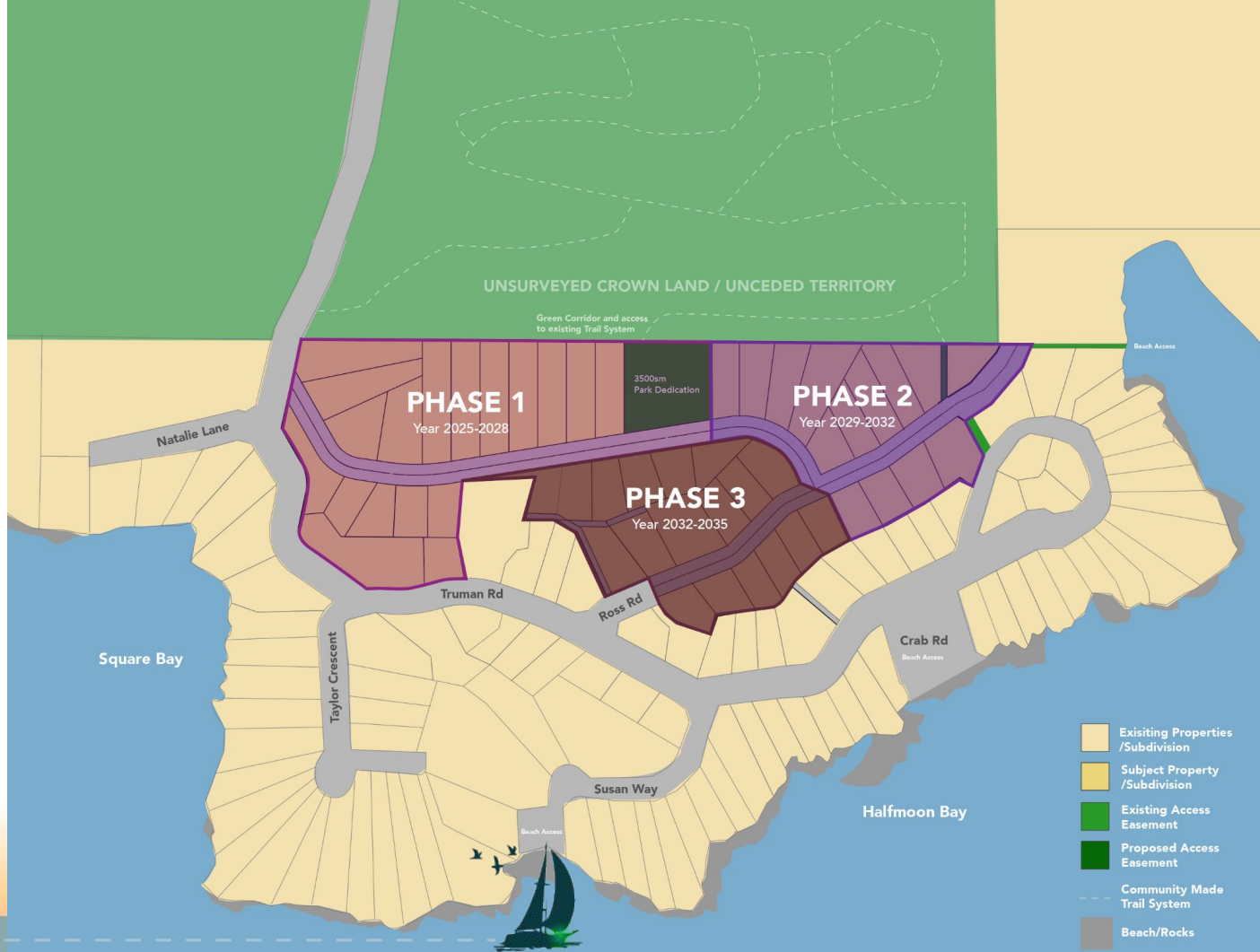
Road, Sewers, Water Construction:

- **Phase 3: 2030-31**
approx. 1 year

Homes Construction:

- **Phase 3 : 3 years**

Total All Phases:
(approx) **13 years**





Part 3
Benefits to Community

Benefits

to our community
and neighbourhood

★ **Parkland:** a new neighbourhood park
of 0.865 acres. What should it have?



