



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, SEPTEMBER 27, 2018

AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of September 6, 2018

Annex A
Pages 1-10

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PRESENTATIONS AND DELEGATIONS

3. Daniel Bouman, Sunshine Coast Conservation Association
Regarding Chapman Landscape Unit / Mount Elphinstone New
Planning Process

REPORTS

4. Planning and Community Development Committee recommendation Nos. 2-4, 6 and 10-16 of September 6, 2018 (*recommendation Nos. 1, 5, 7, 8 and 9 previously adopted*)
Annex B
pp 11-18
5. Infrastructure Services Committee recommendation Nos. 1-7 of September 20, 2018
Annex C
pp 19-21
6. Chief Administrative Officer's Report
Report to follow

COMMUNICATIONS

MOTIONS

BYLAWS

7. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.177, 2018 – **third reading***
(Voting – Electoral Area Directors – 1 vote each)
Annex D
pp 22-23

- | | | |
|-----|--|---------------------|
| 8. | <i>West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017 – third reading and adoption</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex E
pp 24-27 |
| 9. | <i>Elphinstone Official Community Plan Amendment Bylaw No. 600.8, 2017 – third reading and adoption</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex F
pp 28-31 |
| 10. | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.8, 2017 – third reading and adoption</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex G
pp 32-35 |
| 11. | <i>Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.4, 2017 – third reading and adoption</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex H
pp 36-38 |
| 12. | <i>Sunshine Coast Regional District Directors' Remuneration Amendment Bylaw No. 636.4, 2018 – receipt of staff report</i>
<i>– first, second and third reading</i>
(Voting – All Directors – 1 vote each) | Annex I
pp 39-43 |

DIRECTORS' REPORTS

Verbal
Report

NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (c), (g) and (k) of the *Community Charter* – “labour relations or other employee relations...”, “litigation or potential litigation affecting the municipality” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

ADJOURNMENT



SUNSHINE COAST REGIONAL DISTRICT

September 6, 2018

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

PRESENT:	Chair	B. Milne
	Directors	I. Winn F. Mauro M. Lebbell L. Lewis G. Nohr J. Valeriotte D. Wright

ALSO PRESENT:	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	R. Rosenboom
	Deputy Corporate Officer / Recorder	S. Reid
	Media	2
	Public	8

CALL TO ORDER 1:32 p.m.

AGENDA **It was moved and seconded**

248/18 THAT the agenda for the meeting be adopted.

CARRIED

MINUTES

Minutes **It was moved and seconded**

249/18 THAT the Regular Board meeting minutes of July 26, 2018 be adopted as presented.

CARRIED

REPORTS

Corporate

It was moved and seconded

250/18

THAT Corporate and Administrative Services Committee recommendation Nos. 1-8, and 10-13 of July 26, 2018 be received, adopted and acted upon as follows:

Recommendation No. 1 *Review of Services*

THAT the report titled Review of Services be received;

AND THAT staff explore opportunities to link internal service reviews to the development of service plans and the annual financial planning process;

AND FURTHER THAT staff report back through the development of the 2018-2022 Strategic Plan on opportunities to improve the integration of these processes.

Recommendation No. 2 *Corporate General Ledger Budget Variance to June 30, 2018*

THAT the report titled Corporate General Ledger Budget Variance Report for Period Ending June 30, 2018 be received for information.

Recommendation No. 3 *Regional Solid Waste [350-352] Variance Reporting to June 30, 2018*

THAT the report titled Regional Solid Waste [350-352] Variance Reporting for Period Ending June 30, 2018 be received for information.

Recommendation No. 4 *Recreation Facilities [615] Variance Reporting to June 30, 2018*

THAT the report titled Recreation Facilities [615] Variance Reporting for Period Ending June 30, 2018 be received for information.

Recommendation No. 5 *Building Inspection [520] Variance Reporting to June 30, 2018*

THAT the report titled Building Inspection [520] Variance Reporting for Period Ending June 30, 2018 be received for information.

Recommendation No. 6 *Public Transit [310] Variance Reporting to June 30, 2018*

THAT the report titled Public Transit [310] Variance Reporting for Period Ending June 30, 2018 be received for information.

250/18 cont.

Recommendation No. 7 *Long Term Debt as at June 30, 2018*

THAT the report titled Long Term Debt as at June 30, 2018 be received for information.

Recommendation No. 8 *Investment and Reserves as at June 30, 2018*

THAT the report titled Investments and Reserves as at June 30, 2018 be received for information.

Recommendation No. 10 *Contracts Between \$50,000 and \$100,000 from April 1 to June 30, 2018*

THAT the report titled Contracts Between \$50,000 and \$100,000 from April 1 to June 30, 2018 be received for information.

Recommendation No. 11 *Speakers for 2018 Resolutions to Union of British Columbia Municipalities (UBCM)*

THAT the report titled Speakers for 2018 Resolutions to Union of British Columbia Municipalities (UBCM) be received;

AND THAT speakers be designated for the resolutions as follows:

- Watershed Governance Model – Director Lebbell
- Cycling Infrastructure Funding – Director Valeriote
- Medical Cannabis Production – Director Nohr
- Modernization of *Local Government Act* – Director Winn;

AND FURTHER THAT staff confirm if the BC Ferries Medical Priority Loading resolution will be brought forward to UBCM and if so, Director Valeriote be the designated speaker.

