



## 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, MAY 25, 2017

### AGENDA

---

**CALL TO ORDER 1:30 p.m.**

#### AGENDA

1. Adoption of agenda

#### MINUTES

2. Regular Board meeting minutes of May 11, 2017

Annex A  
Pages 1-6

#### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

#### PETITIONS AND DELEGATIONS

#### COMMUNICATIONS

#### REPORTS

3. Directors' Reports Verbal
4. Chief Administrative Officer's Report Report to follow
5. Planning and Community Development Committee recommendation Nos. 1-3 and 5-19 of May 11, 2017 (*recommendation Nos. 4 and 20 previously adopted*) Annex B pp 7-12
6. Infrastructure Services Committee recommendation Nos. 1-7 of May 18, 2017 Annex C pp 13-15
7. Chief Building Inspector – Notice on Title Annex D pp 16-18

#### MOTIONS

#### BYLAWS

8. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 – **third reading***  
(Voting – Electoral Area Directors – 1 vote each) Annex E pp 19-20

- |     |                                                                                                                                                                                     |                     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 9.  | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 – <b>first reading</b></i><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>                     | Annex F<br>pp 21-22 |
| 10. | <i>Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 – <b>first reading</b></i><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>                 | Annex G<br>pp 23-24 |
| 11. | <i>Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016 – <b>second reading</b></i><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>                      | Annex H<br>pp 25-26 |
| 12. | <i>Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170, 2016 – <b>second reading</b></i><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>                | Annex I<br>pp 27-28 |
| 13. | <i>Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016 – <b>third reading</b></i><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>            | Annex J<br>pp 29-30 |
| 14. | <i>Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016 – <b>third reading</b></i><br><b>(Voting – Electoral Area Directors – 1 vote each)</b> | Annex K<br>pp 31-34 |

## NEW BUSINESS

### IN CAMERA

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

## ADJOURNMENT

## UPCOMING MEETING DATES (TO JUNE 16, 2017)

### SCRD Board, Committee, and Advisory Committee Meetings

Area B Advisory Planning Commission (APC)	May 24 at 7:00 p.m.
Area E Advisory Planning Commission (APC)	May 24 at 7:00 p.m.
Corporate and Administrative Services Committee	May 25 at 9:30 a.m.
Regular Board	May 25 at 1:30 p.m.
Area A Advisory Planning Commission (APC)	May 30 at 7:00 p.m.
Area F Advisory Planning Commission (APC)	May 30 at 7:00 p.m.
Planning and Community Development Committee	June 8 at 9:30 a.m.
Regular Board	June 8 at 1:30 p.m.
Infrastructure Services Committee	June 15 at 9:30 a.m.

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

Intergovernmental Meeting	May 23 at 6:30 p.m.
SCRD Community Dialogues – Area F – West Howe Sound	May 24 at 7:00 p.m.
SCRD Community Dialogues – Town of Gibsons	May 25 at 7:00 p.m.
Public Information Meeting re: Blue Star Rezoning, Roberts Creek	May 30 at 7:00 p.m.
Federation of Canadian Municipalities Convention (Ottawa)	June 1-5
Public Information Meeting re: Bylaw 310.172 – Artisan and Craft Distillery, Roberts Creek	June 8 at 7:00 p.m.
Well Protection Plan Open House	June 13 at 4:30 p.m.

**Please note:** Meeting dates are current as of print date (May 19, 2017).



## SUNSHINE COAST REGIONAL DISTRICT

May 11, 2017

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

<b>PRESENT:</b>	Chair	G. Nohr
	Directors	M. Lebbell L. Lewis F. Mauro J. Valeriotte (part) I. Winn D. Wright K. Julius
<b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	Sr. Mgr., Administration and Legislative Services	A. Legault
	G.M., Corporate Services / Chief Financial Officer	T. Perreault
	G.M., Planning and Community Development	I. Hall
	Chief Building Official	P. Preston (part)
	Deputy Corporate Officer / Recorder	S. Reid
	Media	1
	Public	0

**CALL TO ORDER** 1:30 p.m.

**AGENDA** It was moved and seconded

161/17 THAT the agenda for the meeting be adopted as presented.

**CARRIED**

### MINUTES

Minutes It was moved and seconded

162/17 THAT the Regular Board meeting minutes of April 27, 2017 be adopted as presented.

**CARRIED**

## REPORTS

### Directors' Reports

*Directors provided a verbal report of their activities.*

*Director Valeriote joined the meeting at 1:46 p.m.*

Corporate                      **It was moved and seconded**

163/17                      THAT Corporate and Administrative Services Committee recommendation Nos. 2-11 of April 27, 2017 be received, adopted and acted upon as follows:

**Recommendation No. 2**      *Budget Project Status Report*

THAT the report titled Budget Project Status Report – April 2017 be received.

**Recommendation No. 3**      *2017 Budget Debrief*

THAT the report titled 2017 Budget Debrief be received;

AND THAT the recommended improvements outlined in the staff report be incorporated into the 2018-2022 Financial Planning Process as presented.

**Recommendation No. 4**      *Gas Tax Community Works Funding*

THAT the report titled Gas Tax Community Works Funding be received;

AND THAT 2016 Census population data be used as the basis for allocating Gas Tax Community Works Funding by Electoral Area for funds received after January 1, 2017.

**Recommendation No. 5**      *Investments and Reserves*

THAT the report titled Investments and Reserves as at March 31, 2017 be received for information.

**Recommendation No. 6**      *Distribution of Legal Plan Documents*

THAT the report titled Distribution of Legal Plan Documents be received for information.

**Recommendation No. 7**      *Contracts Between \$20,000 and \$100,000*

THAT the report titled Contracts Between \$20,000 and \$100,000 to April 9, 2017 be received for information.

163/17 cont.

