



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 13, 2017

AMENDED AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of June 22, 2017

Annex A
Pages 1-9

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

3. THAT the delegation of Director Nohr as Chair for the Public Hearing to consider *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* and *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* be rescinded;

AND THAT Director _____ be delegated as Chair for the Public Hearing to consider Bylaw Nos. 432.33, 2017 and 337.114, 2017.

- 3a **⇒ ADD** THAT the previously adopted motion (recommendation No. 6 of resolution 209/17 of June 22, 2017) be amended to correct the location of the Public Hearing to the Egmont Community Hall, located at 6801 Bathgate Road, Egmont.

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

4. Directors' Reports Verbal
5. Corporate and Administrative Committee recommendation Nos. 2-4, 6 and 8-12 of June 22, 2017 (*recommendation Nos. 1, 5 and 7 previously adopted*) Annex B
pp 10-13

- 5a ➡ **ADD** Planning and Community Development Committee recommendation Nos. 7, 9, 11 and 13, of July 13, 2017 pp 13a-c

MOTIONS

BYLAWS

6. *Square Bay Community Sewage Treatment System Service Establishing Bylaw No. 1085.1, 2017 – **adoption*** Annex C
 (Voting – All Directors – 1 vote each) pp 14-15
7. ➡ **ADD** *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017 – **receipt of staff report*** pp 16-20
 – second reading as amended
 (Voting – Electoral Area Directors – 1 vote each)
8. ➡ **ADD** *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017 – **second reading as amended*** pp 21-23
 (Voting – Electoral Area Directors – 1 vote each)

NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (g) and (k) of the *Community Charter* - “litigation or potential litigation...” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

ADJOURNMENT

Recommendation No. 7 *Town of Gibsons Referral - Gospel Rock Village*

The Planning and Community Development Committee recommended that the report titled Referral from Town of Gibsons, Gospel Rock Village be received;

AND THAT the following comments be forwarded to the Town of Gibsons:

1. Steps be taken to plan and develop the Shaw / Inglis Road route from the outset prior the development reaching the 250 dwelling trigger;
2. The draft traffic impact study needs to consider the requirement for developing the Shaw / Inglis access and additional traffic counts should be taken during the summer period to gather data that better reflects the peak traffic periods on the Coast;
3. The applicant and Town of Gibsons staff discuss future public transit service needs prior to completing the road network design to allow for facilities such as bus stops to be incorporated at a later date and to allow bus access into and through the site.
4. Due to the tight timelines, further aspects of the proposal be clarified by the Town of Gibsons with respect to the solid waste management plan and the source of water supply as the SCRD would like to comment on these aspects of the development proposal.

AND THAT the Gibsons and District Fire Department report back on service delivery and financial implications by the end of Q4;

AND THAT staff report back with the Town of Gibsons' response with respect to the solid waste management plan and source of water supply by the end of Q4 2017;

AND THAT the staff report be forwarded to the Elphinstone Advisory Planning Commission and the Elphinstone Electors Association for consideration, with the minutes to be forwarded to the Sunshine Coast Regional District Board and Town of Gibsons;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

Recommendation No. 9 *Crown Referrals for Removal and deposition of gravel from Rainy River (Howe Sound Pulp and Paper)*

The Planning and Community Development Committee recommended that the report titled Crown Referrals regarding Howe Sound Pulp and Paper applications for removal and deposition of gravel from Rainy River (Area F) be received;

AND THAT the Board supports the applications (Referrals 94110350-001 & 94208211-001) and requests the following be conditions of approval:

- a) A Qualified Environmental Professional (QEP) be present on site during the works to ensure impact is minimized and that a report be provided to the Province and the SCRD by the QEP to confirm this;

- b) A remediation plan be developed and implemented with the provincial Ministry of Environment and the Department of Fisheries and Oceans (DFO) to compensate for any lost or damaged fish habitat;
- c) Howe Sound Pulp and Paper Corp. contacts the SCRD in addition to the Province, Skwxwú7mesh Nation and DFO if it becomes apparent that additional works are required to address water needs.
- d) SCRD recommends that Howe Sound Pulp and Paper Corp. consider long-term permanent solutions for the removal and disposition of gravel from Rainy River that would minimize the environmental impact and disruption for fish habitat.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

Recommendation No. 11 *Private Moorage Referrals in Secret Cove (Pope for Brynelsen)*

The Planning and Community Development Committee recommended that the report titled Private Moorage Referrals in Secret Cove (Pope for Brynelsen) – Electoral Area B be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands and Natural Resources Operations by July 18, 2017:

