



# 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, JULY 9, 2020

## AGENDA

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

### AGENDA

1. Adoption of agenda

### MINUTES

2. Regular Board meeting minutes of June 25, 2020

Annex A  
Pages 1 – 8

### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

### PRESENTATIONS AND DELEGATIONS

### REPORTS

3. Corporate and Administrative Services Committee recommendation  
Nos. 1-8 of June 25, 2020

Annex B  
pp 9 – 12

### COMMUNICATIONS

### MOTIONS

### BYLAWS

4. *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3, 2020*  
– **second reading**  
(Voting – Electoral Area Directors – 1 vote each)

Annex C  
pp 13 - 14

5. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174, 2020*  
– **second reading**  
(Voting – Electoral Area Directors – 1 vote each)

Annex D  
pp 15 - 16

### DIRECTORS' REPORTS

Verbal

### NEW BUSINESS

**IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (k), and (2) (b) of the *Community Charter* – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality”, “negotiations and related discussions respecting the proposed provision of a municipal service...”, and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or federal government or both and a third party”.

**ADJOURNMENT**

## UPCOMING MEETING DATES

### SCRD Board, Committee, and Advisory Committee Meetings (to July 31, 2020)

Planning and Community Development Committee	July 9 at 9:30 am
Regular Board	July 9 at 1:30 pm
Natural Resources Advisory Committee	July 15 at 3:30 pm
Infrastructure Services Committee	July 16 at 9:30 am
Policing and Public Safety Committee	July 16 at 1:30 pm
Transportation Advisory Committee	July 16 at 3:00 pm
Advisory Planning Commission (Area D)	July 20 at 7:00 pm
Solid Waste Management Plan Monitoring Advisory Committee	July 21 at 11:00 am
Advisory Planning Commission (Area E)	July 22 at 7:00 pm
Corporate and Administrative Services Committee	July 23 at 9:30 am
Regular Board	July 23 at 1:30 pm
Sunshine Coast Regional Hospital District	July 23 at 3:00 pm
Agricultural Advisory Committee	July 28 at 3:30 pm
Advisory Planning Commission (Area B)	July 28 at 7:00 pm
Advisory Planning Commission (Area F)	July 28 at 7:00 pm
Advisory Planning Commission (Area A)	July 29 at 7:00 pm

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

Public Hearing (West Howe Sound OCP Amendment Bylaw 640.3 and Zoning Amendment Bylaw No. 310.188 for proposed cluster housing in bare-land strata subdivision of 10 lots at 1457 North Road)	July 14 at 7:00 pm
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**Please note:** Meeting dates are current as of print date (July 3, 2020).



## SUNSHINE COAST REGIONAL DISTRICT

June 25, 2020

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

<b>PRESENT*:</b>	Chair	Electoral Area B	L. Pratt
	Directors	Electoral Area A	L. Lee
		Electoral Area D	A. Tize
		Electoral Area E	D. McMahon
		Electoral Area F	M. Hiltz
		District of Sechelt	D. Siegers
		District of Sechelt	A. Toth
		Town of Gibsons	D. Croal

<b>ALSO PRESENT*:</b>	Chief Administrative Officer	D. McKinley
	Corporate Officer	S. Reid
	GM, Corporate Services / Chief Financial Officer	T. Perreault
	GM, Planning and Community Development	I. Hall
	GM, Infrastructure Services	R. Rosenboom
	Deputy Corporate Officer / Recorder	J. Hill
	Media	1
	Public	1

*\*Directors, staff, and other attendees present for the meeting participated by means of electronic or other communication facilities in accordance with Sunshine Coast Regional District Board Procedures Bylaw 717.*

**CALL TO ORDER**     2:03 p.m.

**AGENDA**             **It was moved and seconded**

240/20                    THAT the agenda for the meeting be adopted as amended by adding the following items under New Business:

- July 14, 2020 Public Hearing Regarding 1457 North Road; and
- Invasive Plant Species Knotweed.

**CARRIED**

### MINUTES

Minutes                 **It was moved and seconded**

241/20                    THAT the Regular Board meeting minutes of June 11, 2020 be adopted.