Recommendation No. 12 *Sechelt Community Archives*

THAT the report titled Sechelt Community Archives be received for information.

Recommendation No. 13 *Corporate and Administrative Services – Semi-Annual Report 2018*

THAT the report titled Corporate and Administrative Services – Semi-Annual Report for 2018 be received for information.

CARRIED

Planning

It was moved and seconded

251/18

THAT Planning and Community Development Committee recommendation No. 1 of September 6, 2018 be received, adopted and acted upon as follows:

Recommendation No. 1 *Provincial Referral 102649829-002 –
Sunshine Coast Mountain Adventures*

THAT the report titled Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures - Consultation Summary and Revised Recommendations be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to Provincial Referral 102649829-002:

- a) Conduct a public information meeting and respond to any development and operation concerns and questions which may be raised by the community.
- b) Comments received from the shíshálh and Skwxwú7mesh Nations be addressed.
- c) Provide an emergency management plan to the SCRD for comment.
- d) Incorporate fire protection measures in the tenure management plan.
- e) A statement be added to the tenure management plan that explicitly prohibits fishing and hunting in the tenure areas.
- f) Access to the trails within the proposed tenure be separated from other existing trails and forest service roads in lower elevations to prevent mechanized vehicles from accessing tenure areas of this project.
- g) Conduct an environmental impact assessment of mountain biking activities in the alpine and sub-alpine areas after one year of operation and deploy remedial measures if necessary.
- h) Detailed information be provided in the tenure management plan on baseline data and parameters for monitoring changes in the alpine and sub-alpine areas.
- i) Detailed information be provided in the tenure management plan regarding helicopter flight paths, operation timing and noise mitigation measures.

251/18 cont.

j) Consult local nature, conservation and environmental groups for their input on the backcountry and project management practice.

AND THAT once all comments have been reviewed and addressed the proposed operations be carried out in accordance with the amended tenure management plan, amended environmental management plan and amended emergency management plan as approved by the Province;

AND FURTHER THAT the Sunshine Coast Regional District strongly recommends that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development implement a monitoring, regulatory and enforcement regime to ensure control of this type of activity in the backcountry.

Director Lebbell opposed

CARRIED

Planning

It was moved and seconded

252/18

THAT Planning and Community Development Committee recommendation No. 5 of September 6, 2018 be received, adopted and acted upon as follows:

Recommendation No. 5 *SCRD Approach to Cannabis Legalization*

THAT the report titled Approach to Cannabis Legalization be received;

AND THAT Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Regular Board meeting of September 6, 2018 for First Reading and Second Reading;

AND THAT public hearings be waived pursuant to Section 464 of the *Local Government Act*;

AND THAT Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Ministry of Transportation and Infrastructure for approval, pursuant to Section 52 of the *Transportation Act*;

AND THAT upon completion of notice of waiving public hearing and *Transportation Act* approval, Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Board for Third Reading and Adoption;

AND THAT Procedures and Fees Bylaw No. 522 be amended to establish fees for:

a) \$4,275, where an application is made to rezone property where cannabis production or retail is proposed to occur, and;

b) \$3,275, for review and response to a retail cannabis license application in a permitted zone;

252/18 cont. AND FURTHER THAT staff incorporate public engagement with regards to cannabis production and retail with the Bylaw 310 review process.

CARRIED

Planning **It was moved and seconded**

253/18 THAT Planning and Community Development Committee recommendation No. 7 of September 6, 2018 be received, adopted and acted upon as amended, as follows:

Recommendation No. 7 *Provincial Referral CRN00061 for a Private Moorage (Solberg Hills)*

THAT the report titled Provincial Referral CRN00061 for a Private Moorage (Solberg Hills) – Electoral Area A be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to the proposed private moorage fronting District Lot 3049 Group 1 New Westminster District, Provincial Referral Number 2401681:

- a) SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the moorage facility.
- b) Any eelgrass beds in or near the tenure area should be identified and protected.
- c) Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- d) Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge.
- e) The proponent must implement *the most current* Provincial and shíshálh Nation Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.
- f) The proponent should ensure that shíshálh Nation is consulted regarding archaeological potential in the application area and that all work undertaken comply with the *Heritage Conservation Act*.

253/18 cont. AND FURTHER THAT comments of the SCRD Natural Resource Advisory Committee and the Egmont/ Pender Harbour Advisory Planning Commission be provided to the Ministry.

CARRIED

Planning **It was moved and seconded**

254/18 THAT Planning and Community Development Committee recommendation No. 8 of September 6, 2018 be received, adopted and acted upon as amended, as follows:

Recommendation No. 8 *Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging)*

THAT the report titled Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging) – Electoral Area F be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to the proposed log handing facility located at Bailey Bay, Provincial Referral Number 2412032:

- a) SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the facility.
- b) An environmental monitoring plan should be implemented during the construction and operation of the site.
- c) SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- d) Include potential navigational concerns resulting from escaped logs or related wood debris and the collection of any lost wood debris in the project management plan.
- e) Include measures to protect recreational and visual values in the project management plan.
- f) Ensure that Skwxwú7mesh Nation's comments are addressed and that any work undertaken complies with the *Heritage Conservation Act*.
- g) Water quality should not be impacted by maintenance or construction activities, materials or fuel storage.

