



INFRASTRUCTURE SERVICES COMMITTEE

Thursday, June 21, 2018
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER: 9:30 a.m.

AGENDA

1. Adoption of Agenda

PETITIONS AND DELEGATIONS

REPORTS

2. Water and Energy Projects Coordinator
Splash n Shine Carwash Stage 3 Water Restrictions Exemption
(Voting – A, B, D, E, F, Sechelt) Annex A
pp 1 – 5
3. Senior Planner
Sunshine Coast Regional District Zoning Amendment Bylaw No.
310.175, 2017 (Gibsons Ready Mix, Gilmour Road) – Electoral Area E
(Voting – A, B, D, E, F) Annex B
pp 6 – 13
4. Chief Administrative Officer
Regional Growth Strategy – Options Report
(Voting – All) Report to
Follow
5. Senior Manager, Administration and Legislative Services
Union of British Columbia Municipalities (UBCM) Resolution – Medical
Cannabis
(Voting – All) Annex C
pp 14 – 15
6. Chief Administrative Officer and staff
Cannabis – SCRD Land Use Regulations
(Voting – All) Presentation/
Discussion

COMMUNICATIONS

7. David Chisholm, Chair, Sunshine Coast Regional Economic
Development Organization, dated April 27, 2018 Annex D
pp 16
Regarding request to include SCREDO on major development
application referrals.

NEW BUSINESS

IN CAMERA

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 21, 2018

AUTHOR: Raphael Shay, Water and Energy Projects Coordinator

SUBJECT: **SPLASH N SHINE CARWASH STAGE 3 WATER RESTRICTIONS EXEMPTION**

RECOMMENDATION(S)

THAT the report titled Splash n Shine Carwash Stage 3 Water Restrictions Exemption be received;

AND THAT the 2018 Board approved Drought Management Plan remains in effect.

BACKGROUND

At the June 8, 2017 regular Board meeting, Bylaw 422 was adopted removing commercial exemptions from the Drought Management Plan (DMP). The change was intended to prioritize water for human health, fire protection, and environmental flow needs in Stage 3, which is an acute supply situation. Staff noted in the May 18, 2017 Infrastructure Services Committee report informing this decision that following consultation with businesses potentially impacted by the DMP, “all businesses... are negatively impacted by Stage 3 restrictions.”

Staff have been in ongoing communications with the Splash n Shine Carwash regarding concerns with impacts of water restrictions since 2015. In the summer of 2017, in reply to SCRD correspondence regarding shutdown at Stage 3, Splash n Shine responded that their business would be affected and requested an order letter to help them claim monetary compensation for interrupted business from their insurance company. Before the matter was resolved, Stage 4 water restrictions were called and Splash n Shine Carwash closed voluntarily without further letters being issued.

At the April 26, 2018 regular Board meeting, the following resolution was adopted:

137/18 **Recommendation No. 6** *2018 Drought Management Plan Implementation*

THAT the report titled 2018 Drought Management Plan Implementation be received;

AND THAT the Drought Management Plan be updated to incorporate restrictions on hand watering and low flow drip irrigation of lawns at Stage 3;

AND THAT the Water Rates and Regulations Bylaw No. 422 be updated;

AND FURTHER THAT a request be sent to the Town of Gibsons to harmonize their bylaw with Bylaw 422.

The report to the April 19, 2018 Infrastructure Services Committee acknowledged a request by a business involved in car washing for Stage 3 exemption. The report concluded that “staff do not recommend any changes to the SCRD’s DMP to include any such refined restrictions at least until sufficient additional water supply sources are available.”

On May 15, 2018, Splash n Shine Carwash, which is located in the District of Sechelt, proposed water saving measures to implement at Stage 3 in support of their request to receive an exemption from the DMP’s Stage 3 restrictions on the washing of vehicles.

The Splash n Shine Carwash proposal is attached as Attachment A.

The purpose of this report is to seek Board direction with respect to this proposal for exemption.

DISCUSSION

The Splash n Shine proposal includes the following conservation measures in support of their exemption request during Stage 3 water restrictions:

- Removing options from the automatic wash menu;
- Reducing nozzle size at the self-serve bays; and
- Eliminate cleaning wash bays with water.