Benefits cont'd

- ★ **Stormwater management upgrades** for the existing neighbourhood.
- ★ **Wastewater system upgrades** for the existing neighbourhood.
- ★ **Water service upgrades** (looping) for the existing neighbourhood.
- ★ Provides a **\$ 177,968.00** contribution to water infrastructure through Development Cost Charges



Benefits cont'd

- ★ Continued **access to Crown Land** and its trails.
- ★ **Eliminating trespass** by providing public access across the Subject Property, in the same location and providing separated walkways from roadways.



Benefits cont'd

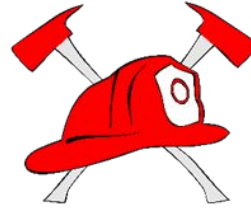
- ★ **Truman Road and Ross Road Upgrades**
- ★ Most new lots' Driveways will access from the new road, resulting in minor increased traffic on the existing neighbourhood's roads.
- ★ **Wildfire Protection Area** provided - important in our changing climate



Benefits cont'd

Affordable Housing

- ★ Helps to address our critical housing shortage. Impacts are acute - from our healthcare system to grocery stores, pharmacies, fire departments, building trades, and other businesses and services. Young people are finding it increasingly difficult to find housing.
- ★ Provide a contribution to affordable housing in the form of \$\$\$\$ **OR** provide more affordable housing on-site.



Benefits cont'd - Affordable Housing

Examples of Affordable Housing Contributions:

- Gibsons: \$10,000 per new lot
- Sechelt: \$ 7,500 per new lot
- Squamish Lillooet Regional District: \$15,000 per new lot
- Whistler: Covenant ensures new homes are prepped for secondary suites. Then owner's choice if they rent it out, or not.
- Duplexes/Townhomes: Smaller lots closer to Truman Rd. (north-west corner) could have duplexes or triplex townhomes.

Sample Duplex



Part 4 - Next Steps



Where are we in the overall development process?



Part 4: Next Steps

in the SCRD OCP and Zoning Amendments Application

- Public Information Meeting - here tonight.
- Public Input Received (2 weeks to take our survey)
- Public Engagement Report prepared and submitted to SCRD.
- SCRD staff referral to agencies and the Halfmoon Bay Advisory Planning Commission for review and comment.
- SCRD staff report to introduce the application and proposed bylaws to the Board of Directors for consideration of 1st and 2nd readings of the bylaws.



Next Steps in SCRD Process Cont'd

- Public Hearing (last opportunity for public input)
- SCRD staff prepare a Public Hearing Report and consideration by the Board of 3rd reading of the bylaws.
- Registration of any Development or Housing Agreement Covenants to secure contributions/promises for affordable housing, wildfire protection, water conservation, etc.
- Consideration by the Board of 4th (final) reading and adoption of the proposed bylaws.





Thank You For Visiting.

Please click on the Survey button (below) to share your thoughts and impressions on these potential home sites, community amenities, the need for housing on the coast, as well as any other comments you would like to share. If you would like to be kept up to date on this project, please [register](#), and you will be included in all future updates.

View All Reports

Take the Survey

Want More information?

Visit: www.arbutus-ridge.com



We want to hear from you! *Your Voice Matters.*

Arbutus Ridge - Public Consultation Questionnaire

This questionnaire is designed to gather the views of the community regarding the proposed Halfmoon Bay Official Community Plan Amendment Bylaw 310399, and Zoning Amendment Bylaw 675.8 for the proposed Final Phase development of Truman Road - District Lot 2394 (collected through this survey and public consultation will help to give input for the developer and for the Sunshine Coast Regional District's (SCRD) your opinions, and we look forward to improving our community together

1. Name & Address

Name

Address

Address 2

City/Town

State/Province

ZIP/Postal Code

Country

2. Do you wish to be notified about updates to the development proposal

Please tell us about yourself. Please circle, or click on the following applicable re

4. I am a full time resident (primary residence) of the Sunshine Coast.

- Yes, in Halfmoon Bay
- Yes, elsewhere on the Coast
- No
- If no, where do you live?

5. I am a part time resident (second home) of the Sunshine Coast.

- Yes

Proposed Development Input /Comments

7. How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

| | No Opinion | Neutral | Not Important | Important | Very Important |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Balance livability with sustainability. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

To participate in the Public Consultation Questionnaire / Survey visit :

www.arbutus-ridge.com

and click on the top link "Survey".

