

**BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 46 (SUNSHINE COAST)**

OPERATIONS COMMITTEE AGENDA

Tuesday, October 27, 2020, 10:00 a.m.

School Board Office - Gibsons, BC

494 South Fletcher Road

Gibsons, BC

	Pages
1. Call to Order - 10:00 am	
2. Preliminary Budget Timelines - 10:00 am	1
3. Transportation Review - 10:10 am	2
4. West Sechelt Expansion/SLC Daycare Update - 10:50 am	11
5. Local Government OCP and Zoning Referrals (standing item) - 11:20 am	15
6. Adjourn	



SCHOOL DISTRICT 46 - SUNSHINE COAST

Excellence in all we do!

2020-21 BUDGET CONSULTATIONS AND PROCESS

Consultation Schedule for the 2020/21 Amended Budget & 2021/22 Preliminary Budget

MEETING SCHEDULE		
27-Oct-2020	Operations Committee	Budget Timelines Reviewed
18-Nov-2020	Principals' Meeting	Budget Consultation
19-Nov-2020	Public Budget Consultation	Budget Consultation
19-Nov-2020	DSLTT	Budget Consultation
26-Nov-2020	DPAC (to be confirmed)	Budget Consultation
To be scheduled	SCTA	Budget Consultation
To be scheduled	CUPE	Budget Consultation
To be scheduled	Technology, Student Support Services, Aboriginal Education, Maintenance	Budget Consultation
To be scheduled	Senior Management	Budget Consultation
To be scheduled	PACs (led by Principals)	Budget Consultation
26-Jan-2021	Operations Committee	2020/21 Amended Budget Review 2021/22 Preliminary Budget Feedback
10-Feb-2021	Regular Board Meeting	2020/21 Amended Budget Approval
23-Feb-2021	Operations Committee	2021/22 Preliminary Budget Considerations
30-Mar-2021	Operations Committee	Ministry Budget Outlook or Announcements
27-Apr-2021	Operations Committee	2021/22 Budget Review
To be scheduled	SCTA	2021/22 Budget Review
12-May-2021	Regular Board Meeting	2021/22 Budget Review
9-June-2021	Regular Board Meeting	2021/22 Budget Review (if required)



Active School Travel on the Sunshine Coast
"How do you usually get to/from school?"

MDI: 2020 results

Sunshine Coast – Grade 4 students

	To	From	WISH	
CAR	43%	36%	29%	Chilliwack: 34%
SCHOOL BUS	33%	40%	16%	
TRANSIT	0%	0%	3%	
WALK	18%	19%	19%	New West: 45%
CYCLE, SKATE, SCOOT	3%	3%	20%	Chilliwack: 20%

Sunshine Coast – Grade 7 students

	To	From	WISH	
CAR	42%	27%	36%	Fraser Cascade: 20%
SCHOOL BUS	34%	45%	17%	
TRANSIT	0%	1%	0%	
WALK	19%	22%	22%	New West: 53%
CYCLE, SKATE, SCOOT	4%	4%	18%	Revelstoke: 15%

ACTIVE KIDS ARE HEALTHY KIDS

Choose active travel to and from school.

Introduce active travel into your routine. Even one day per week can help.



WALK, BIKE, AND ROLL

Get your kids to walk, bike, skateboard, or take public transit to and from school. They'll get some fresh air, exercise, and a feeling of independence.



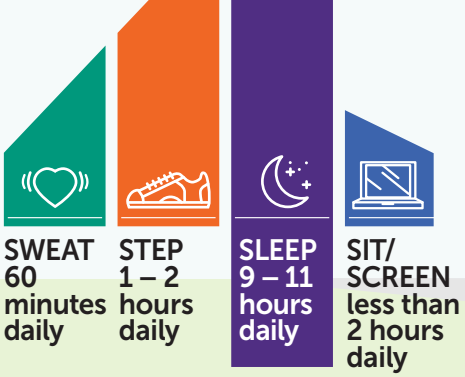
DRIVE TO 5

Try parking just a few blocks away (5 minutes) and walk with your kids. You'll free up space in the school zone, get some fresh air, and have a chance to hear about your child's day.