254/18 cont.

h) Implement Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

i) Complete restoration of the tenure area should be undertaken upon closure of the log booming sites, including the removal of all industrial equipment and potential contaminants to be disposed of in accordance with all provincial and SCRD regulations at the time.

j) The use of Styrofoam to keep docks afloat is prohibited for new construction and repairs. Styrofoam floats on existing docks that are showing evidence of breakdown should be replaced using an alternative material.

AND FURTHER THAT comments of the SCRD Natural Resource Advisory Committee and the West Howe Sound Advisory Planning Commission be provided to the Ministry.

CARRIED

Planning

It was moved and seconded

255/18

THAT Planning and Community Development Committee recommendation No. 9 of September 6, 2018 be received, adopted and acted upon as amended, as follows:

Recommendation No. 9 *Provincial Referral CRN00063 for a Private Moorage Facility (Thomson)*

THAT the report titled Provincial Referral CRN00063 for a Private Moorage Facility (Thomson) - Electoral Area A be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objections to the proposed residential private moorage fronting Block C District Lot 5398, Provincial File Number 2412049:

a) SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the moorage facility.

b) Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.

c) Implement *the most current* Provincial and *shíshálh* Nation Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.

- 255/18 cont.
- d) Consult the *shíshálh* Nation and address any of their concerns.
 - e) Treated lumber used in existing structures should be replaced with inert construction materials that do not leach contaminants (e.g. untreated lumber, concrete, or steel).
 - f) Existing fill material placed within the foreshore area should be removed and the area restored to a natural state under the supervision of a qualified environmental professional. This work must be conducted in compliance with the *Heritage Conservation Act* and with consideration of potential archeological sites.
 - g) A development permit is required prior to any land alteration and development within 30 metres of the natural boundary of Ruby Lake.

AND FURTHER THAT comments of the SCRD Natural Resources Advisory Committee and the Egmont/Pender Harbour Advisory Planning Commission be provided to the Province.

CARRIED

BYLAWS

Bylaw 310.183 **It was moved and seconded**

256/18 THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.183, 2018* be read a first time.

CARRIED

Bylaw 310.183 **It was moved and seconded**

257/18 THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.183, 2018* be read a second time.

CARRIED

Bylaw 337.117 **It was moved and seconded**

258/18 THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.117, 2018* be read a first time.

CARRIED

Bylaw 337.117 **It was moved and seconded**

259/18 THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.117, 2018* be read a second time.

CARRIED

DIRECTORS' REPORTS

Directors provided a verbal report of their activities.

ADJOURNMENT It was moved and seconded

260/18 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 2:04 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair

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

September 6, 2018

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

PRESENT:	Chair Directors	J. Valeriote M. Lebbell F. Mauro G. Nohr L. Lewis I. Winn B. Milne D. Wright
ALSO PRESENT:	Chief Administrative Officer GM, Planning and Community Development Manager, Planning and Development Senior Planner Administrative Assistant / Recording Secretary Public Media	J. Loveys I. Hall A. Allen Y. Siao (part) A. Ruinat 7 (part) 1

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as presented.

PRESENTATIONS and DELEGATIONS

Kris Sneddon and Paul Toszczak, Sunshine Coast Mountain Adventures Ltd. presented to the Committee regarding Sunshine Coast Mountain Adventures Provincial Tenure Application.

The Chair thanked Mr. Sneddon and Mr. Toszczak for their presentation.

PRESENTATIONS and DELEGATIONS

Mark Hiltz, Resident presented to the Committee regarding Development Variance Permit DVP00029 Application (Persephone).

The Chair thanked Mr. Hiltz for his presentation.

REPORTS

Recommendation No. 1 *Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures - Consultation Summary and Revised Recommendations be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to Provincial Referral 102649829-002:

- a) Conduct a public information meeting and respond to any development and operation concerns and questions which may be raised by the community.
- b) Comments received from the shíshálh and Skwxwú7mesh Nations be addressed.
- c) Provide an emergency management plan to the SCRCD for comment.
- d) Incorporate fire protection measures in the tenure management plan.
- e) A statement be added to the tenure management plan that explicitly prohibits fishing and hunting in the tenure areas.
- f) Access to the trails within the proposed tenure be separated from other existing trails and forest service roads in lower elevations to prevent mechanized vehicles from accessing tenure areas of this project.
- g) Conduct an environmental impact assessment of mountain biking activities in the alpine and sub-alpine areas after one year of operation and deploy remedial measures if necessary.
- h) Detailed information be provided in the tenure management plan on baseline data and parameters for monitoring changes in the alpine and sub-alpine areas.
- i) Detailed information be provided in the tenure management plan regarding helicopter flight paths, operation timing and noise mitigation measures.
- j) Consult local nature, conservation and environmental groups for their input on the backcountry and project management practice.

AND THAT once all comments have been reviewed and addressed the proposed operations be carried out in accordance with the amended tenure management plan, amended environmental management plan and amended emergency management plan as approved by the Province;

AND THAT the Sunshine Coast Regional District strongly recommends that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development implement a monitoring, regulatory and enforcement regime to ensure control of this type of activity in the backcountry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Director Lebbell opposed.