Staff has consulted with the Manager of the Splash n Shine Carwash in order to better understand the proposal and its impacts.

The carwash uses approximately 20,000 litres per day.

Staff estimate that the full implementation of these measures would reduce water use by approximately 6,200 litres per day, which represents approximately 31% of Splash n Shine Carwash’s total daily water consumption. Despite such a reduction in water use, this business would remain amongst the larger commercial water users on the Regional Water System.

According to Splash n Shine, these conservation measures would reduce service levels. This is why the measures will not be permanent changes to the operation. Nozzle sizes would change back to larger sizes when car washing is not restricted. Because of the drop in service level, Splash n Shine expects a slight decrease in clients. However, if Splash n Shine were to be the only option for washing a vehicle at Stage 3, it may result in an increase in clients.

Under the current version of the DMP’s Stage 3, Splash n Shine Carwash would have been impacted for:

- 33 days in 2015;
- 24 days in 2016;
- 34 days in 2017.

This represents approximately a month of lost revenue. 2015 and 2017 have also had Stage 4 restrictions come into force, which would have represented an additional:

- 26 days in 2015;
- 25 days in 2017.

Staff review of this exemption request resulted in the following 2 options:

Option 1: No exemption to the 2018 Drought Management Plan

Outlined below are the following rationale to deny the proposal:

Firstly, the acute water supply situation that warrants calling Stage 3 water restrictions are meant to prioritize water for human health, fire protection, and ensure Chapman Creek environmental flow needs are met. All water usage considered non-essential during an acute water supply situation is currently not allowed, including uses such as pressure washing, car washing and lawn watering.

Secondly, the DMP restrictions are applied consistently to ensure fairness. Residential and commercial users are both restricted from washing vehicles at Stage 3. Should a commercial exemption be allowed, people could still use treated water to wash vehicles at Stage 3. Prior to removing the commercial exemption, staff would regularly receive complaints from people whose garden watering was being restricted when washing vehicles was still allowed.

Thirdly, even with the proposed savings, Splash n Shine Carwash's would use a material volume of water and it would remain amongst the larger metered commercial users on the Chapman Water System.

Fourthly, there is precedent setting risk associated with granting the exemption. Other users who wash vehicles as part of their business offering or fundraising efforts may ask for similar exemptions. Similarly, other users who believe their water use to be more important than washing vehicles will likely also request exemptions.

Option 2: Support exemption to the 2018 Drought Management Plan

The SCRd could accept Splash n Shine Carwash's proposal and support the requested exemption from the DMP's Stage 3 restrictions.

The Drought Management Plan's impact on business can be mitigated by awarding exemptions and working with commercial users such as Splash n Shine on water conservation measures to be implemented at different stages of the DMP.

Recommendation

Given the acute nature of the water supply situation when Stage 3 water restrictions are implemented, the need to fairly and consistently apply the restrictions, the volume of water used, and the risk of setting precedent, staff recommend not supporting the requested exemption to the Drought Management Plan for the Splash n Shine Carwash (Option 1).

Organizational and Intergovernmental Implications

There is a commercial carwash within the Town of Gibsons' Zone 3, which is provided water by the SCRd from the Regional Water System. Collaboration with the Town of Gibsons to ensure consistency in the application and communication of the DMP would be required.

STRATEGIC PLAN AND RELATED POLICIES

The SCRD has a mission of providing leadership and quality services to our community through effective and responsive government. Prioritizing water uses in the Drought Management Plan in a way that respects the organization's values of collaboration, environmental leadership, and transparency contributes to this mission.

The SCRD's strategic priority to Embed Environmental Leadership is supported by the Drought Management Plan.

The Drought Management Plan is a central component of the Region's overall water supply strategy, as outlined in the Comprehensive Regional Water Plan (2013) and furthering the SCRD's goal to reduce water consumption by 33% relative to 2010 levels by 2020.

CONCLUSION

Splash n Shine Carwash is requesting an exemption from the DMP's Stage 3 restrictions in exchange for the implementation of water conservation measures during that stage. The implementation of these measures would lead to savings but Splash n Shine Carwash's water use would still remain among the largest known commercial users on the Regional Water System

Given the acute nature of the water supply situation when Stage 3 water restrictions are implemented, the need to fairly and consistently apply the restrictions, the volume of water used, and the risk of setting precedent, staff recommend not supporting the requested exemption to the Drought Management Plan for the Splash n Shine Carwash

Attachment A:

Splash n Shine Carwash request to receive an exemption from the DMP's Stage 3 restrictions on the washing of vehicles, received May 15, 2018.