THE CANADIAN 24 HOUR MOVEMENT GUIDELINES

recommends for ages 5 – 17



Find out more: csepguidelines.ca



WALKING SCHOOL BUS

Organize your own Walking School Bus program which allows children to walk to school together accompanied by adult volunteers.

✓ BIG BENEFITS

HEALTH

- Good for Heart & Bones
- Increased Alertness & Attention
- Improved School Performance
- Better Sleep
- Less Anxiety & Depression

COMMUNITY

- Fostered Friendships
- Increased Sense of Belonging
- Better Understanding of the Local Area

AIR QUALITY

- Reduced Vehicle Emissions
- Improved Air Quality
- Lower Risk of Lung & Cardiovascular Diseases

SAFETY

- Reduced Traffic Volume Around Schools
- Lower Risk of Collision & Injury

CROSS SMART

- Always cross at designated crosswalks and follow pedestrian signs and traffic signals.
- Watch for drivers turning left or right through the crosswalk.

For more tips and resources visit the schools tab at: translink.ca/travelsmart

Supported by:



WEBINAR: CO-HOSTED BY VANCOUVER COASTAL HEALTH & LANGDALE PAC

REVERSE THE TREND OF THE BACKSEAT GENERATION: GET KIDS MOVING THROUGH ACTIVE TRAVEL TO SCHOOL

OCTOBER 29, 2020 7PM-8:30PM

Register for the webinar here: <https://tinyurl.com/activetravelforkids>

This webinar will feature a presentation and Q&A with international experts **Mariana Brussoni** and **Guy Faulkner** on the current research on the importance of active travel and active play to child mental and physical health and development!

For more information, please contact:
lianne.carley@vch.ca
nadia.fourik@vch.ca



ADMINISTRATIVE REGULATIONS

TITLE: TRANSPORTATION OF STUDENTS
 CATEGORY: FACILITIES
 NUMBER: 4160

I. Rationale

Parents/guardians are responsible for getting their children to and from school. The board assists parents with this responsibility provided the student qualifies for transportation under the board's administrative regulation.

II. Entitlement/Eligibility

A. Walk to School Limits:

Students residing in the Sunshine Coast School Board's jurisdiction, who are enrolled in a school within their designated catchment area (home school) are eligible for bus transportation as long as they reside at greater than the following walking distances from that school:

1. Elementary Grades K-7: 2.0 km
2. Secondary Grades 8-12: 3.2 km

Transportation for students residing within the above noted walk limits is the responsibility of the parent/guardians

B. Registration for Ridership:

Registration must occur prior to June 15 of each year through an online request form on the districts website, in order to be considered during the bus routing process. A paper registration form will be made available upon request. Bus routes will be established based on registered riders, prior to August 15 of each year, at which point registration will be re-opened.

Registered rider bus lists will be made available to the school principal by the Contractor before September 1 of each year.

C. Bus Routes:

Bus routes will be established based on eligible registrations received prior to the June 15 deadline.

An extension of an established bus route will be considered if four or more students reside beyond the walk limits to the nearest stop on that route. Road conditions and the impact on the existing run shall be considered in such a situation.

New bus routes may be considered if ten or more students reside beyond walk limits to an existing stop and road conditions are sufficient for safe operation of a school bus.

ADMINISTRATIVE REGULATIONS

TITLE: TRANSPORTATION OF STUDENTS
 CATEGORY: FACILITIES
 NUMBER: 4160

D. Walk to Stop Limits:

School bus stop locations shall generally be no further than a 1.0 km walk from an elementary student's residence and no further than a 1.6 km walk from a secondary student's residence. Special accommodations will be considered for hazards such as fast moving traffic, roads without a shoulder or poor visibility.

Parents/guardians are responsible for the safety and supervision of their children prior to pick-up by the bus and immediately after leaving the bus on their return trip home.

Parents/guardians shall ensure the children are at the proper pick-up location five minutes prior to scheduled pick-up.

E. Empty Seat/Courtesy Riders:

When routes have been established and there are available seats on the bus, students not meeting the eligibility requirements to ride the bus may make application for use of an available seat on the appropriate bus serving their residential area and school of attendance. However, if a seat is granted, any such permission may be withdrawn at any time and should not be considered to constitute a precedent or establish a right.