**CARRIED**

**REPORTS**

Planning

**It was moved and seconded**

242/20

THAT Planning and Community Development Committee recommendation Nos. 1, 2, 6, 7, and 10-15 of June 11, 2020 be received, adopted and acted upon as follows:

**Recommendation No. 1**     *Sunshine Coast Together Project Delegation*

THAT the delegation materials from the Sunshine Coast Together Project regarding Plan H Healthy Communities - Community Connectedness Grant be received.

**Recommendation No. 2**     *Secret Cove Heights Development Inc.*

THAT the delegation materials from Nicole Huska, Secret Cove Heights Development Inc. regarding *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3* and *Zoning Amendment Bylaw No. 310.174* (Secret Cove Heights Development) be received.

**Recommendation No. 6**     *Development Variance Permit Application DVP00042 (2484 Milliner Road)*

THAT the report titled Development Variance Permit Application DVP00042 (2484 Milliner Road) be received;

AND THAT Development Variance Permit Application DVP00042 (2848 Milliner Road) to vary Zoning Bylaw No. 310, be issued, as follows:

- i. To vary Section 507 (1) (f) to:
  - a. reduce the required setback to a watercourse from 15 metres to 11.4 metres to permit construction of a proposed single family dwelling;
  - b. reduce the required setback to a watercourse from 15 metres to 5.3 metres to permit a previously constructed auxiliary building; and
- ii. To vary Section 601.4 (1) to reduce the required front yard setback from 5 metres to 0 metres to permit a previously constructed auxiliary building.

**Recommendation No. 7**     *Development Variance Permit Application DVP00060 (3385 Spruce Road)*

THAT the report titled Development Variance Permit Application DVP00060 (3385 Spruce Road) be received;

242/20 cont.

AND THAT Development Variance Permit Application DVP00060 to increase the maximum height of an auxiliary dwelling unit from 4.5 metres to 5.1 metres to allow for conversion of an existing carport structure to an auxiliary dwelling unit be approved subject to the following condition:

- a. Comments from the shíshálh Nation be received within the 60 day referral period and any requests from the shíshálh Nation be addressed by the property owners.

**Recommendation No. 10**     *Henderson Beach License No. 241046  
Renewal*

THAT the report titled Henderson Beach License No. 241046 Renewal – Electoral Area D be received;

AND THAT SCRD submit a Crown renewal application for a 10-year period on the area covered by Licence No. 241046;

AND FURTHER THAT the delegated authorities be authorized to sign the license renewal documents.

**Recommendation No. 11**     *Dakota Ridge Volunteer Insurance and  
Letter of Recognition Request*

THAT the report titled Dakota Ridge Volunteer Insurance and Letter of Recognition Request be received;

AND THAT Board approve the Service Providers Agreement between the SCRD and the Dakota Ridge volunteers with the date as set out in the Service Providers Agreement;

AND THAT the delegated authorities be authorized to sign the Service Providers Agreement documents;

AND THAT a letter of recognition on behalf of the SCRD Board of Directors be prepared to recognize and thank volunteers for their service;

AND FURTHER THAT the SCRD Board Chair be authorized to sign the letter of recognition on behalf of the Board of Directors.

**Recommendation No. 12**     *Egmont/Pender Harbour (Area A)  
APC Meeting Minutes of May 27, 2020*

THAT the Egmont/Pender Harbour (Area A) Advisory Planning Commission meeting minutes of May 27, 2020 be received.

**Recommendation No. 13**     *Roberts Creek (Area D) APC Meeting  
Minutes of May 19, 2020*

THAT the Roberts Creek (Area D) Advisory Planning Commission meeting minutes of May 19, 2020 be received.

242/20 cont.      **Recommendation No. 14**      *Elphinstone (Area E) APC Meeting Minutes of May 27, 2020*

THAT the Elphinstone (Area E) Advisory Planning Commission meeting minutes of May 27, 2020 be received.

**Recommendation No. 15**      *Communication Regarding Coopers Green Recreational Boat Launch*

THAT the correspondence from Tom Bailey, Mintie Road, Halfmoon Bay, dated May 19, 2020, regarding ongoing industrial and commercial use of Coopers Green Recreational Boat Launch and waters in proximity to the boat launch be received.

