



## 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, OCTOBER 12, 2017

### AGENDA

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

#### AGENDA

1. Adoption of agenda

#### MINUTES

2. Regular Board meeting minutes of September 14, 2017

Annex A  
Pages 1-10

#### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

#### PETITIONS AND DELEGATIONS

#### COMMUNICATIONS

#### REPORTS

3. Directors' Reports Verbal
4. Planning and Community Development Committee recommendation Nos. 6, 8 and 10-18 of September 14, 2017 (*recommendation Nos. 1-5, 7 and 9 previously adopted*) Annex B  
Pp 11-17
5. Infrastructure Services Committee recommendation Nos. 1-16 of September 21, 2017 Annex C  
Pp 18-23
6. Corporate and Administrative Services Committee recommendation Nos. 1- 7 of September 21, 2017 Annex D  
Pp 24-26

#### MOTIONS

THAT Katherine Janota-Bzowska be appointed to the Area E Advisory Planning Commission for the remainder for the two year term expiring in January 2019.

**BYLAWS**

7. *Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017*  
– **second reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex E  
Pp 27-29
8. *Elphinstone Official Community Plan Amendment Bylaw No. 600.8, 2017*  
– **first reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex F  
Pp 30-33
9. *West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017* – **first reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex G  
Pp 34-37
10. *Roberts Creek Official Community Plan Amendment Bylaw No. 641.8, 2017* – **first reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex H  
Pp 38-41
11. *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.4, 2017* – **first reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex I  
Pp 42-45
12. *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016*  
– **third reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex J  
Pp 46-47
13. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170, 2016* – **third reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex K  
Pp 48-49
14. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168, 2016* – **second reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex L  
Pp 50-53
15. *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* – **third reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex M  
Pp 54-56
16. *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* – **third reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex N  
Pp 57-59

**NEW BUSINESS**

**IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (f), (g) and (k) of the *Community Charter* – “personal information about an identifiable individual...”, “law enforcement...”, “litigation or potential litigation affecting the municipality” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

**ADJOURNMENT**

## UPCOMING MEETING DATES (TO OCTOBER 31, 2017)

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

Planning and Community Development Committee	October 12 at 9:30 a.m.
Regular Board	October 12 at 1:30 p.m.
Area D Advisory Planning Commission (APC)	October 16 at 7:00 p.m.
Infrastructure Services Committee	October 19 at 9:30 a.m.
Policing Committee	October 19 at 1:30 p.m.
Transportation Advisory Committee	October 19 at 2:45 p.m.
Area A Advisory Planning Commission (APC)	October 24 at 7:00 p.m.
Area B Advisory Planning Commission (APC)	October 24 at 7:00 p.m.
Area F Advisory Planning Commission (APC)	October 24 at 7:00 p.m.
Area E Advisory Planning Commission (APC)	October 25 at 7:00 p.m.
Corporate and Administrative Services Committee	October 26 at 9:30 a.m.
Regular Board	October 26 at 1:30 p.m.

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

SCRD Community Development Workshop - Partners and Stakeholders	October 11 at 2:00 p.m.
Howe Sound Community Forum, Camp Elphinstone	October 13 at 10:30 a.m.
Public Hearing – OCP Bylaw Amendment 600.5 (Ocean Beach Esplanade)	October 18 at 7:00 p.m.
SCRD 50 <sup>th</sup> Anniversary Time Capsule Ceremony	October 19 at 1:00 p.m.
Public Information Meeting re: Langdale Terminal Rezoning-	October 26 at 7:00 p.m.

**Please note:** Meeting dates are current as of print date (October 6, 2017).



## SUNSHINE COAST REGIONAL DISTRICT

September 14, 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	F. Mauro M. Lebbell L. Lewis D. Inkster K. Julius J. Valeriotte I. Winn
<b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	Sr Mgr, Administration and Legislative Services	A. Legault
	GM, Corporate Services / Chief Financial Officer	T. Perreault
	GM, Planning and Community Development	I. Hall
	GM, Infrastructure Services / Regional Engineer	M. Day
	Chief Building Official	A. Whittleton (part)
	Deputy Corporate Officer / Recorder	S. Reid
	Media	2
	Public	1

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

**AGENDA** It was moved and seconded

256/17 THAT the agenda for the meeting be adopted as presented.

**CARRIED**

### MINUTES

Minutes It was moved and seconded

257/17 THAT the Regular Board meeting minutes of July 27, 2017 be adopted as presented.

**CARRIED**

## REPORTS

### Directors' Reports

*Directors provided a verbal report of their activities.*

CAO Report                    **It was moved and seconded**

258/17                    THAT the report titled Chief Administrative Officer's Report be received for information.

### **CARRIED**

Corporate                    **It was moved and seconded**

259/17                    THAT Corporate and Administrative Committee recommendation Nos. 1-14 and 16 of July 27, 2017 be received, adopted and acted upon as follows:

#### **Recommendation No. 1**      *Granthams Hall Rehabilitation Project*

THAT the report titled Granthams Hall Rehabilitation Project Update and Funding Plan be received;

AND THAT Granthams Hall Rehabilitation project budget be increased by \$338,600 to \$405,000 funded through:

- Short Term Borrowing of up to \$100,000;
- Independent Power Projects (IPP) community benefits funds of up to \$100,000;
- Area F Gas Tax Community Works Funds of up to \$138,600 in addition to the \$66,400 previously committed;

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

AND THAT if grant funding is successful it will be used to offset any funding required from the Community Parks [650] function;

AND FURTHER THAT staff report back in November 2017 to confirm the final funding mix pending notification of outstanding grant applications.

#### **Recommendation No. 2**      *Request to Waive Civic Addressing Fee*

THAT the report titled Request to Waive Civic Addressing Fee (Bylaw 673) be received;

AND THAT the request to waive the civic address fee for the property on Lamb Islets be denied.

259/17 cont.

**Recommendation No. 3**      *Corporate Software Projects Update*

THAT the report titled Corporate Software Projects Update be received;

AND THAT the Consulting Services for the Corporate Software Replacement (Project OO100 SP100364) be reallocated for Information Technology overtime in the amount of \$13,418.

**Recommendation No. 4**      *Corporate General Ledger Budget Variance*

THAT the report titled Corporate General Ledger Budget Variance Report for period ending June 30, 2017 be received for information.

**Recommendation No. 5**      *Regional Solid Waste [350-352] Variance Report*

THAT the report titled Regional Solid Waste [350-352] Variance Report for period ending June 30, 2017 be received for information.

**Recommendation No. 6**      *Recreation Facilities [615] Variance Report*

THAT the report titled Recreation Facilities [615] Variance Report for period ending June 30, 2017 be received for information.

**Recommendation No. 7**      *Building Inspection [520] Variance Report*

THAT the report titled Building Inspection [520] Variance Report for period ending June 30, 2017 be received for information.

**Recommendation No. 8**      *Public Transit [310] Variance Report*

THAT the report titled Public Transit [310] Variance Report for period ending June 30, 2017 be received for information.

**Recommendation No. 9**      *2018-2022 Financial Plan Timetable and Process*

THAT the report titled 2018-2022 Financial Plan Timetable and Process be received;

AND THAT the proposed 2018 Financial Plan process and timetable be approved as presented.

**Recommendation No. 10**      *Long Term Debt*

THAT the report titled Long Term Debt as at June 30, 2017 be received for information.

259/17 cont.      **Recommendation No. 11**      *Corporate and Administrative Services – Semi-Annual Report*

THAT the report titled Corporate and Administrative Services – Semi-Annual Report for 2017 be received for information.