Assignments of these ineligible students to available seats will be finalized at the discretion of the school district office in conjunction with the school bus operator. Existing bus routes shall not be altered in order to accommodate courtesy riders.

F. Cross Boundary Transportation:

The School Board is not obligated to provide transportation for students attending schools other than their designated home school.

G. Priority:

Priority for courtesy and cross boundary riders will be based on the following:

1. Transport to custodial care, including child care providers
2. Completion of school year due to a mid-year change in residential address
3. Enrolment in Centralized District Programs (e.g. – Nature School)
4. Age of students, with priority going to the youngest students

During the school year, courtesy and cross boundary transportation may be withdrawn at any time to accommodate an eligible student. Removal of courtesy and cross boundary riders will be made using reverse order of the list above.

ADMINISTRATIVE REGULATIONS

TITLE: TRANSPORTATION OF STUDENTS
 CATEGORY: FACILITIES
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H. Transportation Assistance:

Transportation assistance may be provided where bus transportation is not practical and students are outside the walk limits. Assistance will be provided on an amount per kilometre to the nearest available bus stop. The amount will be determined annually by the Secretary Treasurer.

Transportation assistance is not provided to students who rely on the ferry service, as this service is free to students using the ferry to get to and from school

I. Special Transportation:

Transportation requirements for special needs students shall be dealt with on an individual basis. In special cases of ill health, the Secretary-Treasurer may waive the walk limits.

J. Summer School:

Transportation for students attending summer school shall be the responsibility of the parents/guardians.

III. Curricular and Extracurricular

A. Principals shall allocate funds in the annual operating budget of their schools for curricular and extracurricular activities.

B. Principals shall oversee transportation arrangements for curricular and extracurricular transportation.

C. For curricular and extracurricular trips, the preferred modes of transportation are: first, school buses, including multi-function activity buses; second, buses operated by transit companies; third, vehicles rented from a commercial operator; fourth, privately owned vehicles.

D. Drivers of privately owned vehicles must provide assurance to the principal that vehicles meet highway safety requirements.

E. In vehicles other than school buses which are not equipped with seat belts, only as many passengers as there are available seat belts shall be transported, and seat belts shall be worn at all times when the vehicle is operated.

F. Children under the age of thirteen should not be transported in the front passenger seat of a vehicle equipped with an air bag.

G. Booster seats must be used when applicable in accordance with the *Motor Vehicle Safety*

ADMINISTRATIVE REGULATIONS

TITLE: TRANSPORTATION OF STUDENTS
 CATEGORY: FACILITIES
 NUMBER: 4160

Act.

H. Smoking in vehicles transporting students is not permitted, this includes e-cigarettes and vapour products.

I. The principal shall determine that each driver has a valid driver's license by obtaining a drivers abstract. The abstract will be reviewed for proper class and restrictions and scrutinized to determine if any violation is indicative of poor driving habits or if other critical violations exist (e.g. prohibition, suspension, etc.).

J. The principal shall determine that each vehicle is insured for a minimum third party liability of \$1,000,000.

K. If the vehicle is to be used for school activities in excess of 1,600 kms, the insurer shall be notified. If required by the insurer, the vehicle shall be rated and insured for business use.

L. Schools shall not borrow a vehicle to be driven by anyone else but the owner.

M. Drivers of school district owned vehicles must review and adhere to the stipulations of the *Fleet Safety and Maintenance Plan*.

IV. Student Conduct on School Buses

A. Students shall obey the driver promptly at all times and follow rules set out by the bus company and School Board.

B. Students shall remain properly seated while the bus is in motion and remain seated until the bus has come to a full stop.

C. Students are expected to be at their bus stop five (5) minutes prior to the pickup time.

D. Student belongings such as backpacks, books, purses, etc., shall be held securely on the student's lap. Any item that presents any hazard to other passengers or has the potential to damage the vehicle may not be carried on the bus (e.g. unguarded skates, hockey sticks, sharp objects, firearms).

E. At no time shall a student extend any part of his/her body out of a window. Nothing shall be thrown out of a bus window.