- a. It is the SCRD's preference that tenure be issued for a shared dock, as per OCP Policy 19.8, to reduce the cumulative impacts of foreshore private moorage developments in Secret Cove;
- b. The SCRD has no objection to approval of the existing residential private moorage fronting Strata Lot 1, Crown File 2411830, as the SCRD understands that the moorage facility has been in place since 1985 and its size is nonconforming to Zoning Bylaw No. 310;
- c. The SCRD may support the proposed residential private moorage fronting Strata Lot 2, Crown File 2411831, subject to the applicant successfully amending the W1 zone, within Zoning Bylaw No. 310, to allow more than one residential mooring facility for the parcel / strata development prior to permission issuance;
- d. The SCRD may support the existing residential private moorage fronting Common Property, Crown File 2411832, subject to the applicant successfully amending the W1 zone, within Zoning Bylaw No. 310, to allow more than one residential mooring facility for the parcel / strata development prior to permission issuance;
- e. The following additional conditions apply to permissions for Crown Files 2411830, 2411831 and 2411832:
 - i. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
 - ii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure areas should be identified and protected;

- iii. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- iv. There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained;
- v. The proponent should implement both the Province's and the *shíshálh* Nation's Best Management Practices for building moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

Recommendation No. 13 *Pender Harbour Aquatic & Fitness Centre Acoustic Remediation*

The Planning and Community Development Committee recommended that the report titled Pender Harbour Aquatic & Fitness Centre Acoustic Remediation Project be received;

AND THAT the Acoustic Remediation – Sound Absorption Panels / Acoustic project budget be increased by \$13,000, for a total of \$23,000, and funded from reserves;

AND THAT the 2017-2021 Financial Plan be amended accordingly;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – July 13, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: AMENDMENTS TO WEST COAST WILDERNESS LODGE BYLAWS

RECOMMENDATIONS

1. **THAT the report titled Amendments to West Coast Wilderness Bylaws Lodge Bylaws be received;**
 2. **AND THAT section 2(a) of *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* be amended to delete “District Lot 6690” and replace it with “District Lot 6990”;**
 3. **AND THAT sections 2(b) and 811.1B of *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* be amended to delete “District Lot 6690” and replace it with “District Lot 6990”;**
 4. **AND FURTHER THAT *Egmont / Pender Harbour OCP Amendment Bylaw 432.33, 2017* and *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw 337.114, 2017* be read a second time, as amended.**
-

BACKGROUND

This report provides information on amendments to the West Coast Wilderness Lodge bylaws.

The purpose of the bylaws are the amend the Egmont / Pender Harbour Official Community Plan and the Electoral Area A Zoning Bylaw to allow a vacant fish processing facility to be converted to a health and wellness spa with tourist accommodation.

The bylaws are sited as *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* and *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017*.

DISCUSSION

The District Lot in both bylaws referred to District Lot ‘6690’ which is incorrect. The District Lot should read District Lot 6990.

Staff recommend that:

- section 2(a) of *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* be amended to delete “District Lot 6690” and replace it with “District Lot 6990”; and

- sections 2(b) and 811.1B of *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* be amended to delete “District Lot 6690” and replace it with “District Lot 6990”;

The amended bylaws, enclosed, include the correct District Lot number.

The notifications, website update, and newspaper advertisements have been corrected.

CONCLUSION

An incorrect District Lot number was written in the amendment bylaws. Staff recommend correcting the legal description and that the bylaws, as amended, be read a second time.

Attachments

- *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017*
- *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017*

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	X – A. Legault
CAO	X – J. Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 432.33

A bylaw to amend *Egmont / Pender Harbour Official Community Plan Bylaw No. 432, 1996*.

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 *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017*.

PART B – AMENDMENT

2. *Egmont / Pender Harbour Official Community Plan Bylaw No. 432, 1996* is hereby amended as follows:
 - a) Schedule A4 is amended by re-designating District Lot 6990 Group 1 New Westminster District from “Aquaculture Industrial” to “Tourist Commercial”, as depicted on Appendix ‘A’, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this	23 rd	DAY OF MARCH ,	2017
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	24 th	DAY OF MARCH,	2017
READ A SECOND TIME this	22	DAY OF JUNE,	2017
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	22	DAY OF JUNE,	2017
READ A SECOND TIME, AS AMENDED 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