**Recommendation No. 8**      *Provincial Road Maintenance*

THAT the report titled Provincial Road Maintenance be received;

AND THAT a letter be sent to the Ministry of Transportation and Infrastructure (MoTI) with regard to the Sunshine Coast Regional District's (SCRD) consultation opportunities for upcoming highway maintenance service provider contracts.

**Recommendation No. 9**      *Provincial Road Maintenance*

THAT a letter be written to the Association of Vancouver Island and Coastal Communities (AVICC) expressing the Sunshine Coast Regional District's (SCRD) desire to provide input on the standards contained in maintenance contracts to ensure they meet community needs and asset management, while reflecting the different requirements of various regions in relation to the following AVICC Resolution L6 – Regional Level Input:

WHEREAS the establishment of provincial road maintenance contract standards and asset management strategies directly impact rural residents;

AND WHEREAS regional district elected officials are well-positioned to convey the expectations and concerns of the communities in relation to road maintenance and upkeep;

THEREFORE BE IT RESOLVED THAT the Ministry of Transportation and Infrastructure be requested to establish a formal process for a select committee of AVICC elected officials to provide regional level input during the establishment of highway maintenance contract standards and asset management strategies.

**Recommendation No. 10**      *Halfmoon Bay Information and Referral Centre Grant Request*

THAT the correspondence from the Halfmoon Bay-Chatelech Community School Association regarding Economic Development grant request for the Halfmoon Bay Information and Referral Centre for January 1 to December 31, 2017 be received;

AND THAT Halfmoon Bay-Chatelech Community School Association be granted \$3,000 from Electoral Area B Economic Development 5200-532 (SP100192).

163/17 cont.      **Recommendation No. 11**      *Gibsons and District Public Library 2016 Financial Statements*

THAT the correspondence from the Gibsons and District Public Library presenting the Library's 2016 Financial Statements and the Annual Report be received.

**CARRIED**

Planning      **It was moved and seconded**

164/17      THAT Planning and Development Committee recommendation Nos. 4 and 20 of May 11, 2017 be received, adopted and acted upon as follows:

**Recommendation No. 4**      *Sunshine Coast Regional Economic Development Organization*

THAT the report titled Sunshine Coast Regional Economic Development Organization be received;

AND THAT the Sunshine Coast Regional District approve the 2017 - 2018 Annual Plan as presented;

AND FURTHER THAT the Chair and Corporate Officer be authorized to execute the Memorandum of Understanding (MOU) and Service Agreement.

**Recommendation No. 20**      *Request for Letters of Support for the Pender Harbour Ocean Discovery Station (PODS) project*

THAT the correspondence from the Ruby Lake Lagoon Nature Reserve Society dated April 24, 2017 be received;

AND THAT the Sunshine Coast Regional District provide a letter of support to the Pender Harbour Ocean Discovery Station for the BC Rural Dividends grant application and the Island Coastal Economic Trust grant application;

AND THAT any letter of support does not financially bind the Sunshine Coast Regional District in any manner;

AND FURTHER THAT staff discuss a process for an appointment for the Pender Harbour Ocean Discovery Station Advisory Committee with the Area A Director or Alternate Director and staff bring back a report.

**CARRIED**

Notice on Title      **It was moved and seconded**

165/17      THAT the report titled Placement of Notice on Title be received.

**CARRIED**

Notice on Title                   **It was moved and seconded**

166/17                    THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot A, Except Portions in Plans 13480 and 15021 of Lot A, Block 2, District Lot 902, Plan 7547, Group 1, NWD PID 004-601-203.

**CARRIED**

Notice on Title                   **It was moved and seconded**

167/17                    THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot 2, District Lot 877, Plan LMP38515, Group 1, NWD PID 024-211-583.

**CARRIED**

Notice on Title                   **It was moved and seconded**

168/17                    THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Block 5, East ½ of District Lot 691, Plan VAP4399, Group 1, NWD PID 011-550-392.

**CARRIED**

Notice on Title                   **It was moved and seconded**

169/17                    THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot D, District Lot 1855, Plan 16677, Group 1, NWD PID 007-383-096.

**CARRIED**

**ADJOURNMENT**                   **It was moved and seconded**

170/17                    THAT the Regular Board meeting be adjourned.

**CARRIED**



The meeting adjourned at 1:58 p.m.

Certified correct \_\_\_\_\_

Corporate Officer

Confirmed this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chair

**SUNSHINE COAST REGIONAL DISTRICT  
PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE**

**May 11, 2017**

---

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

---

<b>PRESENT:</b>	Chair	F. Mauro
	Directors	D. Wright G. Nohr I. Winn M. Lebbell L. Lewis J. Valeriotte K. Julius
<b>ALSO PRESENT:</b>	Chief Administrative Officer GM, Planning and Community Development Special Projects Fire Chief Chief Building Inspector GM, Corporate Services/Chief Financial Officer Manager, Planning and Development Administrative Assistant/Recording Secretary Public Media	J. Loveys I. Hall B. Higgs (part) P. Preston (part) T. Perreault (part) A. Allen A. Ruinat 3 (part) 3

---

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

The Chair announced that the SCRD is participating in the North American Occupational Safety and Health (NAOSH) Week from May 7 – 13, 2017.

**AGENDA**                              The agenda was adopted with amendments to the order of business: Agenda Item Nos. 10 and 11 to be considered after Agenda Item No. 2.

**REPORTS**

**Recommendation No. 1**        *Mutual Aid and Automatic Aid Agreements for Sunshine Coast Fire Departments*

The Planning and Community Development Committee recommended that the report titled Mutual Aid and Automatic Aid Agreements for Sunshine Coast Fire Departments be received;

AND THAT the Mutual Aid Agreement be approved as presented;

AND THAT the Automatic Aid Agreement be approved as presented;

AND FURTHER THAT the Chair and Corporate Officer be authorized to execute the agreements.