F. Students will assist in keeping buses clean and free from litter.

G. When required, students shall share seats to a maximum of three (3) per seat.

H. The same standard of behaviour that applies in a classroom shall apply on a bus.

ADMINISTRATIVE REGULATIONS

TITLE: TRANSPORTATION OF STUDENTS
 CATEGORY: FACILITIES
 NUMBER: 4160

- I. Food or beverages shall not be consumed on buses during regular, scheduled runs. On extracurricular trips, at the driver's discretion, this regulation may be waived, but the bus must be parked at the time.
- J. When crossing a highway, before or after travel on buses, students shall cross only in front of the bus.
- K. Students may board only the bus to which they have been assigned.
- L. If a bus becomes disabled because of inclement weather, accident or mechanical failure, all students shall remain at the scene until alternate transportation has been provided. Senior students may be requested to assist the driver and/or other students.

V. Inappropriate Behaviour on School Buses

- A. The driver shall warn the student that the behaviour is unacceptable.
- B. If there is no improvement, the bus company will report at the earliest possible time the problem and the action taken to the student's principal.
- C. The school principal will work with the bus company, the student and the student's family as appropriate to address the behavior.
- D. The school principal will be responsible for disciplinary or corrective action, which may include the suspension of transportation privileges.
- E. Student behaviour that puts the safety of students, staff or the public at risk may result in immediate suspension from travel on school buses until a safety plan has been implemented.
- F. Appeals to disciplinary action may be made in accordance with the district's communication protocol.

Received: June 2018
References: Board Policy 12.7



SCHOOL DISTRICT 46
SUNSHINE COAST

WEST SECHELT EXPANSION/SLC DAYCARE UPDATE

Operations Committee – October 27, 2020



WEST SECHELT EXPANSION UPDATE

October's Completed Tasks

- Replaced existing storm sump with new sump including rungs per revised civil drawings.
- Forming of walls and reinforcing began and the work is approximately 50% complete.
- Onboarding of our new apprentice carpenter.
- Gymnasium double doors have been installed
- Storm line installed from SW corner of school to SE corner including up to paved area
- Masons completed Gymnasium door installation.
- Sumps and manholes delivered to site.
- Wall formwork continues.



WEST SECHELT EXPANSION UPDATE

Looking Ahead

- **Trades:**
- Wall formwork continues including reinforcing.
- Concrete wall pour to be coordinated with civil works.
- Civil sumps, manholes and oil interceptor to be installed east of site trailer and road crossing scheduled for Friday October 23rd on the for Professional Development Day.







SECHELT LEARNING CENTRE DAYCARE RENOVATION

- Strong Start rooms has been reconfigured and painted. New glazing in the hallway wall has brightened the interior considerably.
- The early education area has new walls framed in, washrooms have been demolished and the new plumbing has been started. The offices will be boarded and wired by the end of October, with painting to follow. Millwork is being constructed by SD46 staff.
- New steel floor mounted shelving has been installed in the gym storage area and configured for the three user groups.



SECHELT LEARNING CENTRE DAYCARE RENOVATION – CONT.

- The daycare portion of the building has been fully demolished and plumbing and has commenced for that area, with framing to follow completion of the slab works.
 - New architectural block retaining wall will be installed by end of October, along the road side from the south end of the gym to the north side of the new daycare play area.
 - Sidewalks and to be completed by early November and exterior civil works completed by the end of November.
 - Installation of a new water service for both building sprinklers and domestic use for future considerations between the main building and the gym.
 - All the off site works have been completed.

DEVELOPMENT APPLICATION REFERRAL

Please send your reply to planning@sechelt.ca

APPLICATION NO:	3360-2020-05		DATE:	October 1, 2020	OCP
FILE MANAGER:	Sven Koberwitz, Planner		EMAIL:	skoberwitz@sechelt.ca	X Zoning
APPLICANT:	CityState Consulting				X Subdivision
APPLICANT CONTACT:	gaetan@citystate.ca 604-816-5399				Variance
SITE ADDRESS:	5547 Trail Avenue				Development Permit
LEGAL:	Lot 13 Block 11 District Lot 303 Plan 8400 PID: 010-092-561				OTHER:
ZONING:	EXISTING	R-2A	PROPOSED	Amendment to R-2A	
OCP DESIGNATION:	EXISTING	Village Infill Area	PROPOSED	No Change	

We would appreciate your response within 30 days. **PLEASE RESPOND TO THIS REFERRAL BY NOVEMBER 1, 2020.**
 If no response is received within that time, it will be assumed that your interests are unaffected.

