

FOR INFORMATION

TO: Council **MEETING DATE:** April 2, 2025
FROM: Ian Holl, Development Planning Manager
SUBJECT: Temporary Use Permit for Workforce Housing at 5536 Kontiki
FILE NO: 3380-2024-03

PURPOSE

To update Council on an application for a Temporary Use Permit (TUP) for limited worker housing at 5536 Kontiki Road. This report was originally going to present the TUP for Council consideration with a variety of conditions included. The applicant's agent withdrew the application on March 25, 2025 during the report review process, therefore no decision is required. The construction company noted they will remove the trailers by the end of March 2025.

Previously, the application was made in order to house workers for the Lions Club Medusa Street housing project. The property owner had allowed temporary housing for up to eight employees to be located on the property. Unfortunately, the construction company installed the trailers without authorization and workers are living there. Should the TUP be approved, the Building Department would require Temporary Building Permits for the trailers. Those applications along with Vancouver Coastal Health would have worked to resolve any onsite health, safety, and servicing issues.

DISCUSSION

Summary

This property is one of three properties between Kontiki Road and Dusty Road that are owned by Porpoise Bay Logging. The applicants (and the construction contractor) contacted the District and were informed of the requirements in Q3 2024. The trailers were moved on site and have been occupied prior to all the TUP application requirements being submitted later in 2024.

Concerns have been raised by members of the public regarding the use and condition of the trailers. In addition to concerns about the quality of the accommodation and the servicing of the site, there are concerns about noise from partying. Many of these concerns can be addressed through the temporary building permit process. Other concerns may be addressed through the noise bylaw and bylaw enforcement action if necessary.

Furthermore, bylaw enforcement action would commence to require the proper removal and disposal of the trailers and remediation of the property.

Legislative Context

Temporary Use Permits are allowed in the District of Sechelt in accordance with Section 492 and 493 of the *Local Government Act*. They can be issued for a period of up to three years and renewed once for another period of up to three years.

Background

Table 1 – Applicant Information

Applicant	Peter Mardorf
Owner	Porpoise Bay Logging Ltd.
Civic Address	5536 Kontiki Road
Legal Address	Lot G District Lot 1438 Plan 21065, PID 005-989-353
Size of Properties	~3,367 m ²
OCP Designation	Working Waterfront
Zoning Designation	I2 (Heavy Industrial 2)
DP Areas	Development Permit Area No. 3 (marine foreshore) Development Permit Area No. 10 (business and industry)



Figure 1 – Site Location Map

POLICY AND BYLAW IMPLICATIONS

The zoning of the subject property does not allow for the use hence the requirement for a temporary use permit. There are no Official Community Plan implications.

SUSTAINABILITY PLAN IMPLICATIONS

None.

STRATEGIC PLAN IMPLICATIONS

None.

FINANCIAL IMPLICATIONS

The TUP would have required security to cover the removal and proper disposal of the trailers if the District had to undertake that work at the end of the TUP.

COMMUNICATIONS

The TUP was advertised in the newspaper and properties within 100 m received a letter in accordance with notification requirements.

Respectfully submitted,

Ian Holl, MCIP, RPP
Development Planning Manager