

SCRD

Irvines Landing development progresses

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A variance permit for a 37,000 square-foot condo motel development proposed for Irvines Landing has been recommended for approval by the Sunshine Coast Regional District's (SCRD) Planning and Development Committee despite objections from committee members and nearby residents.

However, the 32-unit, four-storey structure planned for 4150 Irvines Landing Road near the marina still has to go before the SCRD board before it is officially approved.

Dan Schindle, owner of Irvines Landing Marina, and Rob Jupe, the developer and prospective new owner, have applied to the SCRD for a three-metre height variance to allow the project to proceed.

"Allowing an over-height variance there is another step to turning Pender Harbour into another little West Vancouver," said regional director John Marian, who opposed the motion to recommend approval of the variance.

Marian was siding with some Irvines Landing residents who argue the development will change the rural nature of their community.

"We don't want 32 chicken coops in Irvines Landing," said Joe Harris, speaking against the development at the Planning Committee meeting Thursday.

Residents have raised several other concerns, ranging from increased sewage to impacts on water quality to loss of views. "I am not in favour of a 40-foot wall, which is going to have a tremendous impact on the neighbourhood," said Barbara Kappeli.

Pender Harbour regional director John Rees, however, argued in favour of the project and noted it has the support of many residents.

"There is a feeling generally in the community that it is a good-looking project," said Rees.

Comment sheets passed around to residents came back mainly in favour of the project. At the committee meeting, one neighbour rose to speak for it.

"We live two doors away and we don't think it's a big deal," he said. "We think it's a good project."

Rees added that the site is zoned commercial and was graded some time ago in preparation for a development that never happened.

The development would see units sold and occupied as holiday homes by owners for part of the year. The rest of the time the units would be part of a rental pool for vacationers.

to the Coast. The developer hopes to start construction later this year and complete the project by next summer.

The committee's recommendation to approve the variance was passed with several conditions, including that the Sechelt Indian Government District and Ministry of Transportation be consulted.

A public information session was held June 23 to introduce residents to the project.

Sprinkling penalties

Illegal sprinklers in the SCR D's water service area will get only one warning this summer before being subject to a \$50 fine.

The SCR D amended its sprinkling regulation enforcement policy to do away with the two-warning rule. On the first offence, homeowners will get a reminder in the form of an information sheet and fridge magnet. On the second offence, the fine could apply.

Steve Lee, general manager of infrastructure services, said the SCR D has been grappling with enforcement of the sprinkling bylaws. This year, if necessary due to a water shortage, the SCR D may dispatch weekend patrols to catch bylaw breakers, Lee said.

According to the bylaw, odd numbered houses are allowed to sprinkle on Mondays, Wednesdays and Fridays from 7 to 10 a.m. and on Mondays and Wednesdays from 7 to 9 p.m. Even numbered houses can water on Tuesdays, Thursdays and Saturdays from 7 to 10 a.m. and on Tuesdays and Thursdays from 7 to 9 p.m.

Community-to-Community Forum

Grant money for the Community-to-Community Forum to be held this fall has come through from the Union of British Columbia Municipalities (UBCM).

The forum, designed to build relationships between First Nations and the surrounding non-aboriginal local governments, is planned for Sept. 18 and 19 at the Sechelt longhouse. It will feature a social evening followed by a day of workshops for attendees.

The event is expected to include representatives from the Sechelt, Squamish and Sliammon nations as part of a 200-member guest list.

UBCM sponsors the forums around the province to "discuss common goals and opportunities for joint action," according to an information package. It will provide \$4,350 to pay for the event, half of which has already been forwarded to the SCR D.