**CARRIED**

Planning      **It was moved and seconded**

243/20      THAT Planning and Community Development Committee recommendation No. 4 of June 11, 2020 be received, adopted and acted upon as follows:

**Recommendation No. 4**      *Halfmoon Bay OCP Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development)*

THAT the report titled *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development)* – Further Consideration be received;

AND THAT *Halfmoon Bay Official Community Plan Amendment Bylaw 675.3 and Sunshine Coast Regional District Zoning Amendment Bylaw 310.174* be forwarded to the Board for consideration of Second Reading;

AND FURTHER THAT a Public Hearing be scheduled to consider the bylaws.

*Directors Hiltz and McMahon opposed*

**CARRIED**

Infrastructure      **It was moved and seconded**

244/20      THAT Infrastructure Services Committee recommendation Nos. 1-4 of June 18, 2020 be received, adopted and acted upon as follows:

**Recommendation No. 1**      *YMCA Wastewater Treatment Plant Update*

THAT the report titled YMCA Wastewater Treatment Plant Update be received for information;

AND THAT \$7,500 funding from Operating Reserves be approved for a feasibility study for Langdale Wastewater Service Area;

244/20 cont.

AND FURTHER THAT staff explore financial options to support the YMCA for their contribution for this service for 2020.

**Recommendation No. 2**      *Sechelt Landfill Ground Disturbance - Update*

THAT the report titled Sechelt Landfill Ground Disturbance - Update be received.

**Recommendation No. 3**      *Solid Waste Plan Monitoring Advisory Committee (PMAC) Meeting Minutes - May 19, 2020*

THAT the report titled Solid Waste Plan Monitoring Advisory Committee (PMAC) Meeting Minutes – May 19, 2020 be received.

**Recommendation No. 4**      *Correspondence Harmonize Bylaws for 2020 Drought Response*

THAT the correspondence from the Town of Gibson regarding the SCRD's request to harmonize bylaws for 2020 drought response be received.

**CARRIED**

Corporate

**It was moved and seconded**

245/20

THAT Corporate and Administrative Services Committee recommendation Nos. 2, 4, and 6 of June 25, 2020 be received, adopted and acted upon as follows:

**Recommendation No. 2**      *Financial Reporting Requirements – Statement of Financial Information, Year Ended December 31, 2019*

THAT the report titled Financial Reporting Requirements – Statement of Financial Information, Year Ended December 31, 2019 be received;

AND THAT the Statement of Financial Information for the year ended December 31, 2019 be approved as presented.

**Recommendation No. 4**      *Union of British Columbia Municipalities Resolutions – Cumulative Effects of Land Use Decisions*

THAT the report titled 2020 Union of British Columbia Municipalities (UBCM) Resolutions –Cumulative Effects of Land Use Decisions be received;

AND THAT the proposed resolution be forwarded to UBCM by June 30, 2020 for consideration at the 2020 UBCM Convention as amended, as follows:



245/20 cont.

WHEREAS communities of British Columbia are dependent on healthy, ecologically diverse, functioning ecosystems upstream from Official Community Plan areas for services such as drinking water, stormwater management, erosion control, pollinator protection for food systems, infrastructure / asset management and climate resilience;

AND WHEREAS provincial ministries often consider applications to make private or industrial use of provincial public land independently of each other and do not have or apply sufficient regulatory frameworks for ensuring long-term ecological resilience such as integrated multidisciplinary land use planning or cumulative effects analysis before authorizing applications for use:

THEREFORE BE IT RESOLVED that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development be urged to develop and implement integrated, multidisciplinary / multi-ministry land use planning and cumulative effects analysis tools to be applied to long term planning at the watershed scale and to individual applications to make private use of provincial public lands, with the goal of restoring and mitigating further damage to ecological resilience and protecting public infrastructure assets for the long term.