Reviewed by:			
Manager		Finance	
GM	X – R. Rosenboom	Legislative	
CAO	X – J. Loveys	Other	

Attachment A

SCRD
RECEIVED

MAY 15 2018

Thank you for taking the time to meet with us. Splash n Shine recognizes that water is a resource that is vital for the health and wellbeing of the community. We have been proactive in water conservation for a long time. In 2009 we were awarded a platinum status by the SCRD for demonstrating innovative and responsible water use.

This year we installed a rain harvesting system resulting in thousands of gallons of rain water being used in our car wash cycle.

We understand the community is facing a water supply issue. We wish to be an active community partner in helping SCRD to assist in creating solutions to water conservation. As we discussed we propose the following water saving adaptations be implemented during Stage 3.

STAGE 3 WATER RESTRICTION ADAPTATIONS

1. Remove under spray and side blaster from automatic wash menu. (reduction of 12.5 gallons of water per car).
2. Change nozzles in the self-serve bays from 6 gallons per minute to 4 gallons per minute.
3. No water will be used to clean bays or the lot
4. Signage will be displayed informing the public of the adaptations listed above
5. Pamphlets will be distributed educating the public about Splash n' Shines responsible water use.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 21, 2018

AUTHOR: David Rafael, Senior Planner

SUBJECT: SUNSHINE COAST REGIONAL DISTRICT ZONING AMENDMENT BYLAW No. 310.175, 2017 (GIBSONS READY MIX, GILMOUR ROAD) - ELECTORAL AREA E

RECOMMENDATIONS

1. **THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) - Electoral Area E be received;**
 2. **AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for Second Reading;**
 3. **AND THAT a Public Hearing be scheduled for July 18, 2018 at 7:00 p.m. at Frank West Hall, located at 1224 Chaster Road, Elphinstone;**
 4. **AND THAT prior to the Public Hearing a covenant be prepared which requires the following conditions to be achieved prior to operation of the concrete batch plant:**
 - a) **installation of an approved water supply, including provision for firefighting; and**
 - b) **receipt and approval by the Regional District of a dust management plan;**
 5. **AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing.**
-

BACKGROUND

The SCRD has received an application to rezone two adjacent parcels on Gilmour Road in Elphinstone to permit a concrete batch plant. The proposal is a result of by the planned relocation of the existing Gibsons Ready Mix operation from 1327 Fitchett Road, also in Elphinstone, which is being prepared for a residential development.

The purpose of this report is to provide information on the application and obtain direction from the Planning and Community Development Committee on moving forward with the bylaw amendment.

At the October 26, 2017 regular Board meeting the following resolution was adopted:

299/17 **Recommendation No. 4** *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road)*

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) - Electoral Area E be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for First Reading;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be referred to the following agencies:

- (1) Skwxwú7mesh Nation;
- (2) Ministry of Transportation and Infrastructure;
- (3) Gibsons and District Volunteer Fire Department;
- (4) Elphinstone Advisory Planning Commission; and
- (5) BC Hydro;

AND FURTHER THAT a public information meeting be held prior to consideration of Second Reading.

A public information meeting was held on March 19, 2018, there were no members of the public attended. Referrals were sent in November 2017; the following table sets out the agency responses.

Elphinstone Advisory Planning Commission	Meeting on October 25, 2017 The APC recommended support for Option 1 as noted in the staff report, that SCRD Zoning Amendment Bylaw 310.175, 2017 (Gibsons Ready Mix) be forwarded to the Board for First Reading and commence consultation, as it is in alignment with industrial activities in the area.
Ministry of Transportation and Infrastructure	The Ministry has no comment to provide, as its interests are unaffected.
BC Hydro	BC Hydro has no objection in principle to the proposed rezoning of these lands.
Skwxwú7mesh Nation	Referral sent on November 30, 2017 and re-referred on March 19, 2018. No response has been received to date.
Gibsons and District Volunteer Fire Department	GVRD has requested a fire hydrant located closer to the property.