**Recommendation No. 12**      *Delegation Bylaw*

THAT the report titled Delegation Bylaw be received;

AND THAT Sunshine Coast Regional District Delegation Bylaw No 710, 2017 be forwarded to a future Board meeting for readings.

**Recommendation No. 13**      *Board Administration Policy*

THAT the report titled Board Administration Policy be received;

AND THAT the Board Administration Policy be approved as amended, as follows:

- Section 1.2 “...meeting will notify the Chief Administrative Officer and Board of their impending absence...”.

**Recommendation No. 14**      *Sunshine Coast Policing Committee Minutes of July 20, 2017*

THAT the minutes of the July 20, 2017 Policing Committee meeting be received.

**Recommendation No. 16**      *Contracts Between \$20,000 and \$100,000*

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

**CARRIED**

Planning      **It was moved and seconded**

260/17      THAT Planning and Community Development Committee recommendation Nos. 1-5, 7 and 9 of September 14, 2017 be received, adopted and acted upon as follows:

**Recommendation No. 1**      *Speakers for 2017 Resolutions to UBCM Convention*

THAT the report titled Speakers for 2017 Resolutions to Union of BC Municipalities (UBCM) Convention be received;



260/17 cont.

AND THAT the Directors speak to resolutions at UBCM as follows:

1. Policy on Breweries, Distilleries & Meaderies (UBCM Resolution No. B101) Director Winn
2. BC Transit Expansion and Funding Certainty (UBCM Resolution No. B9) Director Lebbell.

**Recommendation No. 2**     *VCH Active Communities Grant – Suncoaster Trail Planning*

THAT the report titled Vancouver Coastal Health Active Communities Grant – Suncoaster Trail Planning be received;

AND THAT SCRD confirm application for a \$57,500 Vancouver Coastal Health Active Communities Grant;

AND THAT project partnership invitations be sent to the shíshálh and Skwxwú7mesh Nations;

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

**Recommendation No. 3**     *Provincial Referral 2411890 Foreshore Tenure for Industrial Use (Lafarge Canada Inc.)*

THAT the report titled Provincial Referral 2411890 - Foreshore Tenure for Industrial Use (Lafarge Canada Inc.) - Electoral Area A be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development:

- a. Subject to the following conditions, SCRD has no objections to the proposed industrial tenure of DL 6875, Provincial Referral File 2411890:
  - i. a reclamation plan is developed to address site clean-up when the mine closes and that the funds set aside in the mining plan for reclamation and restoration be increased to ensure that the tenure area is included and adequately restored;
  - ii. the reclamation plan addresses solid waste handling with specific attention paid to whether material will enter the SCRD waste-stream;
  - iii. SCRD is provided an opportunity to review the reclamation plan before it is finalized.

260/17 cont.

**Recommendation No. 4**      *Provincial Referral 2411644 Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.)*

THAT the report titled Provincial Referral 2411644 – Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.) – Electoral Area B be received;

AND THAT the following comment be forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

a. The SCRD has no objection to the proposed amendment to the industrial tenure for the Narrows Inlet Hydroelectric Project, Provincial File 2411644.

**Recommendation No. 5**      *Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement*

THAT the report titled Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development:

a. Subject to the following conditions SCRD has no objection to the proposed McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement project:

- i. A new Agreement is signed between BluEarth Renewables Inc. and the SCRD to allow access across SCRD property to monitor and maintain the fish habitat compensation channel;
- ii. SCRD is notified in writing if the project alters and if any land alteration is required prior to the alteration taking place to allow determination of the need for a development permit;
- iii. Any work is monitored by a Qualified Environmental Professional;
- iv. The works do not create any risk to water supply quantity or quality related to Dunham Road residents or SCRD's water license for McNair Creek;
- v. Comprehensive general liability insurance is taken out at BluEarth's expense with the SCRD added as additional named insured;
- vi. SCRD and BluEarth Renewables Inc. explore a Community Amenities Agreement related to this project.

260/17 cont.

**Recommendation No. 7**      *Provincial Referral 2411919 Private Moorage (AJB Investments)*

THAT the report titled Provincial Referral 2411919 for a Private Moorage (AJB Investments Ltd) – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:

a. Subject to the following conditions, the SCRD has no objections to the proposed residential private moorage fronting District Lot 835, Provincial File 2411919:

- i. The foreshore fronting District Lot 835 is not zoned. The upland zone is RU2 (Rural Two) which allows a single family dwelling. The foreshore use should reflect the upland use;
- ii. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- iii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected;
- iv. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore, recreational access, public use, and emergency refuge in Christy Cove;
- vi. The proponent should implement Best Management Practices for building moorage facilities to protect the foreshore ecosystems.

**Recommendation No. 9**      *Provincial Referral 2411913 Private Moorage (Stanway)*

THAT the report titled Provincial Referral 2411913 for a Private Moorage (Stanway) –Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:

a. Subject to the following conditions, the SCRD has no objections to the existing residential private moorage fronting Strata Lot 1, District Lot 1399, Provincial File 2411913:

- i. The foreshore fronting District Lot 1399 is zoned W1 (Water One). The private moorage design meets the W1 zoning requirements;

- 260/17 cont.
- ii. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
  - iii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected;
  - iv. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
  - v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge;
  - vi. The proponent should implement Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

**CARRIED**

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

261/17                      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 Strata Lot 21, District Lot 2979, Strata Plan BCS1539, Group 1, NWD, PID 026-954-273.

**CARRIED**

## **BYLAWS**

Bylaw 710                      **It was moved and seconded**

262/17                      THAT *Sunshine Coast Regional District Delegation Bylaw No. 710, 2017* be read a first time.

**CARRIED**

Bylaw 710                      **It was moved and seconded**

263/17                      THAT *Sunshine Coast Regional District Delegation Bylaw No. 710, 2017* be read a second time.

**CARRIED**

Bylaw 710                      **It was moved and seconded**

264/17                      THAT *Sunshine Coast Regional District Delegation Bylaw No. 710, 2017* be read a third time.

**CARRIED**

Bylaw 710                      **It was moved and seconded**

265/17                      THAT *Sunshine Coast Regional District Delegation Bylaw No. 710, 2017* be adopted.

**CARRIED**

*The Board moved In Camera at 2:13 p.m.*

**IN CAMERA                      It was moved and seconded**

266/17                      THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (g) and (k) of the *Community Charter* – “personal information about an identifiable individual...”, “litigation or potential litigation...” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

**CARRIED**

*The Board moved out of In Camera at 2:20 p.m.*

Appointments                      **It was moved and seconded**

267/17                      THAT Mr. Bruce Pollock, Mr. John Richardson and Mr. Allan Borthwick be appointed to the Ports Monitors (POMO) Committee;  
  
AND THAT staff report to a future Committee on the results of continued recruitment.

**CARRIED**

**ADJOURNMENT                      It was moved and seconded**

268/17                      THAT the Regular Board meeting be adjourned.

**CARRIED**

The meeting adjourned at 2:20 p.m.

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

Corporate Officer

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

\_\_\_\_\_

Chair

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

**September 14, 2017**

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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

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<b>PRESENT:</b>	Chair Directors	F. Mauro D. Inkster I. Winn M. Lebbell L. Lewis G. Nohr J. Valeriotte K. Julius
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<b>ALSO PRESENT:</b>	Chief Administrative Officer GM, Planning & Community Development Manager, Planning and Development Senior Planner Senior Planner Planner Administrative Assistant / Recording Secretary Public Media	J. Loveys I. Hall A. Allen D. Rafael (part) Y. Siao (part) L. Staats (part) A. Ruinat 0 2
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**CALL TO ORDER**                      9:30 a.m.