**Recommendation No. 6**      *Sechelt Landfill Ground Disturbance – Financial Update*

THAT the report titled Sechelt Landfill Ground Disturbance – Financial Update be received;

AND THAT the Remediation Measures for Sechelt Landfill Drop-Off Area project budget be increased by \$237,605, funded from [352] Landfill Operating Reserves - \$84,000 and 2021 Taxation - \$153,605;

AND FURTHER THAT the 2020-2024 Financial Plan be amended accordingly.

**CARRIED**

CAO Report

**It was moved and seconded**

246/20

THAT the June 25, 2020 Chief Administrative Officer's Report be received for information.

**CARRIED**

**BYLAWS**

Bylaw 310.189

**It was moved and seconded**

247/20

THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.189, 2020* be adopted.

**CARRIED**

**DIRECTORS' REPORTS**

*Directors provided a verbal report of their activities.*

**NEW BUSINESS**

Public Hearing            **It was moved and seconded**

248/20                    THAT Director McMahon replace Director Tize as the delegated Chair and Director Hiltz remain the delegated Alternate Chair to conduct the Public Hearing regarding *West Howe Sound OCP Amendment Bylaw 640.3, 2020* and *Zoning Amendment Bylaw 310.188, 2020*, scheduled for July 14, 2020 at 7:00 p.m. to be conducted by electronic means or other communication facilities.

**CARRIED**

*Directors discussed concerns with respect to eradicating invasive plant species knotweed on SCRD property. Staff advised that a report on the topic is in progress and will be provided to a future Committee meeting.*

*The Board recessed at 3:19 p.m. and reconvened at 3:25 p.m.*

*The Board moved In Camera at 3:25 p.m.*

**IN CAMERA                    It was moved and seconded**

249/20                    THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (k), and (2) (b) of the *Community Charter* – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position...”, “negotiations and related discussions respecting the proposed provision of a municipal service...”, and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or federal government or both and a third party”.

**CARRIED**

*The Board moved out of In Camera at 4:00 p.m.*

Appointments            **It was moved and seconded**

250/20                    THAT the following applicants be appointed to the Water Supply Advisory Committee (WASAC) for a two-year term:

1. Tim Adams;
2. Tom Beck;
3. Jesse Bowen;
4. Meaghan Hennessy;
5. Doug Marteinson;
6. Dougal McCreath; and
7. Shanti Thurber;

250/20 cont.                    AND THAT Director Tize be appointed as the non-voting liaison member to the Water Supply Advisory Committee (WASAC), and Director Hiltz be appointed to serve as the Alternate.

**CARRIED**

Green Waste  
Depot Operations            **It was moved and seconded**

251/20                        THAT the Town of Gibsons continue operating the South Coast Green Waste Drop-Off Depot on a month-to-month basis for a period up to December 31, 2020, at a monthly rate of \$8,453.

**CARRIED**

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

252/20                        THAT the Regular Board meeting be adjourned.

**CARRIED**

The meeting adjourned at 4:00 p.m.

Certified correct \_\_\_\_\_  
Corporate Officer

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

\_\_\_\_\_  
Chair

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

**June 25, 2020**

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

<b>PRESENT*:</b>	Chair	District of Sechelt	D. Siegers
	Directors	Electoral Area D	A. Tize
		Electoral Area A	L. Lee
		Electoral Area B	L. Pratt
		Electoral Area E	D. McMahon
		Electoral Area F	M. Hiltz
		Town of Gibsons	D. Croal
		District of Sechelt	A. Toth
<b>ALSO PRESENT*:</b>	Chief Administrative Officer		D. McKinley
	G.M., Corporate Services / Chief Financial Officer		T. Perreault
	Corporate Officer		S. Reid
	G.M., Planning and Community Development		I. Hall
	G.M., Infrastructure Services		R. Rosenboom
	Manager, Asset Management		K. Doyle (Part)
	Senior Planner		J. Clark (Part)
	Administrative Assistant / Recorder		T. Crosby
	Media		1
	Public		0

*\*Directors, staff, and other attendees present for the meeting participated by means of electronic or other communication facilities in accordance with Sunshine Coast Regional District Board Procedures Bylaw 717.*

**CALL TO ORDER** 9:36 a.m.

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

**REPORTS**

**Recommendation No. 1** 2019 Corporate Annual Report

The Corporate and Administrative Services Committee recommended that the report titled 2019 Sunshine Coast Regional District (SCRD) Corporate Annual Report be received;

AND THAT the 2019 Annual report be approved for distribution.