Recommendation No. 2 *Development Variance Permit Application DVP00029
(Persephone)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00029 (Persephone) and proposed Liquor License Endorsements for a Lounge and Picnic Area – Area F be received;

AND THAT the proposed Lounge Endorsement and Picnic Endorsement not be supported at this time;

AND THAT SCRD support for the Lounge Endorsement and Picnic Endorsement may be considered in a future application pending receipt of confirmation from Vancouver Coastal Health that the wastewater treatment system for the alcohol production facility and ancillary uses is functioning as per design specifications and purpose and poses no health risk;

AND THAT DVP00029 to relax Section 1021.7 (3) (a) (ii) (indoor seating capacity) of Zoning Bylaw No. 310 from 30 to 65 be deferred until conditions of the wastewater treatment system are met and confirmation from Vancouver Coastal Health has been received;

AND FURTHER THAT the Board resolution along with a copy of this staff report as well as previous reports dated February 8, 2018 and July 19, 2018 be sent to:

- a) Agricultural Land Commission;
- b) Vancouver Coastal Health; and
- c) British Columbia Liquor and Cannabis Regulation Branch.

The Committee recessed at 11:05 a.m. and reconvened at 11:12 a.m.

Recommendation No. 3 *Zoning Bylaw Amendment No. 310.177, 2018
(Elphinstone Crossing Estate Phase Two)*

The Planning and Community Development Committee recommended that the report titled Zoning Bylaw Amendment No. 310.177, 2018 – Elphinstone Crossing Estate Phase Two - Public Hearing Report and Consideration for Third Reading be received;

AND THAT Zoning Amendment Bylaw No. 310.177, 2018 be forwarded to the Board for Third Reading;

AND FURTHER THAT prior to consideration of adoption of Bylaw No. 310.177, 2018 the following conditions be met:

- a. The applicant register a covenant with the SCRD on title of Plan BCP40761 District Lot 1354 Lot 3 that stipulates the location, purpose, use, furnishing, pavement material, landscaping, signage and maintenance of the picnic area to be dedicated for community amenity as described in Attachment F to the staff report;
- b. A letter of undertaking signed by the applicant's solicitor be provided to the SCRD stating that prior to the final approval of the proposed subdivision of the subject property:
 - i. The applicant enters into a restrictive covenant with the SCRD and register it on title of each parcel resulting from the subdivision stating that no covenants shall be entered into or registered on title of each parcel to prohibit, restrict or limit uses permitted by applicable provisions of the zoning bylaw for the parcel.
 - ii. The applicant registers a covenant on title of each parcel resulting from the subdivision indicating that the parcel is outside of areas serviced by SCRD fire protection.
 - iii. The applicant, the Ministry of Transportation and Infrastructure and the SCRD will sign a covenant regarding the provision and maintenance of a trail along the north segment of a road right of way within the subdivision to be dedicated for community amenity as described in Attachment G to this report.

- iv. The applicant enters into a restrictive covenant with the SCRD and register it on title of Lot 12 and Lot 13 on the east portion of the proposed subdivision stating that no further subdivision of these lots will be permitted.

Recommendation No. 4 *Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017, Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017, Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017*

The Planning and Community Development Committee recommended that the report titled OCP Amendments - Densification Strategies to Support Affordable Housing – Public Hearing Report and Consideration for Third Reading and Adoption be received;

AND THAT *Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017, Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017, Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017* be forwarded to the Board for Third Reading and Adoption.

Recommendation No. 5 *SCRD Approach to Cannabis Legalization*

The Planning and Community Development Committee recommended that the report titled Approach to Cannabis Legalization be received;

AND THAT Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Regular Board meeting of September 6, 2018 for First Reading and Second Reading;

AND THAT public hearings be waived pursuant to Section 464 of the *Local Government Act*;

AND THAT Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Ministry of Transportation and Infrastructure for approval, pursuant to Section 52 of the *Transportation Act*;

AND THAT upon completion of notice of waiving public hearing and *Transportation Act* approval, Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Board for Third Reading and Adoption;

AND THAT Procedures and Fees Bylaw No. 522 be amended to establish fees for:

- a) \$4,275, where an application is made to rezone property where cannabis production or retail is proposed to occur, and;
- b) \$3,275, for review and response to a retail cannabis license application in a permitted zone.

AND THAT staff incorporate public engagement with regards to cannabis production and retail with the Bylaw 310 review process;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Recommendation No. 6 *Potential for a Temporary Movable Small Home Pilot Project in Rural Areas*

The Planning and Community Development Committee recommended that the report titled Potential for a Temporary Movable Small Home Pilot Project in Rural Areas be received;

AND THAT a report be provided to the Committee in Q1 2019 with regard to:

- a) a pilot project plan to implement temporary use permits for temporary small movable homes, proposed to have a duration of three years, focus on auxiliary dwellings, and include a cap of 20 permits per electoral area per year reviewed annually;
- b) amendments to Zoning Bylaw Nos. 310 and 337 and Procedure and Fees Bylaw No. 522;

AND FURTHER THAT this report be referred to SCRD Advisory Planning Commissions and Vancouver Coastal Health for comment.

Recommendation No. 7 *Provincial Referral CRN00061 for a Private Moorage (Solberg Hills)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00061 for a Private Moorage (Solberg Hills) – Electoral Area A be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to the proposed private moorage fronting District Lot 3049 Group 1 New Westminster District, Provincial Referral Number 2401681:

- a. SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the moorage facility.
- b. Any eelgrass beds in or near the tenure area should be identified and protected.
- c. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- d. Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge.
- e. The proponent must implement both Provincial and shíshálh Nation's Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.
- f. The proponent should ensure that shíshálh Nation is consulted regarding archaeological potential in the application area and that all work undertaken comply with the *Heritage Conservation Act*.
- g. The applicant is encouraged to not use polystyrene in any components of the moorage facility in future upgrade or maintenance.