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

**REPORTS**

**Recommendation No. 1**      *Speakers for 2017 Resolutions to UBCM Convention*

The Planning and Community Development Committee recommended that the report titled Speakers for 2017 Resolutions to Union of BC Municipalities (UBCM) Convention be received;

AND THAT the Directors speak to resolutions at UBCM as follows:

1. Policy on Breweries, Distilleries & Meaderies (UBCM Resolution No. B101) - Director Winn
2. BC Transit Expansion and Funding Certainty (UBCM Resolution No. B9) - Director Lebbell;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for consideration of adoption.

**Recommendation No. 2**      *VCH Active Communities Grant – Suncoaster Trail Planning*

The Planning and Community Development Committee recommended that the report titled Vancouver Coastal Health Active Communities Grant – Suncoaster Trail Planning be received;

AND THAT SCRD confirm application for a \$57,500 Vancouver Coastal Health Active Communities Grant;

AND THAT project partnership invitations be sent to the shíshálh and Skwxwú7mesh Nations;

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

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

*Director Mauro passed the Chair to Director Inkster at 9:45 a.m.*

**Recommendation No. 3**      *Provincial Referral 2411890 Foreshore Tenure for Industrial Use (Lafarge Canada Inc.)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411890 - Foreshore Tenure for Industrial Use (Lafarge Canada Inc.) - Electoral Area A be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development:

a. Subject to the following conditions, SCRD has no objections to the proposed industrial tenure of DL 6875, Provincial Referral File 2411890:

i. a reclamation plan is developed to address site clean-up when the mine closes and that the funds set aside in the mining plan for reclamation and restoration be increased to ensure that the tenure area is included and adequately restored;

ii. the reclamation plan addresses solid waste handling with specific attention paid to whether material will enter the SCRD waste-stream;

iii. SCRD is provided an opportunity to review the reclamation plan before it is finalized.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

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

**Recommendation No. 4**      *Provincial Referral 2411644 Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.)*

The Planning and Community Development Committee recommended the report titled Provincial Referral 2411644 – Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.) – Electoral Area B be received;

AND THAT the following comment be forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

a. The SCRD has no objection to the proposed amendment to the industrial tenure for the Narrows Inlet Hydroelectric Project, Provincial File 2411644.



AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

*The Committee recessed at 9:55 a.m. and reconvened at 10:00 a.m.*

**Recommendation No. 5**      *Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement*

The Planning and Community Development Committee recommended the report titled Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development:

a. Subject to the following conditions SCRD has no objection to the proposed McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement project:

- i. A new Agreement is signed between BluEarth Renewables Inc. and the SCRD to allow access across SCRD property to monitor and maintain the fish habitat compensation channel;
- ii. SCRD is notified in writing if the project alters and if any land alteration is required prior to the alteration taking place to allow determination of the need for a development permit;
- iii. Any work is monitored by a Qualified Environmental Professional;
- iv. The works do not create any risk to water supply quantity or quality related to Dunham Road residents or SCRD's water license for McNair Creek;
- v. Comprehensive general liability insurance is taken out at BluEarth's expense with the SCRD added as additional named insured;
- vi. SCRD and BluEarth Renewables Inc. explore a Community Amenities Agreement related to this project.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

**Recommendation No. 6**      *McNair Creek Waterpower Project*

The Planning and Community Development Committee recommended that SCRD Staff contact BluEarth Renewables Inc. regarding an agreement to allow SCRD access for water use from the McNair Creek Waterpower Project.

**Recommendation No. 7**      *Provincial Referral 2411919 Private Moorage (AJB Investments)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411919 for a Private Moorage (AJB Investments Ltd) – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:

a. Subject to the following conditions, the SCRD has no objections to the proposed residential private moorage fronting District Lot 835, Provincial File 2411919:

- i. The foreshore fronting District Lot 835 is not zoned. The upland zone is RU2 (Rural Two) which allows a single family dwelling. The foreshore use should reflect the upland use;
- ii. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- iii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected;
- iv. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore, recreational access, public use, and emergency refuge in Christy Cove;
- vi. The proponent should implement Best Management Practices for building moorage facilities to protect the foreshore ecosystems.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

**Recommendation No. 8**      *SCRD Best Management Practices for Private Moorage*

The Planning and Community Development Committee recommended that Staff report to a future committee regarding the creation of SCRD Best Management Practices for private moorage facilities.

**Recommendation No. 9**      *Provincial Referral 2411913 Private Moorage (Stanway)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411913 for a Private Moorage (Stanway) –Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:

a. Subject to the following conditions, the SCRD has no objections to the existing residential private moorage fronting Strata Lot 1, District Lot 1399, Provincial File 2411913:

- i. The foreshore fronting District Lot 1399 is zoned W1 (Water One). The private moorage design meets the W1 zoning requirements;
- ii. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- iii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected;
- iv. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;

v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge;

vi. The proponent should implement Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

*The Committee recessed at 10:40 a.m. and reconvened at 10:50 a.m.*

**Recommendation No. 10**     *Elphinstone OCP Amendment Bylaw No. 600.5, 2017 (Ocean Beach Esplanade Policies) - Consideration for Second Reading and Public Hearing*

The Planning and Community Development Committee recommended that the report titled Elphinstone OCP Amendment Bylaw No. 600.5, 2017 (Ocean Beach Esplanade Policies) – Consideration for Second Reading and Public Hearing be received;

AND THAT the revised Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 be forwarded to the Board for Second Reading;

AND THAT Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 be scheduled for 7:00 pm, October 18, 2017, at Chaster House, located at 1549 Ocean Beach Esplanade, 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. 11**     *Egmont/Pender Harbour (Area A) APC Meeting Minutes of July 25, 2017*

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

**Recommendation No. 12**     *Egmont/Pender Harbour (Area A) APC Meeting Minutes of September 5, 2017*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour (Area A) Advisory Planning Commission (APC) meeting minutes of September 5, 2017 be received.

**Recommendation No. 13**     *Halfmoon Bay (Area B) APC Meeting Minutes of July 25, 2017*

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

**Recommendation No. 14**     *Halfmoon Bay (Area B) APC Meeting Minutes of September 5, 2017*

The Planning and Community Development Committee recommended that the Halfmoon Bay (Area B) Advisory Planning Commission (APC) meeting minutes of September 5, 2017 be received.

**Recommendation No. 15**     *Roberts Creek (Area D) APC Meeting Minutes of July 17, 2017*

The Planning and Community Development Committee recommended that the Roberts Creek (Area D) Advisory Planning Commission (APC) meeting minutes of July 17, 2017 be received.

**Recommendation No. 16**     *Elphinstone (Area E) APC Meeting Minutes of July 26, 2017*

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

**Recommendation No. 17**     *West Howe Sound (Area F) APC Meeting Minutes of Sept 5, 2017*

The Planning and Community Development Committee recommended that the West Howe Sound (Area F) Advisory Planning Commission (APC) meeting minutes of September 5, 2017 be received.