**Recommendation No. 2**      *Crown Referrals 2411830, 2411831, and 2411832 (Pope for Brynelsen) for Private Moorages in Secret Cove, Halfmoon Bay*

The Planning and Community Development Committee recommended that the report titled Crown Referrals 2411830, 2411831, and 2411832 (Pope for Brynelsen) for Private Moorages in Secret Cove – Electoral Area B be received;

AND THAT consideration of Crown Referrals 2411830, 2411831, and 2411832 (Pope for Brynelsen) for Private Moorages in Secret Cove – Electoral Area B be deferred until more information has been received regarding the proposal and a site visit has been scheduled for the SCRD Board Chair and Chief Administrative Officer.

*Director Julius joined the meeting at 9:40 a.m.*

*Director Mauro passed the Chair to Director Wright at 9:42 a.m.*

**Recommendation No. 3**      *Development Variance Permit DVP00012 (Couling)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00012 (Couling) be received;

AND THAT Development Variance Permit DVP00012 to relax the Sakinaw Lake natural boundary setback from 20.0 metres to 17.75 metres, as per Zoning Bylaw No. 337 Section 516.1(c), be issued subject to the following conditions:

1. A development permit for riparian assessment areas is required prior to building permit issuance.
2. A geotechnical assessment be required prior to building permit issuance due to the property being located in a geotechnical assessment area.
3. Structural supports must be sited beyond the 20 metre setback so no ground is disturbed within the 20 metre setback.
4. Confirmation that adjacent neighbour to the north and south support the variance.

*Director Mauro resumed the Chair at 9:48 a.m.*

**Recommendation No. 4**      *Sunshine Coast Regional Economic Development Organization*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Regional Economic Development Organization be received;

AND THAT the Sunshine Coast Regional District approve the 2017 - 2018 Annual Plan as presented;

AND THAT the Chair and Corporate Officer be authorized to execute the Memorandum of Understanding and Service Agreement;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of May 11, 2017 for adoption.

**Recommendation No. 5**      *Review of the SCRD Building Bylaw No. 687*

The Planning and Community Development Committee recommended that the report titled Review of the SCRD Building Bylaw No. 687 be received;

AND THAT staff prepare a new Building Bylaw for consideration at a Planning and Community Development Committee meeting in the 4<sup>th</sup> Quarter of 2017.

**Recommendation No. 6**      *Short-Term Rental Public Engagement*

The Planning and Community Development Committee recommended that the report titled Short-Term Rental Public Engagement be received;

AND THAT staff report on results of the first stage of the public engagement process to a Planning and Community Development Committee meeting in the 3<sup>rd</sup> Quarter of 2017.

**Recommendation No. 7**      *SCRD Zoning Amendment Bylaw No. 310.171, 2017*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 Public Hearing Report and Consideration of Third Reading - Electoral Area D be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017* be forwarded to the Board for Third Reading;

AND FURTHER THAT consideration of adoption of *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017* take place after approval pursuant to Section 52 of the *Transportation Act*.

**Recommendation No. 8**      *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and SCRD Zoning Amendment Bylaw No. 310.172, 2017*

The Planning and Community Development Committee recommended that the report titled Roberts Creek Official Community Plan Amendment 641.7 and SCRD Zoning Amendment Bylaw 310.172 for an Artisan Craft Distillery be received;

AND THAT the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017* be forwarded to the Board for First Reading;

AND THAT the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017* be referred to the Roberts Creek Advisory Planning Commission, Skwxwú7mesh Nation, the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health Authority for comment;

AND THAT a public information meeting be scheduled with respect to the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017*;

AND FURTHER THAT once comments from referrals and the public information meeting have been received, the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017* be brought

to a future Planning and Community Development Committee meeting for consideration of Second Reading.

*The Committee recessed at 10:32 a.m. and reconvened at 10:44 a.m.*

**Recommendation No. 9**      *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016 and SCRD Zoning Amendment Bylaw No. 310.170, 2016*

The Planning and Community Development Committee recommended that the report titled Elphinstone Official Community Plan Amendment Bylaw No. 600.7 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170 (969 Keith Road - Shazach Holdings Inc.) – Electoral Area E be received;

AND THAT *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016* be forwarded to the Board for Second Reading;

AND THAT *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016* is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170, 2016* be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170, 2016* be scheduled for 7:00 p.m., Tuesday June 27, 2017, at Frank West Hall, located at 1224 Chaster Road, Elphinstone;

AND FURTHER THAT Director Lebbell be delegated as the Chair and Director Lewis be delegated as the Alternate Chair for the public hearing.

**Recommendation No. 10**      *Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016*

The Planning and Community Development Committee recommended that the report titled Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25 – Amendment to Citation be received;

AND THAT the following amendments be made to *Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016*:

1. The title be amended to read "A bylaw to amend Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1996";
2. Part A, Section 1 be amended to read "This bylaw may be cited as the Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016";
3. Part B, Section 2 be amended to read "Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1996 is hereby amended as follows:";
4. In Appendix A replace "Sunshine Coast Regional District Electoral Area A Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016" with "Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016";

AND FURTHER THAT *Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016* be forwarded to the Board for Third Reading.

**Recommendation No. 11**     *Development Variance Permit DVP000013 (Backeddy)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP000013 (Backeddy) – Electoral Area A be received;

AND THAT Development Variance Permit DVP00013 to relax Section 516(1)(a) of Zoning Bylaw No. 337, 1990 from 7.5 metres to 1.0 metres and to relax Section 821.2(1)(b) of Zoning Bylaw No. 337, 1990 from 1.5 metres to 1.0 metres, be issued subject to addressing any comments from the *shíshálh* Nation received within the 60 day referral period.

**Recommendation No. 12**     *Private Donation to Improve Accessibility at Katherine Lake*

The Planning and Community Development Committee recommended that the report titled Private Donation to Improve Accessibility at Katherine Lake Park be received;

AND THAT the SCRD accept the offer of a private donation to improve accessibility at Katherine Lake;

AND THAT the Katherine Lake Park Accessibility Project in the amount of \$20,000, funded by donation, be approved and included in the 2017 Budget;

AND FURTHER THAT the 2017-2021 Financial Plan be amended accordingly.