AND THAT comments of the SCRD Natural Resource Advisory Committee and the Egmont/Pender Harbour Advisory Planning Commission be provided to the Ministry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Director Valeriote passed the Chair to Director Lebbell at 11:50 a.m.

Recommendation No. 8 *Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging) – Electoral Area F be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to the proposed log handling facility located at Bailey Bay, Provincial Referral Number 2412032:

- a. SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the facility.
- b. An environmental monitoring plan should be implemented during the construction and operation of the site.
- c. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- d. Include potential navigational concerns resulting from escaped logs or related wood debris and the collection of any lost wood debris in the project management plan.
- e. Include measures to protect recreational and visual values in the project management plan.
- f. Ensure that Skwxwú7mesh Nation's comments are addressed and that any work undertaken complies with the *Heritage Conservation Act*.
- g. Water quality should not be impacted by maintenance or construction activities, materials or fuel storage.
- h. Implement Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.
- i. Complete restoration of the tenure area should be undertaken upon closure of the log booming sites, including the removal of all industrial equipment and potential contaminants to be disposed of in accordance with all provincial and SCRD regulations at the time.

AND THAT Comments of the SCRD Natural Resource Advisory Committee and the West Howe Sound Advisory Planning Commission be provided to the Ministry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Recommendation No. 9 *Provincial Referral CRN00063 for a Private Moorage Facility (Thomson)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00063 for a Private Moorage Facility (Thomson) - Electoral Area A be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objections to the proposed residential private moorage fronting Block C District Lot 5398, Provincial File Number 2412049:

- a) SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the moorage facility.
- b) Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- c) Implement both Provincial and *shíshálh* Nation Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.
- d) Consult the *shíshálh* Nation and address any of their concerns.
- e) To not use polystyrene in any components of the moorage facility.
- f) Treated lumber used in existing structures should be replaced with inert construction materials that do not leach contaminants (e.g. untreated lumber, concrete, or steel).
- g) Existing fill material placed within the foreshore area should be removed and the area restored to a natural state under the supervision of a qualified environmental professional. This work must be conducted in compliance with the *Heritage Conservation Act* and with consideration of potential archeological sites.
- h) A development permit is required prior to any land alteration and development within 30 metres of the natural boundary of Ruby Lake.

AND THAT comments of the SCRD Natural Resources Advisory Committee and the Egmont/Pender Harbour Advisory Planning Commission be provided to the Province;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Director Valeriote resumed the Chair at 12:03 p.m.

Recommendation No. 10 *Frontage Waiver for Subdivision SD000028 (Hammond)*

The Planning and Community Development Committee recommended that the report titled Frontage Waiver for Subdivision SD000028 (Hammond) – Electoral Area F be received;

AND THAT the requirement for 10% lot frontage onto a road for Lot 5 and Lot 6 in the proposed subdivision of Lot 1 of Lot 2 District Lot 694 Plan 17208 be waived.

Recommendation No. 11 *SCRD Policing Committee Minutes of July 19, 2018*

The Planning and Community Development Committee recommended that the SCRD Policing Committee Minutes of July 19, 2018 be received.

Recommendation No. 12 *Natural Resource Advisory Committee Minutes of July 18, 2018*

The Planning and Community Development Committee recommended that the Natural Resource Advisory Committee Minutes of July 18, 2018 be received.

Recommendation No. 13 *Area A APC Minutes of July 25, 2018*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour Advisory Planning Commission minutes of July 25, 2018 be received.

Recommendation No. 14 *Area D APC Minutes of July 16, 2018*

The Planning and Community Development Committee recommended that the Roberts Creek Advisory Planning Commission minutes of July 16, 2018 be received.

Recommendation No. 15 *Area F APC Minutes of July 24, 2018*

The Planning and Community Development Committee recommended that the West Howe Sound Advisory Planning Commission minutes of July 24, 2018 be received.

COMMUNICATIONS**Recommendation No. 16**

The Planning and Community Development Committee recommended that the correspondence from Brian Smith, CEO/Co-Owner, Persephone Brewing Company dated August 25, 2018, regarding Persephone Brewing Company DVP Application be received.

The Committee recessed at 12:05 p.m. and reconvened at 12:10 p.m.

IN CAMERA

The Committee moved In Camera at 12:10 p.m.

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

The Committee moved out of In Camera at 12:45 p.m.

ADJOURNMENT 12:45 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
INFRASTRUCTURE SERVICES COMMITTEE**

September 20, 2018

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

PRESENT:	Chair	G. Nohr
	Directors	M. Lebbell L. Lewis F. Mauro B. Milne J. Valeriote I. Winn D. Wright
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	G.M., Infrastructure Services	R. Rosenboom
	G.M. Corporate Services / Chief Financial Officer	T. Perreault
	Administrative Assistant / Recorder	T. Crosby
	Media	2
	Public	9

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as amended.

REPORTS

The General Manager, Infrastructure Services presented a Water Supply Update which included projects listed in the Comprehensive Regional Water Plan to increase water supply.