**COMMUNICATIONS**

**Recommendation No. 18**     *SCRD Comments on BCTS Correspondence and Community Engagement Workshops*

The Planning and Community Development Committee recommended that the correspondence from Adam Hockin, Planning Forester, BC Timber Sales Chinook regarding SCRDC Comments on BCTS Operational Plan Referrals and Invitation to Schedule Community Engagement Workshops dated August 15, 2017 be received;

AND THAT Staff work with BCTS to schedule the workshop series;

AND THAT consideration be given to the attendance of up to three Advisory Planning Commission members per Electoral Area;

AND THAT particular attention be paid to shíshálh and Skwxwú7mesh First Nation involvement in the workshops;

AND THAT the SCRDC recommends the Member of Legislative Assembly for Sunshine Coast – Powell River be invited to attend the second workshop on Information Sharing and Public Engagement;

AND FURTHER THAT Staff ensure BCTS is aware of potential issues related to drinking water in community watersheds for which the SCRDC holds licenses, noting that many consumptive water licenses exist outside of designated community watersheds.

*The Committee recessed at 11:14 a.m. and reconvened at 11:16 a.m.*

**IN CAMERA**

*The Committee moved In Camera at 11:16 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”.

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

**ADJOURNMENT**      11:22 a.m.

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Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT  
INFRASTRUCTURE SERVICES COMMITTEE**

**September 21, 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	D. Inkster L. Lewis F. Mauro G. Nohr J. Valeriotte I. Winn
<b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	GM, Infrastructure Services / Regional Engineer	M. Day (part)
	GM, Planning and Community Development	I. Hall (part)
	Manager, Utility Services	S. Walkey (part)
	Manager, Transit and Fleet	G. Dykstra (part)
	Manager, Planning and Development	A. Allen (part)
	Senior Planner	D. Rafael (part)
	Senior Planner	Y. Saio (part)
	Administrative Assistant / Recorder	T. Hincks
	Media	2
	Public	5

**CALL TO ORDER**      9:30 a.m.

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

**PETITIONS AND DELEGATIONS**

**REPORTS**

*The General Manager, Infrastructure Services / Regional Engineer provided a verbal update on the water supply status.*

**Recommendation No. 1**      *Water Supply Status Update*

The Infrastructure Services Committee recommended that the verbal report regarding Water Supply Status Update be received for information.

**Recommendation No. 2**      *Water Source Development Public Education and Outreach*

The Infrastructure Services Committee recommended that further enhanced public education and outreach with regards to the current water supply, conservation initiatives and future water source development be undertaken this fall.

*Director Lewis left the meeting at 10:18 a.m. and returned at 10:21 a.m.*

**Recommendation No. 3**      *Solid Waste Program and Member Municipal Council Workshop*

The Infrastructure Services Committee recommended that the report titled SCRD Solid Waste Program and Member Municipal Council Workshop be received;

AND THAT an invitation be extended to member municipal Councils to participate in a workshop scheduled for Tuesday, October 24, 2017;

AND FURTHER THAT a workshop report with recommendations be prepared and brought back to Committee within this fiscal year.

**Recommendation No. 4**      *Timeline for the Draft Regional Organics Diversion Strategy*

The Infrastructure Services Committee recommended that the report titled Timeline for the Draft Regional Organics Diversion Strategy be received;

AND THAT consideration of adoption of the Timeline for the Regional Organics Diversion Strategy be deferred until following the October 24th Solid Waste Intergovernmental Workshop, but prior to 2018 Budget deliberations.

**Recommendation No. 5**      *2017-18 BC Transit Expansion AOA Amendment for Expansion*

The Infrastructure Services Committee recommended that the report titled 2017-18 BC Transit Annual Operating Agreement (AOA) Amendment for Expansion be received;

AND THAT the Delegated Authorities be authorized to sign the BC Transit 2017-18 Annual Operating Agreement as amended for transit expansion.

*Director Winn opposed.*

**Recommendation No. 6**      *BC Transit 2016-17 Annual Performance Summary (APS)*

The Infrastructure Services Committee recommended that the report titled BC Transit 2016-17 Annual Performance Summary (APS) be received for information.

**Recommendation No. 7**      *Transportation Advisory Committee*

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

**Recommendation No. 8**     *Affordable Housing Policies*

The Infrastructure Services Committee recommended that the report titled Official Community Plan Amendment Bylaws (Affordable Housing Policies) – Consideration for First Reading be received;

AND THAT the following Official Community Plan Amendment Bylaws be forwarded to the Board for First Reading:

- Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.4, 2017
- Roberts Creek Official Community Plan Amendment Bylaw No. 641.8, 2017
- Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2017
- West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017

AND THAT the proposed affordable housing policies be incorporated into the Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 for consideration at Second Reading;

AND THAT this report be referred to:

- shíshálh and Skwxwú7mesh Nations;
- all Advisory Planning Commissions;
- Vancouver Coastal Health Authority;
- Town of Gibsons;
- District of Sechelt;
- Sunshine Coast Housing Committee;
- Roberts Creek Official Community Plan Committee; and
- Egmont/Pender Harbour Official Community Plan Review Committee

AND THAT Staff attend meetings of the Advisory Planning Commissions and Roberts Creek Official Community Plan Committee to discuss the proposed Official Community Plan Amendments;

AND THAT two public information meetings be held with respect to the proposed Official Community Plan Amendment Bylaws (Affordable Housing Policies);

AND FURTHER THAT comments received from the referrals and the public information meeting be incorporated into a report to be presented to a future Committee meeting for consideration of Second Reading of the proposed bylaws.

**Recommendation No. 9**     *License Agreement Maryanne West Park*

The Infrastructure Services Committee recommended that the report titled License Agreement Maryanne West Park be received;

AND THAT the Sunshine Coast Regional District (SCRD) enter into a License Agreement allowing School District 46 (SD 46) to occupy and use a section of Maryanne West Park for the operation and maintenance of a community playground;

AND THAT the SCRD Delegated Authorities be authorized to sign the License Agreement.



**Recommendation No. 10**     *SCRD Zoning Amendment Bylaw No. 310.168, 2016 (Mobile Home Park and Strata Development)*

The Infrastructure Services Committee recommended that the report titled SCRD Zoning Amendment Bylaw No. 310.168, 2016 (Mobile Home Park and Strata Development) – Consideration for Second Reading – Electoral Area E be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw 310.168, 2016* be forwarded to the Board for Second Reading;

AND THAT the offer of \$15,000 of land improvements in the park area in-lieu of a \$15,000 deposit for future park development work be accepted;

AND THAT the wastewater treatment system requirements Agreement be finalized prior to consideration for Third Reading;

AND THAT a Public Hearing to consider *Sunshine Coast Regional District Zoning Amendment Bylaw 310.168, 2016* be scheduled for 7:30 p.m., November 7, 2017, at Chaster House, located at 1549 Ocean Beach Esplanade;

AND FURTHER THAT Director Winn be delegated as the Chair and Director Lewis be delegated as the Alternate Chair for the Public Hearing.

*The Infrastructure Services Committee recessed at 11:13 a.m. and resumed at 11:16 a.m.*

**Recommendation No. 11**     *Short Term Rental – Public Consultation*

The Infrastructure Services Committee recommended that the report titled Short Term Rental – Public Consultation be received for information.

AND THAT the Short Term Rental – Public Consultation Report be provided to the Sechelt Indian Government District, District of Sechelt and Town of Gibsons for informational purposes.

**Recommendation No. 12**     *OCP Amendment Bylaw No. 600.7, 2016 and SCRD Zoning Amendment Bylaw No. 310.170, 2016 (969 Keith Road)*

The Infrastructure Services Committee recommended that the report titled Elphinstone OCP Amendment Bylaw No. 600.7, 2016 and SCRD Zoning Amendment Bylaw No. 310.170, 2016 (969 Keith Road) – Public Hearing Report and Consideration of Third Reading – Electoral Area E be received;

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

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

AND FURTHER THAT the following conditions be met before the bylaws be considered for adoption:

- (a) a covenant be registered on title outlining conditions prior to a concrete plant being approved to require receipt and approval by the Regional District of a dust

management plan and updated drainage plan;

- (b) written confirmation that the drainage plan satisfies the Ministry of Transportation and Infrastructure comments regarding the current natural drainage course;
- (c) confirmation that oil separators are installed.