Table 1 – Referral Response Summary

DISCUSSION

Analysis

The subject parcels are not served by SCRD water and operation of a concrete batch plant process requires input of water. The applicant proposes to extend the water line from the adjacent BA Blacktop site. However, this requires approval from the SCRD as the water for BA Blacktop is from an SCRD watermain on Keith Road. Alternatively the watermain could be extended to the site from its end point on Gilmour Road supplied from the regional water system (Chapman). Another option is that the site is served by an on-site well with storage.

Should the applicant propose to connect to the regional water system, the applicant must work with SCRD Infrastructure Services to determine what infrastructure is required such as appropriate waterline, fire hydrant, water meter, pump station upgrades, or any other required infrastructure to provide water service to the subject property as per the SCRD subdivision standards. Due to the elevation of the subject property related to the Cemetery Road Reservoir the applicant must ensure, through water modeling or other means, that water flows and pressures on the subject property are appropriate. A statutory right-of-way or easement is required for the waterline route through the adjacent parcel that includes BA Blacktop and the gravel mine. Any improvements to infrastructure must be funded by the applicant with approval from SCRD Infrastructure Services.

If it is not possible to install a fire hydrant on the watermain or to establish water pressure for fire flow then the applicant should consult with the Gibsons and District Volunteer Fire Department to establish water storage or fire suppression needs and design a system to meet requirements.

A building permit will be required for any office or storage buildings and may be required for the batch plant. Provision of water could be addressed at the building permit stage, however it is possible that the batch plant may not require a building permit and the plant could operate without buildings on site and therefore a covenant is required to ensure water connection.

Staff recommend that should Bylaw 310.175, 2017, move forward an approved water system be installed prior to installation and operation of the cement batch plant. This is recommended to be the subject of a covenant registered on title of the properties. Consideration of adoption of Bylaw No. 310.175 would therefore be subject to approval of an extension of the watermain or issuance of a provincial water licence for groundwater use. Either option will require confirmation that adequate supply for firefighting is provided.

For a similar proposal at 969 Keith Road (Bylaw No. 310.170, adopted March 8, 2018) concern was raised regarding dust and the provision of a dust management plan was proposed as a solution. No concerns have been raised regarding dust for this proposal. However, staff recommend that the covenant also include a requirement that a dust management plan be approved before the plant operates as a good development practice.

Staff recommend that Bylaw No. 310.175, 2017 be forwarded to the Board for Second Reading and a Public Hearing is scheduled for July 18 at 7 p.m. in Frank West Hall.

Organization and Intergovernmental Implications

Input from Infrastructure Services and Gibsons and District Volunteer Fire Department have been received and further collaboration will be required with respect to the design of a water system.

Communications Strategy

The public hearing will be advertised in two consecutive editions of a local newspaper and notification letters will be sent to owners/occupiers of properties within 100 metres of the subject parcel boundary.

STRATEGIC PLAN AND RELATED POLICIES

The bylaw amendment process supports the Strategic Plan's values of Collaboration, Respect & Equity and Transparency.

CONCLUSION

The SCRD received an application to rezone two adjacent parcels on Gilmour Road in Elphinstone to permit a concrete batch plant. Agencies were consulted and a public information meeting was held. No objections to the proposed amendment were raised. The only concern raised was water supply including that needed for firefighting. Water supply can be addressed by extending the watermain or an on-site well and approval of a design is recommended to be a requirement before Bylaw No. 310.175, 2017 is adopted.

Staff recommend that *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for Second Reading and a Public Hearing is scheduled for July 18 at 7 p.m. in Frank West Hall.

Prior to the public hearing a covenant agreement is recommended to be prepared that requires before operation of the concrete batch plant:

- i. installation of an approved water supply, including provision for firefighting; and
- ii. receipt and approval by the Regional District of a dust management plan.

A copy of Bylaw No. 310.175, 2017 is included in Attachment A.