PURPOSE OF APPLICATION:

To amend the R-2A Village Infill Zone to allow small lot subdivision with 350 m2 minimum parcel size. The amendment would also offer a reduced minimum frontage of 9 m to facilitate mid-block narrow lots. At this time the application only affects 5547 Trail Avenue, however other property owners may pursue rezonings to adopt the R-2A zone within the downtown village infill area. Council gave first reading to the proposed bylaw on September 16, 2020 and instructed staff to consult with relevant stakeholders and agencies.

ATTACHMENTS:

Staff Report, Site/Subdivision Plan, Applicants Supporting Rationale, Comparable Jurisdictions, ICSP Sustainability Checklist, Zoning Amendment Bylaw No. 25-308, 2020

This referral has also been sent to the following agencies:

X	Sunshine Coast Regional District	X	Sechelt Volunteer Fire Department
X	Sechelt Indian Government District	X	FortisBC Energy / Energy Services Advisor
	Vancouver Coastal Health Authority		Telus
X	Ministry of Transportation & Infrastructure	X	B.C. Hydro / BC Transmission Co
	Agriculture Land Commission		Coast Cable - Eastlink
	Archaeology Branch		Canada Post
X	School District #46		Transportation Choices Sunshine Coast
	Council	X	District of Sechelt Engineering Department
	Other:		

Community Associations and Groups:

	East Porpoise Bay	X	Downtown Village		West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		S.H.O.R.A.	X	S.D.B.A.
	Advisory Planning Commission		Chamber of Commerce				

property owners have applied to amend the minimum lot size in the R-2A zone from 500 m² to 350 m² to facilitate a two lot subdivision.

The existing R-2A zone allows for a laneway house to be built accessory to a single-family dwelling. An accessory use is dependent on the principal use and this means a laneway house must be under the same fee-simple title as the principal dwelling, which could provide rental housing options. However, this limits financing and ownership options as a laneway house could not be purchased separately from the principal dwelling.

By enabling small lot subdivision, the existing lot could be split, and each lot would then have a separate fee-simple title providing more options for ownership and construction financing.

Table 1: Site Information		
Applicant / Owner	CityState Consulting / Gaetan Royer	
Civic Address	5547 Trail Avenue	
Legal Description	Lot 13 of Lot C Block 11 District Lots 303 and 304 Plan 8400	
Size of Property	762 m ²	
DP Areas	DPA 8 - Intensive and Infill Residential	
Zoning Designation	Existing: Residential Village Infill 2A Zone (R-2A)	Proposed: Amended R-2A
OCP Designation	Village Residential Infill Area	

Proposed Subdivision

The proposal involves the subdivision of the existing property into two lots (Attachment 1). The current proposal is to retain the existing single-family dwelling and construct a new single-family dwelling on the new lot. The existing home would retain the access from Mermaid Street and the new lot would be accessed from Starfish lane.

Should the zoning bylaw amendment be adopted, the Approving Officer can then consider the subdivision plan.

Potential for Further Small Lot Subdivisions

The implementation of small lot subdivision in the R-2A zone would provide a path for other properties in the Village Infill Area to apply for subdivision, subject to further site-specific bylaw amendment. The rezoning process allows for staff review and consultation as part of each application where access, parking and other impacts can be assessed and mitigated.

It is not anticipated that a significant number of property owners in mid-block locations would take advantage of small lot subdivision as narrow lots would likely require the removal of existing buildings.

The subject property is located at the end-block where a subdivision can more easily be accommodated due to reduced impact on on-street parking, location of services, and lot width constraints. Therefore, staff anticipate that eligible end-block lots would be more likely to seek subdivision.

A consideration for further mid-block subdivision would be that driveway access for narrow lots is more difficult to maintain without the subsequent loss of on-street parking opportunities. Such issues would be further assessed at the time of rezoning.

Site and Surrounding Area

The subject property is located at the intersection of Trail Avenue and Mermaid Street (Figure 1). Starfish Lane is located at the rear of the property. The existing building was originally moved onto the property in the 1950s as a dwelling (Attachment 6). The use was changed to a childcare facility in 1985 and rezoned to residential use in 2019.