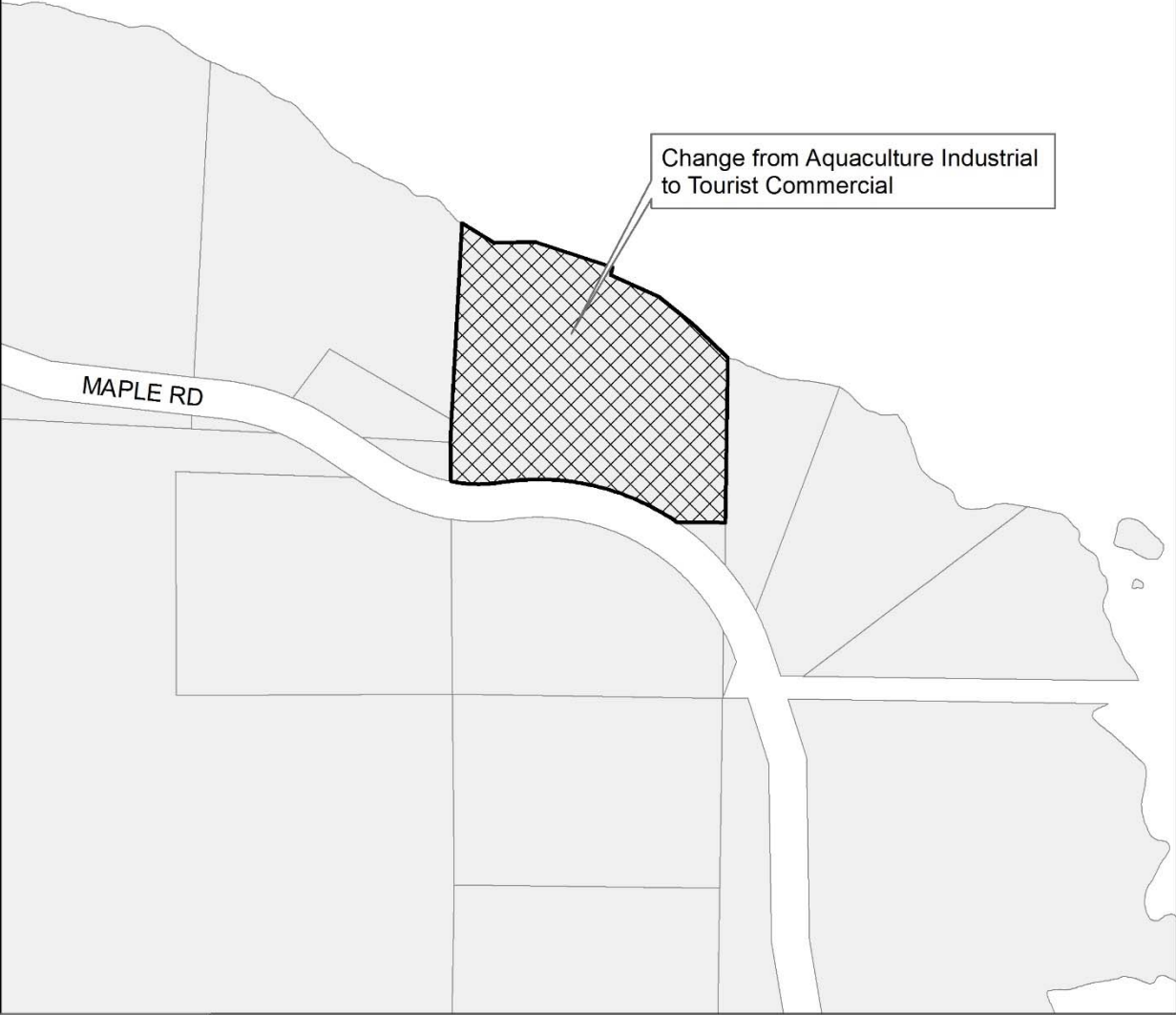
Chair

Appendix A to Amendment Bylaw No. 432.33, 2017

Amending the Land Use Designation on District Lot 6990 Group 1 New Westminster District from Aquaculture Industrial to Tourist Commercial



 Subject Property



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.114

*A bylaw to amend Sunshine Coast Regional District Electoral Area A
Zoning Bylaw No. 337, 1990*

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 Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017.*

PART B – AMENDMENT

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:
 - a) Part II is amended by modifying the definition of “lodge” by inserting “and lodge staff” immediately after “transient persons” so that it reads:

“lodge” means an establishment consisting of three or more attached or detached sleeping units for temporary occupancy by transient persons and lodge staff and which may include a restaurant and recreation facilities for the use of tourists.
 - b) Schedule A is amended by rezoning District Lot 6990 Group 1 New Westminster District from “I2” (Aquaculture Industrial) to “C2” (Tourist Commercial), as depicted on Appendix ‘A’, attached to and forming part of this bylaw.
 - c) Part VIII (Commercial Zones), Section 811 C2 Zone (Commercial Two) is amended by inserting 811.1B in numerical order as follows:

Site Specific Uses

811.1B In addition to the uses permitted in Section 811.1, the following uses are permitted on District Lot 6990 Group 1 New Westminster District:

- (a) spa facilities;
- (b) auxiliary assembly.