**Recommendation No. 2**      *Financial Reporting Requirements – Statement of Financial Information, Year Ended December 31, 2019*

The Corporate and Administrative Services Committee recommended that the report titled Financial Reporting Requirements – Statement of Financial Information, Year Ended December 31, 2019 be received;

AND THAT the Statement of Financial Information for the year ended December 31, 2019 be approved as presented;

AND FURTHER THAT this recommendation be forwarded to the June 25, 2020 Regular Board Meeting.

**Recommendation No. 3**      *2020 Budget Debrief and 2021-2025 Financial Planning Process*

The Corporate and Administrative Services Committee recommended that the report titled 2020 Budget Debrief and 2021-2025 Financial Planning Process be received;

AND THAT the draft process and timelines for 2021-2025 Financial Planning Process be approved as presented;

AND THAT the Financial Sustainability Policy be brought forward for review in the Fall of 2020;

AND FURTHER THAT the Board Calendar be amended to include Special Corporate and Administrative Services Committee meetings on November 5 and 6, 2020 for the purposes of 2021 Pre-Budget.

*The Committee recessed at 10:41 a.m. and reconvened at 10:48 a.m.*

**Recommendation No. 4**      *Union of British Columbia Municipalities Resolutions – Cumulative Effects of Land Use Decisions*

THAT the report titled 2020 Union of British Columbia Municipalities (UBCM) Resolutions – Cumulative Effects of Land Use Decisions be received;

AND THAT the proposed resolution be forwarded to UBCM by June 30 for consideration at the 2020 UBCM Convention as amended, as follows:

WHEREAS communities of British Columbia are dependent on healthy, ecologically diverse, functioning ecosystems upstream from Official Community Plan areas for services such as drinking water, stormwater management, erosion control, pollinator protection for food systems, infrastructure / asset management and climate resilience;

AND WHEREAS provincial ministries often consider applications to make private or industrial use of provincial public land independently of each other and do not have or apply sufficient regulatory frameworks for ensuring long term ecological resilience such as integrated multidisciplinary land use planning or cumulative effects analysis before authorizing applications for use:

THEREFORE BE IT RESOLVED that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development be urged to develop and implement integrated, multidisciplinary / multi-ministry land use planning and cumulative effects analysis tools to be applied to long term planning at the watershed scale and to individual applications to make private use of provincial public lands, with the goal of restoring and mitigating further damage to ecological resilience and protecting public infrastructure assets for the long term;

AND FURTHER THAT this recommendation be forwarded to the June 25, 2020 Regular Board meeting.

**Recommendation No. 5**      *Wastewater Feasibility Study – Infrastructure Planning Grant Program Results*

The Corporate and Administrative Services Committee recommended that the report titled Wastewater Feasibility Study – Infrastructure Planning Grant Program (IPGP) Results be received;

AND THAT the Wastewater Treatment Plants Asset Management Plans – Feasibility Studies be approved as follows:

- Greaves Road [381]- \$7,500 – up to \$6,250 funded by IPGP and \$1,250 through Operating Reserves;
- Merrill Crescent [390]- \$7,500 – up to \$6,250 funded by IPGP and \$1,250 through Operating Reserves;

AND THAT the 2020-2024 Financial Plan be amended accordingly;

AND FURTHER THAT grant applications for the four remaining Wastewater Feasibility Studies (Langdale, Sunnyside, Jolly Roger, and Secret Cove) be submitted.

**Recommendation No. 6**      *Sechelt Landfill Ground Disturbance – Financial Update*

The Corporate and Administrative Services Committee recommended that the report titled Sechelt Landfill Ground Disturbance – Financial Update be received;

AND THAT the Remediation Measures for Sechelt Landfill Drop-Off Area project budget be increased by \$237,605, funded from [352] Landfill Operating Reserves - \$84,000 and 2021 Taxation - \$153,605;

AND THAT the 2020-2024 Financial Plan be amended accordingly;

AND FURTHER THAT this recommendation be forwarded to the June 25, 2020 Board Meeting.