Part 5: Q and A

- ❖ Reminder- please pose your questions in “CHAT”
- ❖ Or if you wish to pose a question verbally please “RAISE A HAND”. Remember to “LOWER YOUR HAND” if your question has already been answered.
- ❖ We’ll now respond to the questions from “CHAT” that were posed during the Presentation.
- ❖ Following that we will take verbal questions from any “RAISE A HAND” participants that were posed during the Presentation.
- ❖ Lastly, if time allows, we will ask for more questions either written or verbal.



Questions:

1. Bill Henwood to Brent:
Why did you wait until October to do your assessment?
Most birds are gone by then.
2. Derekn to Brent:
In October there are thousands of funghi from hundreds of species lining both sides of the lane
3. Andy Jones-Cox to Mike Seymour:
You tested the site for suitable locations for septic systems. Do you conclude that septic solutions are viable or no? If yes, why did you not propose this and ignore the ocean outflow option, which is clearly unattractive to virtually all Sunshine Coast residents?



Questions cont'd:

4. Peter Galbraith -

There appears (from walking much of the site) to be little soil overburden on the site, mostly bare rock. The area of supposedly appropriate soil (for an absorption field) shown in the MSR report may be the only area, yet it is right in the path of the proposed Ross Road extension, thus eliminating much of it for use as an absorption field. Also, the fact that the massive rock underlying the site is significantly fractured allows significant surface water to pass down through the rock to reappear in crawl spaces of houses below Truman Rd. This would appear to open up the potential for waste effluent to pass through the fractures to the houses below. How do you propose to address this?



Questions cont'd:

5. Karen Noon:

Just an observation. Many cars parked at Brooks and Truman because they can't navigate the road due to snowfall, and lack of plowing from MOT. How might this be addressed?

6. Bill Henwood - Brent

if a full fungi inventory is needed, particularly for microfungi, then such assessment should be conducted by a specialist.

7. Peter Galbraith -

Have you evaluated if there is sufficient, useable space in the vicinity of the existing wastewater treatment plant to accommodate twinning or expansion?



Questions cont'd:

8. Peter Galbraith to *Jin Yang-Riley*:

Unless a major rebuild of the S Bend is carried out (I see absolutely no prospect of using traffic lights and one way traffic) the addition of a second intersecting road near Natalie, combined with probably two or three driveways all in the vicinity would appear to dramatically increase the chance of more accidents in this area of very poor sight line distances. How will you address this?

9. Landon Dix:

Is this developer proposing constructing spec homes, or just providing serviced lots for sale?

10. Richard Ritson:

A general question - nowhere have I seen any comment on the reasons (surely deliberate) the subject property was given by the OCP only 8 year ago a lower density (residential C) than the immediately adjacent and existing developed area. The OCP drafters obviously considered it to have lower potential because of location, stability or other reason. What were those reasons? Surely the reasons should be understood and considered before a change to a much more intensive (8X more intensive) be permitted??



Questions cont'd:

11. Alistair:

Regarding Geotech, SCRD mapping included in community plans have shown the site within an area surveyed as zones S3h and S3ht which is described as exposed surface rock and topographical constraints. Both of these zones are classified as 'Residential Capability: Least Satisfactory'. How does this match with no geotechnical concerns being apparent?

12. Andy Jones-Cox:

How do you propose to build a kids playground or fitness circuit on a 25% slope?



Questions cont'd:

13. Darlene:

It will be critical for the downslope neighborhood to do an expert, vetted hydrological impact study of the 17 acres for a high density proposal, before any rezoning is approved. Will the SCRD require this?

14. Peter Galbraith:

The material in the application discusses surface stormwater drainage in very conventional terms but again, as for wastewater completely ignores the fractured nature of the bedrock underlying the site allowing passage of stormwater from the proposed development area to the houses below, particularly along the waterfront.



Questions cont'd:

15. Derekn

The existing trailhead is at the west end of the lane. We should keep this

16. Bill Henwood

Does R1 zoning allow duplexes or townhouses? I thought it was single family homes only?

17. Corey:

The references to employment/socioeconomic numbers are not accurate. Currently, there are a myriad of reasons/barriers why jobs/housing cannot be accessed. This does not justify rural, high density developments.



Questions cont'd:

18. Alistair:

Most people's houses have water seepage in the basement, this isn't addressed in the study. What stops septic fluid leaking into basements through the fractured rocks? It seems a risky location with no soil, and on a gradient, do we rely on no problems happening with upslope septic fields?

