



**SUNSHINE COAST REGIONAL DISTRICT
REGULAR BOARD MEETING TO BE HELD
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.**



**THURSDAY APRIL 23, 2015
AGENDA**

CALL TO ORDER 7:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of April 9, 2015

Annex A
Pages 1-9

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

3. Administrator's Report
4. Directors' Reports
5. Planning and Development Committee recommendation Nos. 1-17 of April 9, 2015
6. Community Services Committee recommendation Nos. 1- 13 of April 16, 2015

Annex B
pp 10-11

Verbal

Annex C
pp 12-17

Annex D
pp 18-22

MOTIONS

BYLAWS

7. "Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.2, 2015" – ***first reading***
(***Voting – Electoral Area Directors – 1 vote each***)

Annex E
pp 23-24

8. "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.160, 2015" – *first reading*
(*Voting – Electoral Area Directors – 1 vote each*)

Annex F
p 25

NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (k) of the Community Charter – "personal information about an identifiable individual..." and "negotiations and related discussions respecting the proposed provision of a municipal service...".

UPCOMING MEETING DATES (TO MAY 31, 2015)

SCRD Board, Committee, and Advisory Committee Meetings

Special Corporate and Administrative Services Committee (Library)	April 20 at 1:00 p.m.
Area E Advisory Planning Commission (APC)	April 22 at 7:00 p.m.
Special Community Services Committee	April 23 at 10:45 a.m.
Regional Hospital District	April 23 at 1:00 p.m.
Corporate and Administrative Services Committee	April 23 at 1:30 p.m.
Regular Board	April 23 at 7:30 p.m.
Area D Advisory Planning Commission (APC)	April 27 at 7:00 p.m.
Agricultural Advisory Committee (AAC)	April 28 at 3:30 p.m.
Area B Advisory Planning Commission (APC)	April 28 at 7:00 p.m.
Area F Advisory Planning Commission (APC)	April 28 at 7:00 p.m.
Area A Advisory Planning Commission (APC)	April 29 at 7:00 p.m.
Special Planning and Development Committee (Hillside)	April 30 at 1:30 p.m.
Policing Committee	May 4 at 9:00 a.m.
Transportation Advisory Committee	May 4 at 10:15 a.m.
Infrastructure Services Committee	May 7 at 1:30 p.m.
Planning and Development Committee	May 14 at 9:30 a.m.
Regular Board	May 14 at 7:30 p.m.
Natural Resources Advisory Committee (NRAC)	May 20 at 7:00 p.m.
Community Services Committee	May 21 at 1:30 p.m.
Area D Advisory Planning Commission (APC)	May 25 at 7:00 p.m.
Agricultural Advisory Committee (AAC)	May 26 at 3:30 p.m.
Area B Advisory Planning Commission (APC)	May 26 at 7:00 p.m.
Area F Advisory Planning Commission (APC)	May 26 at 7:00 p.m.
Area A Advisory Planning Commission (APC)	May 27 at 7:00 p.m.
Area E Advisory Planning Commission (APC)	May 27 at 7:00 p.m.
Corporate and Administrative Services Committee	May 28 at 1:30 p.m.
Regular Board	May 28 at 1:30 p.m.

Other SCRD Meetings (Intergovernmental, Public Hearings, Information Sessions)

Sunshine Coast Food Policy Council	April 22 at 7:00 p.m.
Howe Sound Community Forum, Bowen Island	May 1
Sunshine Coast Housing Committee	May 29 at 9:30 a.m.

Please note: Meeting dates are current as of date of printing April 17, 2015



SUNSHINE COAST REGIONAL DISTRICT

April 9, 2015

MINUTES OF THE MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	G. Nohr
	Directors	L. Lewis F. Mauro B. Milne S. White I. Winn
ALSO PRESENT:	Chief Administrative Officer	J. France
	Manager, Legislative Services	A. Legault
	Treasurer	T. Perreault
	GM, Planning and Development	S. Olmstead
	GM, Infrastructure Services	B. Shoji
	Chief Building Inspector	P. Preston
	Alternate Director, District of Sechelt	A. Lutes
	Deputy Corp. Officer/Recorder	S. Reid
	Media	1
Public	0	

CALL TO ORDER 1:30 p.m.

AGENDA **It was moved and seconded**

161/15 THAT the agenda for the meeting be adopted as presented.

CARRIED

MINUTES

Minutes **It was moved and seconded**

162/15 THAT the Regular Board meeting minutes of March 26, 2015 be adopted as presented.

CARRIED

Ports Function **It was moved and seconded**

163/15 THAT the topic of the Ports Function be added to the next Infrastructure Services Committee agenda.

CARRIED

REPORTS

Administrator’s Report

CAO Report **It was moved and seconded**

164/15 THAT the Chief Administrative Officer’s report be received.

CARRIED

Director’s Reports

Directors provided a verbal report of their activities.