**COMMUNICATIONS**

**Recommendation No. 7**      *Overdose Protection Services on the Sunshine Coast*

The Corporate and Administrative Services Committee recommended that the correspondence from the Office of the Medical Officer, Vancouver Coastal Health regarding Overdose Protection Services on the Sunshine Coast be received;

AND THAT the Sunshine Coast Regional District collaborate with other Sunshine Coast local governments to discuss options available to support the overdose prevention services measures;

AND FURTHER THAT staff report back to a future committee on the progress of the collaboration and options proposed.

## **NEW BUSINESS**

### **Recommendation No. 8**      *Metro Vancouver Aboriginal Relations Committee*

The Corporate and Administrative Services Committee recommended that the Board Liaison to the Metro Vancouver Aboriginal Relations Committee bring forward the topic of compensation for First Nations intergovernmental relations and consultation referrals at the next meeting of the Metro Vancouver Aboriginal Relations Committee.

## **IN CAMERA**

*The Committee moved In-Camera at 12:04 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 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 1:19 p.m.*

**ADJOURNMENT**                      1:20 p.m.

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Committee Chair

## SUNSHINE COAST REGIONAL DISTRICT

### BYLAW NO. 675.3

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

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

#### PART A – CITATION

1. This bylaw may be cited as *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3, 2020*.

#### PART B – AMENDMENT

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

*Map 1: Land Use Designations* is amended by re-designating Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 (PID 027-546-977) and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 and BCP36834 (PID 015-420-248) from “Resource” to “Rural Residential”, as depicted on Appendix ‘A’, attached to and forming part of this bylaw.

#### PART C – ADOPTION

READ A FIRST TIME this	23RD	DAY OF JANUARY,	2020
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this			
	23RD	DAY OF JANUARY,	2020
READ A SECOND TIME this	9TH	DAY OF JULY,	2020
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE LOCAL GOVERNMENT ACT this			
	9TH	DAY OF JULY,	2020
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH,	YEAR
ADOPTED this	####	DAY OF MONTH,	YEAR

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Corporate Officer

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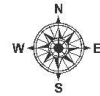
Chair



## Appendix A to Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3, 2020

Amend the Land Use Designation of Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 (PID 027-546-977) and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 & BCP36834 (PID 015-420-248) **from Resource to Rural Residential**

 Subject Properties



0 75 150 300 Meters



\_\_\_\_\_  
Chair

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

**SUNSHINE COAST REGIONAL DISTRICT  
BYLAW NO. 310.174**

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

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

**PART A – CITATION**

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174, 2020.*

**PART B – AMENDMENT**

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

- a. Insert the following subsection immediately after Section 406 (8):

(8)(c) Site Specific Exemption

Despite Section (8), on Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 (PID 027-546-977) and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 and BCP36834 (PID 015-420-248), the minimum size of a lot created by subdivision shall be 1 hectare.

- b. Insert the following subsection immediately after Section 1011.13:

1011.14 Notwithstanding any applicable provisions of this Bylaw, on Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 and BCP36834:

- (1) not more than one single family dwelling or one auxiliary dwelling shall be permitted;
- (2) the gross floor area of a single family dwelling shall not exceed 297 m<sup>2</sup>;
- (3) the gross floor area of an auxiliary dwelling shall not exceed 125 m<sup>2</sup>;
- (4) employees of a home occupation shall be restricted to family members of the parcel plus a maximum of 4 other persons;
- (5) parcel coverage of all buildings and structures shall not exceed 50%.

**PART C – ADOPTION**

READ A FIRST TIME this	23RD	DAY OF JANUARY ,	2020
READ A SECOND TIME this	9TH	DAY OF JULY ,	2020

PUBLIC HEARING HELD PURSUANT TO THE  
LOCAL GOVERNMENT ACT this

#### DAY OF MONTH , YEAR

READ A THIRD TIME this

#### DAY OF MONTH , YEAR

ADOPTED this

#### DAY OF MONTH , YEAR

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Corporate Officer

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Chair