19. Kyle Norman:

Angela, Will, Jin and Team - Can someone comment on the water restrictions in the area, and how this proposed density will circumvent the ongoing issues that continue to happen with regards to restrictions?



Questions cont'd:

19: Dana Deschene:

In this time of major climate collapse, how can you and your team in good conscious suggest years of blasting rock and major destruction of natural habitat for rich Vancouverites to have a summer homes - which will have little to no benefit to local economy or community building?

20:John R

Are all of the previous reports including Geotech on the Arbutus ridge website?



Questions cont'd:

21: Alistair:

Have all the specialist reports been made available on the website?

22: livuchis:

What kind of enforcement will there be to prevent any sort of cutting during bird breeding time?

23:MBK:

Why does your park look like a "city" green space for urban dwellers?

24: John R:

In ground WW disposal is not appropriate for bedrock sites. Twinning the WWTP at the existing swamp location is way out of balance with a residential neighborhood. The size of the overall facility would be suitable at an industrial location. A twinned out all at its current location would be unacceptable to the waterfront residents near the existing outfall.



Questions cont'd:

25. Darlene:

- 1) In the context of our OCP, what would be the reasons to rezone an unsuitable lot to high density, in particular given more extreme weather events and impacts downslope?
- 2) Rather than chip away at our community vision, can the SCRD not actively direct developers to lots already appropriately zoned for high density?

26. Landon Dix:

so to be clear regarding traffic suggestions. you propose either blasting rocks on the S Bend. (this will severly affect the house on the bend) or adding A stop light for ONE lane traffic only? how is this a benefit for the community?



Questions cont'd:

27. Randy LaBonte

As I understand it, Will Dong, the developer, hired all the consultants. They were provided limited ability on timing, as we heard, and were PAID by the developer. What impact on enforcement do the statements and proposed promises that I hear tonight will be brought to bear?? I do not believe there is any oversight here in this process. Phase 1 is proposed for 2025, what happens prior? Logging of trees and unplanned runoff as we see on Bayview Hills?

28. Darlene:

According to SCRD bylaw 1085 that established Square Bay, DL2394 is not included in the service area covered by the bylaw. SCRD, please confirm that according to the BC govt act, there would be a referendum for the current community to vote on whether to add additional lots to the service area. If so, a what point in the process would this take place?

29: Ovid:

Will the developer set a contingency fund to cover for damages as a result of his actions on the new properties ?



Questions cont'd:

30. Aileen:

With the septic adjustment you are suggesting will this change to look of the existing structure in regards to appearance?

31. Ellen Adelberg

Why is the developer proposing such high density- in contravention of the existing zoning - is it strictly economics?

32. Randy LaBonte

Who currently owns the property? Nadia Van Egmont or Will Dong the developer?



Questions cont'd:

33. Gerard Darnel:

Along with the significant blasting how are the existing homes protected in the cases of their foundations getting fractures. Will there be a contingency set up for this damage?

34. Cheryl and Antonio Menezes

As a general surgeon on call often I need to get to the hospitals for emergencies quickly. The additional traffic will impede my ability. How will you address access and congestion in already dangerously narrow, twisty roads?



Questions cont'd:

35. John R.

Will the 1982 Golder Geotech report be on the website?

36. liviuchis

So many of these questions merit a discussion, not a one sided answer that the asker cannot elaborate on. Will there be a session that will be more open, where we aren't all muted, that will foster a more open discussion?



Questions cont'd:

37. Darlene:

Given that a high density development would be immediately adjacent to 16 houses and upslope from many more, what will the developer be required to do to protect all of the downslope houses from the Geotech hazards posed by the high density housing? or will this cost/risk have to be borne by the current downslope residents? What due diligence will the SCRD do prior to approving rezoning to ensure the risk/cost is not borne by current residents?



Questions cont'd:

38. Darlene Menezes

Currently the school bus does not come up Truman road and parents must drive their kids to the main road and wait. How will you accommodate for all of the additional buses and needs families have? Currently there is not public transit either, which will mean more parents driving often at all times of day. How will you address the road which is already quite dangerous and inaccessible at times in winter?

39. Lyle Wharton

As properties with connection to the sewer system in the service area share the costs of operations (user fees). As your recommended wastewater solution is twinning the existing plant, who will pay the operating costs until the populated lots are established?





Thank you.

Want More information?
Visit www.arbutus-ridge.com