Attachments

Attachment A - *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017*

Reviewed by:			
Manager	X - A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Mgr Utility Services	X - S. Walkey
		Chief GDVFD	X - R. Michael

Attachment A

SUNSHINE COAST REGIONAL DISTRICT BYLAW NO. 310.175

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

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

PART A – CITATION

1. This bylaw may be cited as the *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017*

PART B – AMENDMENT

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

Part X (Rural Zones), Section 1011 RU2 Zone (Rural Two):

- a) renumbering 1011.6 to 1011.9 as 1011.7 to 1011.10;
- b) inserting 1011.6 in numerical order as follows:

Site Specific Uses

1011.6 In addition to the uses permitted in Sections 1011.1 to 1011.3, the following use is permitted on Block 6 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563:

- (1) concrete batch plant.

PART C – ADOPTION

READ A FIRST TIME this 26th DAY OF OCTOBER , 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

ADOPTED this DAY OF MONTH , YEAR

Corporate Officer

Chair

APPENDIX A to
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017

Rezoning Block 6 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 to include concrete batch plant as a permitted use



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 21, 2018

AUTHOR: Angie Legault, Senior Manager, Administration and Legislative Services

SUBJECT: **UNION OF BRITISH COLUMBIA MUNICIPALITIES (UBCM) RESOLUTION – MEDICAL CANNABIS**

RECOMMENDATION(S)

THAT the report titled Union of British Columbia Municipalities (UBCM) Resolution – Medical Cannabis be received;

AND THAT the draft resolution on Medical Cannabis be approved or amended for consideration at the 2018 UBCM Convention.

BACKGROUND

The following recommendation was made at the May 24, 2018 Corporate and Administrative Services Committee meeting (adoption anticipated on June 14):

Recommendation No. 5 *Union of British Columbia Municipalities Resolution – Medical Cannabis*

The Corporate and Administrative Services Committee recommended that the report titled Union of British Columbia Municipalities (UBCM) Resolution – Medical Cannabis be received;

AND THAT the draft resolution on Medical Cannabis be amended to incorporate consideration of electrical and fire safety issues and brought forward to a future Committee meeting.

DISCUSSION

Staff prepared a draft resolution for the Committee's consideration as follows:

WHEREAS medical cannabis production in residential areas often generate neighbourhood concerns about safety and nuisance complaints related to odours;

AND WHEREAS Health Canada lacks the resources to conduct routine inspections to address compliance and related nuisances to minimize the negative impact and risk to communities, while safety issues fall to local governments to address:

THEREFORE BE IT RESOLVED THAT the Access to Cannabis for Medical Purposes Regulation be revised to make the installation, operation and

maintenance of ventilation systems that mitigate odour nuisances a condition of medical cannabis production licenses (including designated person or registered person licenses); and ensure that Health Canada inspectors have the authority to enter residences where production is taking place and that the federal government provide adequate resources to support Health Canada in conducting regular inspections to ensure compliance and neighbourhood safety.

Timeline for next steps or estimated completion date

If approved, the resolution will be forwarded to UBCM prior to their June 30th deadline.

STRATEGIC PLAN AND RELATED POLICIES

Submission of resolutions to UBCM is in alignment with SCRD's strategic value of Collaboration and also supports SCRD's mission to provide leadership and quality services to our community through effective and responsive government.

CONCLUSION

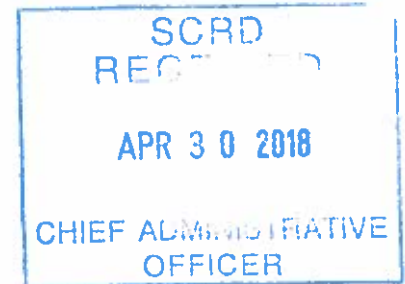
At the May 24, 2018 Corporate and Administrative Services Committee meeting, Staff were directed to present a revised resolution for the Committee's consideration. Staff request that the Committee approve or identify amendments to the draft resolution.

If the resolution is endorsed it will be submitted to UBCM for consideration at the 2018 Convention.

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO	X – J. Loveys	Other	



sunshine coast regional economic development organization



April 27, 2018

Chair and Directors,

Re: Request to include SCREDO on major development application referrals

In order to better perform its function, the Sunshine Coast Regional Economic Development Organization (SCREDO) respectfully requests to be included in development referrals for major projects in the Sunshine Coast Regional District.

The opportunity to be aware of and to offer feedback on major development applications being considered by the Sunshine Coast Regional District would be invaluable to our Board. Thank you, in advance, for your consideration of our request.

Sincerely,
David Chisholm, Chair
scredo.ca