**Recommendation No. 13**     *SCRD Zoning Amendment Bylaw 337.114, 2017 and OCP Bylaw No. 432.33, 2017 (West Coast Wilderness Lodge)*

The Infrastructure Services Committee recommended that the report titled Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017 and Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017 (West Coast Wilderness Lodge) – Consideration for Third Reading and Adoption be received;

AND THAT *Egmont / Pender Harbour OCP Amendment Bylaw No. 432.33, 2017 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* be forwarded to the Board for Third Reading;

AND FURTHER THAT prior to adoption of *Egmont / Pender Harbour OCP Amendment Bylaw No. 432.33, 2017 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017*, Covenant P72072 be removed from the Title of the subject property.

**Recommendation No. 14**     *Development Variance Permit DVP00016 (Madsen)*

The Infrastructure Services Committee recommended that the report titled Development Variance Permit DVP00016 (Madsen) - Electoral Area A be received;

AND THAT Development Variance Permit DVP00016 to vary the exterior parcel line setback from 4.5 metres to 2.4 metres, as per Section 611.4 of Zoning Bylaw No. 337, 1990, be issued.

**Recommendation No. 15**     *Frontage Waiver – Subdivision 2016-01786 (Wood)*

The Infrastructure Services Committee recommended that the report titled Frontage Waiver – Subdivision 2016-01786 (Wood) – Electoral Area D be received;

AND THAT the requirement for 10% lot frontage onto a road for Lots 1 and 2 in the proposed subdivision of Lot 6 Block 2 District Lot 1318 Plan 7087 be waived.

## COMMUNICATIONS

**Recommendation No. 16**     *Correspondence Regarding Highway Maintenance Agreements*

The Infrastructure Services Committee recommended that the correspondence from Kevin Richter, Assistant Deputy Minister, Ministry of Transportation and Infrastructure (MoTI), dated August 28, 2017, regarding Highway Maintenance Agreements, be received;

AND THAT the SCRD consult with the Powell River Regional District regarding an official request of MoTI to add Local Area Specifications, such as quarterly shoulder sweeping of Highway 101 and other MoTI roads, to upcoming highway maintenance contracts for the Sunshine Coast service area.

*The Infrastructure Services Committee recessed at 12:00 p.m. and resumed at 12:05 p.m.*

**NEW BUSINESS**

**IN CAMERA**

*The Infrastructure Services Committee moved In-Camera at 12:05 p.m.*

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...”.

*The Infrastructure Services Committee moved out of In-Camera at 1:12 p.m.*

**ADJOURNMENT 1:12 p.m.**

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Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT  
CORPORATE AND ADMINISTRATIVE SERVICES COMMITTEE**

**September 21, 2017**

RECOMMENDATIONS FROM THE CORPORATE AND ADMINISTRATIVE SERVICES COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

<b>PRESENT:</b>	Chair	I. Winn
	Directors	F. Mauro G. Nohr M. Lebbell J. Valeriote L. Lewis D. Inkster (part)

<b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	G.M., Corporate Services / Chief Financial Officer	T. Perreault
	Sr. Mgr., Administration and Legislative Services	A. Legault
	G.M., Planning and Community Development	I. Hall (part)
	G.M., Infrastructure Services / Regional Engineer	M. Day (part)
	Administrative Assistant / Recorder	A. Ruinat
	Media	2
	Public	0

**CALL TO ORDER**                      1:31 p.m.

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

**REPORTS**

**Recommendation No. 1**      *Budget Project Status Report*

The Corporate and Administrative Services Committee recommended that the report titled Budget Project Status Report – September 2017 be received.

**Recommendation No. 2**      *Gas Tax Community Works Funding*

The Corporate and Administrative Services Committee recommended that the report titled Gas Tax Community Works Funding be received for information.

**Recommendation No. 3**      *Grants Status Update*

The Corporate and Administrative Services Committee recommended that the report titled Grants Status Update be received for information.

**Recommendation No. 4**      *Director Constituency and Travel Expenses*

The Corporate and Administrative Services Committee recommended that the report titled Director Constituency and Travel Expenses for Period Ending August 31, 2017 be received for information.

**Recommendation No. 5**      *Contracts between \$20,000 and \$100,000 – to August 31, 2017*

The Corporate and Administrative Services Committee recommended that the report titled Contracts between \$20,000 and \$100,000 – to August 31, 2017 be received for information.

**Recommendation No. 6**      *Coast Rogue Arts Society – Request for Support*

The Corporate and Administrative Services Committee recommended that the report titled Coast Rogue Arts Society – Request for Support be received;

AND THAT the SCRD Board provide confirmation of support to the Coast Rogue Arts Society for their Canadian Heritage grant application for the 2018 Rogue Arts Festival.

*Director Inkster joined the meeting at 1:58 p.m.*

**COMMUNICATIONS****Recommendation No. 7**      *Powell River Regional District Name Change*

The Corporate and Administrative Services Committee recommended that the correspondence from the Powell River Regional District regarding the Regional District's proposed name change to 'qathet Regional District' be received;

AND THAT the SCRD Chair send a letter to the Powell River Regional District indicating support for the proposed name change, complimenting their progressive approach to acknowledging First Nations reconciliation and their efforts toward inclusiveness of all lands in their region.

*The Committee recessed at 2:04 p.m. and reconvened at 2:07 p.m.*

**IN CAMERA**

*The Committee moved In-Camera at 2:07 p.m.*

That the public be excluded from attendance at the meeting in accordance with Section 90(1) (f), (g) and (k) of the *Community Charter* – “law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment”, “litigation or potential litigation affecting the municipality” and “negotiations and related discussion respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public”.

*The Committee moved out of In Camera at 2:17 p.m.*

**ADJOURNMENT**                      2:17 p.m.

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Committee Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 600.5, 2017

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

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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. 600.5, 2017*.

#### PART B – AMENDMENT

2. *Elphinstone Official Community Plan Bylaw No. 600, 2007* is hereby amended as follows:
  - i. Replace sub-section 2 of Section “B-10.5 Ocean Beach Esplanade Policies” with the following sub-sections:
    - “ 2. Restoration of existing substantially damaged or destroyed structures or features, including but not limited to parking pads, driveways, decks, patios, retaining walls and landscape features that are encroaching onto the public right-of-way is permitted only if a road closure or an encroachment or setback permit has been granted by the Ministry of Transportation and Infrastructure and it can be determined through a development permit that there are no other feasible locations on the property for these structures or features, and the redevelopment can be safely carried out without negative impact on the function, safety, use and appearance of the adjacent public space.
  3. The following guidelines shall be used to guide the Regional District’s response to referrals by the Ministry of Transportation and Infrastructure concerning road closure and encroachment permit applications to facilitate redevelopment of properties encroaching onto the Ocean Beach Esplanade. However, it is recognized that the final decision on these applications rests solely with the Ministry of Transportation and Infrastructure.
    - (a) Road closure should be considered for the encroaching principal dwellings only. Road closure should not be supported for auxiliary structures and other features, including but not limited to parking pads, driveways, decks, patios, retaining walls and landscape features.

