



SUNSHINE COAST REGIONAL DISTRICT

January 10, 2019

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	L. Pratt
Directors	L. Lee A. Tize D. McMahon M. Hiltz B. Beamish B. Rowe (Alt.) D. Siegers (in part)

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	1
Public	0

CALL TO ORDER 1:30 p.m.

AGENDA It was moved and seconded

001/19 THAT the agenda for the meeting be adopted as amended.

CARRIED

MINUTES

Minutes It was moved and seconded

002/19 THAT the Regular Board meeting minutes of December 13, 2018 be adopted as presented.

CARRIED

REPORTS

Planning

It was moved and seconded

003/19

THAT Planning and Community Development Committee recommendation Nos. 1, 2, 4-6 and 8-17 of December 13, 2018 be received, adopted and acted upon as follows:

Recommendation No. 1 *OCP Amendment Bylaw No. 708.1 and Zoning Amendment Bylaw No. 337.116 - Pender Harbour Ocean Discovery Station (PODS)*

THAT the report titled Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 Consideration for First Reading – Pender Harbour Ocean Discovery Station (PODS) be received;

AND THAT *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116* be forwarded to the Board for First Reading;

AND THAT *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116* be referred to the following agencies for comment:

- Egmont / Pender Harbour Advisory Planning Commission;
- Pender Harbour Volunteer Fire Department;
- shíshálh Nation;
- Ministry of Transportation and Infrastructure;
- Vancouver Coastal Health

AND FURTHER THAT after First Reading of *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116*, two public information meetings, one for the surrounding neighbourhood of the subject site and the other for the broader community, be held in regard to the bylaws.

Recommendation No. 2 *Coopers Green Hall Capital Funding Plan*

THAT the report titled Coopers Green Hall Capital Funding Plan be received;

AND THAT staff submit an application for grant funding for the Coopers Green Hall replacement project through *the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream*;

003/19 cont.

AND THAT should the grant be successful, the Sunshine Coast Regional District commits to its share of funding (\$946,858) for the project through confirmed community contributions totaling \$355,666 and short-term borrowing of \$591,192 for a maximum term of five years;

AND FURTHER THAT any future grants or donations received toward the Coopers Green Hall project be used to offset short-term borrowing, subject to ICIP grant conditions.

Recommendation No. 4 *Correspondence from Sunshine Coast Conservation Association*

THAT the correspondence from Lee Ann Johnson, Chair, Sunshine Coast Conservation Association, dated December 1, 2018 regarding Crown Lease for DL 1313 / Reed Road Forest be received;

AND THAT staff report to a future Committee on whether the Sunshine Coast Conservation Association proposal meets the requirements for a Crown Lease of DL 1313.

Recommendation No. 5 *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) Public Hearing Report and Consideration of Third Reading – Electoral Area E be received;

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

AND FURTHER THAT before *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* is considered for adoption, the following conditions be met:

- a) receipt of approval from Ministry of Transportation and Infrastructure under Section 52 (3) of the *Transportation Act*; and
- b) registration on title of a covenant outlining the following conditions prior to operation of a concrete batch plant:
 - i. installation of an approved connection to the regional water system, including provision for firefighting; and
 - ii. require receipt and approval by the Regional District of a dust management plan, which includes collection of rainwater.

003/19 cont.

Recommendation No. 6 *Truman Road Beach Access Permit Cancellation*

THAT the report titled Truman Road Beach Access Permit Cancellation (Electoral Area B) be received;

AND THAT SCRD approve the cancellation of Ministry of Transportation and Infrastructure Permit #01-005-12930 for a beach access in the Truman Road area;

AND THAT staff research, with neighbourhood participation, opportunities to enhance the Crab Road Beach Access and report back to a future Committee;

AND FURTHER THAT as part of exploring Crab Road Beach Access enhancement opportunities, this report be referred to the Electoral Area B (Halfmoon Bay) Advisory Planning Commission.