Recommendation No. 1 *Impact of Continued Siphon System Use*

The Infrastructure Services Committee recommended that staff report to a future committee regarding the operational, financial and human resource implications of regular, extended periods of siphon deployment at Chapman Lake;

AND THAT the report include the legislative and regulatory aspects related to obtaining the necessary permits for long term siphon use.

Recommendation No. 2 *Universal Water Meter Program*

The Infrastructure Services Committee recommended that the report titled Universal Water Meter Program be received;

AND THAT the Sunshine Coast Regional District confirms its commitment to the Universal Water Meter Program;

AND FURTHER THAT funding and program options for implementation be brought to the 2019 budget.

Recommendation No. 3 *Public Transit [310] Variance Reporting to August 31, 2018*

The Infrastructure Services Committee recommended that the report titled Public Transit [310] Variance Reporting for Period Ending August 31, 2018 be received for information.

Recommendation No. 4 *2018-19 BC Transit Annual Operating Agreement*

The Infrastructure Services Committee recommended that the report titled 2018-19 BC Transit Annual Operating Agreement (AOA) be received;

AND THAT the delegated authorities be authorized to execute the Agreement.

Recommendation No. 5 *2019-20 Transit Expansion Memorandum of Understanding*

The Infrastructure Services Committee recommended that the report titled 2019-2020 Transit Expansion Memorandum of Understanding be received;

AND THAT the transit service to the Chatelech Secondary School be implemented as of September 2019;

AND THAT any decisions on further service expansion be deferred until costs and impacts of the current service levels are determined;

AND FURTHER THAT a preliminary report be provided with respect to Transit service levels as part of the 2019 annual pre-budget process.

The Committee recessed at 10:44 a.m. and reconvened at 10:49 a.m.

Recommendation No. 6 *Association of Vancouver Island and Coastal Communities
Special Solid Waste Committee*

The Infrastructure Services Committee recommended that the report titled Association of Vancouver Island and Coastal Communities (AVICC) Special Solid Waste Committee be received;

AND THAT the Sunshine Coast Regional District continue to be a member of the AVICC Special Solid Waste Committee.

Recommendation No. 7 *Transportation Advisory Committee Minutes of July 29, 2018*

The Infrastructure Services Committee recommended that the Transportation Advisory Committee Minutes of July 29, 2018 be received;

AND THAT the following recommendation be acted upon:

Recommendation No. 2 *Letter of Support – Elphinstone Community Association – Pedestrian Safety*

The Transportation Advisory Committee recommended that SCRD write a letter of support for the Elphinstone Community Association on behalf of their petition to the Minister of Transportation and Infrastructure with respect to efforts to increase pedestrian safety on the Sunshine Coast Highway 101;

AND THAT the SCRD Integrated Transportation Study (2011) be referenced in the letter.

AND FURTHER THAT the following recommendation be acted upon as amended:

Recommendation No. 6 *MOTI Brushing Schedule*

The Transportation Advisory Committee recommended that SCRD write a letter to the Ministry of Transportation and Infrastructure regarding public safety concerns with respect to the current brushing schedule for the Sunshine Coast in light of the impacts of climate change.

Director Milne left the meeting at 11:06 a.m.

The Committee recessed at 11:06 a.m. and reconvened at 11:09 a.m.

IN CAMERA

The Committee moved In-Camera at 11:10 a.m.

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (c) and (k) of the *Community Charter* – “labour relations or other employee relations” 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 12:10 p.m.

ADJOURNMENT 12:10 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW No. 310.177

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

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.177, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - a. Schedule B of Zoning Bylaw No. 310, 1987 is amended by rezoning Subdivision District I to Subdivision District G for the west portion of District Lot 1354 Group 1 New Westminster District Except: Firstly; Part in Highway Plan 14999 Secondly; Part Subdivided by Plan BCP40761, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this	25 TH DAY OF JANUARY	2018
READ A SECOND TIME this	24 TH DAY OF MAY	2018
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	12 TH DAY OF JUNE	2018
READ A THIRD TIME this	DAY OF MONTH	YEAR
ADOPTED this	DAY OF MONTH	YEAR