- (b) Wherever possible, the redevelopment of an existing structure should incorporate parts of the parent parcel and be designed to minimize the area necessary for road closure or encroachment and the need for additional features on the road right-of-way including but not limited to auxiliary buildings, parking structures or pads, driveways, decks, patios, retaining walls, landscape features.
  - (c) The area proposed for road closure should be limited to the footprint of the existing principal dwelling plus a 1-metre buffer around the footprint.
- 4. The following guidelines shall be used in evaluating development permit applications for properties encroaching onto the Ocean Beach Esplanade.
  - (a) Restoration of existing substantially damaged or destroyed structures or features should be limited to the original footprint, height and mass.
  - (b) The redevelopment should enhance the safety of all users of the esplanade (including motorists, cyclists and pedestrians). Design of buildings and landscape features should consider proper vehicle turning radius and driveway visibility and slope and limit private parking on the road right-of-way.
  - (c) Architectural and/or landscaping design plans should accompany the development permit application illustrating how the development can fit into the surrounding environment, and complement the private and public space along the esplanade.
  - (d) Geo-technical and environmental reports prepared by qualified professionals must be submitted with the development permit application confirming that the redevelopment is safe from landslide, erosion and flood hazards, and has no negative impact on the drainage and natural environment in the surrounding areas and technical functions and safety of the adjacent public right-of-way.
  - (e) The geo-technical reports must consider the impacts of major earthquakes on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures. The environmental reports must consider future sea level rise and its potential impacts on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures.”
- ii. Renumber sub-section 3 of Section “B-10.5 Ocean Beach Esplanade Policies” as sub-section 5.

## **PART C – ADOPTION**

READ A FIRST TIME this

27<sup>TH</sup> DAY OF APRIL, 2017



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

27<sup>TH</sup> DAY OF APRIL, 2017

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

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Corporate Officer

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Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 600.8

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

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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. 600.8, 2017*.

#### PART B – AMENDMENT

2. *Elphinstone Official Community Plan Bylaw No. 600, 2007* is hereby amended as follows:

Insert the following section immediately following Section B-12:

##### **B-13 Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

##### **B-13.1 Objectives**

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, medium-density and mixed-use development to affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.
- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.

- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

#### B-13.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family residential development, which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.
- c. Affordable housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.
- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more

affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.

- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

## PART C – ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
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PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	DAY OF	MONTH	YEAR
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READ A SECOND TIME this	DAY OF	MONTH	YEAR
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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
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PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
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READ A THIRD TIME this	DAY OF	MONTH	YEAR
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ADOPTED this	DAY OF	MONTH	YEAR
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Corporate Officer

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Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 640.2

A bylaw to amend the *West Howe Sound Official Community Plan Bylaw No. 640, 2011*

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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 *West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017*.

#### PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640, 2011* is hereby amended as follows:

Replace Section 6 with the following section:

#### **6. Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

##### 6.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, medium-density and mixed-use development to affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.

- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

## 6.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family residential development, which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.
- c. Affordable housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.

- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

## PART C – ADOPTION

READ A FIRST TIME this DAY OF MONTH YEAR

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* 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 *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



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Corporate Officer

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Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 641.8

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2011*

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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. 641.8, 2017*.

#### PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:
  - i. Delete Sections 17.8 and 17.9
  - ii. Renumber Sections 17.10 – 17.15 to 17.8 – 17.13 respectively
  - iii. Insert the following section immediately following Section 19:

#### **20. Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

##### 20.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, medium-density and mixed-use development to affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.

- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.
- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

## 20.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family residential development, which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.
- c. Affordable housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and

innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.

- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

## PART C – ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
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PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	DAY OF	MONTH	YEAR
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READ A SECOND TIME this	DAY OF	MONTH	YEAR
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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
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PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
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READ A THIRD TIME this	DAY OF	MONTH	YEAR
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ADOPTED this	DAY OF	MONTH	YEAR
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Corporate Officer

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Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 675.4

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

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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. 675.4, 2017*.

#### PART B – AMENDMENT

2. *Halfmoon Bay Official Community Plan Bylaw No. 675, 2013* is hereby amended as follows:

Insert the following section immediately following Section 28:

##### **29. Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

##### **29.1 Objectives**

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, medium-density and mixed-use development to affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.
- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.

- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

## 29.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family residential development, which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.
- c. Affordable housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.
- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more

affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.

- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

## PART C – ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
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PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	DAY OF	MONTH	YEAR
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READ A SECOND TIME this	DAY OF	MONTH	YEAR
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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
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PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
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READ A THIRD TIME this	DAY OF	MONTH	YEAR
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ADOPTED this	DAY OF	MONTH	YEAR
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Corporate Officer

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Chair

## ELPHINSTONE OFFICIAL COMMUNITY PLAN

### BYLAW NO. 600.7

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

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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 metres in height and have a total floor area of 600 square metres;
        - (b) manufacturing or storage buildings may be up to 7.5 metres 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 25<sup>th</sup> DAY OF MAY 2017

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 25<sup>th</sup> DAY OF MAY 2017

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 27<sup>th</sup> DAY OF JUNE 2017

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

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Corporate Officer

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Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 310.170

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

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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 metres 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 metres 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	25 <sup>th</sup> DAY OF	MAY	2017
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	27 <sup>th</sup> DAY OF	JUNE	2017
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

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 Corporate Officer

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 Chair

**SUNSHINE COAST REGIONAL DISTRICT  
BYLAW NO. 310.168, 2016**

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 310.168, 2016*.

**PART B – AMENDMENT**

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
  - a. Amend Schedule 'A' by rezoning two parts of The South ½ of District Lot 908, Group 1 New Westminster District, Except Part in Plan 15254 from R2 to R2A and RM3 to RU1 as shown on Appendix A to this bylaw;
  - b. Amend Schedule 'B' by rezoning two parts of The South ½ of District Lot 908, Group 1 New Westminster District, Except Part in Plan 15254 from Subdivision District C to Subdivision District A and RM3 to Subdivision District A as shown on Appendix B to this bylaw;

**PART C – ADOPTION**

READ A FIRST TIME this	12	DAY OF JANUARY ,	2017
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
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