Recommendation No. 8 *Regional Growth Strategy Options Report*

THAT the report titled Regional Growth Strategy Options Report be received;

AND THAT staff work with the District of Sechelt, Town of Gibsons, Sk̓wx̓wú7mesh Nation, shíshálh Nation and School District 46 to organize an intergovernmental meeting in early 2019 regarding a Regional Growth Strategy.

Recommendation No. 9 *2018 Water Demand Analysis*

THAT the report titled 2018 Water Demand Analysis be received for information;

AND THAT the Water Demand Analysis report provided by Integrated Sustainability be reviewed in the context of the Town of Gibsons providing water to Zone 3 by 2020.

Recommendation No. 10 *Growth Management Options*

THAT staff provide a report to a Committee in Q1 2019 regarding tools, options, and approaches related to the management of growth and development on the Sunshine Coast in the context of a water supply deficit.

Recommendation No. 11 *Area A APC Minutes of November 28, 2018*

THAT the Egmont/Pender Harbour Advisory Planning Commission minutes of November 28, 2018 be received.

003/19 cont. **Recommendation No. 12** *Area B APC Minutes of November 27, 2018*

THAT the Halfmoon Bay Advisory Planning Commission minutes of November 27, 2018 be received.

Recommendation No. 13 *Area D APC Minutes of November 19, 2018*

THAT the Roberts Creek Advisory Planning Commission minutes of November 19, 2018 be received.

Recommendation No. 14 *Area E APC Minutes of November 28, 2018*

THAT the Elphinstone Advisory Planning Commission minutes of November 28, 2018 be received.

Recommendation No. 15 *Correspondence from the Truck Loggers Association*

THAT the correspondence from David Elstone, Executive Director, Truck Loggers Association, dated April 27, 2018 (received November 23, 2018) regarding retention of the Mt. Elphinstone area as part of the working forest be received.

Recommendation No. 16 *Correspondence from BC Timber Sales*

THAT the correspondence from Noel Poulin, Woodlands Supervisor – Powell River, BC Timber Sales Chinook Business Area, dated October 28, 2019 regarding BC Timber Sales Operational Plan 2018-2022 be received.

Recommendation No. 17 *Correspondence from School District 46*

THAT the correspondence from Pammila Ruth, Board Chair, School District 46, dated November 29, 2018 regarding Zoning Amendment to prohibit Cannabis Stores and Consumption Lounges be received.

CARRIED

Planning **It was moved and seconded**

004/19 THAT Planning and Community Development Committee recommendation Nos. 3, 5 and 6 of January 10, 2019 be received, adopted and acted upon as follows:

Recommendation No. 3 *Development Variance Permit DVP00029 (Persephone) and Proposed Liquor Licence Endorsements for a Lounge and Picnic Area*

THAT the report titled Development Variance Permit DVP00029 (Persephone) and proposed Liquor Licence Endorsements for a Lounge and Picnic Area – Area F be received;

004/19 cont.

AND THAT DVP00029 to relax Section 1021.7 (3) (a) (ii) (indoor seating capacity) of Zoning Bylaw No. 310 from 30 to 65 be issued subject to:

a) Performance data and effluent testing lab reports of the wastewater treatment system for the brewery facility be provided to the SCRD and posted on the Persephone website on a quarterly basis for one year;

b) registration of a covenant on title that:

i. requires a minimum of 12 secure bicycle parking spaces;

ii. requires a minimum of 80 on-site parking spaces;

iii. limits the food and beverage lounge business hours to the following:

- Summer Hours (Friday of Victoria Day long weekend through Monday of Thanksgiving long weekend): No earlier than 10:00 a.m. and no later than 9:00 p.m.
- Winter Hours (Tuesday after Thanksgiving long weekend to Thursday before Victoria Day long weekend): No earlier than 11:00 a.m. and no later than 7:00 p.m., with the exception of December 31st on which the hours can be extended from 7:00 p.m. to 1:00 a.m. on the morning of January 1st;

iv. indoor amplified and outdoor non-amplified music is permitted from 12:00 p.m. to 6:00 p.m. on Saturday and Sunday, with the exception of the night of December 31st and until 1:00 a.m. on the morning of January 1st;