Corporate Officer

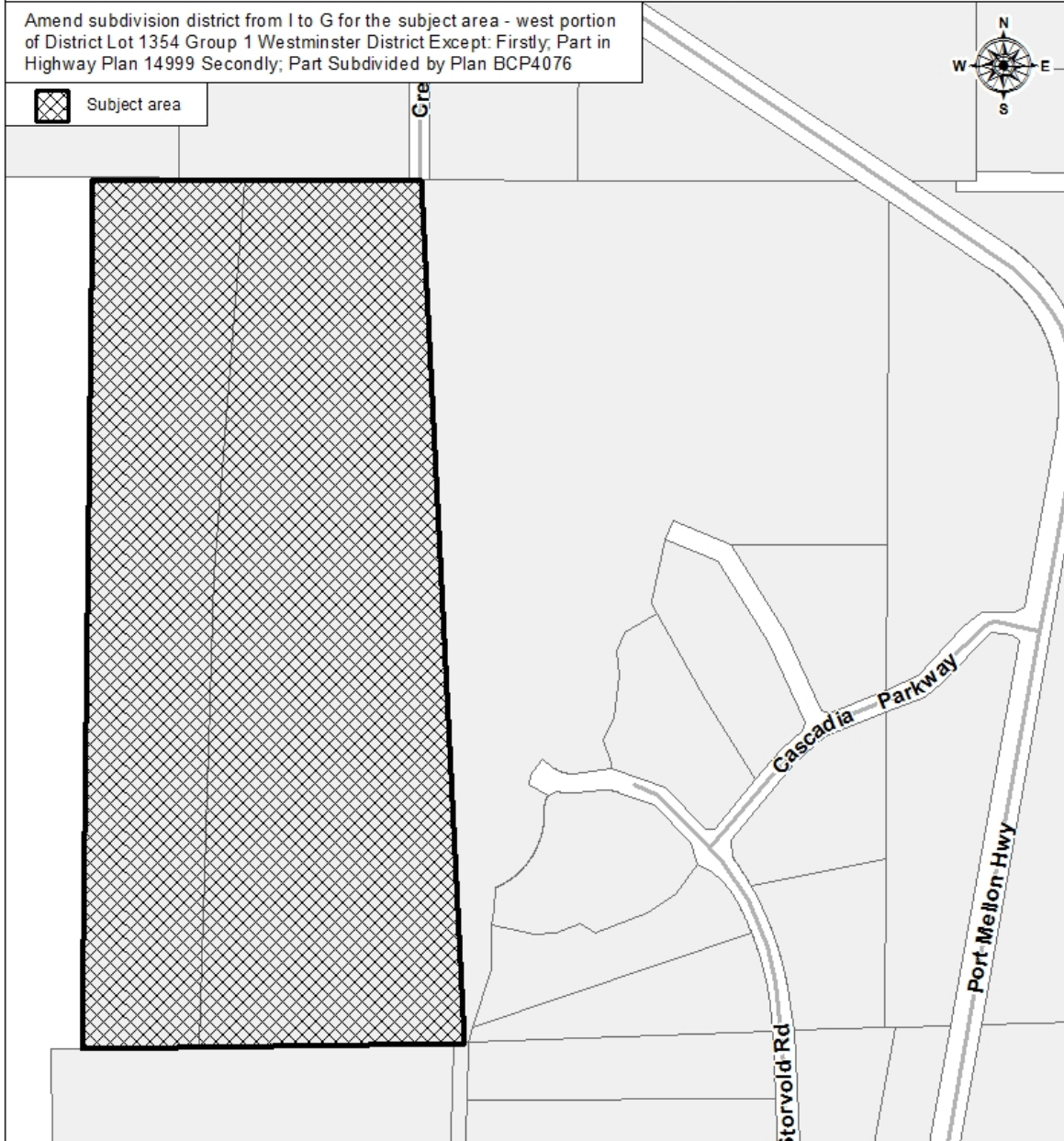
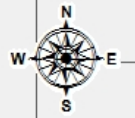
Chair

Appendix A to Zoning Amendment Bylaw 310.177, 2018

Amend subdivision district from I to G for the subject area - west portion of District Lot 1354 Group 1 Westminster District Except: Firstly, Part in Highway Plan 14999 Secondly, Part Subdivided by Plan BCP4076



Subject area



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 640.2

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

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 *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:
 - i. Insert the following section immediately following Section 6:

7. Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas. The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.

7.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Langdale Neighbourhood Village Centre and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

7.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Langdale Neighbourhood Village Centre or similar settlement cluster areas.

Developments exceeding density limits of the Official Community Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing

agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed in a way that integrates with rural communities and strengthens community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 12TH DAY OF OCTOBER 2017

READ A SECOND TIME this 14TH DAY OF JUNE 2018

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 14TH DAY OF JUNE 2018

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 23RD DAY OF JULY 2018

READ A THIRD TIME this

DAY OF

MONTH

YEAR

ADOPTED this

DAY OF

MONTH

YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 600.8

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

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

PART A – CITATION

1. This bylaw may be cited as *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-9:

B-10 Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas. The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.

B-10.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Comprehensive Development Cluster Housing Areas and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

B-10.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Comprehensive Development Cluster Housing Areas or similar settlement cluster areas.

Developments exceeding density limits of the Official Community Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing

agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed in a way that integrates with rural communities and strengthens community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 12TH DAY OF OCTOBER 2017

READ A SECOND TIME this 14TH DAY OF JUNE 2018

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 14TH DAY OF JUNE 2018

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 23RD DAY OF JULY 2018

READ A THIRD TIME this

DAY OF

MONTH

YEAR

ADOPTED this

DAY OF

MONTH

YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 641.8

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

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 *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 the following portion of Section 17.9.i:

“ Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:

a) Affordable housing; and/or

b) Special needs housing

subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s). Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 6. Cluster housing will be encouraged to minimize land use. ”

- ii. Insert the following section immediately following Section 17:

18. Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas. The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.

18.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Village Amenity / Density Bonus Area and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

18.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Village Amenity / Density Bonus Area or similar settlement cluster areas.

Developments exceeding density limits of the Official Community Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas

designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- e. Affordable or higher-density housing shall be developed in a way that integrates with rural communities and strengthens community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 12TH DAY OF OCTOBER 2017

READ A SECOND TIME this 14TH DAY OF JUNE 2018

CONSIDERED IN CONJUNCTION WITH THE
SUNSHINE COAST REGIONAL DISTRICT
FINANCIAL PLAN AND ANY APPLICABLE WASTE
MANAGEMENT PLANS PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this

14TH DAY OF JUNE 2018

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this

23RD DAY OF JULY 2018

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 675.4

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

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

PART A – CITATION

1. This bylaw may be cited as *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:
 - i. Insert the following section immediately following Section 10:

11. Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas. The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.