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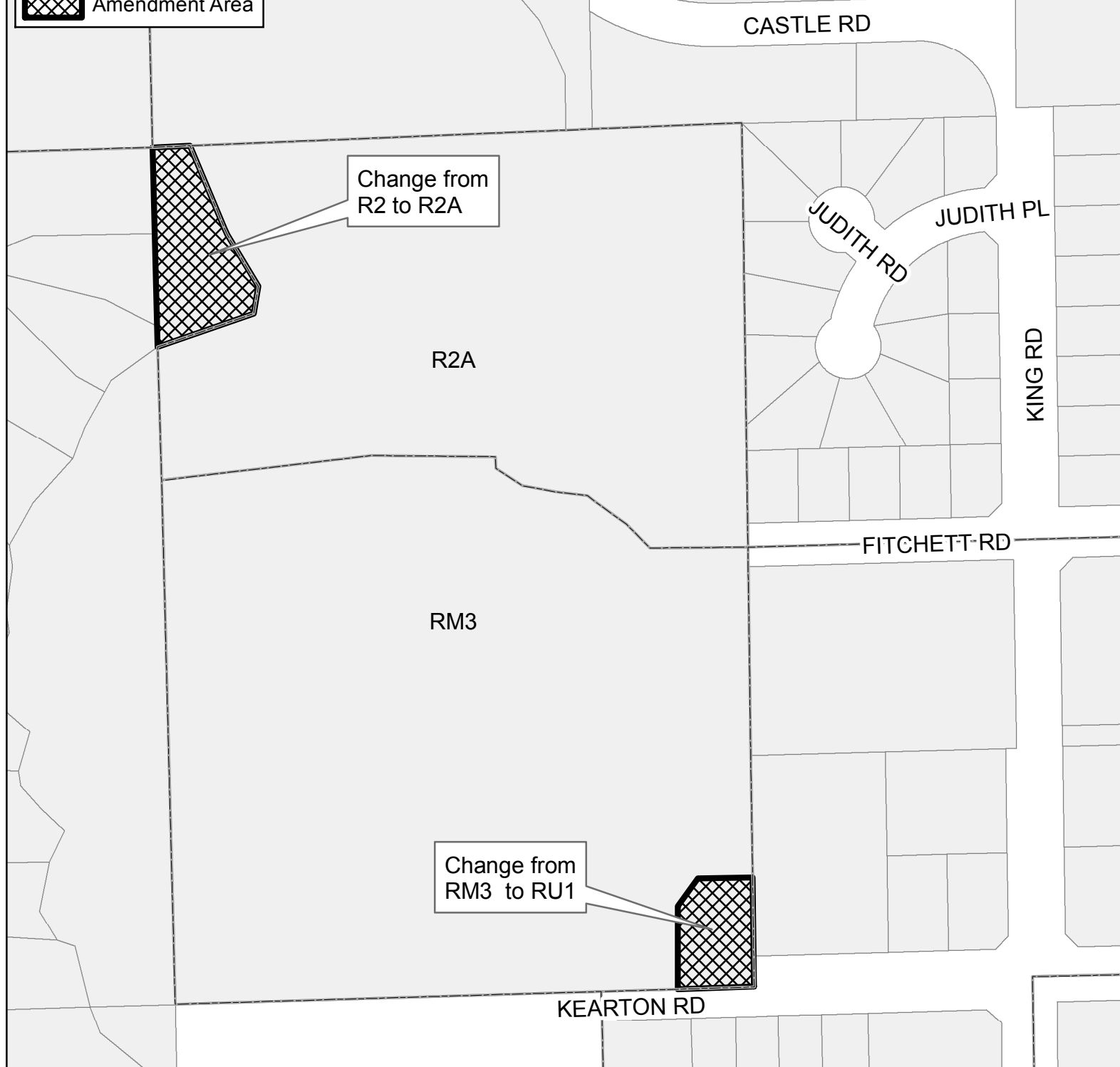
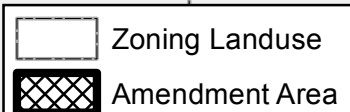
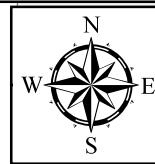
Corporate Officer

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Chair

# Appendix A to Zoning Amendment Bylaw 310.168, 2016

Rezoning the northwest part of subject property from R2 to R2A and the southeast part RM3 to RU1, as shown on hatched portions below



Chair

Corporate Officer

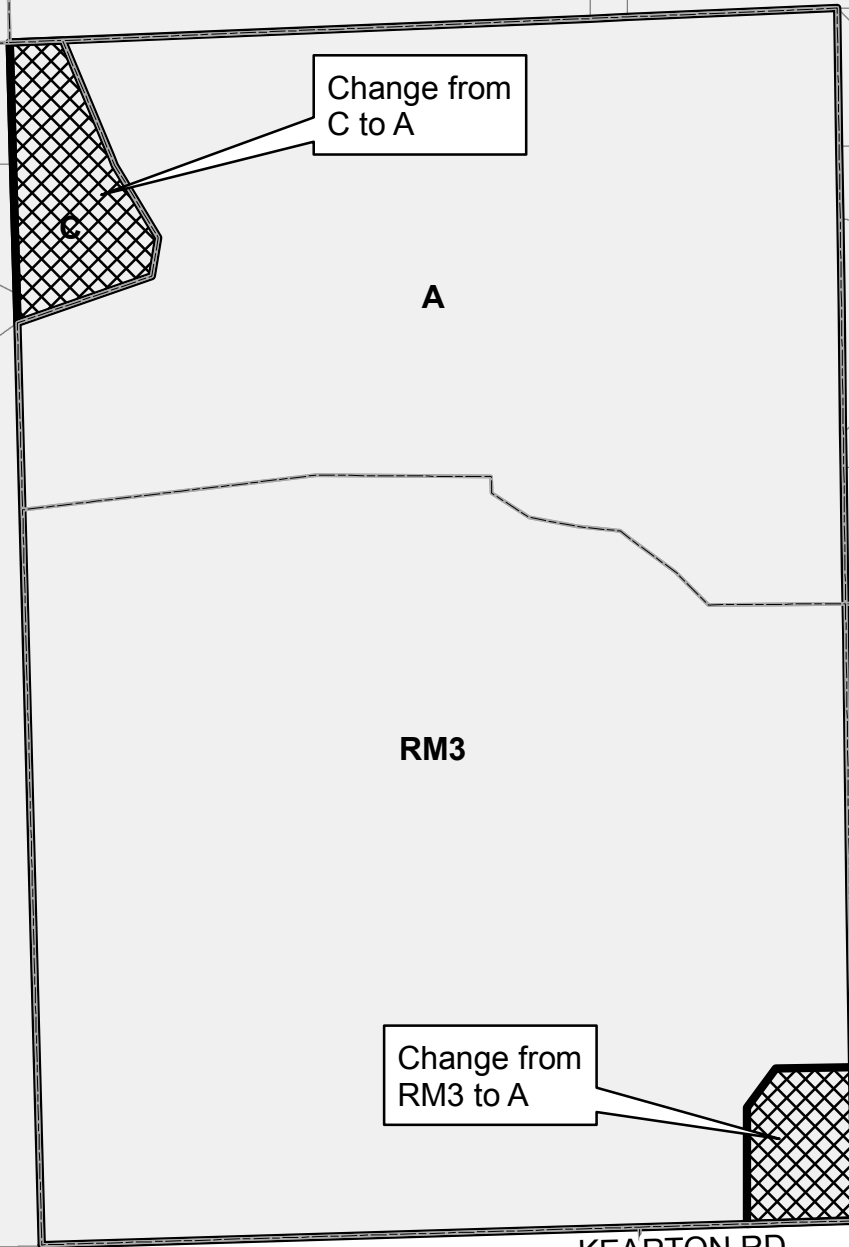


# Appendix B to Zoning Amendment Bylaw No. 310.168, 2016

Rezoning the northwest part of subject property from Subdivision District C to A and the southeast part from RM3 to A, as shown on hatched portions below



- Subdivision District Boundary
- Amendment Area



Chair

Corporate Officer

## 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	DAY OF MARCH ,	2017
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	24	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	13	DAY OF JULY,	2017
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	24	DAY OF JULY,	2017