**Recommendation No. 13**     *Sunshine Coast Policing Committee Meeting Minutes of April 20, 2017*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Policing Committee Meeting Minutes of April 20, 2017 be received;

**Recommendation No. 14**     *Egmont/Pender Harbour (Area A) APC Meeting Minutes of April 25, 2017*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour (Area A) Advisory Planning Commission (APC) meeting minutes of April 25, 2017 be received.

**Recommendation No. 15**     *Halfmoon Bay (Area B) APC Meeting Minutes of April 25, 2017*

The Planning and Community Development Committee recommended that the Halfmoon Bay (Area B) Advisory Planning Commission (APC) meeting minutes of April 25, 2017 be received.

**Recommendation No. 16**     *Halfmoon Bay (Area B) APC Meeting Minutes of March 28, 2017*

The Planning and Community Development Committee recommended that the Halfmoon Bay (Area B) Advisory Planning Commission (APC) meeting minutes of March 28, 2017 be received.

**Recommendation No. 17**     *Roberts Creek (Area D) APC Meeting Minutes of April 24, 2017*

The Planning and Community Development Committee recommended that the Roberts Creek (Area D) Advisory Planning Commission (APC) meeting minutes of April 24, 2017 be received.

**Recommendation No. 18**     *Elphinstone (Area E) APC Meeting Minutes of April 26, 2017*

The Planning and Community Development Committee recommended that the Elphinstone (Area E) Advisory Planning Commission (APC) meeting minutes of April 26, 2017 be received.

**Recommendation No. 19**     *West Howe Sound (Area F) APC Meeting Minutes of April 25, 2017*

The Planning and Community Development Committee recommended that the West Howe Sound (Area F) Advisory Planning Commission (APC) meeting minutes of April 25, 2017 be received.

**COMMUNICATIONS****Recommendation No. 20**     *Request for Letters of Support for the Pender Harbour Ocean Discovery Station (PODS) project*

The Planning and Community Development Committee recommended that the correspondence from the Ruby Lake Lagoon Nature Reserve Society dated April 24, 2017 be received;

AND THAT the Sunshine Coast Regional District provide a letter of support to the Pender Harbour Ocean Discovery Station for the BC Rural Dividends grant application and the Island Coastal Economic Trust grant application;

AND THAT any letter of support does not financially bind the Sunshine Coast Regional District in any manner;

AND THAT staff discuss a process for an appointment for the Pender Harbour Ocean Discovery Station Advisory Committee with the Area A Director or Alternate Director and staff bring back a report.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of May 11, 2017 for adoption.

**ADJOURNMENT**     11:08 a.m.

---

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT  
INFRASTRUCTURE SERVICES COMMITTEE**

**May 18, 2017**

RECOMMENDATIONS FROM THE MEETING OF THE INFRASTRUCTURE SERVICES COMMITTEE HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHLT, BC.

<b>PRESENT:</b>	Chair	M. Lebbell
	Directors	L. Lewis L. Falk (Alt.) G. Nohr J. Valeriotte I. Winn D. Wright
<b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	GM Corporate Services / Chief Financial Officer	T. Perreault (part)
	Deputy Corporate Officer	S. Reid (part)
	Manager, Utility Services, Special Projects	D. Crosby (part)
	Manager, Utility Services	S. Walkey (part)
	Manager, Solid Waste Services	R. Cooper (part)
	Manager, Transit and Fleet	G. Dykstra (part)
	Administrative Assistant / Recorder	T. Hincks
	Media	2
	Public	1

**CALL TO ORDER**      9:30 a.m.

**AGENDA**      The agenda was adopted as presented.

**PETITIONS AND DELEGATIONS**

**REPORTS**

**Recommendation No. 1**      *Bylaw 422 Review (Drought Management Plan)*

The Infrastructure Services Committee recommended that the report titled Bylaw 422 Review (Drought Management Plan) be received;

AND THAT Bylaw No. 422 Schedule "J" be amended to include the addition of "pressure washer" to Sections 1.1(e) and 2.1(e);

AND THAT Bylaw No. 422 Schedule "J" be amended to include the addition of "at any time use water to fill a swimming pool, spa, garden pond, or decorative fountain" to Section 2.1(f);



AND THAT the Drought Management Plan be updated to reflect the changes made to Bylaw 422.

AND THAT amendments to the Municipal Ticket Information Bylaw No. 558 and Bylaw Notice Enforcement Bylaw 638 be prepared to reflect a fine structure based on the stage of water restriction as follows:

- Stage 1 - \$100
- Stage 2 - \$200
- Stage 3 - \$300
- Stage 4 - \$400

AND FURTHER THAT SCRD Water Rates and Regulations Amendment Bylaw No. 422.29 as amended be forwarded to the Board for readings and adoption.

**Recommendation No. 2**      *Siphon Installation and Operation Authorization*

The Infrastructure Services Committee recommended that the report titled Siphon Installation and Operation Authorization be received;

AND THAT the General Manager, Infrastructure Services / Regional Engineer or their designate have the authority to install and operate the Chapman Lake Water Supply Siphon when deemed necessary;

AND THAT should the siphon be installed and operated, that staff be approved to expend the required funds to install and operate the siphon;

AND FURTHER THAT staff will provide a report on the final siphon costs and Financial Plan impacts.

**Recommendation No. 3**      *Regional Diversion – Annual Update*

The Infrastructure Services Committee recommended that the report titled Regional Diversion – Annual Update be received.

*The Infrastructure Services Committee recessed at 10:20 a.m. and resumed at 10:25 a.m.*

**Recommendation No. 4**      *BC Transit Annual Operating Agreement*

The Infrastructure Services Committee recommended that the report titled 2017-18 BC Transit Annual Operating Agreement be received.