11.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Community Hubs and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

11.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential

use with commercial, retail, service and office uses are encouraged to be located in the Community Hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Community Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
- d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- e. Affordable or higher-density housing shall be developed in a way that integrates with rural communities and strengthens community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 12TH DAY OF OCTOBER 2017

READ A SECOND TIME this 14TH DAY OF JUNE 2018

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 14TH DAY OF JUNE 2018

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 23RD DAY OF JULY 2018

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – September 27, 2018

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

SUBJECT: DIRECTORS' REMUNERATION BYLAW AMENDMENT No. 636.4

RECOMMENDATION(S)

THAT the report titled Directors' Remuneration Bylaw Amendment No. 636.4 be received;

AND THAT Bylaw 636.4 be given three readings.

BACKGROUND

The Board adopted the following recommendation at the meeting held on July 12, 2018:

222/18 **Recommendation No. 4** *Directors' Remuneration Review*

THAT the report titled Directors' Remuneration Review be received;

AND THAT Directors' remuneration be increased to offset the loss of the 1/3 tax exemption, effective January 2019;

AND THAT an amendment to Bylaw 636 be drafted for the Board's consideration prior to October 2018;

AND FURTHER THAT the development of the Director Remuneration Policy be included as part of the 2019 workplan.

DISCUSSION

A bylaw amendment that updates the remuneration rates to offset the loss of the 1/3 tax exemption is attached.

While preparing this amendment, staff identified areas where the bylaw should be updated. These items were included in the bylaw amendment as follows:

1. Updated definitions of "Public Hearing and "Standing Committee"
2. Condensed Schedule A to remove the lines for Standing Committee Chair and Standing Committee Vice Chair to clarify that only one annual stipend is payable, with a supplementary payment for serving in the role of Committee Chair.

The bylaw will come in to effect on January 1, 2019. The rates identified in the schedule will also be automatically updated on January 1st as per section 5 of Bylaw 636 which states:

5. On January 1st each year all stipends on Schedule A to this bylaw shall be adjusted by the percentage change over the preceding twelve (12) months in the Consumer Price Index for Vancouver at October 31st.

STRATEGIC PLAN AND RELATED POLICIES

This report is aligned with the Strategic Priority to Enhance Board Structure and Processes by providing a foundation for the 2019-2022 Board.

CONCLUSION

Bylaw 636.4 has been prepared in response to Board resolution 222/18. Staff recommend the bylaw be given three readings as circulated.

Reviewed by:			
Manager		CFO/Finance	X-T.Perreault
GM		Legislative	
CAO	X-J.Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 636.4

A Bylaw to amend Sunshine Coast Regional District Directors' Remuneration Bylaw No. 636, 2011

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

1. This Bylaw may be cited as *"Sunshine Coast Regional District Directors' Remuneration Amendment Bylaw No. 636.4, 2018"*.
2. *"Sunshine Coast Regional District Directors' Remuneration Bylaw No. 636, 2011"* is hereby amended as follows:

- a) Delete the definitions of "Public Hearing" and "Standing Committee" and replace with new definitions as follows:

"Public Hearing" means a public hearing held in accordance with section 464 of the *Local Government Act*.

"Standing Committee" means the Planning and Community Development Committee, the Infrastructure Services Committee or the Corporate and Administrative Services Committee.

- b) Delete Section 12 in its entirety and replace with a new Section 12 as follows:

12. In addition to the above, the Chair, any Director or Alternate Director shall be entitled to \$158.54 per day for attending the annual conference of the Union of British Columbia Municipalities, or the Association of Vancouver Island and Coastal Communities, the UBCM Annual Electoral Area Directors Forum or Local Government Leadership Academy Conference.

- c) Delete Section 13 in its entirety and replace with a new Section 13 as follows:

13. The Chair, a Director or Alternate Director may, prior to attending a conference not listed in Section 12, request approval by the Board to receive \$158.54 per day to attend such conference.

- d) Delete Section 17 in its entirety.
 - e) Delete Schedule A in its entirety and replace with a new Schedule A as attached to this bylaw.
3. This bylaw comes in to force and effect on January 1, 2019.

READ A FIRST TIME this 27th day of September, 2018

READ A SECOND TIME this 27th day of September, 2018

READ A THIRD TIME this 27th day of September, 2018

ADOPTED this day of

CORPORATE OFFICER

CHAIR

Bylaw 636 - Schedule A

	Annual Stipend	Standing Committee Chair	\$ per Board Meeting Chaired	\$ per Committee Meeting Chaired	\$ per meeting attended	\$ for any day attending Meetings	\$ for acting in capacity of Board Chair (per day)
Chair	\$ 39,800.14				\$ 131.70 (Extraordinary & Special meetings only)		
Vice Chair	\$ 11,763.65		\$ 245.27		if not chair \$ 131.70		\$ 153.65
Director (if not Board Chair or Vice Chair)	\$ 9,438.34	\$ 1,476.82		\$ 131.70	\$ 131.70		
Rural Area Director Supplement	\$ 1,351.70						
Alternate Director	\$ 1,476.82				\$ 131.70	\$ 116.69	
Public Hearing Chair				\$ 131.70			
Public Hearing Alternate Chair					\$ 131.70		
Policing & Transportation Chair				\$ 131.70			