READ A THIRD TIME this

#### DAY OF MONTH, YEAR

ADOPTED this

#### DAY OF MONTH, YEAR

Corporate Officer

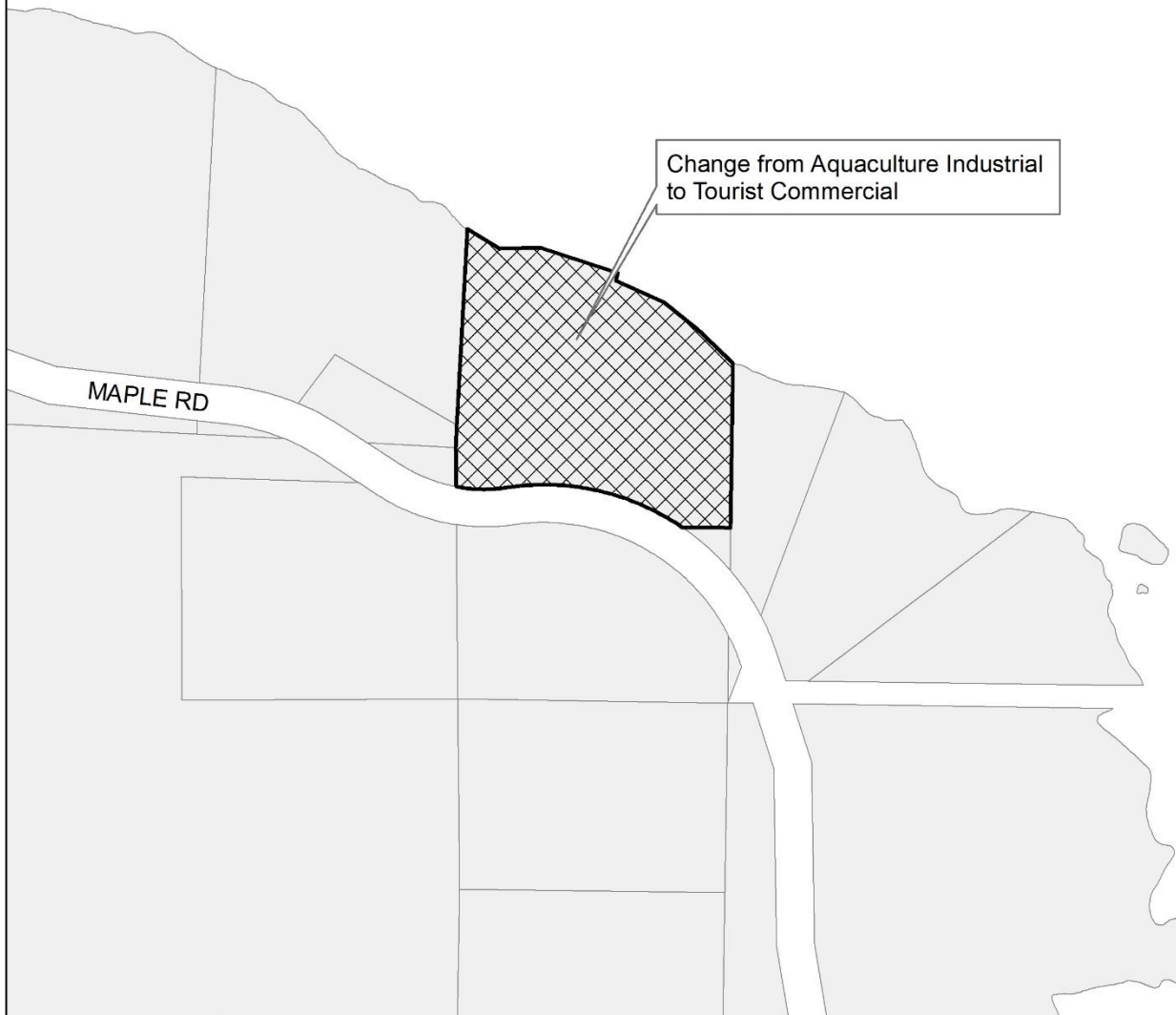
Chair

## 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



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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*

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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	DAY OF MARCH,	2017
READ A SECOND TIME this	22	DAY OF JUNE,	2017
READ A SECOND TIME, AS AMENDED this	13	DAY OF JULY,	2017
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	24	DAY OF JULY,	2017
READ A THIRD TIME this	####	DAY OF MONTH,	YEAR
ADOPTED this	####	DAY OF MONTH,	YEAR

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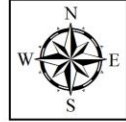
Corporate Officer

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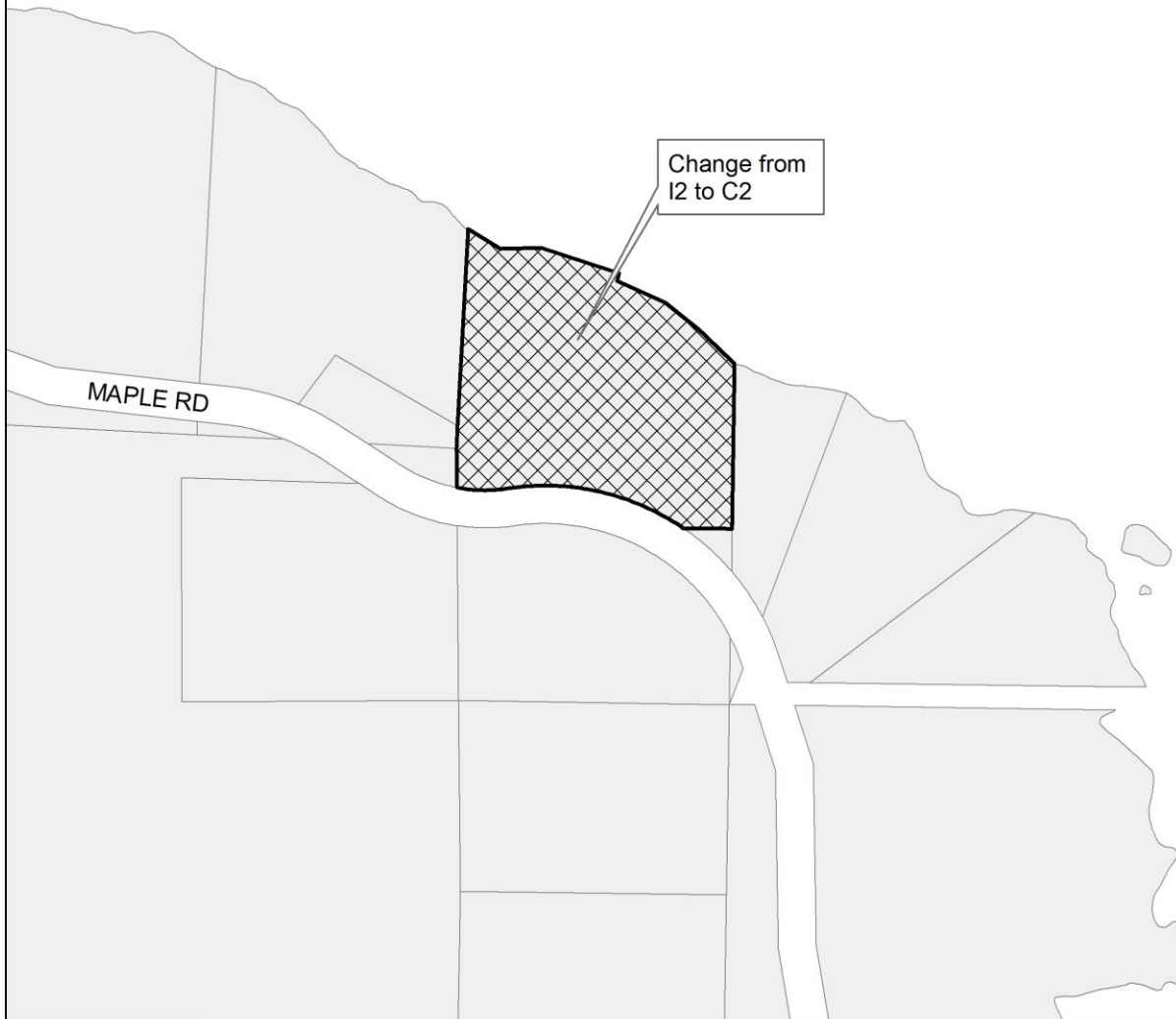
Chair

## 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