Figure 1 Location Map



Table 2: Surrounding Land Uses			
	OCP Designation	Zoning	Current Use
North	Village Infill Area	R-1	Single Family Dwelling
South	Civic, Institutional, Utilities	PA-1	Fire Hall / Church
East	Transition Commercial	R-1	Single Family Dwelling
West	Village Infill Area	R-1	Single Family Dwelling

The surrounding area is a mix of residential, commercial, and institutional uses (Attachment 3 and 4). To the north, east, and west are existing single-family dwellings. To the south is the

Sechelt Fire Hall and the Bethel Baptist Church. The subject property is in close proximity to transit and commercial services in the downtown business district.

Strategic Plan

This application supports the following goals and actions in the Sechelt Strategic Plan:

Enhancing Community Livability

The provision of small lot residential housing directly supports priority 3.2:

Providing a mix of housing types throughout the District that provide options for a range of needs and incomes.

Managing Growth Effectively

By supporting development within Primary Growth Areas to more efficiently utilize existing infrastructure this application supports the intent of strategic priority 4:

Commit to managing growth in a way that stewards scarce resources, protects environmentally sensitive areas, and provides appropriate and sustainable housing and employment opportunities.

Policy Implications

Official Community Plan (OCP)

The OCP designates the subject lot as Village Residential Infill Area, which support the proposed amendments. Small lot subdivisions are supported in Part 5 of the OCP; specifically, Section 5.14 sets out policy for infill development on properties with rear lane access, including “small lot subdivisions” and “two or three smaller units as an alternative to large single family homes”. Lot sizes from 350 m² to 600 m² are supported.

The land use designation supports broader OCP goals to focus additional residential density in proximity to the downtown as well as encourage a mix of housing types in various neighbourhood settings.

Design Guidelines that guide the form and character of dwellings on small lots are contained within Development Permit Area 8 (DPA 8): Intensive Residential and Infill Housing. Design guidelines will be used to assess the design of any new dwellings to “integrate new infill development with the surrounding neighbourhood”.

Zoning Bylaw

The R-2A zone was introduced in 2019 and currently only applies to the subject property. The zone allows for duplexes and laneway houses. The current application seeks to reduce the minimum lot size from 700 m² to 350 m² to enable small lot subdivision.

In addition, the requested amendment, staff recommend the following:

1. Restricting Two-Family Dwellings to lots over 700 m²

As there are no Floor Area Ratio limits proposed for Duplexes it would be incompatible with adjacent neighbourhood scale to develop this housing type on small lots.

2. Restricting Laneway Houses to lots over 700 m²

Siting requirements for Laneway Houses would be incompatible with small lots.

3. Increase the maximum Floor Area Ratio from 35% to 50%

Upon further review staff have determined that a Floor Area Ratio of 35% is too restrictive for small residential lots. 50% FAR is congruent with similar jurisdictions where small lot subdivision is supported.

Building massing is further restricted by height, setbacks, and lot coverage.

4. Correct an error in the Lot Coverage Regulation

Staff propose to take this opportunity to correct a typographical error in Section 516.4(b) where lot coverage should be 45%.

5. Minimum Lot Width

As the subject property is located at the end of the block the proposed subdivision layout would meet existing lot width requirement of 18 m. However, in order to accommodate potential future rezoning applications for mid-block properties staff are proposing a reduced width of 9 m for small lot subdivision. The reduced width is congruent with similar jurisdiction where small lot subdivision is supported.

6. Introduce Density Bonus for small lot subdivision

Section 482 of the *Local Government Act* authorizes local governments to require the provision of amenities in exchange for bonus density. Staff propose that prior to subdivision approval a \$5,000 contribution be required in order to qualify for a minimum lot size of 350m² and reduced lot width.

All fund would be deposited in the Community Amenity Reserve Fund. District of Sechelt Community Amenity Reserve Fund Bylaw No. 587, 2020 restricts the use of these funds to amenities that are typically not eligible by funding through development cost charges, such as upgraded playground equipment in a downtown park, for example.