PART C – ADOPTION

READ A FIRST TIME this	23 rd	DAY OF MARCH,	2017
READ A SECOND TIME this	22	DAY OF JUNE,	2017
READ A SECOND TIME, AS AMENDED 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

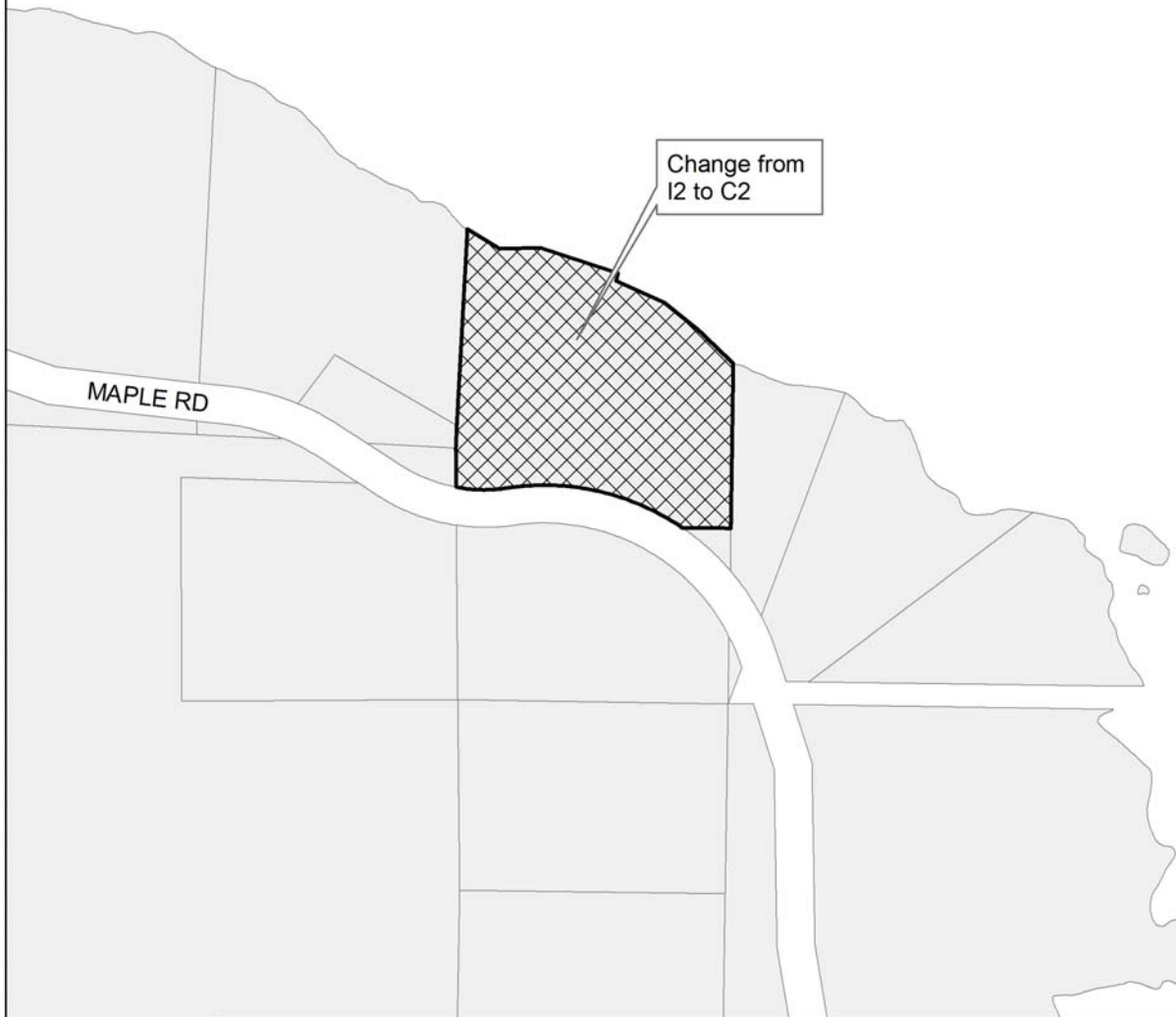
Chair

Appendix A to Zoning Amendment Bylaw No. 337.114, 2017

Rezoning District Lot 6990 Group 1 New Westminster District
from I2 (Aquaculture Industrial) to C2 (Tourist Commercial)



 Subject Property



Chair

Corporate Officer