AND THAT the proposed Lounge Endorsement be supported subject to the conditions established in DVP00029 (including that the indoor lounge seating not exceed 65 and outdoor lounge area not exceed 50 square metres);

AND THAT the proposed Picnic Endorsement be supported subject to a maximum of 150 people;

AND THAT the Board resolution along with a copy of the report dated January 10, 2019 be provided to:

a) Agricultural Land Commission;

b) Vancouver Coastal Health; and

c) British Columbia Liquor and Cannabis Regulation Branch (LCRB).

AND THAT staff report to the Planning and Community Development Committee by Q1 2020 regarding performance data and effluent testing lab reports of the wastewater treatment system for the brewery facility.

004/19 cont. **Recommendation No. 5** *Child Care Planning Grant for the Sunshine Coast (District of Sechelt)*

THAT the report titled Child Care Planning Grant for the Sunshine Coast (District of Sechelt) be received;

AND THAT SCR D supports the District of Sechelt's application to the UBCM Child Care Planning Program (2019);

AND THAT SCR D contribute in-kind services to Child Care Planning for the Sunshine Coast project.

Recommendation No. 6 *Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties)*

THAT the report titled Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties) – 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, SCR D has no objections to the proposed moorage fronting Strata Lot 1 and Lot 2, District Lot 1467, Group 1, New Westminster District, Strata Plan BCS1947, Provincial Reference Number 320077:

- a. SCR D will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- b. Ensure that Skwxwú7mesh Nation is consulted, any concerns are addressed and that all related activities undertaken comply with the Heritage Conservation Act;
- c. Islands Trust be contacted with respect to this application.

CARRIED

Director Tize declared a conflict of interest and left the meeting at 1:34 p.m. as he is an advisor to the contract bidder.

Planning **It was moved and seconded**

005/19 THAT Planning and Community Development Committee recommendation No. 9 of January 10, 2019 be received, adopted and acted upon as follows:

005/19 cont. **Recommendation No. 9** *RFP 18 354 Maintenance and Minor Repairs to SCRD Ports*

THAT the staff report titled Maintenance and Minor Repairs to SCRD Ports RFP 18 354 Award Report be received;

AND THAT SCRD enter into an agreement with Summerhill Fine Homes Inc. for up to \$223,591.06 for Maintenance and Minor Repairs to Regional District Ports as described in the Request for Proposal 18 354;

AND THAT the [345] Ports Service contracted services budget be increased by \$30,000 annually funded through taxation;

AND THAT the 2019-2023 Financial Plan be updated in advance of Round 1 budget deliberations.

CARRIED

Director Tize returned to the meeting at 1:35 p.m.

BYLAWS

Bylaw 310.175 **It was moved and seconded**

006/19 THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be read a third time.

CARRIED

Bylaw 708.1 **It was moved and seconded**

007/19 THAT *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1, 2019* be read a first time.

CARRIED

Bylaw 337.116 **It was moved and seconded**

008/19 THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.116, 2019* be read a first time.

CARRIED

DIRECTORS' REPORTS

Directors provided a verbal report of their activities.

The Board moved In Camera at 1:57 p.m.

IN CAMERA

It was moved and seconded

009/19

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (c) of the *Community Charter* "labour relations or other employee relations".

CARRIED

Director Siegers joined the meeting at 2:00 p.m.

The Board moved out of In Camera at 2:40 p.m.

ADJOURNMENT

It was moved and seconded

010/19

THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 2:40 p.m.

Certified correct

Corporate Officer

Confirmed this _____ day of _____

Chair