



**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 JULY 9, 2015
AMENDED AGENDA**

CALL TO ORDER 7:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of June 25, 2015 Annex A
Pages 1-12
3. Special Board meeting minutes of July 2, 2015 Annex B
pp 13-14

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

4. Letter to Honourable Steve Thompson, Minister of Forests, Lands and Natural Resource Operations, regarding Pender Harbour Dock Management Plan Annex C
p 15

PETITIONS AND DELEGATIONS

COMMUNICATIONS

5. Stewart Stinson, Vice President, Gibsons Public Art Gallery
Regarding 2016 Celebration of Squamish Nation Art and Culture Annex D
p 16

REPORTS

6. Administrator's Report Annex E
p 17
7. Directors' Reports Verbal
8. Corporate and Administrative Services Committee recommendation Nos. 1-3 and 6-15 of June 25, 2015 (*recommendation Nos. 4 and 5 previously adopted*) Annex F
pp 18-21
9. Infrastructure Services Committee recommendation Nos. 1-12 of July 2, 2015 Annex G
pp 22-25

- 9a ➡ **ADD** Planning and Development Committee recommendation Nos. 3 and 7 of July 9, 2015 Late Item p 25a
10. Treasurer and Interim Chief Administrative Officer – 2015-2018 Strategic Plan Annex H pp 26-39

MOTIONS

11. THAT Tom Silvey be appointed to the Area A Advisory Planning Commission.
(Voting – Electoral Area Directors – One vote each)

BYLAWS

12. ➡ **ADD** “Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.2, 2015” Late Item p 40-41
 – **Second Reading**
 (Voting – Electoral Area Directors – One Vote Each)
13. ➡ **ADD** “Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.160, 2015” Late Item p 42
 – **Second Reading**
 (Voting – Electoral Area Directors – One Vote Each)

NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (c), (i) and (k) of the *Community Charter*, “personal information about an identifiable individual...”, “labour relations or other employee relations”, “the receipt of advice that is subject to solicitor-client privilege...”, and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

Recommendation No. 3 *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.2, 2015 Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.160, 2015*

The Planning and Development Committee recommended that the staff report dated July 2, 2015 and titled “Halfmoon Bay Official Community Plan Bylaw 675.2 and Zoning Amendment Bylaw No 310.160 (Halfmoon Bay)” be received;

AND THAT pursuant to Section 882 of the *Local Government Act* Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.2, 2015 be considered consistent with the Sunshine Coast Regional District Financial Plan and Waste Management Plan;

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

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

AND THAT a Public Hearing be scheduled for 7:00 pm, Thursday July 30, 2015 at Coopers Green Hall, located at 5500 Fisherman Road, in Halfmoon Bay;

AND THAT that Director Mauro be delegated as the Chair and Director Nohr be delegated as the Alternate Chair for the public hearing;

AND FURTHER THAT this recommendation be forwarded to the July 9, 2015 Regular Board meeting for adoption.

Recommendation No. 7 *Sunshine Coast Regional Economic Development Initiative*

The Planning and Development Committee recommended that the GM, Planning and Development report dated July 9, 2015 and titled “Sunshine Coast Regional Economic Development Initiative” be received;

AND THAT the SCRD Board approves in principle the Sunshine Coast Economic Development Charter, including the development of a Sunshine Coast Regional Economic Development entity;

AND THAT Director Nohr be appointed as the SCRD representative to the temporary Steering Committee and Director Mauro be appointed as the alternate;

AND THAT the public, Chambers of Commerce and other economic development organizations be made aware of the SCRD Board’s decision with respect to the Sunshine Coast Regional Economic Development project;

AND FURTHER THAT this recommendation be forwarded to the July 9, 2015 Regular Board meeting for adoption.

**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:
 - 9.33 Subject to a rezoning application, 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) 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.
 - (c) Waste water treatment/septic fields provision meets Ministry of Health requirements as demonstrated in a report provided by a qualified professional;
 - (d) Meet the requirements set out in section 402 and 403 of *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* regarding minimum contiguous area;
 - (e) The subject property is to be connected to the SCRD water supply service if provided.
 - 3) 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*.

PART C - ADOPTION

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

23rd DAY OF APRIL 2015

READ A FIRST TIME this

23rd DAY OF APRIL 2015

READ A SECOND TIME AS AMENDED 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	23	DAY OF	APRIL	2015
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