Corporate **It was moved and seconded**

165/15 THAT Corporate and Administrative Services Committee recommendation Nos. 1, 3, 5-9, 11 and 13-15 of March 26, 2015 be received, adopted and acted upon as follows:

Recommendation No. 1 *BC Transit Plan Expansion Update*

THAT the presentation from BC Transit titled “Three Year Operating Budget – Sunshine Coast Transit System” be received;

AND THAT the topic of BC Transit’s Plan for the Sunshine Coast Transit System be referred to a future Infrastructure Service Committee meeting;

AND FURTHER THAT staff report on requesting a change to legislation in regard to the funding formula with the Ministry of Transportation and Infrastructure to allow the Regional District to proceed with aspects of the Transit Future Plan for the Sunshine Coast.

Recommendation No. 3 *Gibsons and District Public Library Facility Audit*

THAT the Treasurer’s report titled “Gibsons and District Public Library Facility Audit Outcomes” be received;

AND THAT a Special Corporate and Administrative Services Committee meeting be scheduled in April 2015 to review all facets of the Gibsons and District Public Library building, including the Gibsons Library Board space redesign, including funding options, and next steps for the immediate repairs required;

165/15 cont.

AND FURTHER THAT the Town of Gibsons Mayor and Council be invited to the April 2015 Special Corporate and Administrative Services Committee meeting.

Recommendation No. 5 *Budget Project Status Report*

THAT the Chief Administrative Officer's report titled "Budget Project Status Report – March 2015" be received.

Recommendation No. 6 *New Strategic Plan Reporting on Budgeted Projects*

THAT staff provide options to a future Corporate and Administrative Services Committee meeting for addressing the new Strategic Plan on Budget Proposals and on the Budget Project Status Report.

Recommendation No. 7 *2014 Energy Efficiency Project Performance*

THAT the Corporate Energy Manager's report titled "2014 Energy Efficiency Project Performance" be received.

Recommendation No. 8 *Tetrahedron Road Access Maintenance*

THAT the Treasurer's report titled "Community Works-Gas Tax for Tetrahedron Access Road Maintenance" be received.

Recommendation No. 9 *Dakota Ridge Season Pass Options*

THAT the Parks Planning Coordinator's report titled "Dakota Ridge Season Pass Options" be received;

AND THAT Option #4 – to honour 2014-2015 season passes in the upcoming 2015-2016 ski season be approved.

Recommendation No. 11 *Contracts Between \$20,000 and \$100,000*

THAT the Purchasing Officer and Risk Manager's report titled "Contracts between \$20,000 and \$100,000 – to March 8, 2015" be received.

Recommendation No. 13 *Local Government Leadership Academy – Pursuing Governance Success Forum*

THAT the correspondence from the Local Government Leadership Academy (LGLA) regarding the 6th Chief Elected Official Forum titled "The Honeymoon is Over! Pursuing Governance Success." be received;

AND THAT this correspondence be referred to the April 2015 Corporate and Administrative Services Committee.

165/15 cont. **Recommendation No. 14** *Emergency Management BC – Senior and Elected Officials Workshops*

THAT the correspondence from Emergency Management BC (EMBC) regarding 2015 Senior and Elected Officials Workshops be received.

Recommendation No. 15 *Union of British Columbia Municipalities – First Nation Property Tax, Services and Economic Development in British Columbia*

THAT the correspondence from the Union of British Columbia Municipalities (UBCM) regarding the Professor Robert Bish / Fiscal Realities Report “First Nation Property Tax, Services and Economic Development in British Columbia” be received.

CARRIED

Alternate Director Lutes left the meeting at 1:45 p.m. and returned at 1:52 p.m. due to a conflict of interest.

Corporate **It was moved and seconded**

166/15 THAT Corporate and Administrative Services Committee recommendation No. 2 be received, adopted and acted upon as amended, as follows:

Recommendation No. 2 *Sunshine Coast Golf and Country Club Tax Exemption*

THAT the presentation distributed at the meeting titled “Sunshine Coast Golf and Country Club Permissive Exemption Presentation” dated March 26, 2015 be received;

AND THAT staff report to a future Corporate and Administrative Services Committee meeting with the current approach and the implications of providing a permissive tax exemption.

CARRIED

Infrastructure **It was moved and seconded**

167/15 THAT Infrastructure Services Committee recommendation Nos. 1-8 of April 2, 2015 be received, adopted and acted upon as follows:

Recommendation No. 1 *Proposed BC Ferry Schedule Changes*

THAT the Manager Transit and Fleet’s report dated March 25, 2015 titled “Proposed BC Ferry Schedule Changes” be received;

167/15 cont.

AND THAT the Chair write a letter to BC Ferries reaffirming the need to align the ferry schedule with the Transit schedule in a more timely manner.

Recommendation No. 2 *Water Conservation Program*

THAT the Sustainability and Education Coordinator's report dated March 10, 2015 titled "Water Conservation Program Overview and 2014 Annual Report" be received for information;

AND THAT staff contact the Regional District of Nanaimo to get information on their Watershed Protection Program.

Recommendation No. 3 *Middlepoint Water Supply*

THAT the Manager of Utility Services and General Manager of Infrastructure Services' report dated March 16, 2015 titled "Middlepoint Water Supply Update" be received for information.

Recommendation No. 4 *Update on AJB Logging in the Chapman Creek Watershed*

THAT the Environmental Technician's report dated March 24, 2015 titled "Update on AJB Logging in the Chapman Creek Watershed" be received for information.

Recommendation No. 5 *Monthly Report for March 2015*

THAT the Administrative Assistant's report titled "Monthly Report for March 2015" be received for information.

Recommendation No. 6 *Transportation Advisory Committee (TAC)*

THAT the Transportation Advisory Committee Minutes of March 2, 2015 be received;

AND THAT the following recommendations therein be acted upon:

Recommendation No. 3 *Follow up January 22, 2015 letter to MoTI*

THAT staff follow up with the Ministry of Transportation and Infrastructure (MoTI) regarding the letter sent January 22, 2015 concerning bike lane improvements on Highway 101 at Selma Park Road in order to increase public safety.

Recommendation No. 4 *Excessive speed on North Road and Marine Drive in Hopkins Landing*

THAT MoTI be requested to study the traffic volumes and speed to and from the ferry terminal along Marine Drive and North Road;

167/15 cont.

AND THAT additional signage and other safety measures be undertaken to improve the safety for motorists and bicyclists on Marine Drive, North Road, Reed Road, and smaller feeder roads.

Recommendation No. 7 *Metro Vancouver’s Response to Bylaw 280 Rejection*

THAT the correspondence from Metro Vancouver, dated March 3, 2015, regarding the Update on Metro Vancouver’s Response to the Minister’s Rejection of Bylaw 280, be received for information.

Recommendation No. 8 *Environmental Standards Branch*

THAT the correspondence from Coast Waste Management Association, regarding Restructuring within Environmental Standards Branch, be received for information.

CARRIED

Special Corporate

It was moved and seconded

168/15

THAT Special Corporate and Administrative Services Committee recommendation No. 1 of April 2, 2015 be received, adopted and acted upon as amended, as follows:

Recommendation No. 1 *Strategic Plan Review*

THAT the Chief Administrative Officer’s report titled “Strategic Plan Review” be received;

AND THAT the process outlined in the report be followed for the 2015-2018 Strategic Plan;

AND FURTHER THAT Strategic Planning sessions be scheduled for *May 12, June 2, and an additional date to be confirmed for June 2015* with Directors and Senior Managers in attendance, with facilitation provided by John Talbot.

CARRIED

Notice on Title

It was moved and seconded

169/15

THAT the Building Inspector’s report regarding Building Division files requiring placement of a Notice on Title be received;

169/15 cont. AND THAT the Manager of Legislative Services be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of Lot 36, District Lot 3681, Plan LMP21181, Group 1, NWD PID 019-143-320 Electoral Area A.

CARRIED

MOTIONS

APC Resignation **It was moved and seconded**

170/15 THAT the resignation of Alison Sawyer from the Area E Advisory Planning Commission be received.

CARRIED

BYLAWS

Bylaw 310.148 **It was moved and seconded**

171/15 THAT “Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.148, 2015” be amended as follows:

- 1) In section Part B - Amendment, 1 (a), delete the words “are replaced”;
- 2) In section Part B - Amendment, 1 (b), delete the words “are replaced”.

CARRIED

Bylaw 310.148 **It was moved and seconded**

172/15 THAT “Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.148, 2015” be read a first time.

CARRIED

The Board moved In Camera at 1:55 p.m.

IN CAMERA It was moved and seconded

173/15 THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (e), (j) and (k) of the Community Charter –“personal information about an identifiable individual...”, “the acquisition, disposition or expropriation of land or improvements...”, “information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act”, and “negotiations and related discussions respecting the proposed provision of a municipal service ...”

173/15 cont. AND THAT Alice Lutes, Alternate Director for the District of Sechelt, be authorized to be in attendance for the In Camera meeting.

CARRIED

The Board moved out of In Camera at 2:00 p.m.

Hillside **It was moved and seconded**

174/15 THAT the General Manager, Planning and Development report dated February 11, 2015, titled “Offer to Purchase – Lot G, Hillside” be received;

AND THAT the offer to purchase Lot G at Hillside Industrial Park be accepted by the SCRD;

AND FURTHER that the Chair and Corporate Officer be authorized to sign the necessary documents.

CARRIED

Wrestling Event **It was moved and seconded**

175/15 THAT the advertisement for the SCRD sponsored All Star Wrestling Event at the Gibsons and Area Community Centre be received;

AND THAT staff investigate and report back regarding the terms of the contract between the SCRD and the All Star Wrestling event presenters;

AND FURTHER THAT the SCRD be removed from all advertising as the program sponsor for the event if permitted within the terms of the contract.

CARRIED

Events Policy **It was moved and seconded**

176/15 THAT the Parks and Recreation Service Advisory Committee develop a draft policy with set criteria for hosting future special events at SCRD recreation facilities;

AND THAT the draft policy be referred to a future Community Services Committee.

CARRIED

ADJOURNMENT **It was moved and seconded**

177/15 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 2:00 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair

SCRD STAFF REPORT

DATE: April 15, 2015
TO: Regular Board – April 23, 2015
FROM: John France – Chief Administrative Officer
RE: **CHIEF ADMINISTRATIVE OFFICER’S REPORT**

RECOMMENDATION

THAT the Chief Administrative Officer’s report be received for information.

This report provides information on major projects and issues recently worked on. If the Board has any questions on the content, I would be pleased to respond.

- Grantham’s Hall:
 - Worked with Staff on next steps for Granthams Hall. Public meeting being planned. **Direction from Board needed on options – report to CSC April.**
- First Nations:
 - Staff have contacted Squamish Nation to set up possible meeting dates to discuss a Protocol Agreement. Staff awaiting response, latest contact Feb 19th. Staff have continued to contact Squamish Nation. A letter from the Chair was mailed March 2nd to request the meeting.
- Economic Development:
 - Board approved next step to meet with all parties to discuss and finalize the charter. An Economic Development Workshop is tentatively scheduled for May 15. Awaiting confirmation for elected officials from shíshálh Nation. Consultant Jamie Vann Struth is available to facilitate. Location to be confirmed.
- Projects/Reports/Issues worked on:
 - Worked on reports: Strategic Plan - Worked with facilitator regarding Strategic Plan on next steps in process. **Developed with Consultant and Staff, meeting outline for Staff meeting April 22 and for May 12th Board meeting – considerable amount of time on this project.**
 - Met with Staff to go over the proposed building permit archeology protocol for First Nation sites – work continues, **Met with SIB staff, protocol moving along to written agreement.**
 - Worked with Community Services Department to provide support in GM absence. Reviewing Dakota Ridge operations, given the short season this year - projecting 2 year financial timeline on level of expenditures and current level of taxation.
 - Human Resource issues - staff issues/Arbitration, GM Community Services hiring process – Application period closed, assessment of applications complete, **interviews complete, selection made, following up on references.**

- Worked on Budget Status report for April CAS. Reviewed committee reports.
- Worked with Staff on the Gibsons Chief recruitment process. Worked with Staff on the Ports maintenance process.
- Met with Provincial managers from the Ministry of Jobs, Tourism and Skills Training on our progress on regional Economic Development.
- Attended Infrastructure Services Department staff meeting.

**SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND DEVELOPMENT COMMITTEE
April 9, 2015**

RECOMMENDATIONS FROM THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	I. Winn
	Directors	F. Mauro
		G. Nohr
		L. Lewis
		B. Milne
		S. White
ALSO PRESENT:	CAO	J. France
	GM, Planning and Development	S. Olmstead
	Senior Planner	A. Allen
	Senior Planner	D. Rafael
	Planning Technician	S. Hanson (part)
	District of Sechelt Alternate Director	A. Lutes
	Recording Secretary	A. Ruinat
	Public	8 (part)
	Press	2 (part)

CALL TO ORDER **9:31 a.m.**

AGENDA The agenda was adopted as presented.

DELEGATION

Ruth Simons, Future of Howe Sound Society addressed the Committee regarding Howe Sound Progress Report. Ms. Simons gave an overview of the projects discussed at previous Howe Sound Community Forums including: Squamish Nation Marine Use Plan for Howe Sound; the provincial governments proposed Cumulative Effects Assessment (CEA) and Monitoring Project for the Howe Sound area; various organizations are collaborating to gather data regarding aquaculture in the Howe Sound following an Aquatic Forum held in Squamish. Ms. Simons also provided a summary of the agenda for the May 1, 2015 Howe Sound Community Forum on Bowen Island including: representatives from the provincial government to present on the CEA; presentation from Islands Trust; update from Squamish Nation; update from communities regarding OCP areas for Howe Sound.

The Chair thanked Ms. Simons for her presentation.

Director White joined the meeting at 9:34 a.m.

Recommendation No. 1 *Delegation Materials – Future of Howe Sound Society*

The Planning and Development Committee recommended that the delegation materials from Ruth Simons, Future of Howe Sound Society be received.

REPORTS**Recommendation No. 2** *District of Sechelt Referral – 3370-20 and 2015-01 “SSC Properties”*

The Planning and Development Committee recommended that the staff report dated March 18, 2015 and titled “District of Sechelt Referral – 3370-20 and 2015-01 “SSC Properties” be received;

AND THAT the District of Sechelt be advised of the following comments contained within this report with regards to Regional District servicing and land use considerations as follows:

1. The potential land-use conflict with the adjacent crown land site within District Lot 3854 that has been zoned I4 (Industrial 4) which could permit mineral, sand and gravel processing, manufacturing of concrete products, and the processing and burning of land clearing debris;
2. The properties are located within a development cost charge area and payment will be required in the future in conjunction with subdivision, or construction of commercial or multi-family developments;
3. Pursuant to the SCRD Comprehensive Regional Water Plan a water modelling study will be required to determine water supply needs at the time of a development plan;
4. The property is not currently serviced by transit; and
5. The SCRD requests an additional referral in the future when there is a rezoning or subdivision application.

Recommendation No. 3 *Eelgrass Protection*

The Planning and Development Committee recommended that the staff report dated March 24, 2015 and titled “Eelgrass Protection” be received;

AND THAT the staff report be brought forward to the May 14, 2015 Planning and Development Committee meeting for further discussion.

Recommendation No. 4 *Halfmoon Bay Official Community Plan Amendment Bylaw 675.2 and Sunshine Coast Regional District Zoning Amendment Bylaw 310.160 (Lindsey) – Area B*

The Planning and Development Committee recommended that the staff report dated April 2, 2015 and titled “Official Community Plan Bylaw 675.2 and Zoning Bylaw 310.160 (Lindsey) – Area B” be received;

AND THAT *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.2, 2015* be forwarded to the Board for First Reading;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.160, 2015* be forwarded to the Board for First Reading;

AND THAT pursuant to Section 879 of the *Local Government Act*, early and ongoing engagement be commenced to the following persons, organizations and agencies:

- a. *shíshálh* Nation
- b. Vancouver Coastal Health Authority
- c. Ministry of Transportation and Infrastructure
- d. Halfmoon Bay Advisory Planning Commission
- e. The public and neighbours as set out in *Planning & Development Procedures and Fees Bylaw No. 522, 2003*

AND THAT the following be provided prior to consideration of scheduling a public hearing, should the bylaws move forward:

- i. Confirmation of the location of the septic fields and that they will meet Ministry of Health requirements along with design details;
- ii. Holding of a public information meeting to be arranged by SCRD staff in consultation with the applicant;

AND FURTHER THAT the following be provided after public hearing and prior to consideration of bylaw adoption, should the bylaws move forward:

- i. Report(s) from qualified professional(s) that addresses the requirements for Development Permit Areas for Coastal Slope and Coastal Flooding;
- ii. Report or survey from qualified professional(s) that address the requirements of Sections 402 and 403 of *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*, to identify the 1000 sq. m of unencumbered areas.

Recommendation No. 5 *Development Variance Permit Application No. 310.190*

The Planning and Development Committee recommended that the staff report dated March 20, 2015 and titled “Development Variance Permit Application 310.190 (Braithwaite) (Area E)” be received;

THAT Development Variance Permit No. 310.190 (Braithwaite) to relax the minimum required setback to an exterior side parcel line from 4.5 metres as required by Section 601.4(3) of *Sunshine Coast Regional District Zoning Bylaw 310, 1987* to 2.56 metres on Lot 13, Block 2, District Lot 842, Plan 3939 to permit the addition of a second floor to an existing auxiliary building be issued.

Recommendation No. 6 *Development Permit with a Variance Application No. B-67*

The Planning and Development Committee recommended that the staff report dated March 20, 2015 and titled “Development Permit with a Variance Application No. B-67 Drugmand for Herberts) (Area B)” be received;

THAT Development Permit with a Variance B-67 (Drugmand for Herberts) to relax the minimum required setback to the natural boundary of the ocean from 7.5 metres as required by Section 507(1) (a) of *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* to 4 metres on Lot 3, District Lot 1952 Plan 21791 to permit an addition to an existing single family dwelling, a wheelchair access ramp and extension to an existing deck be issued;

AND THAT issuance of Development Permit with a Variance B-67 (Drugmand for Herberts) be subject to:

- a. release or modification of Restrictive Covenant GB60108 currently registered on title;
- b. registration of a “no disturbance” covenant to protect the remaining foreshore within 7.5 metres of the natural boundary included as Appendix B of Development Permit with a Variance B-67;
- c. receipt of referral comments from the *shíshálh* Nation, and that issues raised by the *shíshálh* Nation be addressed, as appropriate;
- d. receipt of an acknowledgment letter from the neighbour that they understand the development process.

Recommendation No. 7 *Development Permit with a Variance Application No. F-83*

The Planning and Development Committee recommended that the staff report dated March 20, 2015 and titled “Development Permit with a Variance F-83 (Pedersen for Jordan) (Area F)” be received;

AND THAT Development Permit with a Variance F-83 (Pedersen for Jordan) to:

- a. relax the setback to the natural boundary of the ocean as required by Section 507(1) of *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* from 7.5 metres to 2.7 metres;
- b. relax the setback to a rear parcel line as required by Section 601.4(3) of *Sunshine Coast Regional District Zoning Bylaw 310, 1987* from 2 metres to 0 metres;
- c. relax the setback to an interior side parcel line as required by Section 601.4(3) of *Sunshine Coast Regional District Zoning Bylaw 310, 1987* from 1.5 metres to 1.29 metres;
- d. vary Section 509(1) as required by Section 601.4(3) of *Sunshine Coast Regional District Zoning Bylaw 310, 1987* to reduce the number of required off-street parking spaces from 2 to 1;

in order to legalize the siting of an existing dwelling on Lot E Block C District Lot 1400 Plan VAP20842, be issued;

AND THAT issuance of Development Permit with a Variance F-83 (Pedersen for Jordan) be subject to:

- i. Addendum letter from a qualified professional to address land alteration for the creation of one off-street parking space;
- ii. Modification of existing deck to remove the portion encroaching onto Crown Land.

Director Lewis stated for the record that he is concerned about the state of the existing dwelling, as a building inspection has not been conducted.

Recommendation No. 8 *Planning and Development Division Monthly Report - March 2015*

The Planning and Development Committee recommended that the staff report titled “Planning and Development Division Monthly Report March 2015” be received.

MINUTES**Recommendation No. 9** *Egmont/Pender Harbour (Area A) APC Minutes – March 25, 2015*

The Planning and Development Committee recommended that the Egmont/Pender Harbour (Area A) APC Minutes of March 25, 2015 be received.

Recommendation No. 10 *Halfmoon Bay (Area B) APC Minutes - March 24, 2015*

The Planning and Development Committee recommended that the Halfmoon Bay (Area B) APC Minutes of March 24, 2015 be received.

Recommendation No. 11 *Roberts Creek (Area D) APC Minutes – March 30, 2015*

The Planning and Development Committee recommended that the Roberts Creek (Area D) APC Minutes of March 30, 2015 be received.

Recommendation No. 12 *SCRD Zoning Amendment Bylaw No. 310.158 – Goldmoss Gallery*

The Planning and Development Committee recommended that staff organize a tour of the Goldmoss Gallery property, located at 2840 Lower Road, Roberts Creek, for the SCR D Board Directors.

Recommendation No. 13 *Elphinstone (Area E) APC Minutes - March 25, 2015*

The Planning and Development Committee recommended that the Elphinstone (Area E) APC Minutes of March 25, 2015 be received.

Recommendation No. 14 *West Howe Sound (Area F) APC Minutes – March 24, 2015*

The Planning and Development Committee recommended that the West Howe Sound (Area F) APC Minutes of March 24, 2015 be received.

COMMUNICATIONS**Recommendation No. 15** *City of Port Moody Correspondence - Proposed Closure of Burrard Thermal Plant – Resolutions for Consideration at LMLGA and UBCM Conventions*

The Planning and Development Committee recommended that the correspondence from Mike Clay, Mayor, City of Port Moody, dated March 9, 2015 regarding proposed closure of Burrard Thermal Plant – Resolutions for consideration at LMLGA and UBCM Conventions be received.

Recommendation No. 16 *Sunshine Coast Food Policy Council*

The Planning and Development Committee recommended that the correspondence from Megan Molnar and Norm Blair, Co-Chair, Sunshine Coast Food Policy Council, dated March 14, 2015 regarding update to the formation of the Sunshine Coast Food Policy Council be received.

Recommendation No. 17 *Rogers Communications Inc. – Proposed Telecommunications Tower at 700 Payne Road, Gibsons*

The Planning and Development Committee recommended that the correspondence from Samuel Sugita, Project Manager, Municipal Affairs (BC), Wireless Network Implementation, Rogers Communications Inc., March 27, 2015 regarding invitation to comment on proposed telecommunications tower at 700 Payne Road, Gibsons be received;

AND THAT a staff report regarding the proposed telecommunication tower by Rogers Communications Inc. be sent to the Elphinstone and West Howe Sound Advisory Planning Commissions for comment.

IN CAMERA

The Committee moved to In-Camera at 10:33 a.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) of the Community Charter – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.”

The Committee moved out of In-Camera at 10:35 a.m.

ADJOURNMENT 10:35 a.m.

**SUNSHINE COAST REGIONAL DISTRICT
COMMUNITY SERVICES COMMITTEE
April 16, 2015**

RECOMMENDATIONS FROM THE COMMUNITY SERVICES COMMITTEE MEETING
HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES,
1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	S. White
	Directors	M. Lebbell L. Lewis F. Mauro B. Milne G. Nohr I. Winn
ALSO PRESENT:	CAO A/General Manager, Community Services Manager, Parks Services Parks Planner Parks Planner Emergency Program Coordinator Recording Secretary Press	J. France B. Bauman C. Mortensen T. Fawcett (part) S. Adams (part) B. Elsner (part) D. Corbett 1

CALL TO ORDER 1:30 p.m.

AGENDA The amended agenda was adopted as amended:

- Move item 6. Sprockids Bike Park Update to 2a. Delegations - Lydia Watson and Carolyn Mortensen

DELEGATIONS

1. Gordon McKeever and Alistair Crone – Sea to Sky Marine Trail

Mr. McKeever, Project Manager, Sea to Sky Marine Trail, and Mr. Crone, Recreation Officer, Sea to Sky, are working with Recreation Sites and Trails BC on the Sea to Sky Marine Trail project. They are planning a marine trail network throughout Howe Sound to facilitate multi-day travel and camping for self-propelled watercraft such as kayaks.

Mr. McKeever noted the project would: create a major new, free community recreation amenity; result in economic benefit to the communities and the Province from tourist and local use; improve environmental stewardship from experience of the natural marine environment; provide social benefits from the subsequent planned development of an interpretive signage program highlighting the natural and human stories of the Sound, especially First Nations. Seven new sites in Howe Sound are included in the plan. Mr. McKeever emphasized that the Trans Canada

Trail has a push to complete its network by 2017. The Sea to Sky marine network is one of their gaps across the country.

The organizers' goal is to celebrate the opening of the Sea to Sky Marine Trail in mid-June this year. Concurrent ceremonies are planned at Squamish and Horseshoe Bay on Sunday June 14th; Gibsons ceremony is planned for June 28th.

The delegation requested:

- *A motion of support for the Sea to Sky Marine Trail;*
- *Permission to install a Map Sign at or near the Public Access Point at McNair Creek Park;*
- *Permission to use the regional district logo on the Map Sign for the Access Point and camping sites within SCRD;*
- *Encourage and support the Grand Opening Ceremony;*
- *Participate and/or attend the Grand Opening Ceremony.*

The Chair thanked Mr. McKeever and Mr. Crone for their presentation.

Recommendation No. 1 *Sea to Sky Marine Trail Project*

The Community Services Committee recommended that the Sea to Sky Marine Trail project be supported.

2. *Lydia Watson and Carolyn Mortensen – Capilano University Mountain Bike Program - Sprockids Bike Park*

Lydia Watson, Convener, Mountain Bike Operations Program, Capilano University and SCRD Parks Manager Carolyn Mortenson, discussed work being done at Sprockids Bike Park.

The Parks Manager described a stakeholder event at Sprockids Bike Park, from which emerged requests for: more and better signage; accessibility and parking; and more beginner trails.

Ms. Watson explained that the one-year Mountain Bike Operations certificate program includes five courses outside in the field, and four post-secondary courses that are transferable courses in outdoor recreation. The success of the program is in the students' work with the community, including land managers and non-profits, to create events around mountain bike tourism. The program is completing its ninth year and is known around the world. The process of interaction between SCRD staff and the Mountain Bike Program was described. There is an increase in mountain bike tourism on the Sunshine Coast.

The Chair thanked Ms. Watson for her presentation.

REPORTS

Recommendation No. 2 *Community Services Department Monthly Update*

The Community Services Committee recommended that the staff report regarding the Community Services Department Monthly Update be received.

Recommendation No. 3 *Marihuana Dispensaries*

The Community Services Committee recommended that the report from the Acting General Manager of Community Services regarding Marihuana Dispensaries be received.

Recommendation No. 4 *Parks Services Quarterly Report*

The Community Services Committee recommended that the Parks Services Quarterly Report January 1 – March 31, 2015 be received.

Recommendation No. 5 *Knotweed Encroachment*

The Community Services Committee recommended that the SCRD Board send a letter to the Ministry of Transportation and Infrastructure (MoTI) regarding the issue of knotweed advancing from MoTI road allowances onto SCRD property, such as at Chaster Creek estuary;

AND THAT a copy of the letter be available at the April 23, 2015 Special Community Services Committee meeting.

Recommendation No. 6 *Coastal Bike Route*

The Community Services Committee recommended that the report from the Parks Planning Coordinator regarding the Coastal Bike Route be received;

AND THAT an SCRD Parks Division staff member be made available to participate in the Coastal Bike Route working group.

Recommendation No. 7 *Granthams Hall Update*

The Community Services Committee recommended that the report from the Parks Services Manager regarding Granthams Hall Update be received.

Recommendation No. 8 *Dakota Ridge Advisory Committee Minutes*

The Community Services Committee recommended that the Dakota Ridge Advisory Committee Minutes of March 26, 2015 be received;

AND THAT the Recommendation Nos. 3 and 4 be adopted and acted upon as follows:

Recommendation No. 3 *Ski Season*

The Dakota Ridge Advisory Committee recommend that the SCRD look at the possibility of a 50 day guarantee ski season.

Recommendation No. 4 *DRAC Membership*

The Dakota Ridge Advisory Committee recommend that the SCRD Board appoint Ryan Chapman to the Dakota Ridge Advisory Committee.

Recommendation No. 9 *Sunshine Coast Emergency Program Planning Committee Minutes*

The Community Services Committee recommended that the Sunshine Coast Emergency Program Planning Committee minutes of March, 2015 be received.

Recommendation No. 10 *Oil Spill Communications and Response*

The Community Services Committee recommended that the report from the Emergency Program Coordinator regarding Oil Spill Communications and Response be received;

AND THAT a letter be written to the Federal Minister James Moore, copied to the Province of British Columbia, MP John Weston, and MLA Nicholas Simons, requesting that local government emergency management staff be contacted immediately whenever a marine oil spill occurs within their jurisdiction which has the potential to cause health or safety risks to people or aquatic life;

AND THAT the letter includes and indicates support for the 2015 resolution of the Association of Vancouver Island and Coastal Communities that the Province of British Columbia order an independent audit of the current state of oil spill preparedness in BC;

AND FURTHER THAT mandated response time requirements to marine oil spills be reduced.

Recommendation No. 11 *Western Canada Marine Response Corporation Capabilities*

The Community Services Committee recommended that a letter be sent to Western Canada Marine Response Corporation requesting that they attend a future Community Services Committee meeting to present information on their oil spill response capabilities.

Recommendation No. 12 *Emergency Response Regarding Marine Disasters*

The Community Services Committee recommended that the following recommendation be postponed indefinitely:

THAT letters be sent to federal and provincial authorities requesting that a review be done on emergency response, communication protocols, and response times and capacities in regards to marine disasters that may occur in the waterways surrounding the Sunshine Coast.

COMMUNICATIONS

Recommendation No. 13 *Maintenance of Road to Tetrahedron and Mt. Richardson*

The Community Services Committee recommended that the correspondence from the Tetrahedron Outdoor Club regarding maintenance of the road to the Tetrahedron and Mt. Richardson Provincial Parks be received;

AND THAT staff contact the Ministry of Forests, Lands, and Natural Resource Operations with a request to add this item to the list for discussion with the SCR D Board.

IN CAMERA

The Committee moved to In Camera at 3:30 p.m.

The public was excluded from attendance at the meeting in accordance with Section 90 (1) (K) of the Community Charter as “negotiations and related discussions respecting the proposed provision of a municipal service that are in their preliminary stages...” will be discussed;

AND THAT Alice Lutes, Alternate Director for the District of Sechelt, be authorized to be in attendance for the In Camera meeting.

The Committee moved out of In Camera at 3:48 p.m.

ADJOURNMENT 3:48 p.m.

**SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW No. 675.2, 2015**

A bylaw to amend the "Halfmoon Bay Official Community Plan Bylaw No. 675, 2013".

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the "Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.2, 2015".

PART B – AMENDMENT

2. Section '9.b. Residential Land Use Policies' be amended by adding the following text:
 - 9.32 The minimum parcel area may be reduced to provide for subdivision of a single parcel without amendment to this Plan:
 - 1) Where there had been a significant change, such as the introduction of SCRD water supply service, to the property since the OCP was adopted;

or

 - 2) Subject to the following conditions:
 - (a) The parcel is zoned and of sufficient area to allow for two dwellings;
 - (b) Each parcel created by the subdivision will be limited to one single-family dwelling in addition to other uses permitted in *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*.
 - (c) The parcel must be at least twice the area of the average parcel in the neighbourhood. Calculation of the average area shall not include the subject parcel. The neighbourhood:
 - (i) is those properties with the same Official Community Plan land use designation,
 - (ii) is within the same zone and subdivision district as set out in *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*;
 - (iii) is within 150 metres of the subject property's parcel boundary; and
 - (iv) does not include bare land strata properties.
 - (d) Waste water treatment/septic fields provision meets Ministry of Health requirements as demonstrated in a report provided by a qualified professional;
 - (e) Meet the requirements set out in section 402 and 403 of *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* regarding minimum contiguous area;
 - (f) The subject property is to be connected to the SCRD water supply service if provided.

PART C - ADOPTION

PURSUANT TO SECTION 879 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this

DAY OF MONTH YEAR

READ A FIRST TIME this

DAY OF MONTH YEAR

READ A SECOND TIME this

DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS AND THE 10-YEAR WATER PLAN PURSUANT TO SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this

DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this

DAY OF MONTH YEAR

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW No. 310.160, 2015**

A bylaw to amend the "Sunshine Coast Regional District Zoning Bylaw No. 310, 1987".

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

- 1. This bylaw may be cited as the "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.160, 2015".

PART B – AMENDMENT

- 2. Section 406 be amended by inserting the following before section 406 (7):

“(6A) Site Specific Exemptions

Despite section 406 (6) on Lot 3, District Lot 2309, Plan VAP10602, PID 009-362-207:

- a) the maximum permitted density shall be 3000 square metres;
- b) the absolute minimum parcel size shall be 2000 square metres.”

- 3. Section 611 be amended by:

- a) renumbering Sections 611.4 to 611.9 as 611.5 to 611.10;
- b) inserting the following:

“**Site Specific Uses**

611.4 Despite sections 611.2 and 611.3(1) on Lot 3, District Lot 2309, Plan VAP10602, PID 009-362-207, or any subsequently created parcels, only one single family dwelling per parcel shall be permitted;”

PART C - ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

Corporate Officer

Chair