**Recommendation No. 5**      *Transit Implementation MOU*

The Infrastructure Services Committee recommended that the report titled 2017 Transit Implementation Memorandum of Understanding be received.

**Recommendation No. 6**      *Transportation Advisory Committee*

The Infrastructure Services Committee recommended that the Transportation Advisory Committee Minutes of April 20, 2017 be received;

AND THAT the following recommendations be acted upon:

**Recommendation No. 3**     *Highway Maintenance Service Provider Contracts*

*The Transportation Advisory Committee recommended that the SCRD contact the Ministry of Transportation and Infrastructure (MoTI) with regard to local government consultation opportunities for upcoming highway maintenance service provider contracts;*

*AND THAT this recommendation be sent to the next meeting of the Corporate and Administrative Services Committee;*

*AND FURTHER THAT the Provincial Road Maintenance Resolutions endorsed at the 2017 Association of Vancouver Island and Coastal Communities (AVICC) Convention also be brought forward for discussion at the next Corporate and Administrative Services Committee meeting.*

**Recommendation No. 7**     *Parks Canada Feasibility Study on Gambier Island*

The Infrastructure Services Committee recommended that the report titled Parks Canada Feasibility Study on Gambier Island be received;

AND THAT the SCRD acknowledges the importance of conservation of ecological and culturally significant areas and will respectfully consider the position on First Nations when it becomes known;

AND FURTHER THAT the Sunshine Coast Regional District provide a letter of support to Parks Canada to initiate a feasibility study to consider a new land/marine park on Gambier Island in Howe Sound.

**COMMUNICATIONS**

**NEW BUSINESS**

*The Infrastructure Services Committee recessed at 11:02 a.m. and resumed at 11:11 a.m.*

**IN CAMERA**

*The Infrastructure Services Committee moved In-Camera at 11:11 a.m.*

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

*The Infrastructure Services Committee moved out of In-Camera at 11:22 a.m.*

**ADJOURNMENT 11:22 a.m.**

---

Committee Chair

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

---

**TO:** SCRD Board – May 25, 2017

**AUTHOR:** Paul Preston, Chief Building Official

**SUBJECT:** PLACEMENT OF NOTICE ON TITLE

---

### RECOMMENDATION(S)

**THAT** the report titled **Placement of Notice on Title** be received;

**AND THAT** the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of The South 380 Feet of Block D, Reference Plan 807, District Lot 809, Group 1, NWD PID 012-461-709;

**AND THAT** the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Block 7, District Lot 1297, Plan 2848, Group 1, NWD PID 013-386-581;

**AND THAT** the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot A, District Lot 914, Plan LMP20836, Group 1, NWD PID 019-112-076.

---

### BACKGROUND

Section 57(1) of the *Community Charter* allows a building official to recommend that a notice be registered against the land title where a building official observes a condition with respect to land, building or other structure that is considered to contravene a Regional District Bylaw, Provincial regulation or any other enactment that relates to the construction or safety of buildings or other structures.

This report lists a property(s) where a building or other structure is considered to be unsafe or is unlikely to be usable for its expected purpose, or where something was constructed that required a permit(s) or an inspection(s) under a bylaw, regulation or enactment which have not been obtained or completed to the satisfaction of the building division.

Letters have been sent advising the registered owner(s) that certain specific conditions exist regarding their property and requesting that building permits be obtained and completed in an effort to achieve voluntary compliance.

The *Community Charter* requires that the Regional District Board must pass a resolution to place a Notice on Title. The Corporate Officer has sent registered letters to all of the registered owners of the properties listed in this report. The owners have been advised of the date and time of the Board meeting at which the decision to register a Notice on Title will be made, and that at this meeting they will be afforded the opportunity to speak to the issues being registered.

## DISCUSSION

The list of properties are non-compliant due to one or more of the following:

- permits applied for / or issued but no inspections scheduled
  - construction has taken place without a valid permit.
1. 2950 Lower Road, **The South 380 Feet of Block D, Reference Plan 807, District Lot 809, Group 1, NWD**  
**PID 012-461-709**  
**Electoral Area D**

In February 2012 it was observed that construction on the above noted property had taken place without a valid building permit. An incomplete building permit application was made on the 28<sup>th</sup> February 2013 to convert an auxiliary building to a single family dwelling. The permit application expired due to insufficient information to issue the permit. The SCRD Building Division are not aware of any life safety issues at this time and recommend notice be placed on title.

On February 23, 2017 the Board passed resolution 083/17 to postpone the registration of Notice on Title to the May 25, 2017 Regular Board meeting. As no further information has been received, the SCRD Building Division recommends notice be placed on title.

2. 1010 Taki-Te-Si Road, **Block 7, District Lot 1297, Plan 2848, Group 1, NWD**  
**PID 013-386-581**  
**Electoral Area F**

On the 10<sup>th</sup> March 2015 a building permit for the construction of various decks was issued, but has now expired incomplete. Inspections have been carried out during the course of construction, but final approval has not been issued due to outstanding documentation. The SCRD building division are not aware of any life safety issues at this time and recommend notice be placed on title.

3. 1053 Stewart Road, **Lot A, District Lot 914, Plan LMP20836, Group 1, NWD**  
**PID 019-112-076**  
**Electoral Area F**

Construction at the above noted property had taken place without a valid building permit. The building is currently classified as a single family dwelling with an approved home occupation. The owners of the property have changed the use of the building which requires reclassification for the current use. The SCRD Building Division recommends that notice be placed on title.

## STRATEGIC PLAN AND RELATED POLICIES

N/A

## CONCLUSION

Section 57(1) of the *Community Charter* allows for a notice to be registered against the land title where a building official considers a condition with respect to land, building or other structure contravenes a Regional District Bylaw, Provincial regulation or any other enactment. Information on record with the building division that is summarized above show that these properties are in contravention. Staff recommend that Notice is registered on Title at the Land Title Office against the above noted property(s).

Reviewed by:			
Manager	P. Preston	Finance	
GM	I. Hall	Legislative	A. Legault
CAO	J. Loveys	Other	

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW 310.171

A bylaw to amend *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. 310.171, 2017*.

#### PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Schedule A is hereby amended by rezoning part of District Lot 1312 from RU4 (Rural Forest) to AG (Agriculture), as depicted on Appendix 'A' to this Bylaw.

#### PART C – ADOPTION

READ A FIRST TIME this	23 <sup>rd</sup> DAY OF	MARCH	2017
READ A SECOND TIME this	23 <sup>rd</sup> DAY OF	MARCH	2017
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	20 <sup>th</sup> DAY OF	APRIL	2017
READ A THIRD TIME this	DAY OF	MONTH	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

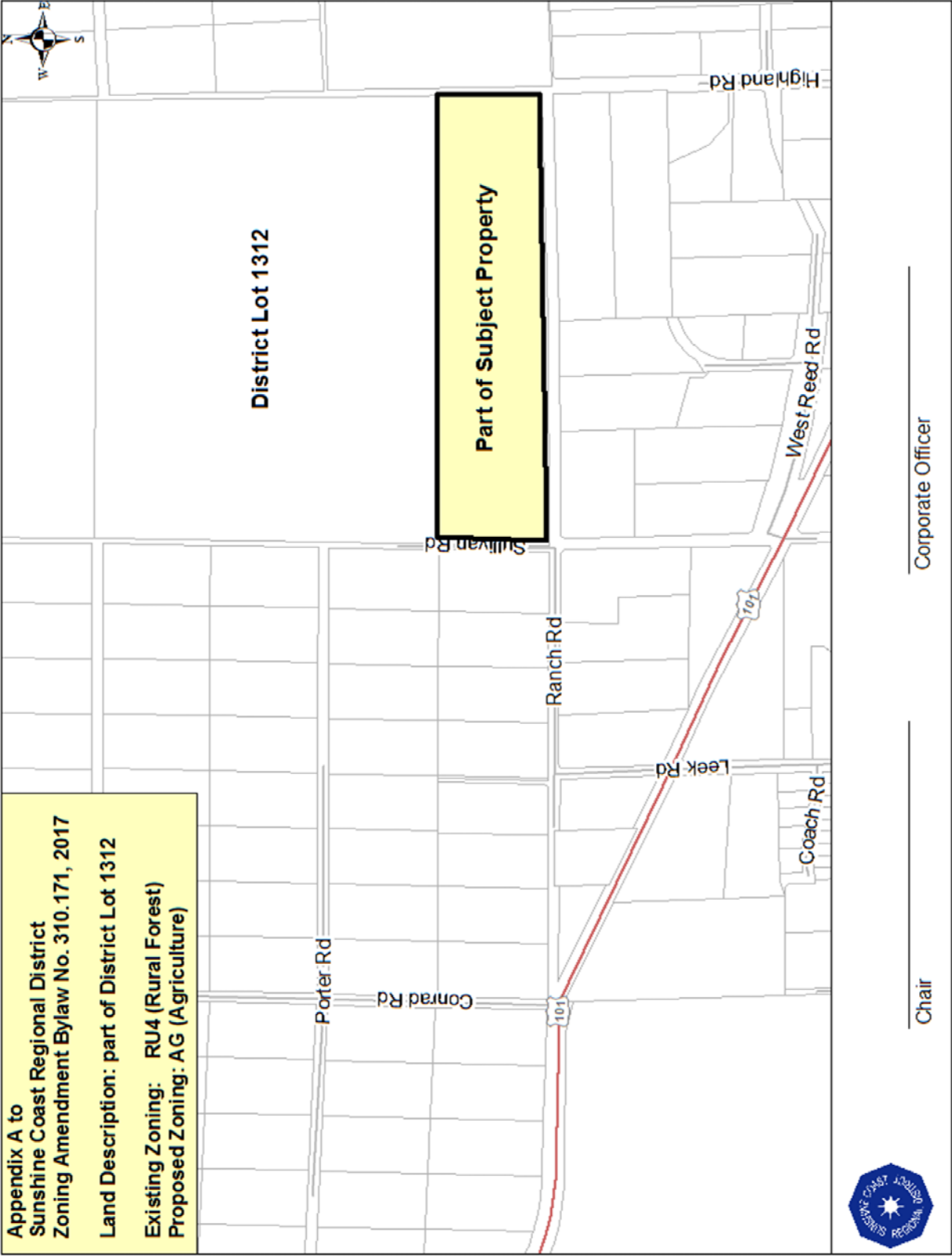
---

Corporate Officer

---

Chair

APPENDIX A



## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 641.7

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2012*

---

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 *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017*.

#### PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2012* is hereby amended as follows:

Insert the following sub-section immediately following Section 17.15:

“17.16 Notwithstanding Section 17.12, a small-scale distillery, meadery or cidery with a gross floor area of not more than 100 m<sup>2</sup> is permitted on Lot 15 District Lot 1311 Plan VAP4216.”

#### PART C – ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
------------------------	--------	-------	------

PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED 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 PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> 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

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 310.172

A bylaw to amend *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. 310.172, 2017*.

#### PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Insert the following section immediately following Section 1001.8:

“Site Specific Uses

1001.9 A distillery, meadery or cidery and associated retail sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan VAP4216, subject to the following provisions:

1. Maximum building height: 4.5 m
2. Maximum building gross floor area: 100 m<sup>2</sup>
3. Minimum setback from any lot line: 7.5 m
4. Outdoor storage: not permitted
5. Tasting area:
  - a. Maximum indoor floor area: 18 m<sup>2</sup>
  - b. Maximum outdoor patio area: 28 m<sup>2</sup>
  - c. Maximum indoor seating: 8 persons
  - d. Maximum outdoor seating: 16 persons ”

**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 *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

## ELPHINSTONE OFFICIAL COMMUNITY PLAN

### BYLAW NO. 600.7

A bylaw to amend *Elphinstone Official Community Plan Bylaw No. 600, 2007*

---

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 *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016*.

#### PART B – AMENDMENT

2. Elphinstone Official Community Plan Bylaw No. 600, 2007 is hereby amended as follows:
  - A. Renumber policy 7 as 8;
  - B. Insert the following in Section B-5.1 Policies -
    - “7. On Lot 1, DL 1657, Plan VAP23053, PID 016-713-541
      - i. The following uses may be permitted:
        - (a) general contractor facility;
        - (b) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
        - (c) concrete batch plant;
        - (d) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (c) to be used for the purpose of housing a caretaker or watchman.
      - ii. The following conditions of use may apply:
        - (a) vehicle repair and maintenance buildings may be up to 7.5 m in height and have a total floor area of 600 square metres
        - (b) manufacturing or storage buildings may be up to 7.5 m in height and have a total floor area of 600 square metres
        - (c) equipment works yard shall be screened by a solid fence or landscaping and have a total site area of up to one hectare.”

**PART C – ADOPTION**

READ A FIRST TIME this 24<sup>th</sup> DAY OF NOVEMBER 2016

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this

24<sup>th</sup> DAY OF NOVEMBER 2016

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 PURSUANT TO 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

## BYLAW NO. 310.170

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 *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170, 2016*.

### PART B – AMENDMENT

2. Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended by:

- A. Inserting the following in Section 201:

““general contractor facility” means a business that provides services to the construction sector and includes offices and other related facilities and auxiliary uses such as rental and repair of vehicles and equipment, sale of used vehicles or equipment no longer required by the business, and excludes the on-site auctioning of equipment;”

- B. Inserting the following in Section 1011 RU2 Zone (Rural Two):

**“Site Specific Uses**

1011.10 In addition to the uses permitted in Sections 1011.1 to 1011.5, the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:

- (a) general contractor facility;
    - (b) equipment works yard;
    - (c) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
    - (d) concrete batch plant;
    - (e) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.

**Conditions of Use**

1011.11 On Lot 1, DL 1657, Plan VAP23053, PID 016-713-541 the following conditions apply:

- (a) For vehicle repair and maintenance, despite Sections 1011.2 (3):
  - i. there is no storage outside of an enclosed building;
  - ii. no such building shall exceed 7.5 m in height;
  - iii. the total floor area of such buildings shall not exceed 600 square metres;
  - iv. the required setback from all parcel lines is 7.5 metres.
- (b) For manufacturing or storage, despite Sections 1011.4 (3):
  - i. there is no storage outside of an enclosed building;
  - ii. more than one building is permitted;
  - iii. no such building shall exceed 7.5 m in height;
  - iv. the total floor area of such buildings shall not exceed 600 square metres;
  - v. the required setback from all parcel lines is 7.5 metres.
- (c) For equipment works yard:
  - i. more than one site area may be used;
  - ii. the use shall be screened by a solid fence or landscaping;
  - iii. the maximum total site area shall be one hectare"

**PART C – ADOPTION**

READ A FIRST TIME this	24 <sup>th</sup> DAY OF	NOVEMBER	2016
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
APPROVED PURSUANT TO SECTION 52 OF <i>THE TRANSPORTATION ACT</i> this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

---

 Corporate Officer

---

 Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 432.25

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. 432.25, 2016*.

#### Part B – AMENDMENTS

2. *Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1996* is hereby amended as follows:

Amend Schedule 'A4' by re-designating part of District Lot 3988, Group 1, New Westminster District except Plans 12095, 14653, 15401, 15813, 16650, 17325, EPP39153 and EPP39184; from Lake Watershed Protection A to Tourist Commercial, as depicted on Appendix 'A' to this Bylaw;

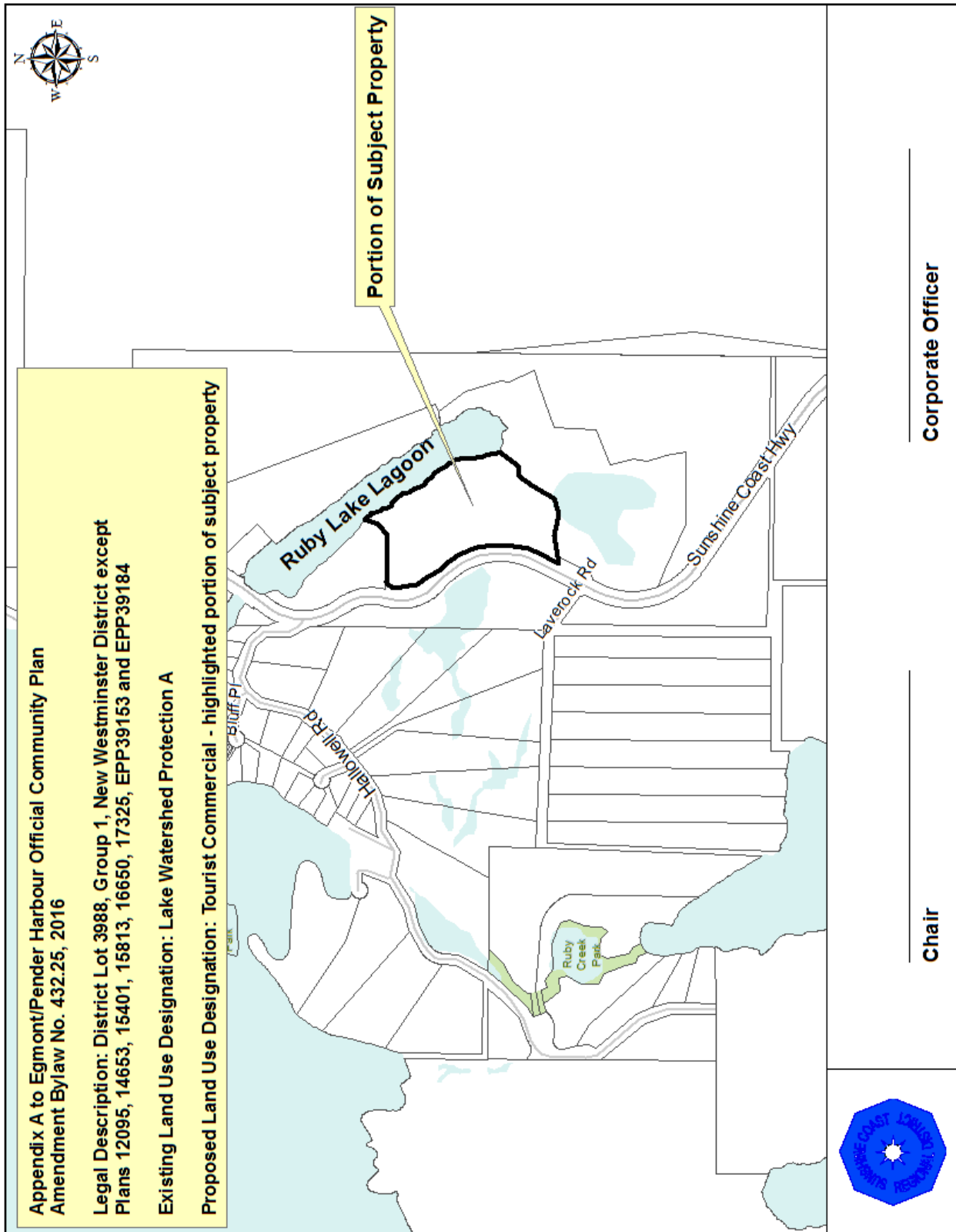
#### Part C – ADOPTION

READ A FIRST TIME this	12 <sup>th</sup>	DAY OF MAY	2016
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this			
	12 <sup>th</sup>	DAY OF MAY	2016
READ A SECOND TIME this	26 <sup>th</sup>	DAY OF JANUARY	2017
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND WASTE MANAGEMENT PLANS this			
	26 <sup>th</sup>	DAY OF JANUARY	2017
PUBLIC HEARING held pursuant to the <i>Local Government Act</i> this	21 <sup>st</sup>	DAY OF FEBRUARY	2017
READ A THIRD TIME this		DAY OF	
ADOPTED this		DAY OF	

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Chair





## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 337.87

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. 337.87, 2016*.

#### Part B – AMENDMENTS

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:

- a) Amend Schedule 'A' by rezoning part of the subject property: District Lot 3988, Group 1, New Westminster District except Plans 12095, 14653, 15401, 15813, 16650, 17325, EPP39153 and EPP39184 from RU5 (Rural Watershed Protection) and PA1B (Ecological Interpretive Assembly) to C2 (Tourist Commercial), as shown on Appendix 'A' to this Bylaw;
- b) Amend Part II by inserting into Section 201 the following definitions:

"amphitheatre" means an outdoor theatre and performance facility.

"satellite kitchen" means a kitchen providing catering facilities to provide food and beverage services, with approval from the Vancouver Coastal Health Authority;

- c) Amend Part VIII: Commercial Zones, C2 Zone (Tourist Commercial), as follows:

Add new Section 811.1A (Site Specific Uses) immediately following Section 811.1 (Permitted Uses), as follows:

#### Site Specific Uses

811.1A On the C2 zone portion of District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 the following are site specific uses:

1.
  - (a) uses permitted in Section 811.1 (a), (b), (c), (f) and (h);
  - (b) amphitheatre;
  - (c) dining facility with satellite kitchen;
  - (d) spa facilities;
  - (e) aviary;
  - (f) agriculture;

- (g) two staff accommodation dwelling units;
  - (h) auxiliary uses and structures including: snack bar, reception desk and office space, retail and market kiosks not exceeding 95 square metres, laundry facilities for guests, and open air recreation use.
- 2. The floor area of:
  - (a) a sleeping unit as part of a lodge shall not exceed 25 square metres;
  - (b) a housekeeping unit as part of a motel shall not exceed 45 square metres;
  - (c) a dining hall facility shall not exceed 375 square metres;
  - (d) a spa facility shall not exceed 280 square metres;
  - (e) staff accommodation dwelling units shall not exceed 280 square metres in total; and

the land area of:

  - (f) an aviary shall not exceed 40 square metres;
  - (g) a tent platform shall not exceed 25 square metres.
- 3. The total number of sleeping units as part of a lodge, housekeeping units as part of a motel, tent sites and recreational vehicle shall not exceed 30 and the total number of housekeeping units as part of a motel shall not exceed 12.
- 4. No more than 3 sleeping units as a lodge or 3 housekeeping units as part of a motel may be connected together as a single building.
- 5. No additional building or structure shall be located within 30 metres of the natural boundary of Ruby Lake.
- 6. Two freestanding signs located a minimum of 1 metre from a parcel line abutting a highway and having a maximum area of 3 square metres each are permitted.
- 7. A minimum of 115 parking spaces.
- 8. The parcel coverage of all buildings and structures shall not exceed 10 percent.

**Part C – ADOPTION**

READ A FIRST TIME this 12<sup>th</sup> DAY OF MAY 2016

READ A SECOND TIME this 26<sup>th</sup> DAY OF JANUARY 2017

PUBLIC HEARING held pursuant  
to the *Local Government Act* this 21<sup>st</sup> DAY OF FEBRUARY 2017

READ A THIRD TIME this DAY OF

APPROVED PURSUANT TO Section 52  
of the *Transportation Act* this DAY OF

ADOPTED this DAY OF

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Chair