Integrated Community Sustainability Plan (ICSP)

This application meets the intent of Sustainable Community Development by being located within the Priority Growth Area and increasing the diversity of housing types.

Financial Implications

The facilitation of small lot subdivision within Zoning Bylaw No. 25 may result in further rezoning applications for properties within the Village Infill Area thereby generating development application revenue.

Development Cost Charges are required for all new lots created through subdivision.

The introduction of density bonusing will result in contributions to statutory reserve accounts intended for community amenities.

Communications

Should First reading be given, the official referral process will be initiated. Referrals will be sent to all relevant agencies and groups including, but not limited to, the Advisory Planning Commission, Sechelt Village Community Association, Sechelt Fire Department, School District No. 46 and the Ministry of Transportation and Infrastructure as the property is located within 800 m of a controlled-access highway.

A public information meeting is neither required nor recommended as the application does not significantly depart from established land uses and conforms to OCP policies.

A staff report presenting the results of the referral process will be presented to Council at a future date at which time Second reading and public hearing can be considered.

Respectfully submitted,

Sven Koberwitz
Planner

Attachments:

- 1 - Site/Subdivision Plan
- 2 - Applicants Supporting Rationale
- 3 - Comparable Jurisdictions
- 4 - ICSP Sustainability Checklist

Reviewed by: A. Allen, Director of Planning & Development	X
Reviewed by: D. Douglas, Director of Corporate & Financial Services	X
Reviewed by: J. Rogers, Communications Manager	X
Reviewed by: J. Frank, Corporate Officer	X
Approved by: A. Yeates, Chief Administrative Officer	X

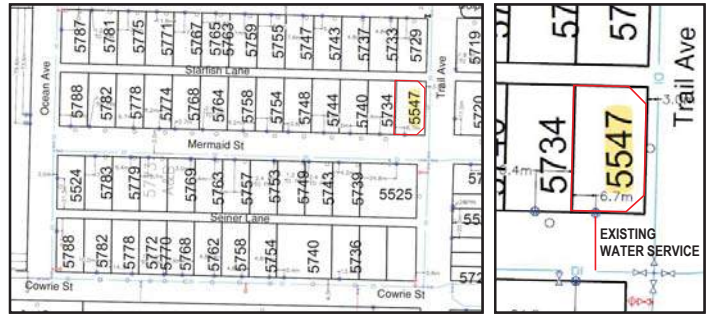
A CONTEXT PLAN
001 1" = 500' (1:6000)



B SITE PLAN
001 1" = 10' (1:120)



C REGIONAL WATER PLAN
001 NOT TO SCALE



- PROPOSED SUBDIVISION**
- SERVICING TO BE DONE IN ACCORDANCE WITH DISTRICT OF SECHLT SUBDIVISION AND DEVELOPMENT CONTROL SERVICING STANDARDS BYLAW No. 430, 2003
 - SUBDIVISION TO BE IN ACCORDANCE WITH DISTRICT OF SECHLT ZONING BYLAW NO 25, 1987, EXCEPT - REQUEST ZONING BYLAW TEXT AMENDMENT OR VARY MINIMUM SIZE OF LOT TO 371.7 SQ. M (4001 SF)
 - ALL OTHER REQUIREMENTS AND RESTRICTIONS TO REMAIN PER R-2A ZONE
 - SITE SERVICING
 - EXISTING HOUSE WATER AND SANITARY CONNECTIONS TO REMAIN
 - NEW LOT TO BE SERVICED FROM EXISTING WATER AND SANITARY MAINS BY OWNER AS SHOWN
 - SIDEWALK AND PAVEMENT TO BE RESTORED TO ORIGINAL CONDITIONS BY OWNER
 - NEW TO BE SERVICED FROM PRIVATE UTILITIES SERVICES AS ARRANGED BY OWNER
 - PROPOSED NEW LOT TO BE 5541 TRAIL AVENUE



Gaëtan Royer – CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca

Project:
5547 TRAIL AVENUE
DISTRICT OF SECHLT, BC

Sheet:
001

Description:
PROPOSED SUBDIVISION PLAN

Scale:
AS SHOWN

Date: 16 JUNE 2020
Revised:
Revised:
Revised:

Revised:
Revised:
Revised: