



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, September 10, 2020
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Andrea Watson, Sunshine Coast Skating Club, Stuart Frizzell, Sunshine Coast Youth Hockey Association and Kate Turner, Registrar Verbal
Regarding the operation of Regional Service Level Facilities based on needs, accessibility, and inclusion of the community as a whole.

REPORTS

3. NOI 2011701 Storage Area Network (SAN) Expansion and Services Contract Award Report ANNEX A
Manager, Information Technology and Geographical Information Systems pp 1 - 3
(Voting - All)
4. RFP 2021201 – Roof Replacement at Roberts Creek Fire Hall Award Report ANNEX B
Manager, Protective Services pp 4 - 6
(Voting – A, B, D, E, F)
5. Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020 and Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020 (BC Ferries Earls Cove) – Consideration of First and Second Readings ANNEX C
Senior Planner pp 7 - 30
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
6. Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of Second Reading ANNEX D
Senior Planner pp 31 - 58
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
7. Zoning Amendment Bylaw Nos. 310.184, 2018 and 337.118, 2018 for Short Term Rental Accommodation Regulations - Third Reading and Adoption ANNEX E
Senior Planner pp 59 - 174
Electoral Areas A, B, D, E, F (Rural Planning) (Voting – A, B, D, E, F)
8. Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) - Public Hearing Report ANNEX F
Senior Planner pp 175 - 221
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)

9. West Howe Sound Official Community Plan Amendment Bylaw No. 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 (1457 North Rd.) –
Consideration of Third Reading and Adoption
Senior Planner
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)
ANNEX G
pp 222 - 239
10. Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption
Senior Planner
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)
ANNEX H
pp 240 - 270
11. Development Variance Permit Application DVP00064 (PODS)
Senior Planner
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
ANNEX I
pp 271 - 288
12. Development Variance Permit Application DVP00066 (12658 Canoe Road)
Planning Technician
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
ANNEX J
pp 289 - 298
13. Community Project - Pender Harbour Living Heritage Society (PHLHS) Trail, Beach and Dock Proposal, Hotel Lake Community Park
Parks Superintendent
Community Parks (Voting – A, B, D, E, F)
ANNEX K
pp 299 - 309
14. Roberts Creek Pier Licence of Occupation Renewal
Parks Superintendent
Community Parks (Voting – A, B, D, E, F)
ANNEX L
pp 310 - 312
15. RFP 2061306 - Refrigeration Plant Upgrade MCC Panel Design and Replacement (Sunshine Coast Arena) Contract Award Report
Acting Manager / Facility Services Coordinator
Community Recreation Facilities (Voting – B, D, E, F, DoS, ToG, SIGD)
ANNEX M
pp 313 - 315
16. Speakers for Resolutions to the 2020 Union of BC Municipalities (UBCM) Convention
Deputy Corporate Officer
(Voting – A, B, D, E, F)
ANNEX N
pp 316 - 322
17. SCRD Policing and Public Safety Committee Minutes of July 16, 2020
(Voting - All)
ANNEX O
pp 323 - 324
18. Agricultural Advisory Committee Minutes of July 28, 2020
Rural Planning (Voting – A, B, D, E, F)
ANNEX P
pp 325 - 326
19. Electoral Area A (Egmont/Pender Harbour) APC Minutes of July 29, 2020
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
ANNEX Q
pp 327 - 329
20. Electoral Area B (Halfmoon Bay) APC Minutes of July 28, 2020
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)
ANNEX R
pp 330 - 332

COMMUNICATIONS

21. Sue Ellen Fast, Chair, Gambier Island Local Trust Committee dated August 12, 2020
ANNEX S

Regarding New Brighton Dock, Gambier Island

pp 333

22. Sheila Malcolmson, MLA Nanaimo, Parliamentary Secretary for Environment dated August 31, 2020

ANNEX T
pp 334 - 335

Regarding Small Ship Tour Operators Association (SSTOA) funding to remove marine debris

23. Beryl Carmichael, 12791 Mainsail Road, Madeira Park dated August 16, 2020

ANNEX U
pp 336 - 337

Regarding Petition: "Stop the proposed renaming of Madeira Park to *Salalus*"

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) of the Community Charter – "personal information about an identifiable individual 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."

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning & Community Development Committee – September 10, 2020

AUTHOR: David Nelson – Manager, Information Technology and Geographical Information Systems

SUBJECT: **NOI 2011701 STORAGE AREA NETWORK (SAN) EXPANSION AND SERVICES CONTRACT AWARD REPORT**

RECOMMENDATION(S)

THAT the report titled NOI 2011701 Storage Area Network (SAN) Expansion and Services Contract Award Report be received;

AND THAT the SCRD enter into a single-source contract with Pure Storage for SAN data space expansion, warranty, and annual support for a total value of up to \$142,013 (excluding GST) for a period up to July 29, 2021, with an option to extend the warranty and support contracts for up to three additional years;

AND THAT the 2020-2024 Financial Plan be amended to increase the annual base operating budget for [117] Information Technology for additional supplier support costs by \$10,100 beginning in 2021 and funded from support services;

AND THAT the delegated authorities be authorized to execute the contracts;

AND FURTHER THAT this recommendation be forwarded to the September 10, 2020 Board Meeting.

BACKGROUND

In March 2015 the SCRD purchased an automated data storage solution – called a Storage Area Network (SAN) – from Pure Storage for \$176,000. In July 2018 a second SAN was purchased for \$66,000 from Pure Storage for data backup purposes. The SANs replaced a manually-managed, ever-expanding collection of disparate data disk drives. The SANs provide unified data storage with sophisticated de-duplication and compression algorithms, allowing for efficient use and management of data space. They also improve business continuity response, in case of a data loss at the Field Road data center, by snapshotting business critical data at 15-minute intervals to the SCRD's backup site.

Over time, the ongoing storage of new records and other data related to the business of the SCRD means that data storage capacity requirements continue to grow. Some data expansion is transitory and may be deleted according to the provisions of BYLAW NO. 674, the Records and Information Management Program.

The primary SAN disk array is averaging between 80% to 90% full over the last 12 months with a recent peak at 98%. Going over 90% requires manual interventions that escalate as the utilization increases towards 100%.

Capacity planning completed for the 2020 IT Business Service Plan identified the need for a project to upgrade hardware and expand the SAN by Q4 2020.

13. Hardware upgrades and replacements			
a. Procure and install storage expansion for SAN at Field Road and Mason Road ²	KB, MB	Q4	Upcoming

DISCUSSION

NOI Process and Results

This procurement is an expansion and extension of existing SAN hardware and related services. NOI 2011701 was published on July 23, 2020 and closed on July 30, 2020. The notice was published to support the SCRD Procurement Policy and Trade Agreement requirements and outlined the SCRD's intent to directly award a contract to Pure Storage for the following items:

- Add a 9.6TB Datapack to the main SAN with support,
- Add a 9.6TB Datapack to the backup SAN with support,
- Extend a warranty for hardware renewal and support to the backup SAN from July 30, 2019 to July 29, 2021;

for the following reasons:

- Addition of original equipment manufacturer (OEM) component hardware to expand capacity of existing equipment,
- Extension of existing support, maintenance, and equipment warranty contracts;

Under the belief that only one contractor is available and qualified to provide the goods or services. The NOI process did not identify other available, qualified, and interested supplier/s. No objections were received for this decision by the response deadline.

Option Analysis

Pure Storage proposes a hardware expansion and warranty support services for the primary and backup SAN disk arrays to extend effective capacity from 58 to 106 terabytes and from 17 to 34 terabytes respectively. This reduces average capacity percentage-full to 50%, a more-comfortable value.

Overall contract costs are based on a recent quote from Pure Storage that may fluctuate with exchange rate volatility. The new contract is expected to be within 5% of the estimated contract value.

Financial Implications

The total capital cost of the equipment additions has been planned within the existing capital budgets and is approximately \$117,469 of the total purchase. The remaining \$24,544 is for annual support, maintenance and warranty up to July 31, 2021. The contract allows for three one-year renewals. These expenses were planned and are included in the IT [function 117] 2020 Budget.

Total operating costs for the increased vendor servicing of the equipment additions will result in a \$10,100 operational shortfall starting in 2021. Staff recommend the Financial Plan be amended to increase the annual base operating budget for [117] Information Technology by \$10,100 beginning in 2021 and funded from support services.

STRATEGIC PLAN AND RELATED POLICIES

Award of this contract is required to maintain SCRD Information Technology service levels. This contract meets SCRD procurement policies for competitive bidding and aligns with the Board Financial Sustainability Policy.

CONCLUSION

The SCRD has reached the workable limit of storage capacity for its SAN solution. This purchase results from the 2020 IT Business Service Plan project to expand storage capacity for the SAN. Staff recommend the SAN expansion contract be awarded to Pure Storage, since a market information gathering process identified no other supplier/s.

A financial plan amendment is required to increase the [117] Information Technology annual base budget by \$10,100 starting in 2021.

Reviewed by:			
Manager	X - D. Nelson	CFO/Finance	X - T. Perreault
GM		Legislative	
CAO	X – D. McKinley	Purchasing	X – V. Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Matt Treit, Manager, Protective Services

SUBJECT: RFP 2021201 – Roof Replacement at Roberts Creek Fire Hall Award Report

RECOMMENDATIONS

THAT the report titled RFP 2021201 – Roof Replacement at Roberts Creek Fire Hall Award Report be received;

AND THAT the project budget be increased from \$150,000 to \$229,705, with the additional project shortfall of \$79,705 to be funded from capital reserves;

AND THAT the SCRD enter into a contractual agreement with Mack Kirk Roofing & Sheet Metal Ltd., for the Roof Replacement at the Roberts Creek Fire Hall in the amount of \$157,350 (excluding GST);

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

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 10, 2020.

BACKGROUND

The roof at the Roberts Creek Fire hall has been deteriorating over time. Previously, funds in the amount of \$150,000 were committed for the replacement of the entire roof. Once the scope of work was completed, it was determined that this funding was inadequate to complete the project, and so the scope of work was reduced, and the amount of funding needed to be increased.

DISCUSSION*Options and Analysis*

The original budgeted amount for this project (CP1113) was \$150,000 and it was expected to cover the project design and construction. The actual cost of the project exceeded this amount, and so the scope of the project was reduced by approximately one-third. The remaining portion of the project still exceeded the available funds, and left no funds for a contingency, and so additional funds are required for the project.

The first option would be to replace a portion of the roof as is currently planned. This portion of the roof is the section that is currently leaking and most in need of repair. The remaining portion of the roof can be replaced at a later time with no further damage to the building.

A second option would be to replace the entire roof at this time. This would require issuing another RFP for the additional work which would result in a delay in the start of the project. In addition, there are currently not enough funds in the reserve fund to cover the cost of this expanded project.

A third option would be not to conduct any roof repairs at this time. This would result in continued damage to the roof, as well as more damage to other parts of the structure and the contents of the building due to water leakage. This option is not recommended.

Financial Implications

The original costing of \$150,000 was established in approximately 2015. As a first step in the current (2020) process to complete the work, roofing engineers were engaged to develop the scope of work and project manage the roof replacement. The scope identified that the prior budget would likely be insufficient. The cost of the roofing engineer is estimated at \$25,150 leaving available funds of \$124,850 toward the project budget.

As a result of this, the scope of the project was reduced.

A Request for Proposal (RFP) 2021201 Roof Replacement at Roberts Creek Fire hall was published on June 23, 2020 and closed on July 27, 2020. Three addendums were also issued.

The RFP evaluation team consisted of three team members and one consultant. The evaluation committee reviewed and scored the proposals against the criteria set out in section 7. Staff have recommended that a contract be awarded to Mack Kirk Roofing & Sheet Metal Ltd as they met the specifications as outlined and are the best value for the above-mentioned project.

The total value of the contract is \$157,350 which includes the replacement of that portion of the roof and associated downpipes, as well as a third-party Roofstar Guarantee in the amount of \$13,400.

Even with the reduced scope of work, all of the bids that were received through the RFP process exceeded the available funds. In addition, a 30% contingency (in the amount of \$47,205) has now been included in the cost, and so extra funds are required to complete the project. The project budget will need to be increased from the original amount of \$150,000 to the amount of \$229,705 with funding sources of \$79,705 to come from the Roberts Creek Fire Protection-Capital fund which has a current Uncommitted Balance of \$137,242.

Timeline for next steps or estimated completion date

The project, as currently described, should be completed by the end of October, 2020.

STRATEGIC PLAN AND RELATED POLICIES

As part of strategic focus area 2 of the current Strategic Plan, one tactic is to “Develop and implement asset management plan components including asset inventory, condition assessments, levels of service, risk assessments, capital and operational maintenance plans and funding strategies.”

CONCLUSION

If this project is not completed at this time, the costs of replacement of the roof will increase with time as there will be more damage resulting from the current leaks, and building maintenance staff will have increased difficulty managing the leaks. In addition, the time window for completing the work prior to winter is quickly disappearing. Therefore, it is imperative that the SCRD move forward with this project at this time.

Reviewed by:			
Manager		CFO/Finance	X - T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Purchasing	X – V.Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020 and Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020 (BC Ferries Earls Cove) – Consideration of First and Second Readings

RECOMMENDATIONS

1. THAT the report titled Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020 and Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020 (BC Ferries Earls Cove) – Consideration of First and Second Readings be received;
 2. AND THAT Egmont / Pender Harbour Official Community Plan Amendment Bylaw 708.2, 2020 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020 be forwarded to the Board for First and Second Readings;
 3. AND THAT Egmont / Pender Harbour Official Community Plan Amendment Bylaw 708.2, 2020 is considered consistent with the SCRD's 2020-2024 Financial Plan and 2011 Solid Waste Management Plan;
 4. AND THAT a Public Hearing to consider the Bylaws be arranged;
 5. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing.
-

BACKGROUND

The SCRD received an Official Community Plan and Zoning Bylaw amendment application to accommodate existing and future development of the BC Ferries Earls Cove terminal in Electoral Area A – Egmont / Pender Harbour (Figures 1, 2). Table 1 below provides a summary of the application.

Table 1: Application Summary

Owner/Applicant	BC Ferries
Legal Description	District Lot-8008 Group 1 New Westminster District Plan BCP5643 District Lot-Lot 1 5387 Group 1 New Westminster District Plan BCP5644 District Lot - Block A 5387 District Plan 12770
PID	025-814-273, 025-814-281, 008-802-696
Electoral Area	Area A – Egmont / Pender Harbour
Civic Address	16550 Sunshine Coast Hwy
Parcel Area	2.8 ha
Existing OCP Designation	One land parcel designated Residential, other parcels undesignated
Existing Zoning	Land parcels zoned R1 (Single Family Residential), R2 (Single and Two Family Residential) and C2 (Tourist Commercial), water parcel not zoned

Proposed Use	Existing ferry terminal and future development
Proposed OCP Designation	Marine Transportation
Proposed Zoning	New M1 (Marine Transportation) Zone

Figure 1 Location of subject lands

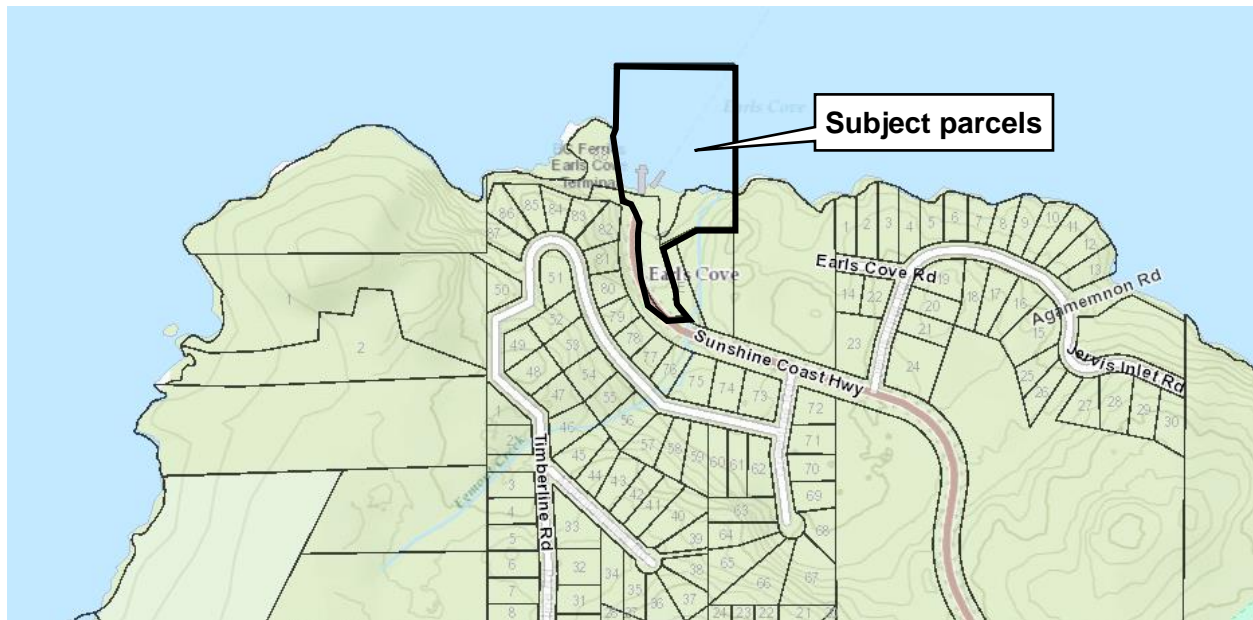


Figure 2 BC Ferries parcels ownership



Site and Surrounding Land Uses

The subject lands of BC Ferries Earls Cove terminal are composed of a water lot and two adjacent upland parcels including Ministry of Transportations and Infrastructure (MOTI) easements. The existing terminal is comprised of two marine berths, a vehicle holding area, parking areas, a small building containing a passenger waiting room and a washroom, a passenger drop-off and pick up area for vehicles, as well as a small passive green space/park.

Surrounding land uses include an industrial parcel to the northwest, residential neighbourhoods to the east and west, and a restaurant and commercial uses to the south.

Proposed Uses

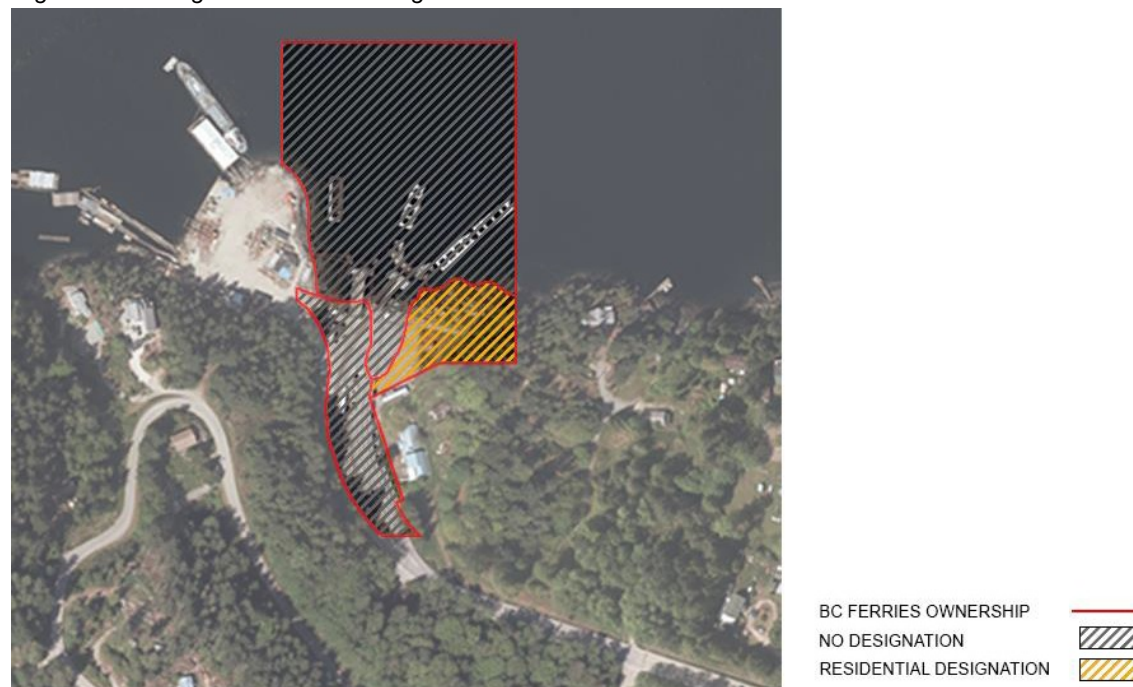
Presently no new development is proposed for the existing terminal. Future development of the terminal is being considered within the framework of BC Ferries' phased implementation strategies for the next 25 years, which will enable BC Ferries to operate terminals in a cost effective, organized and efficient way.

Official Community Plan (OCP)

BC Ferries is pursuing the OCP and zoning amendments as part of their overall terminal development planning process. These amendments are a first step in setting out the long term-vision for the Earl's Cove Terminal and ensuring the terminal's long term use and viability is in alignment with the SCRD's long term goals and land use regulations.

BC Ferries is proposing changes in land use designations for the Earl's Cove terminal in order to recognize existing land uses and accommodate future development. Transportation Policies of the OCP recognizes the existing public wharves and the Earl's Cove ferry terminal, and supports the continuation of their use, with upgrading or expansion being undertaken as required.

Figure 3 Existing OCP land use designations

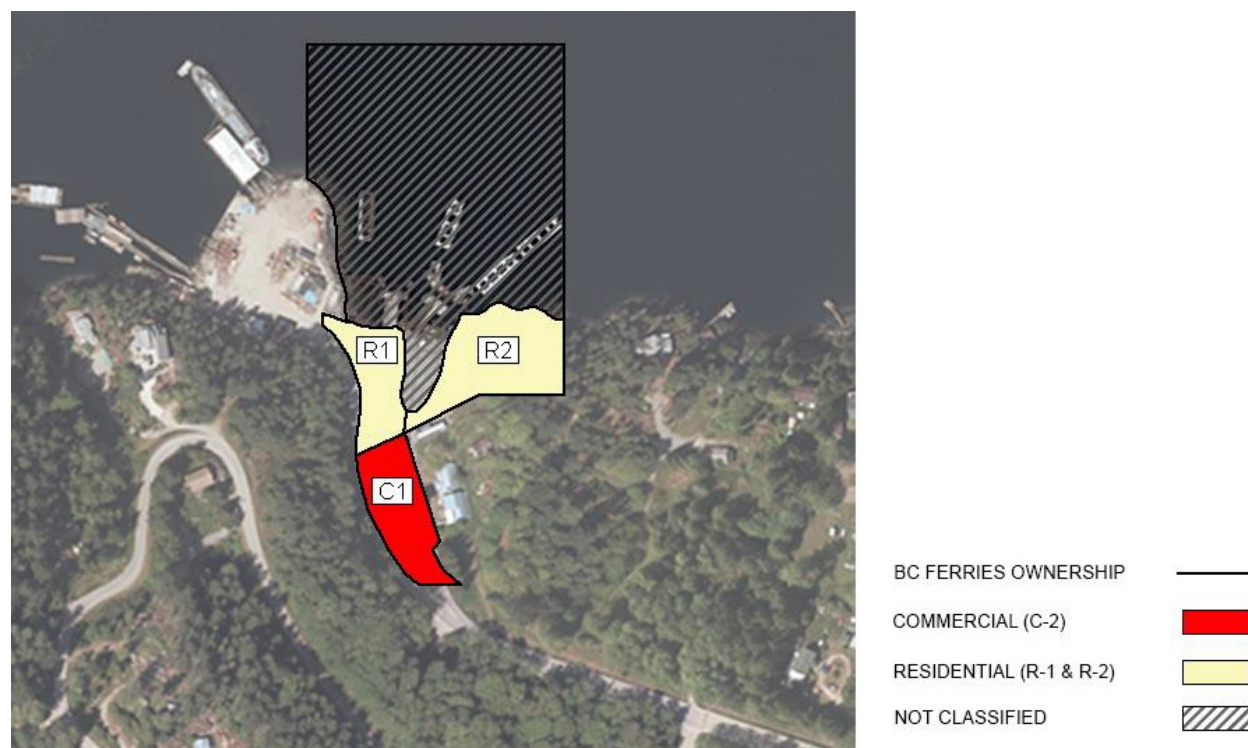


Zoning Bylaw No. 337

BC Ferries underwent a similar rezoning process for its Langdale terminal in 2018. A new zone M1 (Marine Transportation) in Zoning Bylaw No. 310 was created for the terminal area. BC Ferries is proposing to create a similar zone for smaller-scaled development in Zoning Bylaw No. 337 for the Earls Cove terminal. The zoning amendment bylaw is provided in Attachment A.

The proposed M1 zone permits a marine transportation centre as the primary use with a range of auxiliary uses such as office, restaurant, retail, food truck, a caretaker's residence, surface parking and park. Site parameters such as building height, setback and lot coverage are also specified in the proposed M1 zone. These provisions would recognize existing uses and structures and control the scale of future development of the terminal.

Figure 4 Existing zoning



Agency Feedback

Currently water to the facility is primarily supplied by a well located in the MOTI right of way next to the nearby Lot 77 owned by BC Ferries. The SCRD regional water system is in the vicinity of the site. Should future development on the property utilize regional water, system modelling would be required/undertaken to determine the infrastructure requirements to provide adequate service and fire protection for the property.

BC Ferries holds a permit from the Ministry of Environment for discharging to the ocean treated sewage from the existing septic system on site. When future developments occur, BC Ferries should consider decommissioning the ocean outfall and disperse effluent on land within the property.

Currently, solid waste generated at the terminal is hauled to the Pender Harbour Transfer Station. Future development of the terminal will need to abide by what is accepted at the Pender Harbour Transfer Station and sort materials accordingly.

BC Ferries has engaged the shíshálh Nation and conducted a Preliminary Archaeological Field Reconnaissance (PAFR) of the terminal area. The PAFR recommends further archaeological investigation prior to any development.

MOTI has no objection to the proposed amendment bylaws and is in support of the proposed traffic management plan.

APC Comments

The Egmont / Pender Harbour Advisory Committee recommends approval of the application with the following comments and recommendations:

- The food and retail sales component of the M1 zoning be either removed from the list of proposed uses completely or otherwise modified so that no food or retail sales be allowed on the property unless the Cove Restaurant [located adjacent to the terminal, immediately east] ceases business.
- That BC Ferries consider purchasing the adjacent property which includes the Cove Restaurant and a residence. This would eliminate any potential conflicts between BC Ferries and the owners of the adjacent property and eliminate the need for removing the food and retail clause noted above.
- That the official status of the road allowance fronting the Cove Restaurant be investigated by MOTI as the APC is concerned that the previous road allowance was taken over by BC Ferries and has subsequently limited public access to the Cove Restaurant.
- A proper sewage treatment system be put in place within a maximum of 12 months, though preferably immediately.
- The BC Ferries proposal states that no new development is proposed for the existing terminal. As such, the public be consulted prior to any future terminal development.

Public Consultation Feedback

Due to the COVID-19 pandemic, the applicant used its online platform to provide information to and obtain feedback from the public (Attachment C), and attended the electronic APC meeting.

Through the public consultation, the main concerns regarding this application came from owners of the adjacent Cove Restaurant and residence. Most of the west lot line of the restaurant's property abuts the terminal's vehicle queuing area (Figure 2). The south most portion of this lot line has an access point onto the Sunshine Coast Highway, however, when traffic is heavy, it may be blocked by queuing vehicles that extend beyond the entry point to the queuing area. According to feedback from local residents, longer queuing stretching as far as the intersection of Egmont Road was experienced in busy summer seasons. Longer queuing may also be expected when future development occurs and traffic is increased. To address this issue, in coordination with MOTI, BC Ferries is considering site and road reconfigurations to enhance access, holding capacity and traffic circulation as part of the Terminal Development Concept Plan (Attachment D).



According to owners of the restaurant property, parking for the property was historically provided on the adjacent highway right of way. The use of the right of way by the terminal's operation including the queuing lanes makes the continuation of such parking impossible. Despite such a conflict, according to requirements of the zoning bylaw, parking for uses of a property must be provided within the property. Therefore the property owners should consider constructing parking spaces within the property to accommodate the restaurant, residence and other uses.

The issue with ferry customers using the restaurant's property for smoking and dog walking should be addressed jointly by BC Ferries and the restaurant owners through, for example, signage and fencing in appropriate locations.

The restaurant owners also raised concerns about potential competition to their business to be brought by future developments at the terminal, such as food service and retail. This issue should be considered jointly by BC Ferries and the restaurant owners. While new commercial development may present competition to existing business, BC Ferries customers can also benefit the restaurant business. Despite this, operation of the market economy is beyond the purview of the zoning bylaw and the official community plan.

Organization and Intergovernmental Implications

Pursuant to Section 477 (3) (a) (i, ii) of the *Local Government Act* an amendment to the Official Community Plan requires a review of the bylaw in conjunction with the local government's financial and waste management plans. Planning Staff have discussed the proposal with relevant departments. As the proposal from BC Ferries would not see development at the site in the near term, it was determined that the amendment to the Egmont / Pender Harbour Official Community Plan has no current impact on either plan at this time. It is therefore recommended that Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020 be considered consistent with the 2020-2024 Financial Plan and 2011 Solid Waste Management Plan of the Sunshine Coast Regional District.

Timeline for Next Steps

If the Board gives the proposed bylaws First and Second readings, a public hearing will be arranged. Comments received from the Public Hearing as well as recommendations for any conditions will be incorporated into a staff report to the Planning and Community Development Committee for consideration of Third Reading and adoption of the proposed bylaws.

Communications Strategy

Information on this application will be posted on the SCRD website. The Public Hearing will be advertised in the local newspaper and notices will be sent to property owners within 100 metres of the subject parcel.

STRATEGIC PLAN AND RELATED POLICIES

The OCP and zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

The proposed zoning and OCP amendments seek to recognize existing uses and accommodate future growth of the BC Ferries Earls Cove terminal. This proposal is appropriate for the location and can provide a community benefit subject to future utility improvements, traffic improvement and resolving land use conflicts with the adjacent restaurant and residence.

Staff recommend that the bylaws be presented to the Board for first and second readings and a public hearing be arranged.

Attachments

Attachment A – OCP Amendment Bylaw 708.2 for First Reading and Second Reading
Attachment B – Zoning Amendment Bylaw 337.122 for First Reading and Second Reading
Attachment C – Public consultation notes
Attachment D – Proposed traffic management concept

Reviewed by:			
Manager	X – D. Pady	CFO/Finance	X – T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Solid Waste	X – R. Cooper

Attachment A

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 708.2

A bylaw to amend the *Egmont / Pender Harbour Official Community Plan Bylaw No. 708, 2017*

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 *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020*.

PART B – AMENDMENT

2. *Egmont / Pender Harbour Official Community Plan Bylaw No. 708, 2017* is hereby amended as follows:

Amend Map 1: Land Use Designations by re-designating District Lot - 8008 Group 1 New Westminster District Plan - BCP5643, District Lot – Lot 1 5387 Group 1 New Westminster District Plan – BCP5644 and District Lot - Block A 5387 District Plan – 12770 from “Residential” to “Marine Transportation”, as depicted on Appendix A to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this ##### DAY OF, YEAR

PURSUANT TO SECTION 475 OF THE LOCAL
GOVERNMENT ACT CONSULTATION
REQUIREMENTS CONSIDERED this ##### DAY OF, YEAR

READ A SECOND TIME this ##### DAY OF, YEAR

CONSIDERED IN CONJUNCTION WITH THE
SUNSHINE COAST REGIONAL DISTRICT
FINANCIAL PLAN AND ANY APPLICABLE WASTE
MANAGEMENT PLANS PURSUANT TO
THE LOCAL GOVERNMENT ACT this ##### DAY OF, YEAR

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

####

DAY OF, YEAR

READ A THIRD TIME this

####

DAY OF, YEAR

ADOPTED this

####

DAY OF, YEAR

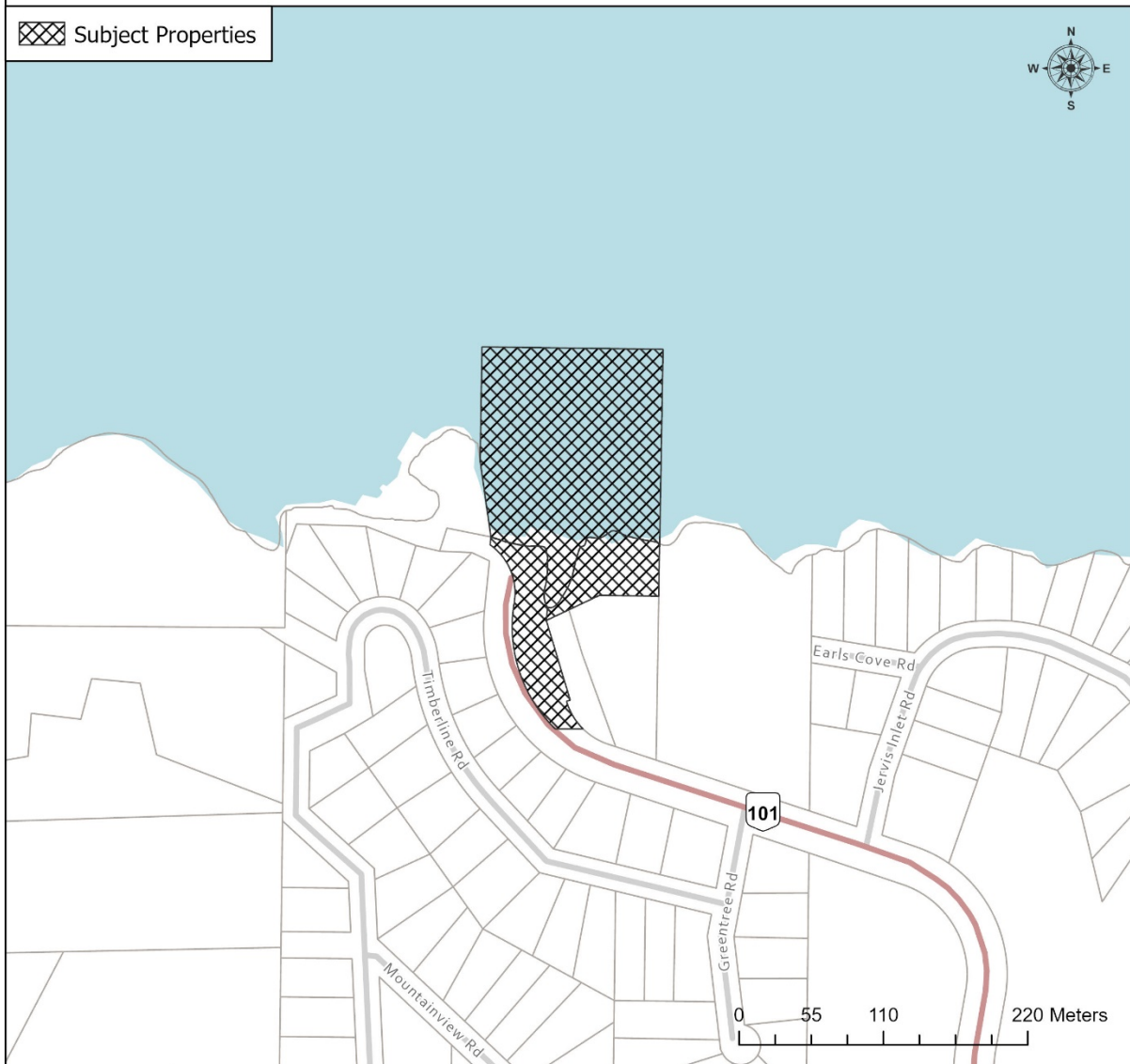
Corporate Officer

Chair

Appendix A to Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020

Re-designate District Lot - 8008 Group 1 New Westminster District Plan - BCP5643, District Lot – Lot 1
 5387 Group 1 New Westminster District Plan – BCP5644 and District Lot - Block A 5387 District Plan –
 12770 from **Residential to Marine Transportation**

 Subject Properties



Chair

Corporate Officer

Attachment B

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.122

A bylaw to amend the *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990*

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 Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:
 - a. In Section 501 (1) add “M1 Marine Transportation” following “C4 Commercial Four”.
 - b. In Part VIII (Commercial Zones), insert the following in numerical order as follows:

834 M1 Zone (Marine Transportation)

Permitted Uses

834.1 Except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) marine transportation including the temporary storage of marine vessels (private and/or public);
- (2) transportation centre including foot passengers, bicyclists, transit, car share, commercial trailer drop, float plane and emergency helicopter services;
- (3) auxiliary to (1) and (2):
 - (a) office;
 - (b) retail;
 - (c) restaurant;
 - (d) mobile vendors, including food trucks;
 - (e) one dwelling for the purpose of housing a caretaker or watchman;
 - (f) surface parking for employees, short and long term public parking;
 - (g) park.

Conditions of Use

- 834.2 the combined floor area and site area for retail, restaurant and mobile vendor uses shall not exceed 20% of the total building floor area up to a maximum of 500 square metres.

Siting of Structures

- 834.3 no structure shall be located within 5 metres of any parcel line.

Height of Buildings and Structures

- 834.4 (a) buildings shall not exceed 14 metres;
(b) structures shall not exceed 20 metres;
(c) fences within the setback area may not exceed 2 metres.

Parcel Coverage

- 834.5 the maximum parcel coverage of all buildings and structures shall not exceed 45%.

Buildings Per Parcel

- 834.6 subject to compliance with all other provisions of this bylaw more than one building may be permitted.

c. Schedule A is hereby amended by rezoning:

- 1) District Lot - 8008 Group 1 New Westminster District Plan - BCP5643,
- 2) District Lot – Lot 1 5387 Group 1 New Westminster District Plan – BCP5644, and
- 3) District Lot - Block A 5387 District Plan – 12770

from R1 (Single Family Residential), R2 (Single and Two Family Residential), C2 (Tourist Commercial) to M1 (Marine Transportation), as depicted on Appendix A to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF,	YEAR
READ A SECOND TIME this	####	DAY OF,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF,	YEAR
READ A THIRD TIME this	####	DAY OF,	YEAR

APPROVED PURSUANT TO SECTION 52 OF
THE *TRANSPORTATION ACT* this

####

DAY OF,

YEAR

ADOPTED this

####

DAY OF,

YEAR

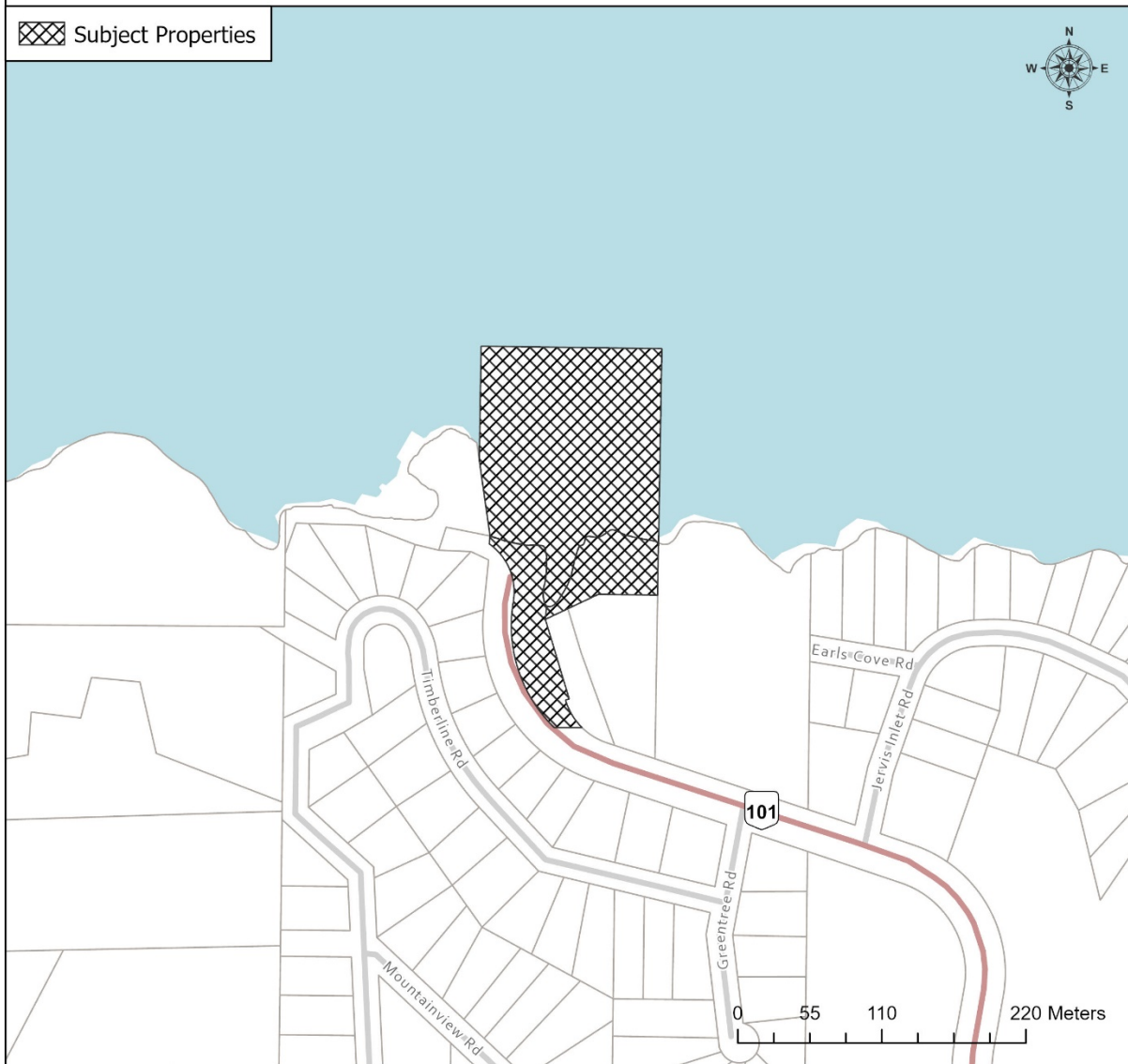
Corporate Officer

Chair

Appendix A to Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020

Rezone District Lot - 8008 Group 1 New Westminster District Plan - BCP5643, District Lot – Lot 1 5387
 Group 1 New Westminster District Plan – BCP5644 and District Lot - Block A 5387 District Plan – 12770
 from **R1, R2 and C2 to M1 (Marine Transportation)**

 Subject Properties



Chair

Corporate Officer



Date June 8, 2020

To Yuli Siao, Senior Planner, Sunshine Coast Regional District

From Mitchell Jacobson, Assistant Manager, Terminal Development

Subject Earls Cove OCP and Rezoning Amendment - Public Consultation Summary

PURPOSE

In March 2020, BC Ferries submitted an OCP and Rezoning Amendment to the Sunshine Coast Regional District (SCRD) for the three parcels that comprise the main area of the terminal. The SCRD requires a public consultation process that allows the community the opportunity to learn about the application and submit questions and comments for consideration. This report provides a summary of public consultation undertaken as part of this application process along with commentary received.

CONSULTATION UNDERTAKEN

The following measures were undertaken as part of the consultation

- Online interactive website: <https://www.bcferrriesprojects.ca/EARL>, with OCP and rezoning amendment focus from April 16 to May 15 (extended to June 1)
- Letters to adjacent property owners (within 100m), per list provided by the SCRD. Approximately 40 letters were mailed.
- Public notice posted on-site at the terminal
- Public notice in Coast Reporter newspaper (Apr 24 edition)
- Public information session for May 6
 - Originally to be hosted at the Egmont Community Club but due to the pandemic the info and presentation was moved online: <https://www.bcferrriesprojects.ca/12316/widgets/51537/documents/32599>
- Presentation to the Egmont/Pender Harbour Advisory Planning Commission on May 27, 2020

FIRST NATIONS ENGAGEMENT

In addition to the above-mentioned consultation required by the SCRD, BC Ferries engaged with *shíshálh Nation* prior to the submitting the application. This included conducting a Preliminary Archaeological Field Reconnaissance (PAFR) of the terminal area, with a recommendation for further archaeological work prior to any upgrade or development work (noting that no work is currently planned).

The *shíshálh Nation* provided a referral response to the SCRD, which noted that

- BC Ferries continues to engage with the Nation regarding their long-term Terminal Development Plan (TDP) for the Earls Cove ferry terminal

- The Nation will continue to work with BC Ferries on this project, and expect increased engagement into the future for all projects.

The Nation had no further comments on the current application to the SCRD to amend the zoning bylaw.

CONSULTATION FEEDBACK

The following provides a summary of online visitors to the project website and their level of engagement regarding the OCP and Rezoning amendment process:

- 143 visitors
- 49 were “informed” (clicked more than one page or downloaded content)
- 24 visitors downloaded content
- 3 Question/Comment received (responded to by BCF)

The three questions received were related to the adjacent The Cove restaurant, including concerns about traffic access and safety impacting the restaurant, parking, and concerns about retail/food services zoning at the terminal. BC Ferries responded to these questions indicating that the proposed zoning is intended to bring the current terminal zoning and land use designation in line with that of current terminal operations, and that there is no plan to develop retail or food services at this time. Issues around traffic and safety will be reviewed and considered in more detail as part of the Terminal Development Plan process which is currently underway.

The comments/questions and responses can be found in the Appendix, and the archive comment page can be found on the project website,
https://www.bcferriesprojects.ca/EARL/forum_topics/comments-on-ocp

No additional correspondence was received from the public regarding the proposed OCP and rezoning amendments.

Appendix A - Comments on OCP & Zoning Bylaw Amendments

As part of the SCRD OCP and Rezoning Amendment process, an opportunity for questions and comments was facilitated by BC Ferries on the project website.

Below are the three comments received, along with BC Ferries responses to those comments/questions.

Comments were open initially from April 16 to May 15, and then extended to June 1. The archive comment page can be found on the project website,

https://www.bcferreriesprojects.ca/EARL/forum_topics/comments-on-ocp

- Response #1: Sue - May 14

You are applying for re-zoning so that you can develop retail, restaurant, food trucks at the terminal. Where will these go? It is a small area. What about The Cove restaurant that is already at the ferry terminal? What about consulting with the owners as to the effect on their business. There is not enough parking availability at the terminal currently, 9 spaces! In summer cars are backed up on the Egmont Road turnoff as there are not enough lanes at the terminal for vehicles.

- Admin Commented Mitchell Jacobson
Hi Sue, Thank you for your comments. The intent of the rezoning application is not to change the use of the terminal but rather to bring the current land use at the terminal in line with the SCRD's OCP and zoning bylaw land use classifications. The lots are currently zoned residential or commercial, and we are proposing to rezone to the SCRD's M1 Zone, Marine Transportation. This existing zoning category meets the current and future requirements for our ferry terminal operations. While additional auxiliary uses are permitted in the M1 zone including office, retail, and food services, we are not proposing any changes to the existing site use at this time. We are also concurrently developing a terminal development plan (TDP), which will create the 25-year vision for this terminal including operational requirements and customer amenities. Key drivers for the longer term redevelopment are a future berth replacement, improved holding areas / traffic safety & circulation / parking, and replacement of the aging waiting room / washroom building. Engagement with key stakeholders including neighbours is a critical part of creating an effective TDP, and understanding key issues and opportunities (including those you identify related to adjacent restaurant or retail areas) will help create a plan that works for customers, neighbours and our own operational requirements. Your comments above are helpful in identifying and corroborating some of the known issues for this terminal, and will help inform concept development. Stay tuned for future updates which will include presenting the draft concepts for feedback and input later in the summer.

- Response #2: Dawn - May 31

I find this idea to be ridiculous for this location. If there is any place that B.C. Ferries should be focusing their attentions, it should be on the biggest problem with this terminal which is that it isn't able to contain such a huge amount of traffic. Nearly every summer day and particularly weekends the traffic is backed up the main highway blocking any reasonable access to any homes or businesses in Earls Cove. Adding additional facilities that make money for you but do absolutely nothing for your riders sitting in burning hot cars with no access to bathroom facilities or even basic shade is incomprehensible to me. Do you truly care this little for your riders that your biggest concern for this terminal at present is really just about your revenue stream? This issue of not enough room in the terminal is NOT a new problem. This has been a serious as well as dangerous problem for all it the 28 years I have lived and worked in the area. When the traffic is blocking all access people are forced into the terrifying prospect of driving down the oncoming traffic lane just to get where you are going. No imagine if you are trying to creep down that lane and the ferry starts unloading plus all those people trapped on the side of the highway are causing a whole other hazard getting out of their cars, wandering around, play games and just generally trying to make the best of an awful situation. This is a recipe for disaster and I feel your corporation is incredibly lucky to have not had any major incidents stemming from this. Worrying about retail expansion is entirely tone deaf to what your customers actually need and expect from your organization. There is currently a restaurant directly on site that has been locally owned and operated for more than 30 years that you would likely put out of business. This makes me wonder about your commitment to being a good neighbour and functioning part or our community. There is such a very small high season that I cannot see any way that you could seriously hope to prosper by splitting customers between your proposed ideas and the existing restaurant. Is BC Ferries typically uncaring about their impact on the surrounding business and communities

- Admin Commented Mitchell Jacobson

Hi Dawn, thank you for your comments. The intent of the OCP and rezoning application is not to change the use of the terminal but rather to bring the current land use at the terminal in line with the SCRDP's OCP and zoning bylaw land use classifications. This amendment process is a requirement before we can replace and redevelop existing assets as they time out. While additional auxiliary uses are permitted in the M1 zone including office, retail, and food services, we are not proposing any changes to the existing site use, including retail or food services, at this time. Peak season traffic queues, access and safety are known issues that we will be looking to address as we develop concepts for the terminal development plan (TDP). Your input is helpful in identifying and confirming key issues and opportunities at the terminal and adjacent areas and we'll be using it to help us develop design concepts for the terminal. We'll be bringing draft concepts back to the community for feedback later this summer. Community engagement is a central part of our terminal development planning process and we really appreciate you taking the time to give us your thoughts.

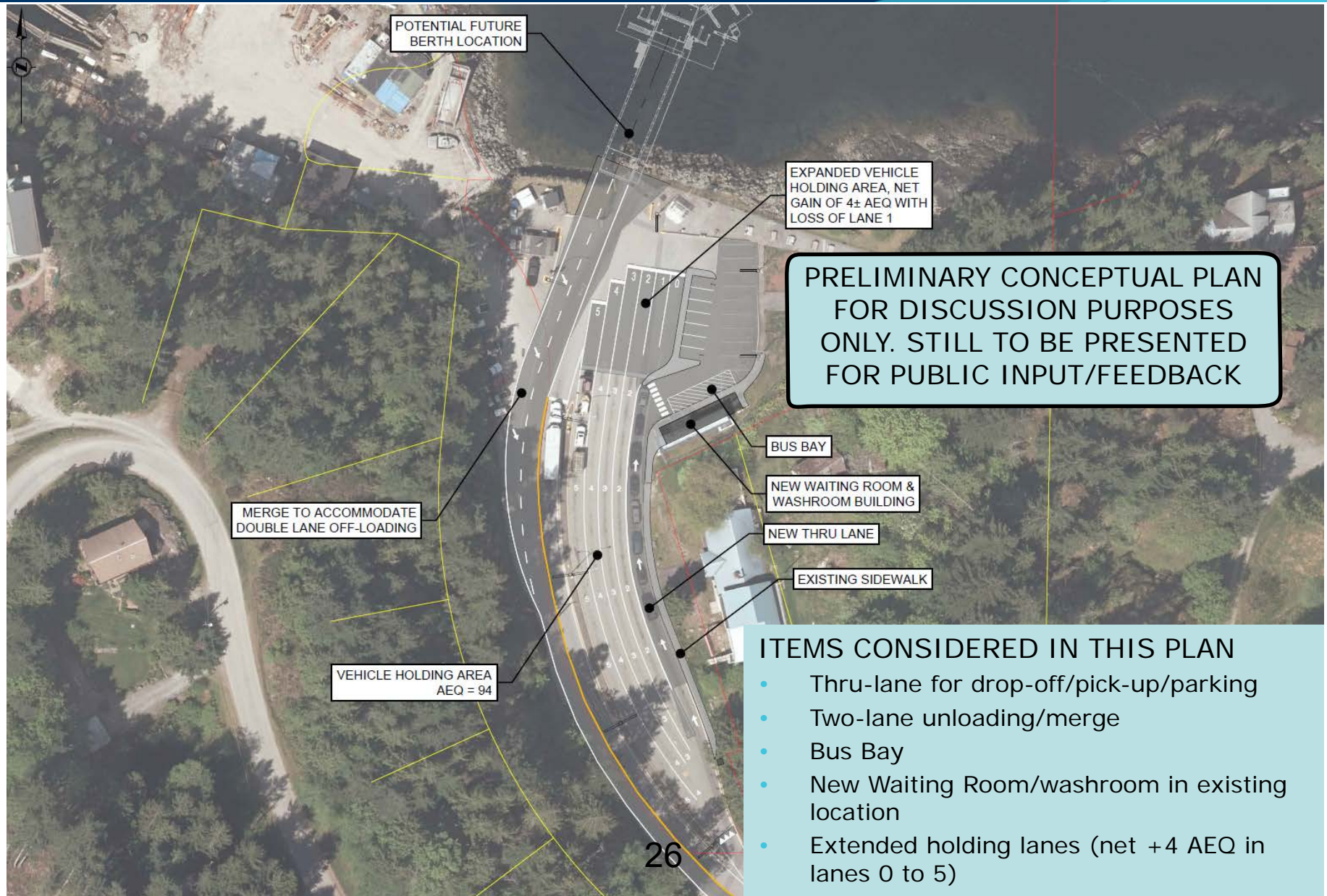
- Response #3: Tom - May 31

I would like to comment on your proposal. In this location is a restaurant that fronts on your terminal that is part and parcel of Highway 101. As a business it is to be expected that there would be reasonable access to your property from the highway that you sit only feet away from. BC Ferries has taken away this option and rather than develop any parking space for their own riders needs they are focusing on an unneeded retail space that is frankly quite ostentatious for such a small rural location. On any given day in the summer your riders are to be seen searching desperately for somewhere to safely leave their cars while going to Powell River. These same customers completely fill any and all available spaces that could be expected to be used by the restaurant customers and staff. There is also the danger of your customers parked all the way up the highway sometimes to the Egmont turnoff making restaurant customers and staff have to endanger themselves by driving down the opposing lane into potential oncoming traffic. This restaurant is locally owned and employs many locals each season. Your proposed plan would likely mean an end to this restaurant and these local jobs. This plan seems a waste of resources and would bring an undesirable change to our beautiful waterfront. Please reconsider putting your efforts towards making your existing terminal function better rather than destroying local businesses.

- Admin Commented Mitchell Jacobson

Hello Tom, thank you for your comments. The intent of the OCP and rezoning application is not to change the use of the terminal but rather to bring the current land use at the terminal in line with the SCRD's OCP and zoning bylaw land use classifications. This amendment process is a requirement before we can replace and redevelop existing assets as they time out. While additional auxiliary uses are permitted in the M1 zone including office, retail, and food services, we are not proposing any changes to the existing site use at this time. In terms of site access, we understand the restaurant property borders our own and is oriented to face the terminal. There is also frontage along the MOTI highway for The Cove property to the south of the terminal property line. As part of our planning process we will be confirming access and traffic circulation and safety requirements with the Ministry of Transportation and Infrastructure. In terms of parking, the amount and access to parking on the terminal will be considered as we proceed further with the terminal development plan (TDP) for Earls Cove. The TDP is a separate study from the OCP and rezoning review, and it will set out the 25-year long term vision for the terminal including operational requirements and customer amenities. Your input is helpful in identifying and confirming key issues and opportunities at the terminal and adjacent areas and we'll be using it to help us develop design concepts for the terminal. We'll be bringing draft concepts back to the community for feedback later this summer. Community engagement is a central part of our terminal development planning process and we really appreciate you taking the time to give us your thoughts.

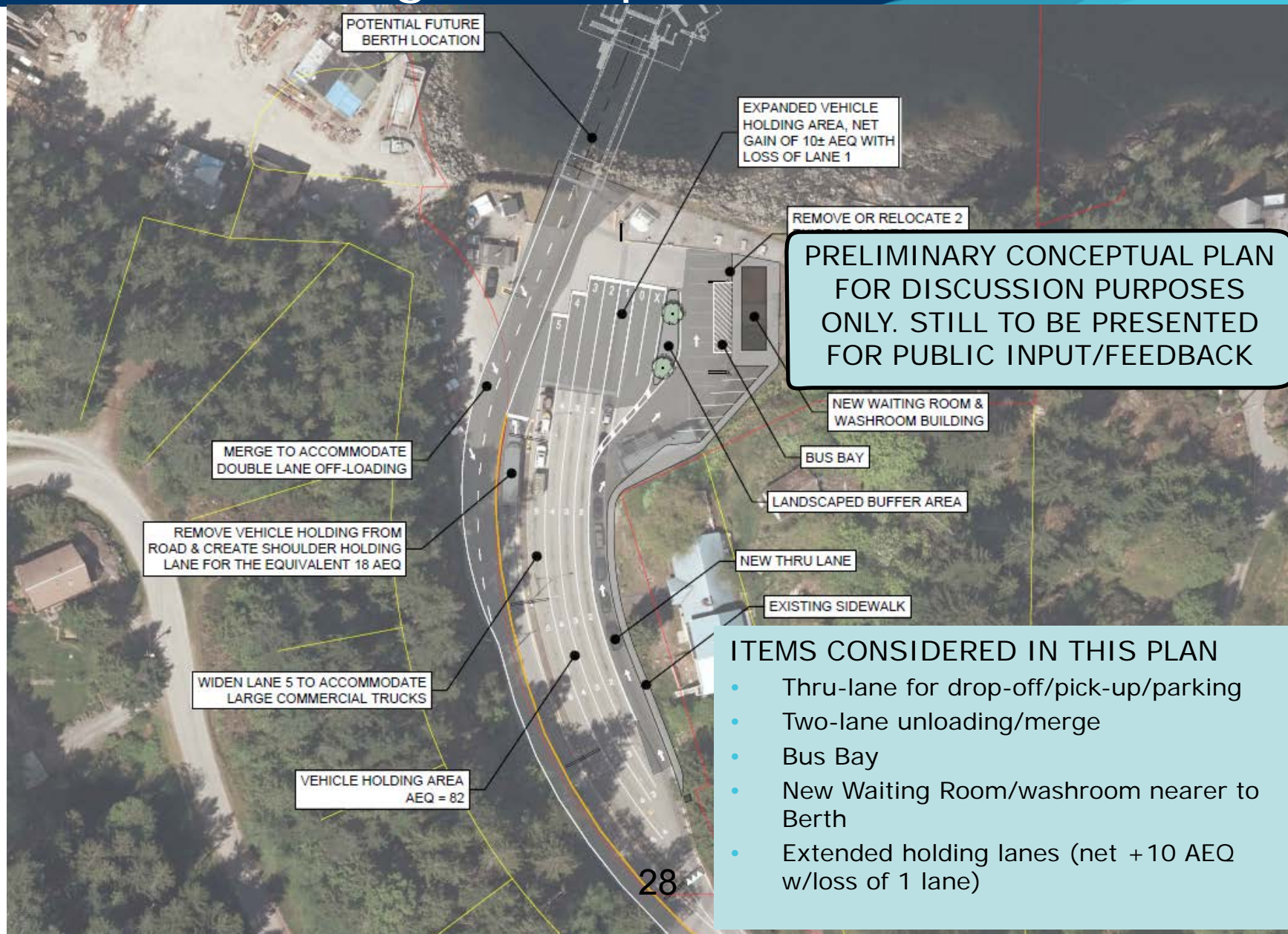
Holding Area Concept Existing Building Site



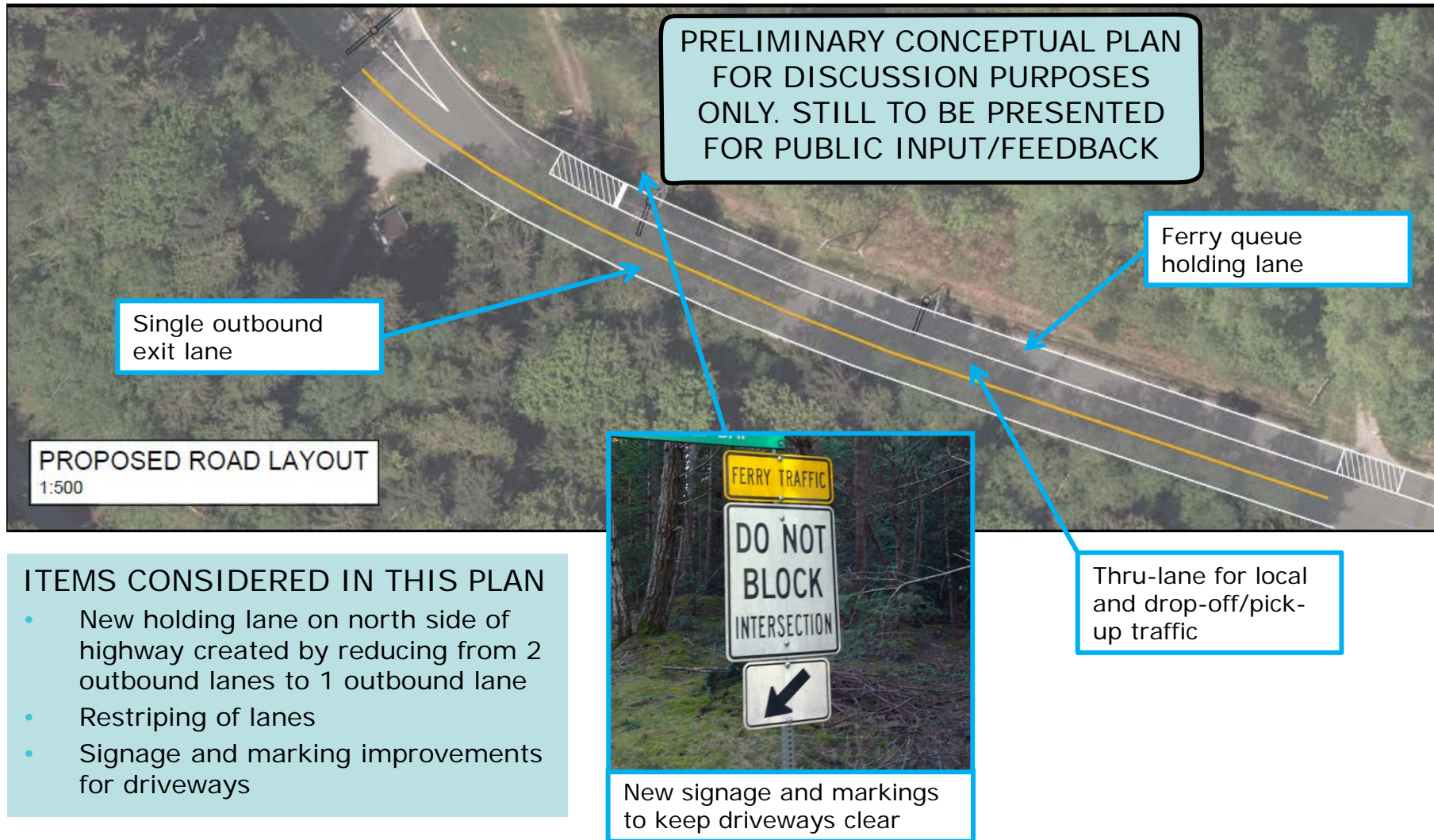
Holding Area Concept New Building Site



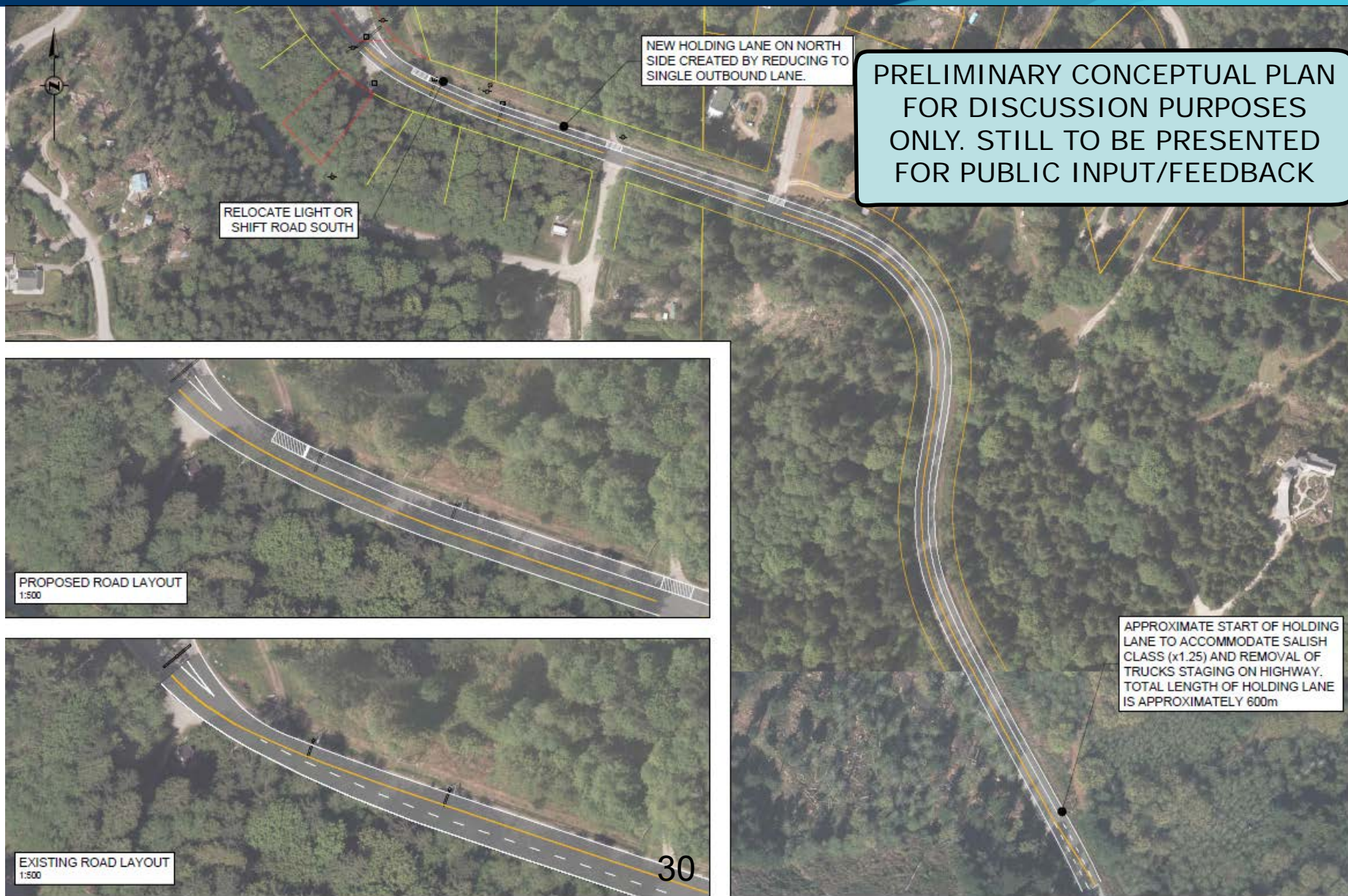
Holding Area Concept New Building Site Option #2



Holding Lane Concept – Re-striping



Holding Lane Concept – Re-striping



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of Second Reading**

RECOMMENDATIONS

1. **THAT the report titled Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of Second Reading be received;**
 2. **AND THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment No. 337.121, 2019* be forwarded to the Board for consideration of Second Reading;**
 3. **AND THAT a Public Hearing to consider the Bylaw be arranged;**
 4. **AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing.**
-

BACKGROUND

On January 9, 2020, the SCRD Board adopted the following recommendation:

Recommendation No. 6 *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019 (Thomson)*

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of First Reading – Electoral Area A be received;

AND THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019* be forwarded to the Board for consideration of First Reading;

AND THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019* be referred to the Egmont / Pender Harbour Advisory Planning Commission, shíshálh Nation and the Ministry of Transportation & Infrastructure for comment;

AND FURTHER THAT a Public Information Meeting be held with respect to *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019* prior to consideration of Second Reading.

The purpose of this report is to summarize agency referral and preliminary public consultation feedback and to recommend consideration of second reading of the bylaw and holding of a public hearing.

DISCUSSION

Due to COVID-19 and restriction on public gathering, it was impossible to hold a public information meeting in a public facility. Holding of a public information meeting is not required by the *Local Government Act*, and how such a meeting is held is not limited to a physical location if it is not possible (*Planning and Development Procedures and Fees Bylaw No. 522*). Therefore, in lieu of a public information meeting held physically, preliminary public consultation on the application was conducted through signage on the property, notification to adjacent residents, newspaper advertising and responding to public inquiries via telephone or email. Correspondence records can be found in Attachment B. A number of adjacent residents indicated objection to the application, while one resident of a property on Bear Bay Road indicated support.

The residents who object to the proposed parking lot are concerned with possible increased vehicular traffic to and from the boat launch at the end of Lee Road and congestion of parked vehicles and boat trailers around the boat launch. They are also concerned about the justification for using the subject property for parking purpose and the visual and traffic impact on adjacent properties.

The Area A APC recommends approval of the proposed bylaw subject to the following conditions:

- SCRD requirements are met.
- The bylaw requires that: gravel surface only, no structures be allowed in the parking area, no storage of vehicles or trailers over the winter, no temporary shelters, etc.
- The parking easement and the amending zoning bylaw specify that the parking area will only be utilized by the owners of the four lots being created through subdivision and their guests and invitees, i.e. there shall be no subletting or use allowed to others (no commercial renting out of the parking spaces).
- The bylaw should specify the exact location of the 630 sq. m. to be used for parking.
- A noise/visual buffer should also be required for any part of the parking area abutting a road or street as well as the lot lines.
- It would appear that a driveway off Lee Road would be preferable to driveway access off Milne Road, given the site topography.

The proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). The Ministry has no objection to the proposal or concerns on impacts on local traffic and the nearby dock at the end of Lee Road.

In response to referral and public consultation comments, the applicant indicates that currently a road composed of various tenures on provincial lands and private easements is being used to access the SCRD Pender Harbour transfer station and landfill, Sakinaw Woods and the cluster of lots created by the Cameron and Saunders subdivisions around this area, and the applicant has applied for a new provincial tenure for the section of road connecting to the subject lot proposed for subdivision.

The OCP's Map 3-Transportation (Figure 1) identifies this route as a major existing (in parts) and proposed (in other parts) road, and MOTI has indicated support for the Ministry to make it a public road if it is financially feasible to do so when more development occurs around this area in the future. However, this road is not currently a dedicated public road and does not meet the

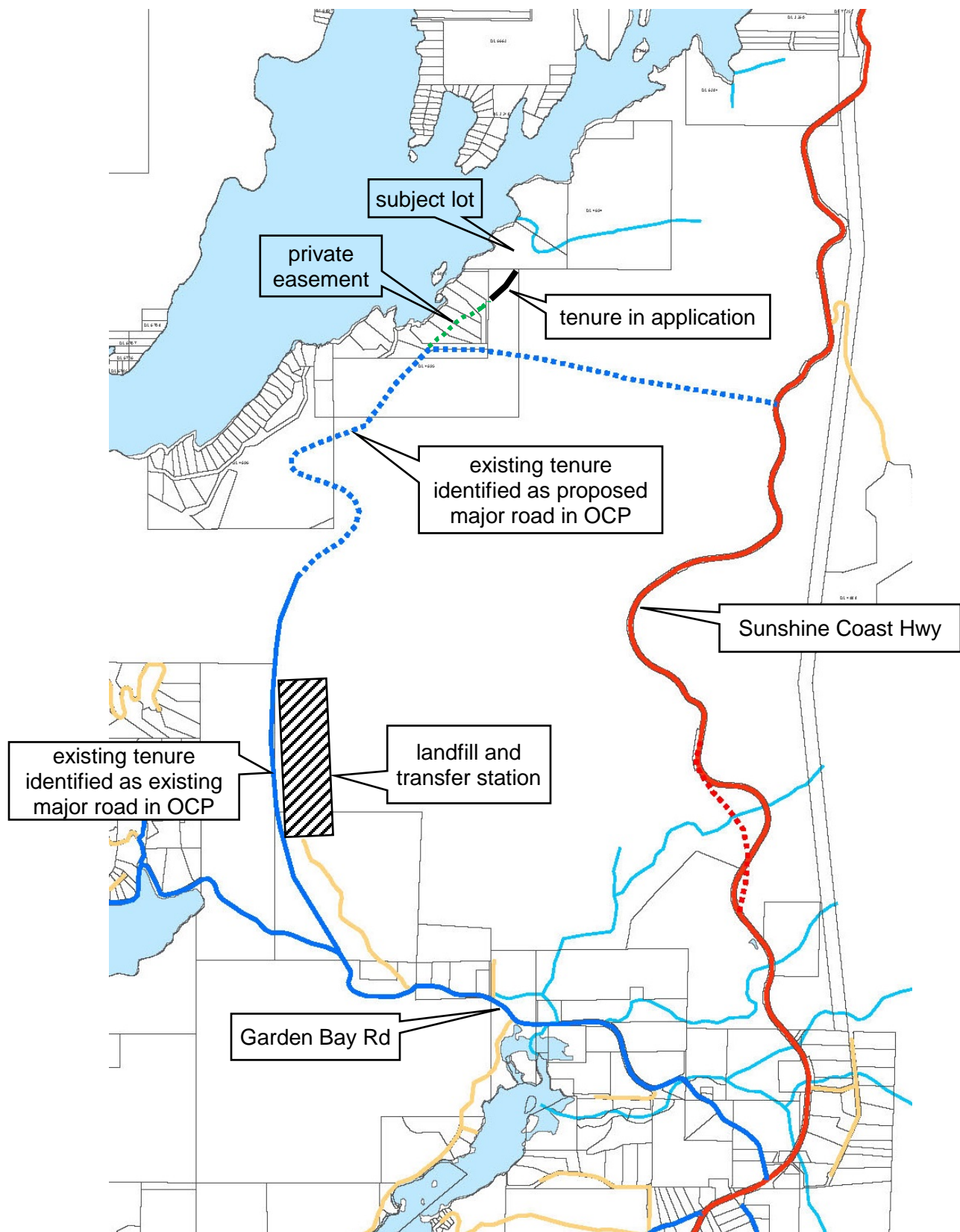


Figure 1 - OCP Transportation Plan and road tenures

zoning bylaw definition for “highway”. Therefore the subject parcel proposed for subdivision is regarded as water-access only, and the off-site parking requirement of the zoning bylaw applies.

The applicant indicates that a covenant can be entered into with the SCRD to prohibit use of the off-site parking lot until the existing provincial tenures and easements on the current access road are terminated. This would mean that the parking lot would only be used if it must be used due to lack of land access. The covenant could also restrict uses on the parking lot, and prescribe layout and design requirements for the provision of boat trailer spaces, buffering, landscaping, lighting and driveway location, to alleviate traffic concerns around the property and at the nearby dock, and mitigate visual impacts on adjacent properties.

The current dock adjacent to the end of the Lee Road right of way is used by the community, but is not owned or maintained by adjacent upland property owners or MOTI, nor does it have a required provincial tenure. MOTI only maintains the road right of way to the edge of the water. Should the current access road to the proposed subdivision be terminated and the dock be required for water access to the proposed subdivision in the future, the applicant should collaborate with community users of the dock to obtain a provincial tenure for the dock and address maintenance, boat launching and traffic issues around the dock. These requirements can also be considered to be included in the covenant.

Based on the understanding that the existing access road is likely to continue in the foreseeable future and there is support in the OCP and by MOTI for potential development of the road, staff consider that the above proposed covenant can reasonably address surrounding residents' concerns, and can form part of the conditions for adoption of the bylaw if it proceeds to third reading. To further address these concerns, staff recommend revisions to the proposed bylaw to prohibit structures within the parking lot, limit the maximum number of parking spaces, increase the parking area to provide for boat trailer parking, and increase setback distance and buffer height (Attachment A). Obtaining provincial tenure on the segment of access road linking to the subject subdivision can also be considered a condition prior to adoption of the bylaw.

Timeline for Next Steps

If the Board gives the proposed bylaw Second Reading, a public hearing will be arranged. Comments received from the Public Hearing as well as recommendations for any conditions will be incorporated into a staff report to the Planning and Community Development Committee for consideration of Third Reading of the bylaw.

Communications Strategy

Information on this application will be posted on the SCRD website. The Public Hearing will be advertised in the local newspaper and notices will be sent to property owners within 100 metres of the subject parcel.

STRATEGIC PLAN AND RELATED POLICIES

The zoning bylaw amendment process supports the SCRD's strategy for community collaboration.

CONCLUSION

Through the referral and preliminary public consultation process, feedback has been received and can be addressed through revisions to the proposed bylaw and a restrictive covenant to control the use, layout and design of the proposed parking lot, which can be considered as a condition for the adoption of the bylaw if the application progresses to the final stage.

Staff recommend that the bylaw receive Second Reading and a public hearing be arranged.

ATTACHMENTS

Attachment A - Zoning Amendment Bylaw No. 337.121, 2019 for Second Reading

Attachment B – Public consultation records

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

Attachment A

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 337.121**

A bylaw to amend the *Sunshine Coast Regional District Area A Zoning Bylaw No. 337, 1990*

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. 337.121, 2019*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:

Insert the following section immediately following Section 1011.6:

Site Specific Uses

1011.7 Notwithstanding Section 1011.1, on Lot 8, District Lot 3921, Group 1 New Westminster District, Plan BCP23871, a maximum area of 700 m² is permitted to be used as a parking lot to provide off-site parking spaces for dwellings to be created by subdivision of Lot 2 District Lot 4694 Plan LMP922, subject to the following conditions:

- (1) no parking stalls of the parking lot shall be located contiguous to a highway;
- (2) the number of parking spaces within the parking lot shall not exceed 14;
- (3) no buildings or structures shall be permitted within the parking lot;
- (4) no part of the parking lot shall be located within 2 m from any parcel line;
- (5) a fence with a height of 1.2 m shall be in place on the periphery of the parking lot.

PART C – ADOPTION

READ A FIRST TIME this 9TH DAY OF JANUARY , 2020

READ A SECOND TIME this ##### DAY OF MONTH , YEAR

PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT this ##### DAY OF MONTH , YEAR

Staff Report to Planning and Community Development Committee - September 10, 2020
Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No.
337.121, 2019 (Thomson) Consideration of Second Reading **Page 7 of 7**

READ A THIRD TIME this ##### DAY OF MONTH , YEAR

APPROVED PURSUANT TO SECTION 52 OF
THE *TRANSPORTATION ACT* this #### DAY OF MONTH, YEAR

ADOPTED this #### DAY OF MONTH , YEAR

Corporate Officer

Chair

From: Adrian Parker
To: [Yuli Siao](#)
Subject: Rezoning Lot 8 on Lee Riad
Date: Friday, July 24, 2020 12:23:07 PM

External Message

Hello,

My family and I are in favour of the rezoning application on Lee Road Lot 8.

We recognize this is a condition in the OCP for water access property to be subdivided. The fact that this property has a road access make this step seem redundant.

It is our opinion that subdivision of large tracts of waterfront land provides more families the opportunity to enjoy recreational property on Sakinaw. Making this difficult by labeling the Thompson's property water access when there is a viable road for access is ridiculous.

We feel that the rezoning of lot 8 will not negatively impact the community that live on or beside the lake access off Lee Road.

Respectfully submitted by,
The Parker Family
4745 Bear Bay Road, Pender Harbour
And a lake access property across from Bear Bay

Sent from my iPad

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Gill and Geoff](#)
To: [Leonard Lee](#); [Yuli Siao](#)
Subject: Objection to Zoning Amendment Bylaw No.337.121,2019
Date: Wednesday, July 22, 2020 1:46:18 PM

External Message

Hi Mr. Lee and Mr. Siao,

Just wanting to share my objection to the above application for rezoning. I am sure you are apprised of the details and won't take your time re-hashing them. That said, there are two aspects of the application that are particularly troublesome.

1) the water access at Lee Road is already a dangerous situation. Using this area as an inlet for water lots will only add to the difficulty emergency vehicles already face in this tiny area . As you are probably aware, there are already significant ongoing challenges with obstructive parking, boat and trailer storage combined with heavy car traffic in a narrow single lane access.

2) rezoning a residential space for parking lot use so far from the actual development is clearly an attempt to manipulate the Regional District into approving water access lots, that are not served appropriately, for either access or vehicle storage from the location of the proposed parking lot. The message some have received is not to worry, the parking won't be used anyway. If that's the case, what a dangerous and bizarre precedent that would set, making it plain to would-be developers that important regional district development requirements can be satisfied by bogus fulfillment. The regional district ought to be very cautious with the media optics of such an approach.

Thank you so much for attention in assessing the practicalities of what is being sought with this application. There surely must be a resolution that makes more sense.

Gillian Sieben-Parkin (2nd Generation Sakinaw Lake resident 13858 Lee Rd)
14921 Buena Vista Ave
White Rock BC V4B 1X5

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Sharon Mey](#)
To: [Yuli Siao](#)
Cc: [Dave Pady](#)
Subject: RE: Zoning Bylaw Amendment - Lot 8 DL3921 Group 1 NWD Plan BCP23871 Lot 8, Lee Road
Date: Sunday, July 12, 2020 2:39:14 PM

External Message

Dear Sirs;

Thank you for your response and the information provided in the attached.

I have reviewed the information you provided in detail and discussed this with several adjacent landowners. While the information you provided does answer some of my questions, it absolutely reinforces the concerns I articulated below.

The precedent this sets is unacceptable. These are residential lots in an emerging residential neighborhood and not intended for this use. If this is approved, what's to stop others from pursuing similar approval on other lots in the neighborhood. In fact, it appears that a similar request for variance related to the "Saunders parking easement" was a zoning bylaw amendment that failed several years ago. If it was not approved then, I don't understand why you would consider it now.

Further, this parking lot and its intended use will have a significant negative impact on the neighborhood, and it will significantly increase congestion at an already small and congested boat launch. It will have a negative impact on the appeal and value of several adjacent properties in the area including ours which is right across the road.

As such, I strongly oppose this application for all the reasons outlined herein and would encourage the District to do so as well.

Thank you,
Sharon Mey

To: Yuli Siao

Subject: Zoning Bylaw Amendment - Lot 8 DL3921 Group 1 NWD Plan BCP23871 Lot 8, Lee Road

External Message

Dear Sir:

I am the registered landowner of Lot 7 which is across the street from the above referenced lot, which is the subject of a zoning variance application.

Thank you for the opportunity to comment on the requested variance; however, I find the application lacking in information and specifics. As such, below are several comments and questions which, when answered, will allow me to provide a more comprehensive response.

1. The public sign that is posted for the Zoning Bylaw Amendment is in an obscure location on Milne Road for a lot whose address is on Lee Road. The sign is not visible to most public traffic or any of the neighbouring properties including those which would not fall within the 100 meter catchment.
2. It is puzzling that a proposed development at the Northeast end of the lake would use a vacant residential lot at the Southwest corner of the lake for parking. Traffic and congestion on Lee Rd and extra boat traffic in the west end of the lake are but some of the concerns.
3. Why does a proposed development of 4 lots require 14 parking spaces? Does the applicant plan for this to include boat, trailer and RV storage?
4. What arrangements have been made for boat access to the lake, docking and storage? The end of Lee Road is highly congested with minimal access and docking facilities. Presumably, 4 lots being developed for water access only, and needing 14 parking spaces, would need extensive docking and boat launching capability.
5. Does the proposal contemplate ongoing residential development rights for the lot along with the proposed non conforming parking facility?

It appears that this proposal is entirely for the purpose of obtaining approval of a separate subdivision application on Sakinaw Lake. If this is a bona fide plan to provide parking and access to a water access only subdivision, it is a flawed plan which will create congestion on the road and at the boat ramp, and is entirely inconsistent with the intent of the properties and the neighborhood on Lee Rd. Further, I am extremely concerned about the precedent this sets. If approved, what's to stop others from securing approval for more parking for other water access developments on this or other vacant residential lots in the area.

Most importantly, the 14 proposed parking spaces at the corner of Lee Rd and Milne Rd in the heart of a residential neighbourhood are directly across the street from our residential property. Creating a non conforming parking lot on Lot 8 will have a direct negative impact on the value and appeal of our property. The proposed location of the parking will be an eyesore, will add to congestion and is highly inappropriate for a residential area of this nature. Based on the negative impact this will have on our property and the adjacent residential area, I strongly oppose this proposal.

Thank you, I look forward to your response.

Sharon Mey

From: [Gerald A Sieben](#)
To: [Yuli Siao](#)
Subject: Zoning Amendment Bylaw No.337.121,(Thomson) For Parking Lot By Lee/Milne Road
Date: Monday, July 20, 2020 11:56:30 AM

External Message

Good morning Yuli. Please replace our earlier email response with this slightly revised response to the Zoning Bylaw Amendment.

Lot 8 [DL3921](#) Group 1 NWD
Plan BCP23871 Lot [8, Lee Road](#)

Dear Mr. Siao

We are the owners of lot 12 [DL3682](#) ([13858 Lee Road](#)). Our property has waterfront on Sakinaw Lake with frontage on Lee Road and is directly impacted by any increased traffic to Lee Road water access and boat travel northward on Sakinaw Lake.

We are responding to the application to amend the zoning of Lot 8 to allow offsite parking for a proposed subdivision many kilometres away, North of the Sakinaw Woods development.

I called Mr. Green the applicant for the Zoning Amendment to learn more. He told me the location of the proposed subdivision which is North of Sakinaw Woods and did say to me that parking on Lot 8 “would never be used” as the proposed subdivision can be accessed by the legal but ungazetted landfill road and legal Sakinaw Woods Road and a (soon to be legal) connecting road. He said that the Zoning application was a requirement in order to obtain approval for the subdivision far up the lake. I agreed with him that water access using off-site parking on lot 8 and then boating to the subdivision property that far up the Lake from the end of Lee Road was not practical. Mr. Green did say that in the unlikely event the tenured legal access roads to the proposed subdivision were to be closed by the government, the owners in the new (Thomson) Subdivision would only then use the lot 8 parking and Lee Road for water access.

I also shared with him our concern about the precedent of rezoning a residential lot to include off-site parking. We view such rezoning as a very serious matter in itself with potential for nearby property devaluation as well as noise, congestion and nuisance issues. Amending a zoning from residential use should be onerous and very serious with the burden on the applicant to prove that such rezoning changes would not impact negatively on the neighbourhood-those who purchased their nearby zoned residential properties.

We are concerned that if the application were approved by the SCRD, others would consider buying residential lots and easements for parking lots off Lee Road in order to subdivide and to profit from their large relatively inexpensive water access only properties. Off-site parking lots on zoned residential lots would have numerous negative impacts that would forever change the nature of our neighbourhood.

We have been told that the current owner of Lot 8 purchased the property with the intention of obtaining the zoning to accommodate and facilitate the subdivision near the “Saunders Subdivision” far up the lake 6 km away. We are not opposed to the Thomson Subdivision but we strongly oppose the rezoning of lot 8.

Lee Road water access is already heavily used during summer months by recreational users and nearby water access property users. During peak summer months the area is congested with boats and vehicles already. An application for a water access parking lot for potential owners way up the lake and with vehicle parking in a lot .55 km from the water is not reasonable or workable or even viable.

After reflection and consideration of the details involved we are strongly opposed to this zoning bylaw amendment.

Yours truly,

Gerald and Loretta Sieben

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From: [Kitty Chase](#)
To: [Yuli Siao](#)
Subject: Lot 8 DL3921 Group1 NWD Plan BCP 23871 Lot 8 Lee Road
Date: Friday, July 31, 2020 1:26:01 PM

External Message

We are resident owners of a Lee Road and water access lot. We are writing about the Lot 8 Zoning Amendment application.

We are strongly opposed to the amendment for these reasons:

We understand that the proposed subdivision north of Sakinaw Woods can be accessed by the “ungazetted” landfill road and the legal Sakinaw Woods Road and a soon to be legal connecting road. The zoning application requirement to allow for parking and access to Sakinaw Lake/ the proposed subdivision via Lee Rd. is not practical. It is 6 km by water from the proposed subdivision, plus a steep gravel road water access, and a good distance from the water by walking from Lot 8.

The precedent of rezoning residential property for a parking lot is very serious. The burden of proof that the use would not strongly negatively impact the surrounding neighbours who bought property zoned residential should rest squarely on the applicant.

Lee Road water access is heavily used particularly in the summer months by residents, water access only owners and users, and by day users of the lake. It is not a viable or workable option. There are obvious better solutions to the amendment request than Lot 8. We ask for your serious consideration and ask for denial of the amendment.

Kathryn, John, Doug Chase

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Leonard Lee](#)
Cc: [Yuli Siao](#)
Subject: The Application for a Parking Lot on Lot 8
Date: Friday, July 31, 2020 12:01:34 PM
Attachments: [IMG_5935.PNG](#)

External Message

Dear Mr. Lee,

Please be advised that our family owns Lot A on Sakinaw Lake located at 13823 Lee Road as shown on the attached plan. Our property is located very near Lot 8, also shown on the attached plan, for which there is an application before the Regional District to permit a parking lot to be located on this property.

Please be advised that our family is strongly opposed to this application for we feel it will change the character of our neighbourhood and unnecessarily increase traffic. We also do not feel it is appropriate or reasonable for a property at our end of the lake to be used facilitate the parking needs for a development located approximately 6 km away nearer the other end of the lake.

If you wish to discuss this with me I can be reached at the email address above or on my cell phone.

Please acknowledge receipt of this email.

Sincerely yours,

Dan Fritz

PS. Please confirm you have received this email

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Bruce Maxwell](#)
To: [Leonard Lee](#); [Yuli Siao](#)
Subject: Zoning Amendment Bylaw No. 337.121,2019 (Thonson)
Date: Friday, July 31, 2020 6:00:11 PM

External Message

Please accept this response for your consideration of the above amendment. We strongly reject this application and fully agree with the submission by Gerry and Loretta Sieben. We concur with the point's raised in Gerry's submission, especially the point that this solution benefits none of the parties and is only an expensive work around that could be resolved with a more sensible solution.

Thank You,

Bruce and Lis Maxwell

13829 Lee Road.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Marcus Stein](#)
To: [Yuli Siao](#); !
Subject: BYL337 Zoning Amendment Lot 8 DL3921 Group 1 NWD
Date: Friday, July 31, 2020 5:51:24 PM

External Message

Dear Mr. Lee and Mr. Siao,

We are the owners of 13866 Lee Road, Garden Bay, on Sakinaw Lake. Our property is at the very end of Lee Road, which ends at the lake directly in front of our place. We're writing to you to voice our concern and opposition to the application to amend the zoning of Lot 8 to allow offsite parking for a proposed subdivision at the other end of the lake.

There are several reasons why we're concerned about this amendment. At the top of the list, however, is that it simply doesn't make sense. That is, it appears to be a 'box to tick' to allow the owners of the property to subdivide but doesn't actually solve the problem that it's meant to. That is, I understand that in order to subdivide the owners must prove that they have parking to accommodate the potential properties. However, in talking to the developer, and in a letter from the landowners themselves, they noted that parking on Lee Road is not a practical solution for accessing the property and that it's not something that they'd actually ever use. This is largely because of all of the access points to the lake, this one is the farthest from their property.

With that in mind, it simply doesn't make sense for them to use this land for that end. If we assume that the requirement to have a place to park is in place for a reason, then it stands to reason that if the spot that the landowners are looking to have rezoned/designated for that parking isn't feasible for its intended use, then it'd be foolish to approve it for that use.

Aside from that, there are other issues that arise, most concerningly that of setting a precedent for rezoning a residential lot in this area. This precedent is troubling as it creates the likelihood or potential for nearby property devaluation as well as congestion and nuisance (noise, garbage, etc.) in an area without adequate infrastructure or enforcement to support it. Amending the zoning from residential use should be a deliberate, well-planned, heavily consulted process with the burden to prove both a demonstrated need and a well-thought out plan to prove that such rezoning changes would not impact negatively those who purchased and reside in their nearby properties in good faith.

In this case, setting such an impactful precedent seems reckless – especially in light of the fact that both the developer and the land-owner have stated that the lot on Milne Road isn't a practical solution, isn't actually needed (as currently use and will continue to use a different access point) and just won't be used for the purpose it'd be rezoned for.

Further, I understand that the property owner is also waiting on approval to build a road to the properties/sub-division in question. This seems to be a much better solution that is more convenient for both the land owners and the Lee Rd / Sakinaw Ridge residents.

We are extremely concerned that if this application was approved that it would not serve no purpose or benefit to either the owners of the properties to be subdivided or to the residents & owners of properties on Lee Rd.

Yours truly,

Marcus Stein and Nancy Stein

August 6, 2020

To: Area A Director: Leonard Lee
SCRD Senior Planner: Yuli Siao

From: G and M Meeres
13847 Lee Road (Lot 7 Plan VAP12823 District Lot 3682 Land District 36)
Garden Bay, BC, V0N 1S1

Subject: Sunshine Coast Regional District Zoning Amendment Bylaw No.337.121, 2019

Background:

The Sunshine Coast Regional District (SCRD) has received an application for rezoning from L S Thomson to allow off site-parking on Lot 8 Plan BCP23871 District Lot 3921 Land District 1 Land District 36 for a proposed subdivision at the mid north end of Sakinaw Lake (Lot 2, District Lot 4694, Plan LMP922). The original lot size on which the proposed parking area will be located is 3.1 acres and is currently zoned RU1 according to Mr. Siao's report dated December 19, 2019.

Dear Sirs,

We are contacting you today to voice our opposition to the proposed Zoning Amendment Bylaw 337.121, 2019. While we cannot comment on the issue of the proposed subdivision per se (it would be hypocritical to do so as our property is approximately 6 km away, as the crow flies, from the lot being subdivided) it does highlight the distance between which owners of the proposed subdivided lots would have to travel in order to access their cabin/homes - approximately 6.5 – 7 km away by land and water.

Firstly, why are the south end residents being brought into this subdivision request at all? If the new property owners for Lot 2 (the proposed subdivision lot) not perform thorough due diligence regarding your subdivision approval process prior to purchase, that is their concern/problem. It should never have become ours.

Secondly, the positioning of the sign advising of the rezoning proposal. The sign required to advise the neighbouring properties of this proposal is located around the corner from Lee Road (the main road used to access the properties in the neighbourhood), down an unused road (Milne, which has no developed lots) and set back into some alders whose branches partially obscure the sign from sight. One might conclude that the sign placer's intention was for the sign not to be discovered at all, and thereby avoid any opposition to the rezoning request.

Third, the misrepresentation that the proposed subdivision lot is "water-access-only". There seems to be a misrepresentation as to actual access available to the proposed subdivision. In Mr. Siao's report it states that "subdivision approval for water-access-only properties is contingent upon off-site parking....", however anyone can currently drive directly to the proposed subdivision. While the road being used is not "gazetted", there are at least 30+ cabins/homes that currently use this access. What would happen to the existing cabins/homes use should the current "road" be blocked? Is it not time that those who utilize that particular access get it formally approved? The SCRD should be working with **all** the current users to

formalize the access for those properties with the Provincial Ministry of Transportation (MOT) instead of working at cross purposes and requiring rezoning of a parcel of land over 6 km away. Rezoning, which by the way, could cause permanent negative affects on a neighbourhood that should never been drawn into this. It is also my understanding that another subdivision proposal which uses the same ungazetted access was recently approved without the off-site parking requirement. Why the contradictory standard? In addition, for those not familiar with the area, it should be noted that there is ample parking for a price on a property at the north end of the lake at Sakinaw Lake Road, adjacent to an **actual proper boat launch**. Said price, I suspect however, is exactly the reason why the subdivision proponents seemed to have ignored this option. **Note:** the distance to travel from the north end of Sakinaw Lake to the proposed subdivision (Lot 2) is approximately 2.25 KM. This is roughly a third of the distance which would have to be traveled if the proposed rezoning at Lot 8 were to go through. As anyone who has spent any time on the coast knows, the weather is not always all sunshine. Traveling by boat with bed linens, clothing, supplies, garbage, etc in the wind and rain is NOT remotely enjoyable and at certain times quite unsafe. I would think that traveling a shorter distance under those conditions would be much more appealing.

Next is Lot 8 itself. What will prevent the proponent or the next person who owns the property from adding more parking spots from the proposed 14? If the proposed rezoning were to be approved, what is stopping Lot 8 from becoming a parking lot of 25, 50, 100, or 150 parking spaces? It will become an extremely attractive option for other “water-access only” properties wishing to subdivide. It is said that a covenant on the property has been suggested which will protect against added spaces. That is simply not true. There are any number of ways of getting around a covenant or having it removed/revoked. In addition, who will monitor the items that are stored in/on the parking spots? What will stop someone from building a storage shed or leaving broken down vehicles/boats/building supplies/old appliances, etc. on the site. This unsightly mess will remain as the parking lot “owners” could they feel they have no responsibility as it is “not my neighbourhood”? How will garbage from Lot 8’s users be dealt with? There is no waste pickup in this area. The area landowners should not have pay with their own funds, time, etc. to drop off Lot 2’s inconsiderate mess. Another point not addressed is the precedent approval of this kind would make. What would stop another developer from purchasing other “bare” lots and converting them into “parking lots”. The precedent would have been set and it would be exceedingly difficult to legally refuse a new rezoning application for the same purpose on a different lot in the area. And finally, with regards to Lot 8, isn’t a subdivision proposal a commercial venture and as such the proposed parking lot becomes one via association? I was not aware that commercial ventures could be used to approve rezoning on currently RU1 zoned lots.

Now onto actual access at the lake. While Lee Road does end at Sakinaw Lake, and I did note the included picture in “Attachment B” of Mr. Saio’s above noted report, the picture does not actually indicate the topography at the shoreline. For a good portion of the year you can’t actually drive a boat trailer into the lake to launch it. The shoreline has a short almost “cliff” like profile, in other words, the land itself has a sharp drop off. No conscientious boat trailer owner would risk the potential damage associated with using this area for a boat launch. That is why the boats currently utilized by users located within a noticeably short distance (on truly

water access only properties) are small aluminum hulled “cartoppers”. It should be noted that even with these smaller, easily maneuverable vessels the shoreline is extremely crowded for a good portion of the year. Adding additional vessels would exacerbate the problem. In addition, the small existing wharf is not suitable to handle numerous vessels tied up for loading/unloading, temporary moorage while shopping, etc. all at once. There just isn’t the space. Who will be responsible for ensuring that a boat isn’t tied up there anywhere from a couple hours to days, weeks, months at a time because the land owner couldn’t be bothered to take their boat out every time they left the area? There is also the issue of where someone would be able to safely turn their vehicle/trailer around to back down Lee Road to the shoreline. The only spot between the proposed parking lot area and the “launch” area where one could safely do so is very close to the proposed parking lot area itself. Once you begin backing down Lee Road, you would have to navigate a section of dirt road that is virtually single lane with a sharp corner and no sightlines visible after it. There is no way to see a person(s) or vehicle farther down the road. Given that there are several residents with pets and that have young children who visit on a regular basis, this scenario is an accident waiting to happen. Who will be held responsible then?

In conclusion, it seems that if this rezoning were to go through, the current south end residents will end up solely responsible to deal with/carry/resolve all future issues which will undoubtedly arise as a result of the rezoning. The proponent will have no obligation to address any concerns/problems that the south end residents might have. “It’s not my neighbourhood, I just park there”. As such and noting the points expressed above, we are unable to see any reasonable justification for proceeding with or approval of the rezoning application for Lot 8.

Thanking for your time and consideration of our concerns.

Sincerely,

G and M Meeres

CC: G Sieben

Sunshine Coast Regional District

From:
To: [Leonard Lee](#); [Yuli Siao](#);
Subject: Zoning Bylaw Amendment - Lot 8 DL3921 Group 1 NWD Plan BCP23871 Lot 8, Lee Road
Date: Saturday, August 8, 2020 9:38:15 PM

External Message

To Whom It May Concern,

I am representing the Rice Family, Lot 9, District Lot 3682, and writing to oppose the proposed Lot 8 Lee Road Parking Lot that is .55 km away from the lake. The parking lot would be for access for property owner (owners) of Lot 2 , DL 4694 Plan LMP922, and happens to be 6km away from this proposed parking lot. This is not a realistic plan considering the property for the aforesaid is so far away and the water access for boat travel to that property is over half a kilometre from where a car would be parked. Hence, it would be a big ordeal to get the boat in the water, park the vehicle, load the boat and proceed 6 km. down the lake. Also, the road to the Lee Road small floating dock is very steep with no turn around and already many people drive to the dock, get stuck, spinning wheels and encroaching on neighbours' properties in order to turn around or back up the hill. This already causes problems.

The question one has to ask is why, when there is already a tenured legal road giving access to the subdivision six kilometers away, would the developer be going through this precedent setting and arduous rezoning process?

Our neighbourhood at the southwest end of Sakinaw Lake is totally opposed to rezoning of residential lots here, as it would change the character of our neighbourhood, which is zoned as single family residential. I am adamantly opposed to this proposal for the parking lot. I am not opposed to the development of properties six kilometres away with the already established road access.

There is absolutely no need for a parking lot at the southwest end of Sakinaw Lake in order for access to this property so far away.

If the SCRD were to allow this particular rezoning, it may change the face of this and other nearby residential neighbourhoods' on Sakinaw Lake by turning residential lots or parts of lots into what are essentially, commercial parking lots.

Rezoning residential properties into off-site parking so that someone may subdivide and sell off lots at a higher price for profit is really a commercial parking proposal.

If passed, it would allow both a home *and* a non-neighbourhood resident (commercial) parking lot on Lot 8 and this is simply not acceptable by any measure.

As well, the entrance to this proposed parking lot would be in a hazardous location as there is a blind corner one would have to navigate in order to access the parking lot, making it even more dangerous when towing boats or trailers. Also, people would be a long way from their property, hence they would have no incentive to maintain the parking lot or the surrounding area.

As far as I know there has never before been a residential, single family lot rezoned for commercial use/parking for a water access subdivision, never mind so far away. We Lee Road residents feel this would set a dangerous precedent that could negatively impact properties all over Area A and, potentially, the entire Sunshine Coast.

It is also our understanding that there still is other EXISTING off-site parking at the North End of the Lake (ie. Sakinaw Woods Strata easement/Sakinaw HeritageInvestment Corporation) that could be negotiated. There are other alternatives for obtaining off-site parking (were it to be required) rather than attempting to rezone a residential lot at the south End of the Lake that is very far away from the proposed North End of the Lake subdivision.

For all of the reasons outlined above our family, along with other Lee Road/Sakinaw residents, feel strongly that the SCRD should deny the proposed Bylaw amendment.

Thank you,
Dianne Rice
Lot 9, DL9649

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Lindsey McGill](#)
To: [Leonard Lee](#); [Yuli Siao](#)
Subject: Opposition to Zoning Amendment Bylaw No.337.121,2019 (Thomson)
Date: Saturday, August 22, 2020 9:11:13 AM

External Message

Hi Leonard and Yuli,

I am a resident of 13833 Lee Road on Sakinaw Lake. I am sending this email through to summarize my opposition to the proposed zoning amendment bylaw No. 337.121, 2019. While I understand that the Landfill/Sakinaw Ridge road is likely to receive formal tenure, ending the need for a re-zoning process, I still feel it necessary to send this email summarizing my opposition to the proposed re-zoning (in point form below). In summary, the process of sub-dividing water access properties on Sakinaw Lake appears to require significant attention from the SCRd with community input from the residents of Sakinaw Lake. A well thought-out and clearly defined process that relies on existing infrastructure (ie legal, off-site parking easement at the North end of the lake through the Sakinaw Heritage Investment Corp.) is required to avoid similar opposition and un-necessary applications in the future.

Regards,

Lindsey McGill
13833 Lee Road
Sakinaw Lake

- The proposed parking on Lot 8 Lee Road is a full .55 km away from the water access point, which would require driving materials to and from on an already busy country gravel lane.
- RU1 residential property zoning does not permit parking for other properties (off site parking) for good reasons.
- The proposed subdivision (Lot 2 , DL 4694 Plan LMP922) is very far up the lake 6km from the proposed Lot 8 parking, and water access parking, and hence is not a realistic proposal.
- There is already a tenured legal road giving access to the subdivision in the final approval process so why is the developer going through this precedent setting and arduous rezoning process?
- The Lee Road neighbourhood is totally opposed to rezoning of residential lots here, as it would change the character of our neighbourhood, which is zoned single family

residential .

- Lee Road neighbourhood is not opposed to the actual up-lake subdivision on DL 4694.
- If this offsite parking rezoning is approved it would encourage others to purchase non waterfront Sakinaw Ridge nearby lots in order to subdivide other water access parcels along the lake.
- Lee Road water access is already oversubscribed and congested with heavy use during the summer months putting even more pressure on neighbours along the Lee Road waterfront and on the legitimate nearby existing water access and recreation users. Already there simply isn't room for more owners of non-nearby properties to use that access.
- The end of Lee Road also is utilized for emergency response: fire, rescue and ambulance for close residences and nearby residences across the lake.
- If the SCRD were to allow this particular rezoning, it may change the face of this and other nearby residential neighbourhoods' on Sakinaw Lake by turning residential lots or parts of lots into what are essentially, commercial parking lots.
- Jim Green, the property agent for the developer, attempted a similar rezoning of one of the Mixal Road lots (in Bear Bay) in 2014 for an up-lake subdivision (Saunders) and was denied by the SCRD for many of the same reasons we are opposing this current application.
- Rezoning residential properties into off-site parking so that someone may subdivide and sell off lots at a higher price is really a commercial parking proposal.
- If passed, it would allow both a home *and* a non-neighbourhood resident (commercial) parking lot on Lot 8 and this is simply not acceptable by any measure.
- Owners of those "built out" parking spaces would eventually be allowed to use those parking spaces however they wish.
- The proposed entrance to the parking areas is off Lee Road because of the topography to Milne Road but this egress and access point to Lot 8 is extremely dangerous because of a blind corner on Lee Road.
- The owners of these proposed parking spaces would not be living in the neighbourhood, so there is no incentive to maintain their parking spaces or to be good neighbours.

- Rezoning a residential lot to create new offsite parking with the argument that the parking “will never be used for a development at the other end of the lake “does not make logical sense... it is bizarre and it makes one ask “why would the SCRD consider granting a lot rezoning for parking tied to a far off subdivision location 6 km away by water? It may be just to tick a SCRD subdivision approval box for “off-site parking even though the parking location is unviable for the development.” Such strange administrative hoops make one question the integrity of the process.
- Is the SCRD using the offsite parking mechanism as a way to allow a subdivision of waterfront properties because the SCRD has been unable to develop other more logical remedies?
- The precedent issue: According to our research, we understand that there has never before been a RU1, single family residential lot rezoned for what is in actuality commercial parking for a water access subdivision. This would be a game changer and set a dangerous precedent that could detrimentally impact properties all over Area A and the entire Sunshine Coast.
- One option that could provide the proponent with a solution to the off-site parking requirement and avoid having to subdivide Lot 8 would be to pay for existing legal parking elsewhere. For example, the Sakinaw Woods Strata Corporation at the North End of the lake has a legal off-site parking easement on the Sakinaw Heritage Investment Corp. The Sakinaw Woods Strata offered to provide the required off-site parking to the Saunders Trust, which would have avoided them having to attempt to rezone a lot in the Bear Bay Subdivision. The Saunders Trust did not take them up on their offer. However, that offer for this proponent would likely stand.
- Because there is other off site “existing parking” that could be made available, the SCRD must deny the lot 8 rezoning but should allow the developer to subdivide his property because of this already existing parking and because a legal tenured road to the subdivision will soon be approved.
- SCRD regulations for rezoning water access lots that do have tenured legal road access but whose “technical ownership” has not yet been turned over to the MOT are presently not reasonable or logical and can pose a hardship to a subdivision proponent and in the past these regulations have been bypassed by the SCRD by means of a variance.

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From: [Liz Chase](#)
To: [Yuli Siao](#); [Leonard Lee](#)
Subject: Zoning Bylaw Amendment Lot 8 DL3921 Group NWD, Plan BCP23871 Lot 8 Lee Road
Date: Sunday, August 30, 2020 5:42:29 PM

External Message

As a family resident of 13869 Lee Road I am grappling with a number of issues with regards to the possible amendment of this zoning bylaw.

As we understand the situation, the owner and developer of Lot 2 (DL4694 Plan LMP922) near the north end of Sakinaw Lake, are indicating they are required by the SCRD to have offsite parking spots for each lot within their proposed subdivision as it is deemed water-access only.

The proposed subdivision is NOT water-access only -there is already a tenured legal road giving access to the subdivision that is firmly in the approval process. Thus, there is no need for offsite parking elsewhere to access this subdivision.

- 1) We have great difficulty in conceiving why Lot 8 at the very southern end of Sakinaw is even a) under consideration or b) considered a viable option for offsite parking for owners/guests of Lot 2, a subdivision 6 km north along the lake via water! Particularly when a similar rezoning application was denied by the SCRD in 2014 (Zoning Amendment bylaw 337.107.2013) and a variance provided instead that waived the requirement for off-site parking for the development of that subdivision. That subdivision is adjacent to Lot 2.
- 2) The proposed parking location (Lot 8) is .55km from lake access down and back up a steep, narrow, loose gravel roadway to an even narrower lake access already oversubscribed and congested with current property owners who ONLY have water access to their residences and day users. Cars get stuck all the time here and there is no turn-around. There is very limited parking along one-side of the road near the lake access. There is also very, very limited, narrow space for boats to come and go. I can't think anyone will want to back their car and boat trailer down there on a regular basis so they will likely avoid parking their car in their off-site parking area and instead try to use spots current lake-only access residents are using, creating even more congestion in this area. Lot 8 is not by any stretch, either reasonably close to or easily accessible to the Lot 2 subdivision. Additional motorized traffic is not a viable option in this already too narrow, confined choke point that would suffer greater environmental and aquaculture damage.
- 3) We strongly disagree with an amendment to the bylaw that would, if passed, result in the rezoning of RU1 single-family residential property into what in effect becomes a commercial parking lot where multiple cars, boat trailers and boats will be parked. The areas along Lee Road are zoned single family residential for people to have the space and quiet of residential property. This is their value. If the SCRD allows an owner/developer to apportion a parcel of their property or to sell it off to be used solely for the purpose of a multi-vehicle/boat trailer parking it diminishes the value of both the surrounding area and the properties nearby. No one wants what amounts to commercial parking spots with all the attendant noise, congestion, potential for other storage use, structures and garbage from those who are not invested in their immediate neighbourhood. The owner / developer states in a letter we have read that no structures, or storage will be allowed in this parking lot –

who is patrolling / monitoring this to ensure it does not happen? And how will it be controlled so that only owners and guests vehicles are parked in the lot?

4) It is very concerning that if Lot 8 were approved for rezoning from single-family RU1 to off-site parking use, it would set a precedent that would allow developers all along the coast to purchase property that could readily be re-zoned in this way to then gain greater access for waterfront developments at far distances from both the designated parking area and the water access point creating situations of conflict with nearby residents over respectful usage and environmental degradation at access points

We ask the SCRD to:

- allow a variance for the Lot 2 subdivision that does not require offsite parking for this development given there is a drivable access road to the subdivision lots
- reject the proposal for a by-law amendment for Lot 8 from single family RU1 zoning to off-site parking particularly given the 6 km via water distance from parking to the Lot 2 subdivision
- consider the .55 km distance and challenging vehicle/boat access from the proposed parking lot to the water launch point
- consider the effect on the surrounding residents, environment and the long-term consequences of re-zoning single-family residential property to allow for what are in effect commercial parking lots

Sincerely,

Liz Chase

13869 Lee Road



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From: [Jim Green](#)
To: [Sieben Gerry](#)
Cc: [Yuli Siao](#); [Thomson Scott](#)
Subject: Plan of subdivision & JG recap July 16 2020 (Scott Thomson)
Date: Thursday, July 16, 2020 12:27:26 PM

Hi Gerry - I have attached a plan of the Thomson subdivision as promised.

I wanted to recap our discussion:

- The rezoning only allows for an easement. Three of the four lots from the subdivision require 4 x 16m² size footprints for either a car or boat trailer. One lot only require 2 spots.
- the spots are not commercial parking spots and cannot be assigned, rented out or otherwise "passed around".
- the spots would only allow for the seasonal use for the intended purpose.
- the spots would not allow for sheds, tents, storage, containers, structures, etc.
- we will propose to the SCRD the a covenant be placed overtop of the easement to prohibit its use for parking until the crown closes the road into the subdivision
- the crown has not indicated any intention to close the road and in fact has renewed existing road use tenures to the SCRD for the landfill, Sakinaw Woods and the community of lots created by the Cameron and Saunders subdivisions.

I did state to you a few times that the lots created by this subdivision "will never" use the easement areas. I should have said they will never use the easement areas until the crown closes the road they use to drive to their properties.

The history of the requirement for offsite parking comes from work done by the community during the Official Community planning process. They determined that new lots should have a place to throw their cars and boat trailers when they go to their water access only homes rather than leave them on the side of the public road. This regulation was primarily done to ease the summer congestion at the Sakinaw Lake road boat launch area.

As you have chatted with Yuli, the Planner at the SCRD, on this matter I have copied him on this e-mail. I have also copied my client, Scott Thomson, on this e-mail in case you would like to chat with him directly. Scott and his wife Caitlin have two young children and are very much looking forward to joining the community of Sakinaw Lake. Please let me know if you have any further questions or would like to meet on site.
Jim Green

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Zoning Amendment Bylaw Nos. 310.184, 2018 and 337.118, 2018 for Short Term Rental Accommodation Regulations – Third Reading and Adoption

RECOMMENDATIONS

1. **THAT the report titled Zoning Amendment Bylaw Nos. 310.184, 2018 and 337.118, 2018 for Short Term Rental Accommodation Regulations – Third Reading and Adoption be received;**
 2. **AND THAT Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018 be forwarded to the Board for consideration of Third Reading and Adoption.**
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BACKGROUND

At the February 27, 2020 Regular Board meeting Resolution 068/20 was adopted as follows:

Recommendation No. 4 *Bylaw Nos. 310.184, 2018 and 337.118, 2018 for Short Term Rental Accommodation Regulations*

THAT the report titled Zoning Amendment Bylaw Nos. 310.184, 2018 and 337.118, 2018 for Short Term Rental Accommodation Regulations – Implications of Implementing Temporary Use Permit be received;

AND THAT Alternative Option 1 - Remove both the TUP and STRA provisions from the proposed bylaws be proceeded with;

AND THAT a definition for residential use, focused on home life, be introduced;

AND THAT amendments to *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018* and *Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018* be forwarded to the Board for Amended Second Reading;

AND FURTHER THAT a second Public Hearing to consider the revised bylaws be held pursuant to the *Local Government Act* Section 470.

This report provides a summary of the second public hearing and further analysis of key issues raised, and recommends consideration of third reading and adoption of the Bylaws.

DISCUSSION

The second public hearing was held on June 30, 2020 to consider the proposed bylaws that received amended second reading by the SCRD Board. The meeting was conducted electronically in accordance with guidelines of Ministerial Order M192. A total of approximately 200 people attended and or viewed the public hearing and 22 persons made verbal representations (Attachment C). A total of 77 written submissions were received by the closing of the public hearing (Attachment D).

Among all submissions (verbal and written), approximately 50 indicate support for the proposed bylaws, while 25 indicate opposition, and 3 indicate support for the on-site operator requirement but opposition to the limitation on the number of B&B bedrooms and occupants.

Key Points to Consider

The many views on the proposed bylaws expressed through the public hearing process centre around three main questions. The following discussions will provide answers to these questions from a land use planning perspective.

1. Do the bylaws protect the integrity of residential neighbourhoods?

Many residents expressed concerns of negative impacts of short term rentals (especially those without on-site operators and over the permitted size limit) on residential neighbourhoods and the residential quality of life. SCRD Bylaw Compliance has received complaints of such issues in recent years. In 2018 and 2019, offences related to short term rental accommodations due to the absence of on-site operators are about 14 cases, which account for about 11% of offences of all kinds. In addition to these, there were unreported cases, as some residents did not file formal complaints.

Most residents whose properties and residential life are negatively affected by short term rentals support the requirement for on-site operator, which is already an existing regulation in the zoning bylaws. They regard this requirement as the most reliable, practical and enforceable method to manage a short term rental responsibly and address issues promptly.

There is also support from some residents for limits on the number of bedrooms within a dwelling that can be used for short term rental. They view the bylaws as important protection for the integrity of residential neighbourhoods. These limits, already part of current zoning bylaws, are not one-size-fits-all regulations, but rather vary in different zones and are generally proportional to the size of a property, as demonstrated in the diagram below (Table 1). More importantly, these limits are necessary in order to implement and uphold fundamental principles of SCRD's official community plans for limiting the scale of short term rental accommodation to an auxiliary use in a residential property. Unrestricted use of a residential property for short term rental, as some requested, could turn a residence into a small hotel or "party house", and could risk commercializing residential properties and destabilizing a residential neighbourhood.

Based on the above analysis, it can be reasonably concluded that the proposed bylaws protect the character, quality and integrity of residential neighbourhoods.

Table 1 Number of B&B bedrooms permitted in different zones and on parcels with different sizes

	Bylaw No. 310		Bylaw No. 337	
Parcel size requirement	up to 2 bedrooms per dwelling per parcel	up to 5 bedrooms per parcel	up to 2 bedrooms per dwelling per parcel	up to 5 bedrooms per dwelling per parcel
Exceeds 2000 m ²	R1 zone		R1 and R1A zones	
Exceeds 3500 m ²				R3 and RU3 zones
Exceeds 4000 m ²				R2, R2A, R3A, R3B and R3C zones
Exceeds 8000 m ²				RU1 zone
Exceeds 1 ha				RU2
Exceeds 2 ha			RU5 zone	RU1A zone
No parcel size restriction	R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones	RU1A and RU1C zones	RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2 and RU3 zones	C1, C2, C2A, C3, C3A and C4 zones

2. Do the bylaws hamper tourism, housing affordability and the local economy?

Most opponents of the bylaws are concerned about negative impacts of the restrictions on off-site operators and number of bedrooms and occupants on tourism, ability to afford a primary, second or vacation property, availability of temporary worker's housing, and further on the related regional economy of the Sunshine Coast.

For a homeowner whose primary residence is permitted to operate a bed and breakfast, the requirement for on-site operator and the limit on the number of bedrooms would have no negative economic impact, as the home owner can readily be the on-site operator and the limited number of bedrooms can be used for short term rental to generate a supplemental income.

For a secondary or vacation property that is permitted to operate a bed and breakfast, the owner can use part of the residence to house a long term tenant, a house sitter or a staff of a property management company to operate the short term rental on site. This will be part of the costs of doing business, yet can create an opportunity for much needed long term rentals on the Coast and for house sitting or property management businesses.

There are concerns about the limited supply of hotel rooms on the coast to meet the demand of tourists and temporary workers who have to turn to B&B and short term rentals for their accommodation needs. In order to understand whether the bylaws limit the availability of short term rental bedrooms, staff have conducted an estimate of the number of parcels in all

residential and rural zones that allow bed and breakfast use and the permitted number of B&B bedrooms on these properties. The results are as follows (Table 2).

Table 2 Number of parcels and permitted B&B bedrooms in residential and rural zones

	Number of parcels	Minimum number of permitted B&B bedrooms based on minimum of 1 dwelling per parcel
Permitting up to 2 B&B bedrooms per dwelling	8,630	17,260
Permitting up to 5 B&B bedrooms per dwelling	1,231	6,155
Total	9,861	23,415

As indicated above, based on the minimum of one dwelling per parcel, there is a minimum potential for a total of 23,415 permitted B&B bedrooms within all residential and rural zones of the SCRD. This is a substantial figure that far exceeds any perceivable estimate of the number of existing short term rental establishments on the Coast and is more than sufficient to meet future demands, not to mention that this number can further increase as many parcels permit more than one dwelling. However, whether or not this potential would be fulfilled is in the “invisible hand” of the market, rather than within the control of the zoning bylaws. Nonetheless, contrary to hampering supply, the bylaws offer allowance for growth.

Concerns were also raised that the limitation on the number of B&B occupants per establishment would hinder the B&B’s ability to accommodate families and large groups of people. The proposed limit in the Bylaws is for the total number of occupants based on two occupants per permitted bedroom, rather than dictating the exact number of occupants in each bedroom. For example, where two bedrooms are permitted, a total of four occupants for the entire B&B are allowed regardless of how these people are allocated to each room. According to Destination BC, visitors to the Sunshine Coast largely come from Canada, USA, Australia, Japan and western Europe. The average household size of these countries ranges from 2.1 to 2.5 persons. Therefore the allowance of four occupants per B&B dwelling in most areas is expected to be sufficient to accommodate the average family size of most visitors. Larger families with more than four persons can be accommodated in establishments permitting more than two bedrooms, and large groups can be accommodated in hotels, motels, resorts or campgrounds.

Based on the above analysis, it can be reasonably concluded that the proposed bylaws do not hinder tourism, housing affordability and the local economy.

3. Are the bylaws compatible with SCRD bylaw enforcement capacity?

The capacity for bylaw enforcement related to short term rentals (which is perceived by many as limited) is one of the main concerns of the community and regarded by some as the main cause of problems. The SCRD has explored and considered mechanisms to assist bylaw enforcement, such as business licensing and temporary use permits. However, these systems were considered either impractical to implement or outside the authority of the SCRD at the present time. The SCRD Board has chosen to increase fines to deter infractions and enhance bylaw

compliance. Fines for short term rental infractions have been increased to \$1000 in the Municipal Ticket Information System Bylaw and \$500 in the Bylaw Enforcement Notice Bylaw. Given the approved service level and current limits to bylaw enforcement capacity of the SCRD, the on-site operator requirement of the bylaws is considered a practical way to promote compliance in lieu of a business licensing or temporary use permit system.

CONCLUSION

The public hearing has gathered a broad range of feedback from the community. Support for the bylaws from many participants reaffirms the importance of on-site operators and limit on the scale of operation in protecting the integrity of residential neighbourhoods. On the other hand, objection to the bylaws from B&B owners and the business community was also heard. Analysis in this report concludes the bylaws do not hinder tourism, housing affordability or the local economy, but rather provide potential for growth and new business opportunities.

Spanning three years, the extensive public consultation process on the subject has reached a decision point. Staff recommend third reading and adoption of the bylaws.

ATTACHMENTS

Attachment A – Zoning Amendment Bylaw 310.184, 2018 for Third Reading and Adoption

Attachment B – Zoning Amendment Bylaw 337.118, 2018 for Third Reading and Adoption

Attachment C – Report of a Public Hearing – June 30, 2020

Attachment D – Written submissions for the Public Hearing

Reviewed by:			
Manager	X – D. Pady	CFO/Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Protective Services	

Attachment A SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.184

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. 310.184, 2018*.

PART B – AMENDMENT

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

- a. Replace the definition for “bed and breakfast” in Section 201 with the following definition:

“bed and breakfast” means use of buildings for transient accommodation provided for commercial purposes, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or a resort hotel.

- b. Insert the following definitions in Section 201:

“residential use” means the use of a dwelling or property for the long-term home life of a person or persons who share domestic interest and occupancy of the dwelling or property.

- c. Replace Sections 502.11(a) to (f) with the following sections:

(a) Except as provided for in Section 1001A.4 for the RU1A zone and Section 1001C.3(h) for the RU1C zone or any other parts of this bylaw, the number of bedrooms utilized for bed and breakfast shall not exceed two per dwelling.

(b) The total number of occupants of a bed and breakfast establishment shall not exceed two per each permitted bedroom.

- (c) No external indication or advertising associated with a bed and breakfast shall be permitted on the property except a single sign not exceeding 3500 square centimetres.
- (d) Any dwelling utilized for bed and breakfast shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the *Public Health Act* of British Columbia.
- (e) A bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation.

PART C – ADOPTION

READ A FIRST TIME this	25 TH DAY OF OCTOBER,	2018
READ A SECOND TIME this	23 RD DAY OF MAY,	2019
FIRST PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	18 TH DAY OF JUNE,	2019
READ A SECOND TIME AS AMENDED this	27 TH DAY OF FEBRUARY,	2020
SECOND PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	30 TH DAY OF JUNE,	2020
READ A THIRD TIME this	DAY OF	MONTH YEAR
ADOPTED this	DAY OF	MONTH YEAR

Corporate Officer

Chair

Attachment B SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.118

A bylaw to amend the *Sunshine Coast Regional District Electoral Area A Zoning
Bylaw No. 337, 1990*

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 Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:

- a. Revise the definitions for “bed and breakfast home” and “bed and breakfast inn” and insert new definitions in Section 201 as follows:

“bed and breakfast home” means use of buildings for transient accommodation provided for commercial purposes in not more than two bedrooms, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or a resort hotel.

“bed and breakfast inn” means use of buildings for transient accommodation provided for commercial purposes in not more than five bedrooms, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or a resort hotel.

“residential use” means the use of a dwelling or property for the long-term home life of a person or persons who share domestic interest and occupancy of the dwelling or property.

- b. Replace Section 509 Bed and Breakfast Homes and Section 510 Bed and Breakfast Inns with the following:

Bed and Breakfast Homes and Bed and Breakfast Inns

- 509 Bed and breakfast homes and bed and breakfast inns, where permitted and herein referred to as bed and breakfast, are subject to the following conditions:
- (a) The total number of occupants of a bed and breakfast establishment shall not exceed two per each permitted bedroom.
 - (b) No external indication or advertising associated with a bed and breakfast shall be permitted on the property except a single sign not exceeding 3500 square centimetres.
 - (c) Any dwelling utilized for bed and breakfast shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the *Public Health Act* of British Columbia.
 - (d) A bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation.

PART C – ADOPTION

READ A FIRST TIME this	25 TH DAY OF OCTOBER,	2018
READ A SECOND TIME this	23 RD DAY OF MAY,	2019
FIRST PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	18 TH DAY OF JUNE,	2019
READ A SECOND TIME AS AMENDED this	27 TH DAY OF FEBRUARY,	2020
SECOND PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	30 TH DAY OF JUNE,	2020
READ A THIRD TIME this	DAY OF	MONTH YEAR
ADOPTED this	DAY OF	MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ONLINE VIA ZOOM June 30, 2020

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018

PRESENT:	Chair, Electoral Area B Director Alternate Chair, District of Sechelt Director	L. Pratt D. Siegers
ALSO PRESENT:	Electoral Area A Director Electoral Area D Director Electoral Area E Director Electoral Area F Director Town of Gibsons Director District of Sechelt Director Chief Administrative Officer Senior Planner Recording Secretary Members of the Public	L. Lee A. Tize D. McMahon M. Hiltz D. Croal A. Toth D. McKinley Y. Siao A. O'Brien 200 +/- (part)
REGRETS	Sechelt Indian Government District Director	W. Paull

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Amendment Bylaw No. 310.184, 2018* and *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018* was called to order at 7:00 p.m.

The Chair introduced elected officials and staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. In response to COVID-19 and in accordance with the BC government Ministerial Order M192 to authorize local governments to hold public hearings electronically, the public hearing was held electronically via ZOOM and open to members of the public.

PRESENTATION OF THE PROPOSED BYLAWS

The Senior Planner provided a PowerPoint presentation of the proposed bylaws: *Sunshine Coast Regional District Amendment Bylaw No. 310.184, 2018* and *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018*.

The Chair called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING**Debra Carson, 1861 Lower Road, Roberts Creek**

- In support of the amendments proposed by the SCRD.
- Neighbouring home is a 5 bedroom short-term rental and it has impacted the neighbourhood with noise, fire safety concerns, and garbage.
- There was a local contact to respond to complaints, but stopped answering
- Has contacted SCRD bylaw enforcement and RCMP
- Requiring an owner and operator on site would make a difference to responsibility of behaviour, noise and safety concerns.
- Commercial operation should not be operating in a residential area.
- Supports the 2 bedroom limit, but it may discriminate larger families.
- Supports the middle ground solution proposed by the SCRD.

Samantha Stanway, 981 Chamberlin Road

- Owner/Operator of a large short-term rental accommodation
- Short term rentals can co-exist with hotels
- Allows large families to stay together
- Penalize the owners that are causing trouble, not those that do not have complaints
- Does not support the closing of short-term rentals with over two bedrooms
- Shutting down large short term rentals will have an impact on economy, the people they employ and family income.
- Focus on enforcing bylaws for large short-term rentals that are not following the rules.

John Stanway, 1574 Smith Road and 981 Chamberlin Road

- Clarified that short-term rentals pay Hotel Tax.
- Operator of a short-term rental for 6 years with no complaints
- Neighbours are in support of their short-term rental
- Addressed concerns that short term rentals take away from long term housing, impact real estate or take away from hotel jobs.
- Supports job creation/economy: laundromats, cleaners, family income source.
- Facebook petition had 500 signatures in favour of short term rentals.

A question regarding Temporary Use Permits was asked from the chat function of the meeting.

The Chair clarified that the Temporary Use Permits option of the bylaw amendments was not continued with by the SCRD Board at amended Second Reading of the bylaws.

Jennifer Burgess, 5674 Annex Road, Sechelt

- In favour of tourism and economic growth but is not in favour of what is happening with short-term rental accommodations in most recent years.
- There is a “hotel-like” short-term rental that has been operating across from her for 5 years
- In support of the zoning bylaw amendments

- SCRD and local governments should be taking a common approach
- Referenced the “Vancouver model” of homes first; commodities second.
- Concern with investment properties being operated as a business and owners who don’t care about the impact it has on local neighbourhoods.

Jane McOuat, 13367 Lee Road, Irvine’s Landing

- Feels that her neighbourhood has been totally changed by short term rentals.
- Homes that are used for short term rentals could be accommodation for locals.
- Feels like her community has been overrun.
- Has called the RCMP and bylaw enforcement but response is not consistent.
- There needs to be someone who can respond to complaints 24 hours a day

The public hearing recessed at 7:48 p.m. and reconvened at 7:53 p.m.

Deb & Derek Alltree, 13499 Lee Road, Garden Bay

- Neighbours on both sides of their property are operating as short-term rentals.
- The only way to contact the off-coast property owners is by email and they don’t reply.
- Have called RCMP and bylaw enforcement
- There must be a way to contact the owners if there is an issue on the property
- Short term rentals may be ok on a large property, but not for those that live right next to one
- Large groups of visitors at both properties
- Complaints are not answered.
- Needs to be a mechanism for neighbours to have their complaints heard and dealt with
- Has disrupted their lives, makes life unpleasant and is not fair.
- Nature of complaints: noise, fights
- Needs to be someone on site to respond to complaints.

Rola Priatel, 3241 Beach Ave, Roberts Creek

- Not in support of the amendments.
- Understands the concerns of neighbours who live next to party houses
- Large party houses need to have a caretaker on site if they continue to operate
- Rents out their home on the Coast to vetted guests, mostly families, who respect and support the local community
- Has not had any complaints. Guests follow the rules, sign contracts
- Local cleaner/caretaker can be on-site within 3 minutes
- Short term rentals with no complaints or problems should be allowed to still operate
- Supports providing contact number to neighbours in case of issues
- Neighbours support her short-term rental
- Willing to register guests’ names with SCRD, fees to operate (former Temporary Use Permit).

Donna Shugar, 1076 Crowe Road, Roberts Creek

- In favour of most of what is proposed in the bylaw amendments
- Appreciate the requirement to have an on-site operator (resident or designate)

- The on-site attendant will help to control the issues of concern
- Concerned with the number of bedrooms and the number per bedroom
- Two people in a bedroom rule precludes families with small children
- Suggestion to give more flexibility to the 2 people/bedroom, 2 bedroom max.
- If operator on-site to control the rental, then why would there be a need to restrict the number of people/bedrooms?

Peter Sugden, 2003 Coach Road, Roberts Creek

- Financial implications of short term rentals and real estate – investors may be willing to pay more for a property that can generate higher venue as a short term rental versus a long term rental, thus creating an inflation of real estate costs.
- Concern about the increased number of short term rentals
- Sunshine Coast should have a chain hotel with conference services

Terrence Rigger, 1834 Ocean Beach Esplanade

- Compromise is critical
- There are good short-term rental accommodation operators.
- Does some short term rentals at his property, requires that guests are respectful or else they are asked to leave.
- Enforcement should be increased, on-call basis
- Fines could be passed onto the guests directly through Air B&B contract.
- Long term rentals can cause just as much damage and there is no recourse for owners.

Diana Torrens, 13239 Pinehaven Way, Garden Bay

- Opposed to short term rentals
- Negative experience in neighbourhood with irresponsible owners renting to guests who have no care for the local area
- Complaints of taking over the dock, noise issues
- Likes the suggestion of a hotel chain or resort
- Negative impact of short term rentals on the community, base price of real-estate goes up and housing for locals is unattainable.
- Believes that short term rentals in residential areas should be banned.

Randy & Pam LaBonte, 9269 Truman Road, Halfmoon Bay

- Operated an Air B&B on Vancouver Island, where always present during rentals
- Concern around accountability of property owners
- Do not want people who buy a property and try to turn a profit.
- Must find a balance between tourism and maintaining community
- 24-hour bylaw enforcement is not the solution, owners must be responsible for what happens on their property and manage guests/complaints.

Lin Gardiner, 1427 Tanager Place, Roberts Creek

- Operate a short-term rental, nothing but good experiences.
- Uses Air B&B to screen guests, rents only to those that have good reviews, strict rules for quiet times, no parties, maximum six guests.
- Revenue stream to be able to live on the coast
- Empathize with people who have had negative experiences.
- Balance and compromise: fair to residents and those that are operating a business
- Hotels are not always a great option for families
- Banning or reducing short-term rentals will not fix the long-term rental housing problem.
- They would sell and leave the Coast if their business was banned.

Jeni Stafford, 8068 Alderwood Road, Halfmoon Bay

- Opposed to the bylaw amendments as written.
- Sympathetic to the issues expressed
- Has several long-term rentals.
- Lives across from the street from the Air B&B property that they rent out
- The property accommodates 10 people, is not a party house, guests are mostly families or groups of friends.
- House is also used by extended family and other local friends.
- Listing stresses a quiet, peaceful enjoyment of property.
- What makes the property special is that it can accommodate two families in the same house.
- Owner is responsive to guests, is a good neighbour and active community member.

Selene Rose, 1041 Firburn Road, Roberts Creek

- Believes the bylaw is going too far in the other direction.
- Operates a short-term rental on their property to assist with mortgage.
- On-site operator is crucial. Supports the idea that the on-site operator doesn't have to be the owner
- Air B&B takes a 10% tax that could be remitted to SCRD.
- Provides a place for families to get together, a different experience than a hotel.
- If they were not able to have this business, they would have to leave their home and community.
- Too limited with the number of occupants allowed in a two bedroom – this would limit a family of 5 staying in a two bedroom.

The Senior Planner clarified that the bylaws' provision for the number of occupants is calculated as 2 people x number of bedrooms. For a two bedroom short term rental, the maximum would be 4 people.

Christy MacDonald, 161 Mable Road, Gibsons

- Has managed and cleaned 6 short term rentals as a part-time job for 3 years.
- This job allows her to stay at home with her children
- Short term rentals has a positive impact on tourism
- Has only had one bad experience: noise complaint, problem was dealt with by the owners.

- Doesn't agree that someone needs to be living on-site, but that there needs to be a designated person who lives on the coast to respond to complaints.

John Henderson, 6137 Sechelt Inlet Road, Sechelt

- Former short-term rental operator and no issues with guests in four years
- Speaking as Chair of Sechelt Chamber of Commerce
- Chamber has received numerous feedbacks from members
- Economic necessity to encourage hotel and motels to locate on the Sunshine Coast
- Sunshine Coast needs tourism and a variety of accommodation types
- The Chamber feels the issue is mostly one of enforcement of rules more so than restricting the tourist and economic opportunity.
- Correspondence was officially submitted by Nick Farrar on behalf of the Sechelt Chamber of Commerce.
- Better solution to solving the concerns of short-term rental rather than banning them outright.
- Local businesses benefit from tourists that most likely are using short-term rentals for their stays
- Suggestion to focus on enforcement rather than regulations to restrict all short-term rentals.
- Supports local professional management companies to deal with complaints. Does not support owner/operator on-site requirement.

Krista Wollen, 5112 Anna Road, Sechelt

- Need to strike a balance between affordable housing and tourism/economic opportunity.
- The local hotel/resort options are not always affordable or desirable to visitors
- Removing opportunity for short term rentals would have a negative impact on the Coast.
- Economic opportunity for locals to become owner/operators and/or assist short term rental property owners.
- Managing the administration of this would be a big cost to tax payers.

Donna Maclure, 13568 Lee Road, Pender Harbour

- Neighbouring home was being rented out on Air B&B.
- The experience of having this so close to her home was very negative.
- Concerns with parking, guests stealing firewood, someone syphoned gas from her car, guests relying on her to be the tour guide, interrupted sleep by guests
- Bylaw officer was good at enforcement.
- Felt like living next to a full-time hotel, commercial operation.
- Property owners should have to consult with neighbours in a residential area before being allowed to operate, especially if it is in close proximity to the neighbouring house.

Ian Winn, 1990 Thornborough Road, Williamson's Landing

- Opposed to the bylaw amendment as it precludes lawful operation of short term rentals by an off-site owner.
- In the absence of large hotel chains, accommodation demands are met by short term rentals
- Owner/operator of a traditional B&B and lives on site, no complaints in over 10 years.
- The bylaw amendment doesn't recognize the short term rental accommodation business model.

- Must recognize the economic driver and legitimize this type of business.
- Bylaw amendments are regressive because it limits the number of people per room.
- Suggests to reconsider the legitimizing option for an off-site owner through a temporary use permit process and the options for business licencing model within the Regional District.

The public hearing recessed at 9:12 p.m. and reconvened at 9:20 p.m.

Gail Sawers, 8046 Redrooffs Road, Halfmoon Bay

- Supports the proposed changes to bylaws
- Short term rentals without restrictions in place are not appropriate in residential areas.
- Need to address the impact short term rentals have on the local communities
- Tourism is important, but equally important to preserve our communities.

Archie MacLean, 6375 Oracle Road, Sechelt

- Suggests a three-strike rule for operators.
- Provide a phone number for people to contact the owners or bylaw enforcement officer if the short term rental is not operating within rules
- Provide licenses to businesses and if they get three complaints then they lose their license and ability to operate
- Short term rentals are providing tourist accommodation due to no large hotel chains on the Coast.
- Suggestion to focus on enforcement for the bad operators, not the ones who are following rules.

Fran Miller, 6776 Hillcrest Ave, Gibsons

- Used to do vacation property management on the Sunshine Coast for 17 properties.
- Vacation properties were 2-5 bedrooms, single family dwellings and one in basement of the house.
- There were not many complaints, property owners were taking care of their homes.
- Should not be limiting the type of accommodation and tourism on the coast
- Agrees with the three-strike rule that was suggested.
- Penalize the owners that are not screening their guests or taking care of their property.

Kirsty Toszczak, 5004 Bay Road, Sechelt

- Believes that homeowners need to have the option of having a short term rental on their property
- There is an interest from people to assist owners in the management of short term rentals
- Short term rentals are necessary as long as it is managed by a person or company
- Short term rentals assist property owners with affordability of purchasing a home on the Coast

The Chair called a second time for submissions.

John Stanway, 1574 Smith Road and 981 Chamberlin Road

- Has a vested interest in short term rentals.
- Would like to see more enforcement.

- Would like the regulations to be changed from 2 to 5 bedrooms.
- The Sunshine Coast needs tourism and to shut down short term rentals will be a travesty.
- Has been operating as a short term rental for many years with no complaints and contributes to the economy.

Samantha Stanway, 1574 Smith Road

- Penalize the bad operators, don't penalize the good operators.
- As an operator they screen their guests thoroughly and only rent to those with good reviews
- Option: Site specific exemption for operators with more than 2 bedrooms, evaluated on a case by case basis.
- Enforce the rules that are already in place.

Rola Priatel, 3241 Beach Ave, Roberts Creek

- Believes local business owners would be negatively affected.
- If they were not able to rent their home as a short term accommodation, they would have to sell and leave the coast.
- Suggestion to reconsider the temporary use permit option
- Contract states that complaints are considered damage and will charge a fee

Terrence Rigger, 1834 Ocean Beach Esplanade

- Need real-time enforcement and the fines should be self-sufficient
- The number of complaints that are short term or long term rentals should inform the decision.
- Need for responsible property owners, should not be at the expense of the good property owners.
- Needs to be flexible rules for the person designated to take care of the property.
- Visitors are attracted to renting single family dwellings and not necessarily hotel chains.
- B&B's were allowed when some people bought their properties, should not be penalized if the rules change.

Ian Winn, 1990 Thornborough Road, Williamson's Landing

- Suggested to consider putting together a working group of stakeholders from the tourism industry and Chamber of Commerce to deal with this complex matter and come up with a solution

Krista Wollen, 5221 Anna Road, Sechelt

- It would be unfortunate to limit the short term rental options, small businesses will be negatively impacted.
- Believes the three strikes rule would be most cost effective
- Community working group is a good idea

Dave Savard, 962 Cemetery Road, Gibsons

- Limited opportunities for hotel/motel for tourists, short term rentals are needed and should be allowed.

- The rating system on the accommodation platforms could be self-policing.
- Supports a business licence system and inspection process to ensure they are up to code and safe.

Kirsty Tosczak, 5004 Bay Road, Sechelt

- Workforce Housing project: assists professionals completing a short term work contract
- Short term rentals have helped professionals moving to the Coast for work

The Chair called a third time for submissions.

John Stanway, 1574 Smith Road and 981 Chamberlin Road

- A survey done a year ago showed that the Gibsons and Sechelt Chambers were in favour of the previous bylaw.
- A most recent survey showed that 71% of respondents were not in favour of the proposed changes
- The Sechelt Chamber business members are not in favour of the proposed bylaws.
- Local businesses need the tourism income
- Limiting short term rentals to two bedrooms is not a good option.
- Contribution of property taxes from short term rental income (16%)
- Focus should be on enforcement.

Fran Miller, 676 Hillcrest Road, Gibsons

- Director on the Board of Gibsons and District Chamber of Commerce.
- Survey of Chamber members: 72 or 73% are in favour of short term rentals and opposed to the proposed two bedrooms or less.

Jane McOuat, 13367 Lee Road, Irvine's Landing

- Neighbourhood is not zoned for short term rentals
- Enforcement is needed
- Quality of life for residents is important to consider

Rola Priatel, 3241 Beach Ave, Roberts Creek

- Stated that she will submit her short term rental policies via email.
- Volunteer to sit on the working group committee.

Ian Winn, 1990 Thornborough Road, Williamson Landing

- There is a market for temporary/short term rental accommodations for workers that come to the coast for jobs in healthcare, first responders, contractors at Howe Sound Pulp and Paper, BC Ferries workers, and seasonal industrial workers
- Encourage economic development

Dave Savard, 962 Cemetery Road, Gibsons

- Operates 5 long term housing units and 1 short term rental accommodation

Terrence Rigger, 1834 Ocean Beach Esplanade, Gibsons

- Long term rental operator of 3 houses
- His Air B&B provides short term housing to contract workers, BC Hydro contractors
- Real time enforcement and complaints need to be addressed.

Debby Carson, 1861 Lower Road, Roberts Creek

- Noted that comments at the hearing seem to be residents speaking up about their negative experience of short term rentals versus short term rental accommodation property owners who have a vested interest in operating a business.

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Amendment Bylaw No. 310.184, 2018*, and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.118, 2018* closed at 10:50 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

L. Pratt, Chair

A. O'Brien, Recording Secretary

From: [Deb Mowbray REMAX](#)
To: [Planning Department](#)
Subject: STR meeting
Date: Tuesday, June 30, 2020 10:24:11 PM

External Message

I just heard John Stanway say that 71% of Gibsons Chamber Members said they are in favor of STRS but I do not recall a recent poll of our membership on this topic. I am the current Chair of the Gibsons Chamber and we are wanting to ask our members to chime in, in advance of the Town hearing on STRs but we have not done so that I can recall.

I have a vacation rental across the street from my house, and while selling vacation rentals is good for business (I'm a realtor), I can't stand living across the street from one, to be honest. It is constant parties, you never know who your neighbours are, always playing music, put two garbage cans out on garbage days, park on the street when it is already narrow, so things like that are definitely irritating.

As far as complaints go, what does that really do? Like, how does a fine help a neighbour? How about fining and putting back into the neighbourhood somehow? Or I don't know... definitely need to charge them more when I see what they are making. Because non residents are surely not as concerned about treating our sewer system with respect, our roads, properties etc.

Thank you.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Debby Carson](#)
To: [Planning Department](#)
Cc: [Andreas Tize](#)
Subject: STR Bylaw meeting
Date: Tuesday, June 30, 2020 10:25:37 PM

External Message

Comments and thoughts from the presentations this evening.

My major concern is that there will be an on site owner/operator. With that person in place for whenever the Bed and Breakfast is operating, problems can be addressed.

John Stanway's comments:

500 signatures on a petition is impressive. However, who is signing? Are they property owners/residents that are impacted, or are they people from off coast who want the opportunity to rent STR? One of my neighbours told me the woman who owns the house next to her and operates it as a STR was garnering signatures from her neighbours in Vancouver to support.^[P]_[SEP]

Rola Priatel & Christy McDonald: We had a phone number - totally useless. She just turned off her phone so did not respond. Not a solution. Works with owner/operator on site.

Carol Wainwright (Lynn Gardner) - wonderful that AirBNB allows to vet guests, but it is only those people who care and are operating with onsite operators that care to vet.

John Henderson: I absolutely believe there has to be owner/operator on site.

Krista Wolllen: - on site operator does not have to be in your face. They can be present, but unobtrusive.

Ian Winn - curtails growth of business? Why legitimize a business that has a huge negative impact on local residents. By having an owner/operator on site, there is a level of accountability for local residents.

Gail Sawers - totally agree that STR have the ability to destroy communities. People have spoken of being so traumatized that they have considered selling and moving away.

Archie Maclean - 3 strike rule! - Don't see that as working. We have had so many strikes against the STR in our neighbourhood. And what constitutes a strike? We have put up with low levels of aggravation, the only time we called was when it was totally out of hand.

Ian Winn - already have had meetings to discuss STR and the issues. We don't need more of this. We have been waiting over 3 years to have some resolution.

Dave Savard - not opposing STR. Opposing the change in our neighbourhood which makes it not a happy place to be living. Feeling like it is a party house that we live next to. Our experience has been that the self-policing has not worked. That is why we are having this discussion.

After listening to these presentations, I am not so opposed to the # of people and # of bedrooms. If there is an owner/operator on site, and there is bylaw enforcement - then my concerns of noise and the impact on the neighbourhood would be addressed by these measures. I am not against STR, I just want to be able to live in my neighbourhood and not be stressed by what happens to impact my life and serenity due to a house being rented and no one being accountable for what happens in that house. I think it is a real eyeopener to live next to a STR that is not well run. Anyone that has been subjected to this situation may have a different take. What sounds good on paper can actually be awful in reality.

Thank you so much for this opportunity. I think you all did an amazing job!

Debby Carson
1861 Lower Road
Roberts Creek, BC
V0N 2W6

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Planning Department](#)
Subject: * Submission to Zoning Amendment Bylaw No. 337.118, 2018
Date: Saturday, June 13, 2020 10:45:26 AM

----- Original Message -----

From:
To: "planning department" <planning.department@scrd.ca>
Sent: Saturday, June 13, 2020 10:41:58 AM
Subject: * Submission to Zoning Amendment Bylaw No. 337.118, 2018

Dear SCRD Planning Department Personnel,

Re: Written Submission Regarding Sunshine Coast Regional District Electoral Area Zoning Amendment Bylaw No. 337.118, 2018.

I am a resident of Madeira Park and there is a nearby Air BnB property that is owned and run by a non-resident individual who lives in North Vancouver. As such, there is no local supervision of this Air BnB site. I suspect this owner's vested interest is in capitalizing on the significant rents that are charged through Air BnB, and not in the well-being of the neighbourhood. Several visitors to this short term rental (STR) have shown a blatant disregard for neighbouring residents with excessive noise and in several cases, trespassing on private properties in the area. My understanding is that the current bylaw requires the owner of a BnB to be onsite. But, several complaints to the SCRD bylaw office regarding this property, seems to have had no effect as it is still operating.

I do not support any Temporary User Permits for no-resident operators, however I would support a bylaw that requires the owner to be an on-site resident of any Short Term Rental Property as stated in the proposed zoning amendment No. 337.118, 2018, "A bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation."

We need a fair compromise for those who live here full time and desire a peaceful environment and those residents who would like to open their homes to short term visitors while exercising proper on-site supervision of their guests.

Further, we have a significant shortage of long term rentals in the area, and as such, we need to address this if we wish to attract people to live and work in our community. Perhaps those owners who do not and will not reside on their current Air BnB properties, should be encouraged to consider opening them up to long term renters.

Sincerely,

Kim Dreher
4709 Billy Goat Road
Madeira Park, BC
V0N 2H1

From:
To: [Planning Department](#)
Subject: ***UNCHECKED*** Bylaw 310 amendment June 30 2020
Date: Friday, June 19, 2020 7:56:44 AM

External Message

To : SCRD Planning Department
Re: SCRD zoning amendment bylaw 310
From :
Date: [June 18 2020](#)

The facts:

1. We live next to a short term rental (STRA) which rents for approximately 350 to 400 \$ per day on the AIR BNB website.
2. For the past 2 years this STRA has been rented out to groups of 4 to 10 people who often spend their time partying, playing loud music , drinking and staying up most of the night .
3. The owners live in Vancouver.
4. The owners are not on site during rentals
5. No one is on site to manage the property during a rental.
6. The owners are in violation of the current bylaw which prohibits short term rentals unless an owner is present and restricts the number of guests
7. People in this neighbourhood have filed at least 20 bylaw compliance complaints , met with SCRD staff, and held a neighbourhood meeting to discuss the issue with SCRD director for Roberts Creek , Andreas Tize.
8. The owners have been fined twice . 150\$ each time.
9. Letters have been sent to the owners asking them to stop running an STRA , advising that they are in violation of the bylaw. The owners continued operating.

Our Opinions:

1. STRAs should not be allowed unless the owner lives on site and is on site during rentals
2. The number of bedrooms for rental should be restricted to 1 bedroom , 2 persons .
3. Owners who operate a STRD must be registered with the SCRD
4. Any one operating a STRA must be required to notify all neighbours within a 3 mile radius in writing with contact information .
5. No TUPs . This just perpetuates the problem . There is no infrastructure for this and they have not worked in other communities.
6. Increase the fines to 1000\$ per infraction. Smaller fines are not a deterrent
7. Repeat offenders should be subject to Cease and Desist orders that are enforced.
8. The fines, orders, rules and regulations need to be clearly stated and published so that everyone knows what to expect.
9. All noise related issues must be handled by the owner within 30 minutes of a complaint.
10. Enforcement needs to be a priority, increased resources and funding are essential.

June 26, 2020

To: SCRD Board and SCRD Planning Department

I am writing regarding the proposed bylaws related to short term rentals (310.184 and 337.118). Specifically, I ask that you consider revising or removing the requirement for operators to be onsite during rentals.

Background

I bought a small property in the Pender Harbour area in 2018. The 980 sq ft, 2-bedroom cabin is intended to be a part time residence for me, my family and close friends. We use it every other weekend throughout the Spring/Summer/Fall and a bit less often during the winter.

In 2019, I began occasionally renting my cabin using Airbnb. I vet all guests to ensure they have verified their identity through the platform and have positive reviews from past hosts. I had a great experience last year hosting approximately 12 times when I wasn't able to personally use the cabin. The guests have been all couples and young families. The rental income has helped me pay for small upgrades and property taxes which would have otherwise been difficult to cover when I lost my job last year.

No On-site Management Required

As the cabin is a rather small property there is no reasonable way that I can be onsite during rentals. It would also be cost prohibitive to renovate the property to create a new guest suite. Furthermore, given the very positive rental experiences I have had to-date, I have no justified reason to be onsite.

While I have heard of some communities receiving noise complaints due to rentals, please do not judge all property owners/operators based on these incidents. Many of us are very diligent about who we allow to stay in our homes and the expected behaviour.

Supporting Tourism

I have read assumptions that if short term rentals stopped, the properties would be available for long term rental. As you can see from my description above this is simply not the case for a family cabin that is frequently used by the owner. The cabin would sadly sit vacant every other week.

I believe that visitors to the coast have a wide variety of accommodation needs and short-term rentals can meet those requirements alongside the traditional resorts and hotels. For example, my cabin is dog friendly with a fenced yard. Dog owners love it because they can have a more relaxing experience with their pet compared to a typical hotel room. The yard is also great for families with young children as they have lots of play space right outside the door.

Conclusion

The requirement to have operators on-site during short term rentals is overly burdensome, unrealistic and does not fairly consider small properties that are being well managed. Therefore, I ask that council revise or remove proposed sections 502.11(e) and 509(d) of the bylaw amendments.

Sincerely,

Allison Brownlie
Madeira Park, BC

I am writing in support of the amendment to Bylaw No. 310.184 as proposed by the SCRD.

As a homeowner in Roberts Creek we have seen our quiet neighborhood change from a place of refuge and community with the introduction of a 5-bedroom short-term rental. Our neighbourhood used to be a place where we wandered back and forth to have visits together, our children would go and visit or pick chestnuts at a neighbour's – in short it was a community. That changed when our friends sold their home and the next thing we knew the house was being operated as a short-term rental. Even though the listing stated "no noise after 10:00", with no operator or owner on site there was no enforcement. Almost every weekend, a new group arrived to enjoy the house, beach and, the majority of them, to party. As the house was advertised to sleep 10 with room for more the groups were large and noisy. Our neighbourhood of young families, working people, and retired citizens began dreading the approach of each weekend. And then the summer arrived and with it, almost constant bookings, both weekends and weekdays.

We had loud noise (often with foul language) till the early hours in the morning. We worried about fires, as many people renting the house did not understand how dry our area was. Garbage (including needles) was often left on the beach and not cleaned up by the renters or the people hired to clean the house in between renters.

We tried many different tactics. We met with the owner and explained our situation – no success. We met with the woman hired to run the short-term rental operation. She lives in Halfmoon Bay and told us to call her. Her solution was to text the renters to ask them to be quiet, and then she simply stopped answering her phone or texts when we tried to contact her. We filed complaints with the SCRD, we called the RCMP (possible only after 11:00 pm) and they responded when they were able, but were often too busy. They also explained to us that they could issue a warning, if they came again they would issue a stronger warning, but that was really all they could do.

We also wrote a letter that one of us would take over when new renters arrived explaining that they were in a residential neighbourhood and we would really appreciate their respect of that. We were non-confrontational and hoped that putting a face to a neighbour would help them understand. Unfortunately, when people came to party, they were not empathetic of our position. They have no sense of the community that they are staying in.

The first goal of the Roberts Creek OCP is: "To actively support a welcoming and friendly atmosphere and reinforce a strong sense of community and neighbourhood." A short-term rental operating in a residential neighbourhood with no operator on site equates to a transient population with no connection to community.

I believe that requiring an owner or operator to be on site when the B&B (short term rental) is operating would make a difference. Someone who is part of the community would be on-site, and would be responsible to control the behavior, noise and safety issues that concern us. Under present conditions, when a house is being operated as a short-term rental with no owner or operator on site, it is basically a commercial operation and should not be operating in a residential area.

I also support the 2-bedroom limit. Although, I acknowledge the two people per bedroom is discriminating against a family of 5 or 6. Perhaps this wording could be a maximum of 4 adults?

Some municipalities and areas have simply not allowed any short-term rentals as their solution. I applaud the SCRD for finding a middle ground that allows short-term rentals to operate while respecting and maintaining the integrity of residential neighbourhoods.

Debbi Carson

To Whom it May Concern:

I believe this process regarding bed and breakfast/short term rentals has been going on since at least 2012. Surveys, public input and hearings have been held and administered. This is a serious problem and a contentious issue. Many residents have felt they have continually given their input in how it has negatively affected them. With an oversaturation of surveys and lack of enforcement or solutions, many residents do not have the same financial interests or lobbying capability to continue at the same level as those with special financial interests. The sum of concerns regarding bed breakfast/short term rentals throughout this entire process should be remembered and held today.

The Bylaw proposed requires “e) A bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation.”

However, there are many other problems such as:

1. no recourse of enforcement
2. the cost to the taxpayers for infrastructure and enforcement of bylaws
3. ongoing problems in neighbourhoods

Garbage disposal, septic, and water shortages are issues on the Sunshine Coast under the current infrastructure. During busy summer months, these issues are compounded, and an unfair burden is put on all taxpayers since they are affected by bed and breakfast/short-term rentals. A special tax should be in place similar to the hotel tax to offset these known problems. Hotels should have an equal playing field with competition, it is unfair to ask hotels to pay special taxes while bed and breakfast/short term rentals are exempt. Neighbourhoods are becoming de facto hotels. If it is a business, it should have all the rules and regulations of a business. All businesses pay to sustain infrastructure. Bed and Breakfast/short term rentals have a valuable place in our community if they are properly administered.

In summer months when water shortages have become so extreme that food crops die, there is an unnecessary burden on all residents of the Sunshine Coast to pay for infrastructure (present and future) for an already overworked system. When the entire community must pay for the consequences of over-tourism (in that the system is not sustainable), then in order to continue to have benefits of tourism, tourism must help pay for the infrastructure. This issue is especially relevant considering the SCRD is proposing a large increase in next year's taxes to help offset the COVID19 pandemic.

There has been no special bylaw officer assigned to this ongoing problem. This detracts from other important duties that busy Bylaw Officers must fulfill in their regular duties. A special Bylaw Officer should be assigned to this task, with the cost of administration put upon the owners and operators of bed and breakfast/short-term rentals. Currently, I have heard of many complaints from citizens on the Sunshine Coast that there have been no consequences to blatant disregard to rules and regulations from bed and breakfast/short-term rentals. Environmental factors and disregard for Fisheries and Oceans regulations have been an ongoing problem. Often, renters have not been properly informed of issues such as: water shortages, garbage (bears), noise bylaws, trespassing and fire safety – and these have all become problems that will be unresolved unless the rules of this bylaw are properly enforced. Many existing bed and breakfast/short term rentals are not conforming to regulations including absentee landlords, third-party administrators, illegal suites and cabins that are not up to code. How will the SCRD

ensure that the Bylaws are being enforced without proper registration? SCRD Bylaw Officers have been put in uncomfortable situations where they are dealing with contentious neighbourhoods and problem bed and breakfast/short term rentals. An example is that bed and breakfast clients are told by the landlords to simply say they are relatives if anyone asks. The Bylaw Officer then can't do anything. If there is a proper registration of businesses and registration of guests then this issue would be easily resolved. If illegal activities occur, registration would help all levels of government in ensuring that all regulations are being adhered to (including public health and safety).

Sincerely

A. Grames

**Re: Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and
Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118,
2018**

We the owners/residents at 5967 Cowrie Street, Sechelt have concerns about the short term rental accommodations with no onsite owner/manager. We are not opposed to STR accommodations where the owner lives on site. In fact, one day that could be a consideration for us as a retirement helper.

The issue we experience many weekends and all summer long is the rental home across from us at 5970 Cowrie Street. Our understanding is the owners are out of province and someone in Vernon, BC does the bookings. They do have a company cleaning and taking care of the property. The surrounding homes call to complain about noise and parties going well into the mornings. Someone will come and speak to the current tenant about the complaint. There is little they can actually do and once they leave, the party often starts again.

Last weekend, for example, four cars arrived on Friday with 3-4 young men in each car. We understand there is a 10 person limit for overnight but that is often exceeded. The party started early and continued until around 3am. The group stayed until Sunday and had little consideration for the neighbours. The management company was called and they did come out but that has only a temporary effect. This was a very typical weekend at that home, not to mention during a time of essential travel and social distancing. It seems this property has become a party home.

We bought our lot and built here because it was a quiet area with higher end properties. We have a wonderful group of neighbours with little to no turnover of ownership. There are several STR's around us that are owner occupied and never an issue. Much of the enjoyment we first experienced is gone with this one rental property. We are unable to have the bedroom window open at night due to the noise. We believe that properties without full time representation on site should **not** be allowed.

Please ensure this issue is addressed before passing the Zoning Amendment Bylaws.

Respectfully,

Diana and Greg Hill

Sunshine Coast Official Community Plan Committee

June 29/2020

SCANNED



In regards to short term rentals on the Sunshine Coast, it is our opinion that SCRD needs to get a handle on this issue before it becomes too big to control, or a legal precedent is set that precludes issuing future bylaws to deal with the adverse effects short term rentals have on residential neighborhoods.

In addition, it should be noted that STR's or short-term rentals are exactly that, and do NOT have anything to do with affordable housing. Short term rentals are a private money-making business, that may offset the cost of housing for the owners, however, they do not make housing any more affordable for the general public. They simply provide an income for the owners to offset personal expenses.

Also, because of the large profits margins that can be made on STR's, owners will prefer them over a longer-term rental. This, in fact, causes STR's to have an adverse effect on affordable housing. Owners have no long-term commitment to the renters, owners are NOT bound by the rules of The Landlord Tenant Act, and their profit margins are larger.

The OCP must understand that homes on the coast are exactly that, homes or residences. They, for the most part, are not businesses. There are bylaws governing businesses in residential communities, as far as odor, noise, parking, hours of operation, and type of business. The rules or bylaws are there for the protection of the very nature of residential neighborhoods. STR's should have similar rules that protect the neighborhood. STR's are not always quiet, passive businesses. Renters can be rowdy and loud until late at night, cause parking issues and be disruptive. Other residents should not have the 'business' of a neighbor effect their quality of life. To that end, I would suggest the OCP adopt the following, as rules under which STR's must operate.

- 1) The owner, not manager, brother-in-law, friend or buddy, **MUST** live on the site, and stay on the site during the rental period.
- 2) The rental must be limited to one bedroom with a maximum of two people, plus any underage additional children.
- 3) All guest parking must be accommodated **ON SITE**, not obstruct access to, or take up residential parking from neighbors.
- 4) All STR's must obtain a Permit from the SCRD, which would include an initial application inspection. All applications for a permit would require notification of all residences with a two-mile radius of the applicants proposed STR address.
- 5) The rules governing STR's must be enforced through fines for violations and include the revocation of the permit if the violations persist. Continued operation without a permit should carry a steep fine.

Most homeowners go to work each day to be able to afford their homes. However, historically, owners have been renting out parts of their residences for centuries to offset their personal costs. This is common and allowed in almost all jurisdictions. I do not want to restrict a homeowner's ability to do that. However, STR's are not standard long-term rentals. STR renters have very little obligation to the owner and consequently, the renter's behavior often shows that lack obligation to the owner and neighbors.

The OCP must put the quality of life of the people in the neighborhood of a proposed STR, ahead of the applicant's desire to make additional income to offset their personal costs. The neighborhood must come first.

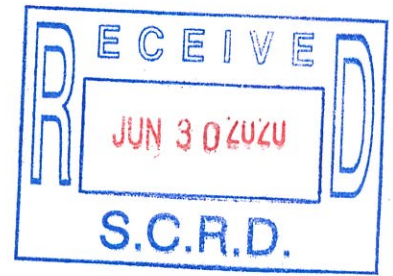
The neighbors should not have ^{to} pay, with a loss of their quality of home ownership, to allow a fellow [^]resident to increase their personal income.

Chris and Hilary Langley

Firburn Road, Roberts Creek.

V0N 2W5

June 29, 2020



We are Valerie and Christopher Leuchte and our home is at

*8660 Redrooffs Road
Halfmoon Bay, B.C.
V0N 1Y1*

We are among the many who are being forced to live next door to illegal hotels. These commercial enterprises have no place in residential neighbourhoods.

We will limit our statement to only those situations that we have personally experienced and attempt not to use anecdotal information.

Our home was chosen, in a large part, due to the neighbourhood and the proximity to nature with the added features of some privacy, reasonable peace and quiet, as well as the fact that was little to no extraneous lighting, allowing beautiful viewing of the night skies.

When the lot beside us sold for the first time, the new owner was somehow permitted to essentially clear-cut the approximately one acre parcel. He sold truckloads of "marketable timber", scraped the lot of organics, left a scar and sold it for a profit.

The new owners chose to blast a driveway and build a house in such a way as to completely negate any semblance of privacy we may have felt. A deck and a wall of glass now overlooks our home. From the moment we step out our back door we are on display. The choice of design and lighting now mean that our bedroom is as bright as the living room next door so darkness is on their terms. There are even "decorative" solar marker lights on the driveway that shine all night dispersing the moonlight.

Obviously all these choices were theirs to make, they bought the lot. It would have been nice if they had read the "Good Neighbour Guidelines" in the SCRD handbook.

The problem that lies before us here is not that we have neighbours that we have to learn to live with. We are being forced to live next to an actively advertised, on Air BnB, hotel that has no owner living on site.

Dozens of strangers now come and go, and while some of them may well indeed be decent folks, they are strangers nevertheless. There have been instances of noise and security concerns.

We have followed the suggestions of Lori Pratt and begun reporting the infractions to the By-Law officer and have knowledge of him following up on our complaints but not if any fines have been levied as per the law as it exists.

The situation is at times unbearable. It is something that occupies far too much of our time and thoughts. We expect to be protected by our governing factions. If there is a shortage of tourist accommodations, the responsibility should not fall on the shoulders of residential neighbourhoods.

We have considered selling what has truly become our family home due to the ongoing situation next door. Informally, two realtors have let us know that all of this has affected the resale value of our home. This is not how we saw things going.

We ask that Short Term Rental units/houses/sheds and such be more heavily regulated and that as the neighbours who have chosen to live here, we be protected from this kind of intrusive home-based business.

Sincerely

*Valerie and Christopher Leuchte
8660 Redrooffs Road
Halfmoon Bay, BC
V0N 1Y1*

My Short-term Rental Nightmare

DJ McClure

Follow

Jun 18, 2019 · 10 min read

A short-term rental (STR) next door to my Pender Harbour paradise recently adversely affected my life in many ways. The effects of STRs cannot be summed up with surveys and minutes from community meetings. The subtle ways in which an STR deteriorates a rural neighbourhood are complex and numerous and not fully or accurately captured in a bylaw.

I bought my Pender Harbour property at the end of the summer in 2009. My place is one of the Daniel Point “Smurf” homes. “Whoville” is another term we fondly use to describe our homes. They are lovely little cottages which I’m sure were not initially pleasing to the long-time local inhabitants. My first impression of these houses was the same — who would buy a Smurf home? But in the end, I did buy one, although mine is one of the Smurf crown jewels of all Smurf homes. It has an amazing view of Malaspina Strait along with 4 bedrooms, two decks with breathtaking views and a nice bit of flat property for a fenced vegetable garden. What could go wrong?

Over the past decade, I managed to blend in and become part of the Pender Harbour community. I love my neighbours and we have wonderful social gatherings. We support and help each other. It’s everything I had hoped this community would be and more.

I remember standing on the deck of my at-the-time potential home and saying to my realtor, “I’m not going to like the proximity of this house next door.” For a rural property, the house next door is just too close. But I also said, “Maybe they will be nice people and I’ll become good friends with them and it will be OK. I can only hope.”

There were 3 owners next door and over time, I became very good friends with all of them. They don’t even own the place anymore and I still see them socially in Vancouver on occasion. Great people. Eventually, I could go out and weed my garden that overlooked their deck and just wave at them and say hi. I knew them and they knew me. They knew I’d only be out weeding for an hour or so at a time. They’d invite me for drinks on their deck if I got tired of weeding. It was relaxed and neighbourly. All was well.

At the end of May 2017, the property beside me sold. To put it mildly, I did not click very well with the new owners. My impression was that they had bought the place to run a business — an Airbnb hotel. They had no intention of living on the Coast or becoming part of the community. Neighbours like myself were considered collateral damage. We were a nuisance to be managed. Their realtors, building inspector, cable guys, cleaning staff, and visitors all parked in my driveway blocking me in and blocking me out. They paid no attention to whether I was home with my car visible in the driveway or not. They never asked me if it’d be OK if they parked in my driveway for a little while, like a normal neighbour might do. My presence was a nuisance — the cost of doing business. The owners had hired a management company to run the Airbnb hotel

and it was obvious that the management outfit was coaching them on how to curtail “neighbour interference” with their illegal commercial business. It was indeed a contravention of the local bylaws to run a hotel in a residential area. But that’s what it was — a full-time hotel. They hoped that the local authorities would simply turn a blind eye, which is essentially what happens if there are no complaints from neighbours.

Each time new Airbnb renters would arrive next door, they appeared to be disappointed if they spotted me outside on my property. They rarely said anything, but their body language and facial expressions were easy to read. The Airbnb listing did not state that there were close neighbours and the online photos gave the false impression that the place was an isolated cabin in the woods. When in fact, it was a house in the middle of a little cluster of houses. My house was the most affected because it was the closest. The guests next door seemed to feel that my presence wrecked their vacation. At least that was my impression. I wasn’t doing anything aside from living quietly on my property and carrying on with my life in my thriving, rural community. Nevertheless, it was clear that my short-term neighbours did not want me to be present.

I did not sign up to facilitate vacations next door. Their vacations were of no consequence to me. I never agreed to curtail my home life so that illegal renters next door could have a private, cloistered vacation. I never consented to being reviewed as a neighbour in an online public forum. Some of the Airbnb patrons reviewed me positively. But still, it was an invasion of my privacy and I had no recourse. Unless I rented the place next door myself, I had no way to respond to short-term renters who reviewed me negatively on Airbnb. And it seemed like I was being reviewed negatively merely for living in my own home. If I said hello, the reviews reported that the neighbour was “nosey”. I would never have even been aware of the reviews had the hotel owners not approached me and showed me a scathing email from the very first STR guests complaining about me. I was dumbfounded. When these folks had arrived, I was out in my garden harvesting garlic scapes and other herbs. I had greeted them with a friendly hello and asked them if they would like to have some of my herbs. They readily accepted my offer, I wished them a pleasant stay and I never saw or spoke to them again. Yet they had complained that I was “hypervigilant”. The owners put it down to the fact that the guests were American and were not used to our friendly Canadian ways. I think the renters were not expecting a close neighbour and instead of blaming the owners for false advertising, they blamed me. I was still relatively amicable with the owners at that point, but then I started to follow the comments on the Airbnb listing and it quickly transformed into a feud.

Some days, I needed to use my electric log splitter to split some wood for my fireplace to help heat my house in the winter. That makes a bit of noise but it’s a fairly normal activity in a rural setting. I used to make every attempt to split wood when there was no one staying in the house next door. Even if there had been someone living full-time next door, the normal course of life would have meant that they occasionally went to work or went grocery shopping or went to visit their grandkids. The things normal people do. There would have been times when I could have spilt wood to my heart’s content and not have bothered anyone. But with a full-time Airbnb hotel next door, there was no opportunity. There were always hotel guests present. The average Airbnb stay was 2–3 nights and the owners priced it to keep it full at all times. The guests were bothered by the sound of any sort of power tool for any length of time at any time of the day. They were

bothered by the sound of my TV at a normal volume. They were bothered if they could hear any music at all wafting down from my house, even at normal listening levels.

I felt like a prisoner in my own home.

The activities of people on vacation are different from the activities of people living as part of a rural community. I concede that the Airbnb renters next door were not particularly loud. The activities occurring at a hotel are simply different than the activities of full-time or even part-time neighbours who are not on vacation.

Airbnb guests burned open fires too close to our houses during the fire ban season. “Who cares if we burn down the place and the neighbour’s house as well? We don’t live here and Airbnb will never give us a bad review even if we burn the place down.” (Negative reviews of hosts and guests are rare and easily screened out on Airbnb, but critical reviews of neighbours seem to stand.) They arrived with vehicles that couldn’t make it up the steep hill to the driveway and created a ruckus taking runs at the hill. They asked neighbours if they could leave their garbage with us. When their vehicles had old batteries, we cheerfully gave them a boost. However this quickly got old. They sent their 5 & 6 yr-old kids out with no adult supervision to play in the traffic on Lee Rd during peak bear season. Their children trespassed and picked our blackberries. One guy rang my doorbell early in the morning to ask me where he could find a nice swimming beach. The list of annoyances goes on and on. And the owners of these Airbnb hotels seem to operate under some kind of delusion that none of the local bylaws apply to them. Complaints to Airbnb are ignored.

In early June 2018, two different sets of next door Airbnb guests, two weekends in a row, were caught red-handed by another neighbour stealing firewood from a neighbouring house. (I installed security cameras at my house to deter this type of crime.) It was reported to the police. They did nothing. This was the last straw. The neighbour who had apprehended the firewood thieves made a complaint to the bylaw office and asked me if I would do the same, which I did.

When you live next door to a full-time Airbnb hotel, there is a constant feeling of uneasiness. It changes the way you feel about your home. There is a never-ending, constantly rotating cast of characters next door. The fabric of the neighbourhood is transformed and the quality of life for full-time residents declines. In 2017, Tom Vanderbilt wrote in *Outside*, “... a sense of residential community is defined by more than simply the absence of noxious behaviour.” Vanderbilt’s article “Did Airbnb Kill the Mountain Town?” hits the nail on the head. As in Colorado, all regions could benefit from deed-restricted areas where short-term rentals are not permitted. Like Crested Butte, Colorado, my rural neighbourhood is “in danger of losing what made it so desirable in the first place.” Airbnb advertises “Live like a local.” But can one really do that if there are no locals? If all the locals have vacated their homes in favour of tourists?

Fortunately, my story has a happy ending — for now. Multiple neighbours joined with me in filing complaints with the local bylaw office. Although the fines for violating the short-term rental bylaws are hardly a deterrent, our bylaw officer seemed to understand the problem and was persistent. The owners next door decided to give up and pack it in. It wasn’t worth the hassle. They sold the place after 18 months. The new owners seem great but have admitted that

they too plan to rent the place out in the summer. But it doesn't seem like it will be a full-time business for them and so far, they have not done so. However I won't hesitate to file a complaint with the bylaw office once again if the rentals resume.

I thought Airbnb was a great idea when it first started up. Even before this short-term rental craze began, some of my most enjoyable vacations were when I had sought out or stumbled upon local accommodation in a home instead of a hotel. This was always possible. But it has spiralled out of control. A "local" can spot an Airbnb a mile away. If you are a visitor on vacation, you are simply not a local. With every residential area in the entire world converted into a tourist zone, Airbnbers are ostracized in areas overrun with tourism. There must be some happy medium. Municipalities need to zone certain areas where short-term rentals are permitted and ban them in other areas. STR hosts should be required to obtain a business license from the municipality and pay hotel taxes. The municipality should inspect each proposed STR property and do an impact assessment. If the property is within 500 metres of another house, the neighbours should be consulted and if tourist activity will affect the lives of the neighbours adversely, the short-term rental license should be declined.

If I ever purchase a home again, I will be looking for property in an area where short-term rentals are not permitted at all and in a municipality that is serious about enforcing their bylaws. I'd be willing to pay a premium for a home where STRs are not permitted.

Short Term Rentals Submission to June 30, 2020 Public Hearing

We live next to what was a small STR for years and has recently been advertised as something which resembles a “hotel”.

We have read the revised bylaws:

Zoning Amendment Bylaw No. 310.184, 2018

Zoning Amendment Bylaw No. 337.118, 2018

In our opinion they do not begin to address the issue. The SCRD needs to first determine what they are trying to achieve with these revised bylaws. In our area we have STR which consists of rentals of a bedroom in a home to rentals of an entire house. These two examples are operated entirely differently. The STR renting a bedroom has the owner on site whenever the room is rented. The STR renting the entire home does not have the owner on site and quite often the front door has a key pad lock and the owner could be anywhere in the world.

We are in favour of small STR and have stayed in many over the years in B.C and elsewhere.

What we are not in favour of is living next to a STR which is a “hotel”

Currently there are approx. 4 STR being operated as “hotels” on Ocean Beach Esplanade. They operate most of the time with no owner on site. They are clearly there for one reason and that is profit. Investors have discovered they can buy a house, operate it as a STR, in an area zoned residential. This allows them to pay residential taxes and utilities.

So again what is the SCRD trying to achieve with these bylaw revisions?

From reading them we have no idea.

Some suggestions:

First - Call the revised bylaws what they are really intended for and that is to establish regulations for the use and operation of Short Term Rentals (STR). By referring to them as Bed And Breakfasts rather than STR it is confusing and as we all know most of the STR do not serve breakfast.

Second - “shall be operated by an operator who resides on the property”. Is this not exactly like a hotel which has a front desk person who is on site 24/7 . If the intentions of the revisions is to prevent these “hotels” then make it clear that an owner must be on site when the STR is in operation.

DO NOT ALLOW AN OPERATOR OR HOST.

Third – Each STR should be required to have a small sign indicating its business licence number, the maximum number of occupancies and maximum number of parking spots allowed by the SCRD's Bylaw. This sign should be clearly visible from the property line.

The SCRD needs to enforce this revision. Currently we feel an STR can operate anyway they want and we as homeowners have no say or rights as the SCRD does not enforce bylaws. If something is not done it's only a matter of time before our little piece of heaven on the coast becomes anything but.

Thank you

Howard Porritt and Helen Naylor

1636 Ocean Beach Esplanade

BY EMAIL

June 26, 2020

Sunshine Coast Regional District
1975 Field Rd
Sechelt, B.C.
V0N 3A1

Attention: Chair & Directors

Re: Public Hearing - Short Term Rental Regulations

On behalf of our members, The Sechelt & District Chamber of Commerce ("The Chamber") is writing to express our concerns regarding the proposed changes to the regulations regarding Short-Term Rental Regulations.

Our concerns include:

1. Scheduling the statutory public hearing on an evening before our national holiday is inappropriate. Expecting the general public to participate in an event on that evening is unrealistic and renders the entire process subject to challenge.
2. Any changes that may arise from this process cannot, practically and equitably, be implemented until after this summer. As such, it would seem reasonable to hold off on consideration of this matter entirely until after the summer. Let's have another summer's experience with Short Term Rentals before making decisions that could have a huge impact on people's livelihoods and enjoyment.
3. Travel restrictions imposed by the Public Health Office mean that it is unlikely that there will be a very different market for short-term rentals this summer.

Perhaps most fundamentally, we question the need for a review of the current regulations, at all. Your staff acknowledge that there have been very few complaints about short term rentals (including where owners are not on premises.) It would appear a vocal minority has taken a position that is contrary to the views of the general public. Most of the latter, by their silence, must be taken to be unconcerned about Short Term Rentals.

Sechelt & District Chamber of Commerce

Phone: +1 604 885-0662
PO Box 360, Sechelt, BC V0N 3A0

Further, the economic benefit to the Coast from Short Term Rentals must be considered. Limiting such businesses to those with owners living onsite renders that entire model unattractive to many visitors and unworkable for many owners. Further, the spin off benefits to other businesses (including restaurants, retail stores, service providers and more) from the tourists visiting and staying in short term rentals is very significant.

We recommend a moratorium on any changes to the existing regulations be implemented, for at least the next four months, so as to gain the benefit of another summer's experiences. We further encourage you to direct staff to develop an economic model of the impact of any future decisions and to ensure that enforcement of the existing rules be enhanced during the summer.

Respectfully submitted,
SECHELT & DISTRICT CHAMBER OF COMMERCE



ED PEDNAUD
Executive Director

Dear SCRD Planning Department,

Pleased to see discussion on allowing larger Short Term Rental Accommodations is reopened.

My family has been owner-operators of a six bedroom Short Term Rental Accommodation (STRA) on the Sunshine Coast for the last 6 years. We have hosted family vacations, corporate retreats, and reunions.

We have received zero bylaw complaints, pay all taxes and fees, and screen our clientele thoroughly ...as should any short OR long term rental operator.

Unfortunately, poorly run STR's are disturbing residents and giving a bad name to those who have poured their hearts -and savings- into operating responsibly. As residents of the Sunshine Coast since 1963, we aim to table solutions that address the community's concerns, while avoiding penalizing locals with businesses that contribute to the local economy.

In response to the opening for public submission, here are five key points about how [properly managed!] STRA's benefit the Sunshine Coast, and some suggestions about how we can work together:

1) Affordable Housing

We are aligned with the SCRD's mission to preserve affordable housing supply. Perplexingly, current bylaws only permit rental homes two bedrooms and under. This seems backwards: smaller homes make up the majority of "affordable housing".

Investing time and budget to proactively shut down properties with three bedrooms and more will undermine efforts to increase affordable housing on the Sunshine Coast.

Operators wishing to remain in the STR business will be forced to acquire one and two bedroom homes, further depleting inventory available to entry level tenants. Additionally, shutting down all large home STR operators would not suddenly make those spaces available for long term renters. It will just mean empty homes.

In the case of our property, we always give long term tenants preference over short term. However, the reality is, individuals looking to rent (or buy) houses with six bedrooms long term are rare.

2) Tourism Revenue

There are an estimated 700 vacation rentals on the Coast; each with groups spending hundreds of dollars a day at local businesses: restaurants, grocers, artisans, boat rentals, fishing charters, etc.

The few hotels on the Coast with capacity to accommodate large groups (Ruby Lake Resort, Rockwater, etc.) though wonderful, are in remote locations where local businesses are less likely to capitalize on tourism spending. As amazing as the local hotels are, STRA's at the top of the industry offer a customized experience that is completely different from a hotel. The unique features of a luxury STRA (private dock, size, cooking facilities...) is often the deciding factor for groups selecting a destination. If high end rentals above two bedrooms are proactively policed, these group will allocate their vacation budgets elsewhere. For local

merchants, this means millions of dollars in lost revenue.

3) Party Homes / Noise Complaints

It is important to note; the homes causing problems are proportionately few – but they make all STR's look bad. The vast majority of us are responsible homeowners who want to get rid of negligent operators more than anybody. If there was a pub in Gibsons breaking the law, would you shut down all the pubs on the Coast? Or just fine or revoke the liquor license of that establishment. Why take proactive measures to sabotage the livelihood of citizens who take pride in running their homes properly?

We support the SCRD's motion to implement heavier fines; if there is a complaint. With stricter consequences, we can drive operators of Party Homes out of the industry. Complaints are easily avoidable by communicating rules clearly to guests, screening potential clients via questionnaire and social media, and taking a deposit. We would be happy to host a webinar for operators, to share what we have learned about guest management over six years without a bylaw complaint.

4) Large STRA's create local jobs

Sunshine Coast landscapers, tradesmen and maintenance professionals all form an economy that depends on STRA's for considerable portions of its income. The large home Operators employ professional cleaning companies - all of whom are local, and several of which specialize entirely on vacation rentals. Gibsons-based STRA cleaning service "Maids of Honour" employs four Sunshine Coast Residents full-time, who support their families with living wages.

Removing homes with 3-bedrooms and above would be another blow to the livelihoods of hundreds of workers who have already lost wages COVID-19.

5) COVID-19

As the Province enters Phase 3, we are following all safety/sanitation guidelines issued by the BC Hotel Association; including disinfecting all surfaces, waiting 24 hours before allowing cleaning staff to enter, and cancelling/refunding all out of Province bookings (which has reduced our business by 30%)

While we normally funnel business to local restaurants, breweries and retail shops by way of referrals, since COVID, we have adjusted our welcome tour to encourage guests to leave the property in small groups, be respectful, and "stay at home away from home".

Above points considered, we would like clarification on:

1. Will the SCRD continue to police the bedroom restriction bylaw on complaint only, or is there plan to proactively target three bedroom and over STRA businesses?

Our current understanding is that the SCRD does not have the capacity to proactively enforce, so the trigger for investigation and fines will be complaints. Does this mean engaging filtering software (ie: hostcompliant) to pre-emptively fine houses in excess 3+ bedroom bylaw is off the table?

Theoretically, if you operate a large STR in an isolated location and are not triggering complaints or attention, there shouldn't be a problem.

2. How can we legitimize this?

Regardless views on point 1, we want to be above board. The Coast is a wonderfully diverse part of the world; and as follows, not all Rental Properties are created equal.

We propose offering a site-specific exemptions that STRA's with more than two bedrooms can apply for, based on certain criteria (ie: no history of complaint, remote location, onsite operator, safety cameras, locally owned, not in a suburban neighborhood, right of refusal given to qualified local long term renters first... etc)

Our goal should be to discourage absentee owners looking to make a quick buck from high-risk guests and party houses, and to embrace STRA Operators committed to quality.

We urge you to consider the big-picture implications of enforcements that serve specific interests at the expense of others. By viewing larger rental homes as assets to our town - rather than liabilities - we can continue to create positive experiences for locals, businesses, homeowners, and tourists who all love the Sunshine Coast.

We look forward to discussing these points at the Zoom hearing on June 30, 2020 at 7PM PST. Thank you for taking the time to review.

Sincerely,

John & Jennifer Stanway
Proud Sunshine Coast Residents Since 1963

Christie Toscaak:

My husband and I have lived on the Coast for over 40 years, we came from the lower mainland.

Like so many of our friends here our introduction to the Sunshine Coast was as children when we would come here on vacation or long weekends to stay in rented cottages.

These cottages were often owned by friends of our parents or contacts they made who did not live on the Sunshine Coast.

There were few hotels or motels on the Coast and unless you are staying in a city why would a family want to stay in a hotel on summer vacation.

Eventually my parents bought a cottage on Ocean Beach Esplanade that they too rented out.

Years have passed and things have changed very little in terms of vacation accommodation here on the Coast. We have few nice hotels and most are not suitable for families but the preferred accommodation is still the vacation rental as it is all over the world.

Now the SCRD wants to limit that availability too.

My husband is a forester and we have lived through, and survived, the down turn in the forest industry here on the coast. We have seen mining and fishing also face a major down turn.

There were many public forums and meetings sponsored by the SCRD and when the workers in these industries asked what will we do to feed our families the answer was "Tourism" over and over.

We need to promote the Coast as a tourism destination.

Clocks forward once again and now what?

Now we are going to restrict the opportunities for people to vacation here by not allowing short term rentals unless the owners are onsite?

What are you thinking?

Our hotels are in worse shape than ever, camp grounds are full and now you want to reduce the availability of vacation rentals.

What ever happened to the cry for promotion of Tourism?

This will have a major impact!

Yes there are a couple of problem vacation rentals, there are also problem long term rentals, home owners and hotel guests.

Don't throw the baby out with the bath--- work on solutions that have clout. Business licenses that are revoked if owners don't deal with the problems for a start.

Please reconsider.

My husband and I travel in Europe every year and it would not be as enjoyable if we couldn't stay in apartments or villas---the owners rarely live on site.

Italy, Spain and France have booming Tourism economies , vacation rentals are the oreferred accommodation.

They can do why can't we?

I am a citizen and elector on the Sunshine Coast and this is my response to issues raised regarding short term rentals in the SCRCD with a request to reconsider TUP's.

1. Economic implications. It is my understanding that there has been little or none in the way of an impact study on the local economy regarding short term whole house rentals. Because of this lack of research, there may be unanticipated and unintended consequences if short term rentals are eliminated. By way of example, our daughter's wedding was hosted here on the coast we rented three neighbouring houses and a dozen B&B's. Plans were made well over a year in advance. Changes to the bylaw eliminating short term house rentals would have meant that hotels were the only option. This was impossible because there were no booking at any or the ones that may have been available were over booked for the two to three long weekends in the summer. Our experience is that quality family accommodation isn't available to meet visitor's demand. Further, the amount of money spent on local caterers, officiants, the renting of public space, tent and table rentals etc. was many thousands of dollars. This kind of event was possible because short term house rentals were available. Small business people who clean, garden and manage properties also rely on these kinds of rentals. Because of COVID-19 it is estimated by many experts that global tourism will take a very long time to rebound. For the near future tourism in BC will be bleak. Now should be the time to think of supporting safe local visits not putting restrictive bylaws on the use of existing short term rental properties most of whom have a clean record of use with no neighbour complaints of excess traffic or noise.
2. Taxes – Airbnb collects taxes at the following rate for BC:

Guests who book Airbnb listings that are located in the Province of British Columbia, Canada pay the following taxes as part of their reservation:

Provincial Sales Tax: 8% of the listing price including any cleaning fees for reservations 26 nights and shorter in the Province of British Columbia. For detailed information, please visit the [British Columbia Sales Tax website](#).

Municipal and Regional District Tax: 2%-3% of the listing price including any cleaning fees for reservations 26 nights and shorter in the Province of British Columbia. For detailed information, please visit the [British Columbia Sales Tax website](#).

Any notion that short term rentals get off without paying taxes isn't correct. If short term rental properties are listed through a platform they pay taxes on the income. Most owners will also pay income tax on any rental income. Many BC municipalities who receive Provincial taxes are already worried about the current decline in revenues. Wouldn't it be worthwhile to consider implementing a policy embracing Temporary Use Permits now that the tourist industry is likely years away from recovering?

3. Housing and rental accommodation implications: Poverty reduction organizations make it very clear that the private sector will not do the work politicians need to do to ensure purpose built accommodation. There is no evidence that eliminating short term house rentals fixes overall affordability. The argument that eliminating short-term rentals makes increases affordability often

shows a lack of understanding of a complex problem. Having worked on the governance team of the BC Poverty Reduction Coalition I know there is clear evidence of what does work.

4. Highlights of system challenges:

- I. Noise concerns: Yes, noise problems are horrible. Anyone who experiences a noisy party or unruly behavior spilling out from nearby properties should be insisting that the noise bylaw be properly responded to and enforced. I would add that in the last 20 years we have seen our noise complaints mostly ignored or downplayed when reported. It is our experience that the current noise bylaws aren't working as intended and enforcement policies need reviewing regardless.
- II. Permits processing costs: One local article highlighted challenges of TUP's due to concerns relating to staff hours for issuing permits. This seems like a system problem that needs to be addressed. As such it is a warning signal to efficiencies that need management attention and not something to be dismissed because it is problematic.
- III. Proportionality of fines: When considering the fines levied for use infraction compared to the fire protection bylaw it is difficult to understand the proportionality. Fines of \$500 for burning prohibited materials contrast to \$1000 for a short term house rental. This seems reactionary and not the product of thoughtful, sober, reasoned leadership which I know is the intention of this board. Obviously this is an emotional issue for some and therefore they should be distancing or recusing themselves from decisions so that they will not appear to be xenophobic.

In summary without any consideration for temporary use permits, which seem to be working elsewhere, the current arguments point out complex structural challenges that won't be met by this proposal as well as economic opportunities missed in a time of economic downturn. Finally, to paraphrase Esther Perel – in building community we invite in others with different ideas whereas when we are creating camps we find only those who are likeminded and we exclude others.

Thank you for your attention.

Carol White

From: [Archie MacLean](#)
To: [Yuli Siao; !](#)
Subject: Air B and B
Date: Thursday, June 18, 2020 12:46:44 PM

External Message

Hello Yuli, I am emailing you with a solution to the Air B and B issue. Please consider this carefully because it is a win win for both sides. Implement a three strike rule, complaint driven and vetted by the SCRD bylaw officer, or a volunteer board, which I would volunteer for. Have all Short Term Rentals fill out a temporary permit, for a small fee, so you could keep track of them. Also for every year of no complaints you could remove a strike. If you need any more good ideas let me know.
Yours Truly
Archie MacLean

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Al McRae](#)
To: [Planning Department](#) Amendments
Subject: to Zone R1 criteria Saturday, June
Date: 27, 2020 6:33:29 PM

External Message

To: ?? @ SCRD Planning, for public record:

We have been made aware there is discussion surrounding the possibly of amending criteria relative to our R1 zoning in Garden Bay, specifically the Daniel point development, Re: Short Term Rentals (STRs), part time rentals, and/or business operated out of home, (other than on line).

We wish to make it clear that we invested our life: prospected, evaluated, bought, and built here with the clear purpose of living on our property and having the quiet enjoyment, a covenant that is to be expected in not being disturbed by absentee property owners' STR tenants or otherwise. Therefore, we do not support absentee owner enterprise properties nor part time residents renting out in this area, period.

STRs potentially and often become party houses – those renters have no investment in the community, nor do many have any regard for the permanent owners who live here full time. It means we have to endure all the downside noise and litter and absorb the extreme risk fire of the partiers in our forested area – not attractive in any regard, so, to repeat - we do not support any change to R1 Zoning that would permit operating enterprise property.

Thank-you, Regards,

Al & Marion McRae

4190 Johnston Heights Drive

Garden Bay, BC, V0N 1S1

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Planning Department](#)
Subject: Short term rentals
Date: Wednesday, June 24, 2020 9:18:55 PM

External Message

We have a whole house that is abandoned by owners when they rent out whole house to 12 or more . We are totally against this practice as our zoning is R1 1/4 and 1/2 acre lots in Elphinstone . Septic fields, water shortages ,more garbage ,noise and loss of community values , No onsite owners are all reasons to reject this short term rental practice.

Our community has commercial operators whom pay higher taxes and many permits /rules to follow . They all need support not illegal operators taking away business!

So No to short term rentals in R1 zoning !!

G. Bishop ,172 Mabel rd.

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Planning Department](#)
Subject: Short Term Rentals
Date: Monday, June 29, 2020 10:45:39 PM

External Message

Dear Sir/Madam,

My wife and I, who live in Sandy Hook, have a great deal of interest in the bylaws related to short term rentals. Our neighbourhood has been significantly impacted by the influx of short term rental (Air BnB) units. In particular, there is a **six bedroom home** nearby that was built a few years ago for the purpose of renting it to large groups. It is fairly busy throughout the year but particularly from May to October. This has sometimes had a dramatic and unwelcome effect upon our lives. The owner, who does not live on site, has recently cleared two adjacent lots and there is a lot of anxiety about what he intends to do with them. **We feel that there should be some sort of restriction on the number of residences that an owner can operate, preferably one property.** Too many short term rentals can also undermine the sense of community in a neighbourhood. Renters who are not familiar with rural life often make mistakes such as putting the garbage out too early or not in a container which attracts bears which create a mess.

We are very **glad to see that the SCRD's bylaws will require an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation.** We are also pleased that *Except as provided for in Section 1001A.4 for the RU1A zone and Section 1001C.3(h) for the RU1C zone or any other parts of this bylaw, the number of bedrooms utilized for bed and breakfast shall not exceed two per dwelling.* **We are not sure if this would apply to our neighbourhood or not.** I have spent 30 minutes on the internet trying to determine the location of RU1A and RU1C but have not been successful. Please provide us with some advice.

Unfortunately, the **District of Sechelt does not intend to have the same standards** and **we are not sure about the overlap in jurisdiction.** We are part of the SCRD and DOS so it is confusing to us which bylaws will apply. I have previously been in contact with Mayor Siegers and the DOS councilors. What they apparently fail to understand is that a **STR can have a huge impact on a neighbourhood even if its users are not violating any noise bylaws.** At the house in question the 11 PM quiet hour restriction is *usually* observed; however, there is sometimes noise throughout the evening from the many people who are socializing in a party-like atmosphere on the large deck. From time to time there is profanity. Even when there is not, the only way to avoid all of the intimate details of the conversations is to close our windows and stay inside. It is precisely because of these sorts of issues that many of us chose to move to a rural community in the first place.

Thank-you for listening,
Richard Carton
5952 Skookumchuk Road
Sechelt, V0N 3A4



ReplyForward

This email was scanned by Bitdefender

From: [Gail Sawers](#)
To: [Planning Department](#)
Subject: Comments on Short Term Rental Bylaw
Date: Tuesday, June 30, 2020 9:01:56 PM

External Message

My name is Gail Sawers and my husband Dale Ewanchook and I live at 8046 Redrooffs Rd. We fully support changes to the bylaws which require an on-site operator, meaning an operator living on site and being present whenever the property is being rented as an STR. We also support the restrictions on number of people allowed to stay in an STR. However maybe the wording could be changed to allow for children - ie maybe a maximum of 2 x number of bedrooms and no limit on kids under 12, or something similar.

We support the maximum fines possible for infractions. The fine must be substantial or it will just be considered a cost of doing business. 24 hour bylaw enforcement is also essential. The onsite operator should be required to post a 24 hour phone number which neighbors can call if there are problems.

STRs without onsite operators and without limits to numbers of occupants are not appropriate in residential areas and have a large negative impact on neighborhoods including noise, fire risk, parking issues and anti-social, disrespectful behavior.

As a community, we need to find a way to control and restrict STR's or we risk losing the community feeling that brought us and many others to the coast.

We need tourism, but we need appropriate accommodations in the way of hotels and motels for large groups.

We live in a residential community and we don't believe large STR's belong in our community. Not now, not ever.

Thank you

[Sent from Yahoo Mail on Android](#)

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [bill.page](#)
To: [Planning Department](#)
Subject: Discussion about STRs
Date: Tuesday, June 30, 2020 8:49:28 PM

External Message

To Andreas Tize & SCRD with regard to discussion about STRs June 30, 2020.

This was sent to Andreas Tize:

I agree with your stand on this 100%.

Sorry I cannot attend or participate - it is too stressful and a risk to my health for me to be involved.

We should not be considering unsupervised STR period - too much risk to health and liveability of our community.

No STR or B&B on properties less than 0.5 acre, as in Bylaw 310.

A 2nd dwelling is an investment - there is no reason to change community standards (Bylaw 310) to protect people's investments!

There is always risk in investments. SCRD needs to grow a backbone and get real on this!.

All the best,
Bill

I would add - we have talked about this over and over again in the community and at APC and OCPC. It is as if SCRD is trying to wear us out - nothing has changed, only talk and more talk, SCRD gets close to making a stand, then all is lost and we start all over again. Why is it so hard to protect the life and health of our community? Why can't we put a priority on people who want to live and work here, but can't find affordable housing, versus off-shore rich folk, who already have a home and want the easy money of an unsupervised STR? Look around at other communities and what they are doing. Unsupervised STRs are destructive to communities and add nothing to the 'community'. Tourism can be promoted in other ways.

Bill Page
Roberts Creek

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Selene Rose](#)
To: [Planning Department](#)
Subject: Follow Up to Public Hearing
Date: Tuesday, June 30, 2020 9:49:50 PM

External Message

Hello there!

Thank you for the meeting tonight.

I would like to reiterate that I am opposed to the bylaw that Restricts short terms rentals to 2 persons permitted in 2 bedrooms. I think that is too restrictive and not necessarily a solution to problematic rentals. There are so many pros to short term rentals, especially in a place like the Coast. It creates livelihoods and supports many local businesses. I agree that having an operator is imperative. Whether that's someone onsite or living close by who be contacted by neighbors.

I would like to comment to what Archie MacLean said about 3 strikes and you're out based off neighbours complaints. I agree that problematic Airbnb's should be penalized and potentially not allowed to operate if it is ongoing, but I strongly caution against putting the complaints entirely in neighbors hands, which could lead to a "witch hunt" like situation where complaints may not be valid and intended to get rid of certain community members who are operating bnbs.

There would be a risk with anonymous complaints too, where the complaints may be made by the same person three times in the same day to just strike out the operator.

Thank you,
Selene

Sent from my iPhone

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Husein Rahemtulla](#)
To: [Planning Department](#)
Subject: Follow-up to public hearing
Date: Tuesday, June 30, 2020 9:57:11 PM

External Message

Hello,

Thank you for hosting this meeting tonight and providing an opportunity for voices to be heard.

We would like to reiterate that we are understanding of the desire for an on-site operator for short term rentals but believe the occupancy limits to be overly restrictive. We own a 3000 square foot log home on 5 acres of land in Roberts Creek - the large majority of our guests are multi generational families. We allow for a maximum of 8 people within a group. Restricting to two bedrooms with two occupants in each would remove the possibility of families who are respectful and responsible that are looking for alternative options to hotels that they can enjoy together. As many others stated, multi generational families are the primary bookings for larger short term rentals.

If an operator is on-site we believe that restricting to two people per bedroom up to a maximum of 5 bedrooms is a reasonable policy. Generating this income via short term rentals allows us to offset our mortgage to be able to live in Roberts Creek. As a younger couple, STR is necessary for affordability to be able to live in a community we have roots in and reducing the revenue per booking would force us to have more frequent bookings, or worse, make the rental income insufficient for us to help our mortgage costs and force us to sell.

We also would like to understand if the 10% tax collected by AirBnB is remitted to the SCRD? This would be a significant revenue generator for the district in addition to the very clear economic benefits for local businesses and job creation that was discussed during the hearing today.

Lastly, could you address the potential conflict of interest in having Lori Pratt as the director chair for this matter? As a real estate agent it would appear that her as an officiator could lead to a bias in this discussion.

Thanks again,
Husein

This email was scanned by Bitdefender

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From: [Dana](#)
To: [Planning Department](#)
Subject: For the record for the public hearing tonight
Date: Tuesday, June 30, 2020 7:44:29 PM

External Message

I feel it very important to note that many people like myself love the community in which we have built our retirement home and are very responsible when running short term rentals. We do it sporadically and we do not do it as a business venture but rather as a means to subsidize the cost of owning on the coast. If this is passed I am very concerned about the economic loss that would surely be felt for stores, restaurant etc. As well, enforcing these bylaws will be costly and a nightmare to enforce. People like myself cannot be penalized when we are not absentee landlords. We screen people who come to our property and mostly have our friends and family come to enjoy our property. My husband and myself are planning to retire in the home we have built and having these limits will hurt simply too many. Thank you Dana Dunne 8664 Redrooffs Road

Sent from my iPhone

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: Maarten Koorn
Sent: Tuesday, June 23, 2020 10:42 AM
To: Kasha Janota-Bzowska

Subject: RE: Short Term Rentals - 2nd Hearing Documents

External Message

Hi Kasha,

Thank you for your response.

We are newer to the Sunshine Coast and have been house shopping the last month or so in the area.

Is there a forum where we could share our concern with counsel's intent to reduce/remove short term rentals from a home owner's possibilities? If counsel goes through with this, we will likely stop looking on the sunshine coast and look to invest somewhere else.

In addition, we have recently stayed in some very nice airbnb's and I know I speak for some of my friends as well that would seek out other destinations if Airbnb would no longer be available on the coast, which I think could be a massive blow to the SC's economy.

Anyway, please let me know or feel free to pass on my concerns to counsel.

Thanks!

Kindly,

Maarten Koorn

From: [Tracey Hincks](#)
To: [Yuli Siao](#); [Ian Hall](#); [Dave Pady](#) FW:
Subject: STR Regulations
Date: Tuesday, June 30, 2020 9:07:31 AM

[For public hearing file.](#)

From: Blue Waters Cottage
Sent: Monday, June 29, 2020 1:15 PM
To: SCRD General Inquiries <info@scrd.ca>
Subject: STR Regulations

External Message

Attention: SCRD Board

Re: **Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018**

I oppose the current direction the SCRD is taking with respect to Short Term Rentals, especially off-site owner operations.

Of the many rentals on the Coast, there are merely a handful of STR's that are said to cause problems. And with such small numbers, the argument that bylaws cannot handle this, is no fault of the responsible STR owners and operators, and they should not be made to pay for the inadequacies of Bylaw operations on the Coast. The majority of STR owners are tax paying, law abiding citizens who love their neighbours and communities. They continually monitor their properties and guests – as responsible citizens do.

For off-site owners, there are many monitoring options which could be required by the District in order to operate. They can install cameras showing the outdoor area of the property, and also noise monitors that can notify the owner if the noise level gets to a certain point.

Considering that most STRs are responsible, and the actual number of complaints is very low, I think proposing these types of possible solutions to owners would give them a chance to even more carefully monitor their properties. In addition, Airbnb has a [Neighbourhood Support page](#) for neighbours who are having problems with an STR on their platform, showing their support of good owners as well. Rather than just shutting them all down, this and other suggestions could be made before taking that drastic step, and owners would welcome the chance to continue operations under some new restrictions such as mentioned.

Many areas in the world have a STR licensing system, and this number is required for advertising on third party booking sites like Airbnb, VRBO, etc. It would make sense that licencing is a simple way to keep the industry above board and ensure that properties have adequate insurance, are professionally run and compete fairly in the local market. In fact, this type of system was very effective on the Coast for many years when operated by volunteers of the (now dissolved) Sunshine Coast B&B & Cottage Owners Association.

Don't blame the majority of responsible owners because of a couple of bad apples. Many STR owner/operators have a business model that respects their community. Examples are those who seek guests that desire a quiet couples retreat, or prohibiting things like outdoor music, beach fires and hot tub use late at night.

I also strongly refute the notion that STR's are taking away from long term affordable housing on the Coast. We have not seen statistics to support that 'many' STR's are actually taking away 'affordable housing'. Most rentals are either on prime waterfront or water view properties, or in cottages or suites that are much more high end than affordable housing (i.e. under \$1000 per month and allowing children and pets). Surely before any bylaw changes, adequate research results should be provided. Hearsay is not good enough.

STR's contribute to tourism, and that extends to a huge number of small businesses – from restaurants and breweries to tours and equipment rentals. Tourism is the backbone economy of the Sunshine Coast. If we want to have a thriving Coast economy, with vibrancy and interest in our community, we need a positive solution.

Yours truly,

Wayne & Sherry Royal

5218 Sunshine Coast Hwy., Sechelt

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This email was scanned by Bitdefender

From:
To: [Planning Department](#)
Subject: Fwd: Short Term Rentals
Date: Tuesday, June 30, 2020 10:39:50 PM

External Message

Hello again,

If you require my address, it's 2944 Lower Road, Roberts Creek.

With regards to the "participant statistics" mentioned by John Stanway regarding who commented in the Zoom meeting: I felt my feelings were captured by numerous speakers who experienced improperly run STR's in their neighborhoods. I didn't feel the need to enter the conversation to keep repeating the same things over and over again...I'm sure people want to go to sleep! Aren't you all happy that you don't have to drive home after this?

Thank you,

Shara

Get [Outlook for Android](#)

From: S. C.
Sent: Tuesday, June 30, 2020, 18:53
To: planning.department@scrd.ca
Subject: Short Term Rentals

Good evening,

Just a note to mention, once again, the experience I have had at the house I purchased in Roberts Creek in 2011. Within a couple of years, the neighbour next to me converted a building on his property into a B&B and offered a suite in their house as well. The only noise I ever heard related to that business was the initial construction/renovation. The owners live on site and from what I can tell, it is very well run.

Fast forward to 2016, when the house in front of me was purchased by Vancouverites, who converted the home into two Airbnb suites. The house was advertised for 16 people plus pets. It was built around 1991 for a family with two children. I had nothing but problems with noise, trespassers on my property (liability issue and nuisance for me), dogs running through and defecating in my yard, people running over and destroying my personal property when they repeatedly ventured up the wrong driveway etc. The initially friendly owners, who lied about their intent when they first moved in, became indignant when issues with their tenants were brought to their attention via text message to them in Vancouver. Thankfully, increasing pressure and publicity from the SCRD led them to reduce the number of people that they

advertise they can accommodate, although the repeated visits from the septic company may have had something to do with that as well. This year, they seem to be trying to fly under the radar while these Bylaw amendments are still on the table.

I applaud the SCRD for finally trying to rein in these absentee operators. I am thrilled that the numbers of people allowed in these rentals are being reduced in residential neighbourhoods. I worry that if the limit is 2 bedrooms max with 2 people per bedroom, parents with 3 or more school age children (and younger) may have issues....but I also worry about what I have experienced if 8 or more adults are allowed to congregate in one house and disrupt the neighbours.

Honestly, I would like to operate a business like the people next to me have one day on my own property. Quiet and respectful. I don't want to see these businesses completely shut down on the Coast, I want them regulated so we can be rid of businesses like the one in front of me.

Thank you from Sunshine Coast full-time resident for over 20 years,

Shara Cody

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Earl and Lynne Matheson Planning](#)
To: [Department](#)
Subject: Fwd: Short Term Rentals
Date: Tuesday, June 30, 2020 1:51:46 PM

External Message

From: Donna McMahon
Date: June 29, 2020 at 7:54:10 PM PDT
To: Earl and Lynne
Subject: Re: Short Term Rentals

Hi, Earl and Lynne,

Could you please forward this to planning.department@scrd.ca and it will be included as part of the record of the public hearing on short term rentals.

Thanks so much for your input. The deadline for submission is tomorrow when the hearing ends.

- Donna McMahon

We are resident home owners living in the SCRD, Area E, and want to advise that we are not in favour of short term rentals if the homeowner is not on the premises. We have no complaints about B&Bs or BNBs, but feel that short term rentals have no place in this community.

Many thanks Donna. Thank you for all you do.

Earl & Lynne Matheson

377 Harry Road

Gibsons, B.C.

From: [Donna McMahon](#)
To: [Planning Department](#)
Subject: Fwd: Short Term Rentals
Date: Friday, June 26, 2020 5:35:19 PM

External Message

Begin forwarded message:

From: Evelyn Schimmel
Subject: Short Term Rentals
Date: 2020 June 26 at 2:10:06 PM PDT
To: _

Hello Donna,

Thank you for presenting such a strong case against STRs. We couldn't agree more!

While we personally have not been impacted by these rentals, good friends of ours have, and have had to endure loud drunken parties with no oversight or any way to contact the absentee property owners.

B&Bs with responsible and welcoming hosts are a completely different matter, and should be encouraged, but not these mini-hotel community killers that serve the interests of a few.

Thanks Donna, we really appreciate all your good work and your very enjoyable communiqués!

Keep safe and be well,

Evelyn Schimmel
Denis Fafard

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Anne Gordon](#)
To: [Planning Department](#)
Cc:
Subject: hearing for short term rentals
Date: Monday, June 22, 2020 9:38:43 PM

External Message

I am submitting this email pertaining to the public hearing on June 30, 2020 at 7PM regarding short term rentals in rural residential areas of the SCRD.

I am living in a very quiet area of Roberts Creek and have had the unfortunate experience of a house listed on Air bnb next door to me for several years. The advertised house stated “sleeps 10 with room for more and no charge for extra guests”. The noise and disruption from this house was constant and affected my mental and physical well being.

The owner of the house does not live on the Coast [in fact we do not know how to get hold of him- the house is in a company name] . The “operator” lived in Half-moon Bay and did not respond to our calls or told us to call the police. At times I feared for my safety as the drunken behaviour escalated as the day went on. The noise could be heard eight properties away. They trespassed on my property on several occasions and broke steps on my trail and left two gates open. In the dry summer there was the fear of fires from cigarette butts and bon fires on the beach. There were syringes and a naloxone kit found on the beach by their trail , which the neighbour’s young grandchildren brought home to her.

I cancelled going to Vancouver to visit with my children on my birthday as I was afraid to leave my property unattended. I could go on and on. Calling the police each time is a huge waste of police resource and most times they were too busy to come.

The use of water in the house would have been excessive with all the people staying there.

The only solution to addressing this issue would be to limit the number of people staying in the house and to have the owner/operator physically living ON the property at all times that it is rented. I can assure you that these and many more situations would never have happened if the owner was living there on site. It caused me and the surrounding neighbours unimaginable stress. I have a notebook regarding these issues and would be pleased to share it with you.

I appreciate you taking my concerns seriously and would ask that you acknowledge receiving this email, to be presented regarding the short term rentals and that the owner/operator must live on site.

Thank you. Anne Gordon
1869 Lower Rd,
Roberts Creek

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Lee Fulsher](#)
To: [Planning Department](#)
Cc: [Leonard Lee](#)
Subject: In support of Vacation Rentals
Date: Monday, June 22, 2020 3:53:21 PM

External Message

Vacation rentals are a Sunshine Coast staple. STVRs bring year round tourist dollars to the coast which support many of its hospitality based local businesses. The current hotel infrastructure on the coast is laughable (and I imagine will only be further depleted by COVID) and by regulating STVR you will slowly be sacrificing these local businesses as their revenues will deplete without STVRs to host their clientele.

I have a family of 5. Vacation rentals are our only option when we travel. Hotels are for the wealthy.

Chip Wilson just invested \$9M in the PODS project. Is this non-profit expected to thrive on local dollars alone? If you eliminate STVRs (which is what will happen with the proposed bylaw) where will mainlanders stay when attending events at PODS. I don't see a hotel in the plans. Why would an organization book an event at PODS with very few local options for guests to stay. STVRs are a necessity.

Leonard Lee was elected on the back of his support for STVRs and keeping government and regulation out of the local taxpayers business. It will be a major short-sighted failure if these new bylaws are passed.

Thank you for your time.

Lee

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Cheryl Laninga](#)
To: [Planning Department](#)
Date: Tuesday, June 30, 2020 9:33:34 PM

External Message

I have had property in Pender Harbour for over 15 years. I wish to do a small amount of abnb to assist with the mortgage. Also, the Distict should allow the tourist industry to flourish as it brings in much needed dollars to local merchants. It should be allowed. Thank you. Cheryl Laninga

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Linda, Beachside by the Bay Waterfront Suites](#)
To: [Planning Department](#)
Subject: Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018
Date: Friday, June 26, 2020 4:53:59 PM

External Message

I oppose the current direction SCRD is taking with respect to Short Term Rentals.

Of the many rentals on the Coast, there are merely a handful STR's that are said to cause problems. And with such small numbers, the argument that bylaws cannot handle this, is no fault of the responsible STR owners and operators, and they should not be made to pay for the inadequacies of Bylaw operations on the Coast. The majority of STR owners are tax paying, law abiding citizens who love their neighbours and communities. They continually monitor their properties and guests – as responsible citizens do.

Many areas in the world have a STR licensing system, and this number is required for advertising on third party booking sites like Airbnb, VRBO, etc. It would make sense that licencing is a simple way to keep the industry above board and ensure that properties have adequate insurance, are professionally run and compete fairly in the local market. In fact, this type of system was very effective on the Coast for many years when operated by volunteers of the (now dissolved) Sunshine Coast B&B & Cottage Owners Association.

For a few repeat offenders, it would make sense to pull the licence, and administer consequence (like large fines / no renewal of licence / require to remove from 3rd party booking sites). Don't blame the majority of responsible owners because of a couple of bad apples.

I also strongly refute the notion that STR's are taking away from long term affordable housing on the Coast. We have not seen statistics to support that 'many' STR's are actually taking away 'affordable housing'. Most rentals are either on prime waterfront or water view properties, or in cottages or suites that are much more well appointed than affordable housing (i.e. under \$1000 per month and allowing children and pets). Surely before any bylaw changes, adequate research results should be provided. Hearsay is not good enough.

STR's contribute to tourism, and that extends to a huge number of small businesses – from restaurants and breweries to tours and equipment rentals. Tourism is the backbone economy of the Sunshine Coast. If we want to have a thriving Coast economy, with vibrancy and interest in our community, Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018 – is NOT the way.

Linda McKinley

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Donna McClure](#)
To: [Planning Department](#)
Subject: Medium article re: STRs (followup from June 30, 2020 Zoom meeting)
Date: Tuesday, June 30, 2020 10:05:18 PM

External Message

I'd also like to add that it would be good to have zoning where STRs are permitted and areas where STRs are NOT permitted. Then when I buy a home, I can choose to buy one in an area where STRs are not permitted so my neighbourhood can be preserved as a real neighbourhood. It is not desirable to turn every single residential community in the world into a tourist zone. So let's zone for STRs or NO STRs.

From: [Lynda Hind](#)
To: [Planning Department](#)
Subject: Opinion on Short Term Rentals
Date: Monday, June 29, 2020 10:46:20 AM

External Message

Hello,

Thank you for the opportunity to provide feedback on proposed regulations relating to short term rentals.

My husband and I reside at Hopkins Landing on Point Road where six or so houses (some with more than two bedrooms) are operated as short term rentals and advertised on Airbnb or VRBO. (There are others as well on Burns Road and above Marine Drive.)

We are in favour of regulations that would require that only houses with two bedrooms or less be permitted to operate as short term rentals and that the operators of short term rentals be required to reside on the property when any part of that property is being used for short term rental accommodation.

This would help to ensure that care is taken when allowing renters to stay on one's property thereby reducing the likelihood of renters being rowdy and noisy and holding loud parties.

I would say that the majority of residents at Hopkins Landing are seniors. There is a strong sense of community here. Neighbours know each other. Houses are in close proximity to each other. The constant turnover of strangers at some short term rental properties can be disruptive to the usual peace and tranquillity that we typically enjoy.

Does the SCRD check that these property owners are licensed and paying appropriate income taxes?

Sincerely,
Lynda Hind

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Corinne Sanderson](#)
To: [Planning Department](#)
Subject: Please restrict vacation rentals as much as possible.
Date: Monday, June 15, 2020 10:24:12 PM

Our neighbourhoods and peace are being destroyed by these vacation rentals which cause noise and put heavy demands on our water and other resources. They are unsupervised and reck havoc to the neighbouring properties.

Please prohibit these vacation rentals.

Tourist can stay in hotels, resorts and properly managed 2 room B and B s where the owner is living on premises and present at all times .

Sincerely,
Corinne Sanderson

This email was scanned by Bitdefender

From: [Victor Coulthard](#)
To: [Planning Department](#)
Subject: Proposed By-law change
Date: Friday, June 26, 2020 2:31:13 PM

External Message

Dear Representatives,

I am concerned with the proposed sweeping changes to the by-laws allowing B&B's. First my wife and I are experienced B&B operators for 13 years in Roberts Creek with a 9.5 rating from customers and zero complaints from my neighborhood because we were responsible and lived in the same house. Second, we own the one and only full service laundromat in Gibsons.

Although we closed our B&B down because of covid, in the past, we have had many families stay with us. We had a large suite that could accommodate a family of 5 and two other normal B&B rooms. Many of our guests were from Europe and traveled together with their family. When we travelled to Europe we brought our adult kids with us up to 10 people at a time and stayed at the same B&B. We will lose this group if these changes are put in place.

The Sunshine Coast is a destination spot for weddings and although we rarely had the wedding at our place we have had many wedding parties and their guests stay with us over the years. This business would be lost if the changes are put in place.

In any given year we had over 300 guests stay with us, yes we provided a full delicious breakfast but each of them went out into the community for lunch, dinner and spent money. They also rented boats, bikes, shopped for souvenirs, and went on tours etc.

By limiting the number of guests in any one B&B you will drastically reduce the number of guests that can come to the Coast, which in turn will economically slaughter all the businesses that depend on these dollars. Restaurants, B&B's, tour operators, grocery stores, souvenir shoppes, B&B cleaners and laundromats would all be affected.

As the only full service laundromat on the Coast we do the laundry for many B&B's where the owner lives elsewhere. That business amounts to about \$2,000 each summer to us and would disappear if these changes are made.

Wedding planners would look elsewhere if guests cannot be accommodated so B&B's, hotel/motels, caterers, planners, equipment rentals, D.J's, florists, photographers etc would all be adversely affected.

This season is already a bust for many businesses because of covid - just look to the businesses for sale on the Coast for proof. Taking another economic hit like the proposed by-law changes could be the final nail in the coffin for many.

So what is the solution? Well let's look to other industries. Do we ban cars just because some people speed or are otherwise unsafe behind the wheel? No - we license everyone and punish those who have broken the law.

Let's not punish all B&B owners just because of a few bad actors. License all operators and punish only those that have problems with escalating fines leading to eventual shut-down if necessary. To do anything else is just plain lazy. A sweeping by-law that affects the good and the bad is lazy - don't be lazy representatives - get back to the drawing board and craft by-law amendments that deal with the problems without hurting the economy of the Sunshine Coast.

Sincerely,

Vic Coulthard

Let's continue to make the Sunshine Coast a destination for families from all over the world, weddings and group tours.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Tracy Laninga](#)
To: [Planning Department](#)
Cc: [Chery Laninga](#)
Subject: Public Hearing - Short Term Rentals
Date: Tuesday, June 30, 2020 10:16:20 PM

External Message

Hi there,

I wanted to write and say that I completely disagree with what the SCRD is proposing. My family has owned has a house on the coast for over 20 years (4281 Francis Peninsula Road. Ms. Tracy Laninga). We use our house often (summer and winter) and have family living on the coast as well. My 2 uncles also own houses on the sunshine coast.

First of all, It seems like the assumption of the SCRD is that short term rentals are “bad” based on a few bad experiences. I think that often times we hear a lot about the bad experiences and not enough about the good ones.

I personally know several great Airbnb operators and have stayed at over 30 Airbnb’s over the past few years and the reality is that most of the people renting these places are families and people just looking to explore the local area, couples, a few friends.

Let’s be honest, the hotel options on the sunshine coast are not exactly idea. They are either very low end or very expensive. Airbnb is a great mid-range for families and couples or friends trying to get the best of both worlds. One of the up sides of Airbnb is that you can buy your own groceries and cook your own food which supports the local markets and shops. This is always a nice option that usually cannot be accommodated with a hotel. Moreover, there are not many people who want to have a babysitter/on site operator. I think this idea is really absurd. I would hate to stay somewhere where there was someone onsite the whole time. The reason people book these places is because they want to get away not have someone hovering over them the whole time. Privacy is important to a lot of people and it is completely reasonable for offsite management to look after a short term rental if they are within a 30 minute drive.

I just really feel that there is a protectionist attitude happening here. I think we need to get with the times. Airbnb is the way of the future.

I also support this 3 strike rule proposed by Archie MacLean. It’s so simple and so easy. I further agree that more rules are not the way to go. Great comments Archie.

Another reason to have Airbnb/short term rentals is the local businesses. Tourists and people who stay at Airbnb’s do spend a lot of money in the local economy. I also agree with Fran Miller. We should not be excluding people and their businesses we should be including them.

I agree with Samatha Stanway as well. I think the SCRD is not up to date on how Airbnb/short term rentals actually operate. There are ratings, credit card deposits etc. Rola seems to have a lot of solutions. Permits, license etc. Rola Priatel has a lot of good points. I agree with what she said.

Thank you Krista Wollen for your comments! I don’t want to see a “yesteryear” situation and with the tourism situation with Covid-19 it is a good solution for the local businesses and the home owners.

Change the regulations to the number of bedrooms from 2 to 5, I second what John Stanway says as well. Nicely said John. Why are you discriminating against the amount of bedrooms, where do these decisions come from?

Also, how many complaints did you actually get. You noted during the public hearing people will need to ask, so please consider this my request for this information.

To say no to everyone in advance is wrong and discriminatory. It's like saying these owners are guilty of something before they have done anything wrong. I thought we lived in a society where you were innocent before being proven guilty, are we not? The 3 strikes rule is good in that it doesn't discriminate. Also in regards to damage and parties, Airbnb takes the persons credit card and will charge it if there is any damage, including noise complaints.

I agree with Ian Winn, nicely said. Yes, please reconsider off site management and business license model and legitimize these businesses instead of banning them. There are not enough places for people to stay for tourists coming in. Another thing is that when I go to our house with my family, sometimes other friends or family wants to join us but there is not enough room in the house for everyone so we would rent an Airbnb to accommodate some of our guests on the sunshine coast. They are not up there partying, they are basically just using it as a place to sleep at night and are at our place or out and about with us.

I also second what Terrence said.

Overall, please reconsider:

1. Changing the bedroom requirement from 2 to 5;
2. Change the requirement for onsite operators; and
3. Make short term rentals legal (via licensing and enforcement).

Sincerely,

T. Laninga

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Nick Farrer](#)
To: [Planning Department](#)
Subject: Public hearing
Date: Tuesday, June 30, 2020 8:09:19 PM

External Message

Apologies for not speaking but I have had to run.

I am not in support of the amendments.

These amendments need to be considered more fully as tourists bring millions to our local economy that filters down to EVERYBODY on the the Sunshine Coast. I am completely sympathetic to people who have party houses next door but I believe there needs to be better investigation into how to solve this NOT to effectively ban them outright.

My business sees 80% of our income from tourists and probably 80% of these tourists stay in short term rentals.

I implore the scrd to review other solutions, put more money into bylaw enforcement, and begin a process of finding hoteliers who can fill the void that Airbnb has filled.

Many thanks,

Nick Farrer 6509 lynnwood court, sechelt
Founder
The Bricker Cider Company Ltd

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [DanLeland](#)
To: [Planning Department](#)
Subject: Public Meeting Re: STR Bylaw
Date: Tuesday, June 30, 2020 9:48:23 PM

External Message

Dear Council,

It has become clear to me during the meeting this evening that those in favour of the revised bylaw are interested in maintaining livable neighbourhoods free from the noisy and negligent behavior of many clients that visit unsupervised STR (AirBnB) operations. Those against the bylaw express most of their concerns in terms of their income, business, or tourism dollars. There may be exceptions but I would guess that most short term rentals, where the owners are not on-site, are secondary properties that are pure investments, vacation homes or perhaps future retirement properties where people are interested in only one thing - making a buck. I call hogwash on those claiming they can't make ends meet and must resort to an STR in a second residence to help pay for their mortgages. Most of us can barely afford a primary residence so if people are having difficulty affording a second or third property, I'm afraid I have little sympathy. The benefits to tourism of STR's has also been expressed by some and I would respond that on-site supervised BnB's are more likely to attract responsible tourists whereas unsupervised sites are easy targets for larger party groups who are less likely to be interested in taking in the sites. The Air BnB in our neighbourhood advertises 5 people maximum and no dogs allowed. We have seen 7 people in one stay and others with dogs. There is no way Air BnB owners can police an on-line submission, there are just too many loopholes. Some have suggested making the owner or other contact person's phone number available to neighbours in the event of unruly guests. This does little if they live in another city, do not answer their phones or are away on vacation. Besides, it is not the communities' responsibility to police a for-profit commercial operation. On-site supervision is the only way to help guarantee some semblance of order and respect for the community.

Regards,

Dan Leland

4709 Billy Goat Rd.

Madeira Park

From:
To: [Lori Pratt](#)
Cc: [DL - Directors](#); [Planning Department](#)
Subject: RE: [Sent to board@scrd.ca] Sechelt Chamber submission on Short Term Rentals
Date: Monday, June 29, 2020 6:50:05 PM

External Message

Hello Lori, thank you for the reply.

Many members of The Sechelt & District Chamber live and work in rural settings as well as in Sechelt. To this end, we have been encouraged by these members to provide further input into the matter. Over the weekend, my board reconfirmed our view that we are overwhelmingly opposed to the concept of restricting Short Term Rentals anywhere on the Coast.

The Sunshine Coast is drastically short of accommodations for visitors and we need Short Term Rental accommodations to support our economy. If visitors can't stay overnight they will go likely not visit the Coast. Restricting Short Term Rentals is a heavy handed and clumsy way of dealing with what is a localized and identifiable problem. Perhaps better access to by-law enforcement after-hours or on weekends is a solution.

While unfortunate, the error in the notice is not a reason to host such a significant public meeting when many of the public will be otherwise occupied on the night before Canada Day. This sets up the meeting so that the "vocal minority" who are opposed to STR's will appear to be more plentiful than we believe they are. Given that this matter has been in the works for years it seems quite unnecessary and inappropriate to rush it through – in fact, some could construe it as partisan politicking.

Further, we have also advised that one of the SCRD Directors has a business that could benefit from this Short Term Rental change. In the circumstances, will this director be recusing himself from the vote?

These are all issues that can be addressed in a deliberate and sober manner at a time that is not directly before a holiday.

Thank You.

Ed Pednaud

Sechelt & District Chamber of Commerce

From: [Cathy](#)
To: [Planning Department](#)
Subject: re: Air B&B bylaws
Date: Sunday, June 28, 2020 12:58:14 PM

External Message

I am currently a resident of Hopkins Landing and wish to express my concern for Air B&B homes in this area.

Because it is so conducive to holidays on the beach it is often that the Air B&B homes bring 'party goers' for the weekend. This is a normally a quiet residential area with many seniors and small families. The wharf becomes very noisy as often young people see it as a 'hang' out' in the late evening/early morning hours. The rowdy party noise travels up to the private homes.

I am supportive of the clause that owners of B & B's are required to live on the property as this would certainly alleviated the noise problem. I also support the 'minimum 30 days' clause.
Thank you.

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From: [Rola Priatel Planning](#)
To: [Department](#)
Subject: Re: How do we get on the speakers list ?
Date: Tuesday, June 30, 2020 10:48:14 PM

External Message

Dear board members:

I am typing very quickly because I am on the zoom call with you and don't want to miss any of the other speakers.

My guidelines to make the short term rentals A win-win situation for the community and for the homeowners would be to let the homeowners self police their properties. It is to everybody's advantage to rent our places to groups who would obey the law and the rules and should pay the city a permit fee so that Funds could be used for policing especially for those homeowners who do not know how to self police.

- 1) absolutely no smoking or use of tobacco products on our property
- 2) absolutely no use of candles or fired except for our barbeque and the fire pit. Specific instructions for use are in the binder and on the appliances
- 3) our home is in the quaint community oriented of the Sunshine Coast which has been one of British Columbia's cottage country for decades so it is imperative that you respect our neighbours and that you do not play loud music or speak in loud voices especially after 9 PM. If our neighbours are outside as well please keep your voices to yourselves. you will be fined your damage deposit if you do not follow this rule
- 4) please do not park more than two cars on our property.
- 5) if your group does not consist of a multigenerational family then only six people can stay in our three-bedroom house. Therefore no nine adults can stay without at least three children.
- 6) it is absolutely prohibited for visitors whose names are not submitted to the website to be permitted on our property at any time . If you have any friends in town, please meet them at our wonderful restaurants and pubs in the area. Please see attached for all neighbourhood businesses.
- 7) we do not allow pets on our property, however the lovely Jill from the Castle Rock kennel is very close, please see more info in the attached file.

And I have more ,

Thanks And best regards

Rola Priatel

3241 Beach Ave.

Roberts Creek

Sent by voice dictation to my iPhone so pardon my punctuation!

>

>

> Sent by voice dictation to my iPhone so pardon my punctuation!

External Message

To whom it may concern,

In 1989 we purchased a lovely rural property on the Sunshine coast. Since then we and our neighbours have lived harmoniously here until **172 Grandview Heights** road Gibsons became a full blown party house since the summer of 2016.

We do not object to responsible Airbnb's, however, we do object to the house being marketed as a party house with no oversight, or control over the noise and unruly behaviour of guests.

The owner does not stay on site when renting out to large groups and has no respect for the neighborhood.

The house is advertised as a 2 bedroom dwelling that can sleep 9 people plus.

As noted on the owners web site: https://www.airbnb.ca/rooms/25797546?location=Gibsons%2C%20BC&source_impression_id=p3_1590350286_7D495x5n%2F%2F%2BM5m6A&guests=1&adults=1

Promoted on the owners web site:

"Sleeping for nine persons, beds and air mattresses.

Self check in

Lock box

Entire house to self."

Since this problem began we have had to call the Fire department when partiers started a backyard fire during the hot dry summer season in our forested neighbourhood.

The Police have also been called on several occasions to address the issue of late night wild party noise and we have resisted calling the police on many other occasions even though perhaps we should have. Over the past 4 years we and our neighbours have had to endure excessive noise, profane language, unruly partiers during the day and late into the night.

We are a rural neighbourhood, not a resort destination zone.

We firmly believe that these issues would not happen if owners were required to be on site and if short accommodation rentals were limited to, in this example, 4 guests in a 2 bedroom place.

I hope that we can all agree that it is now time for action and a stop to this uncontrolled noise and partying in our rural neighborhoods.

Thank you for your attention to this serious matter.

Sincerely

Larry & Lynn Koopman

160 Swallow Road

Gibsons BC.

From:
To: [Planning Department](#)
Subject: Re: Vacation Rentals and Air BnB
Date: Monday, June 15, 2020 9:44:52 PM

Hello,

I have been a Sunshine Coast resident and renter for 10 years. I wanted to voice my concern about the difficulty of finding reasonably priced rental apartments and houses on the Sunshine Coast since the Air BnB burst. Without legislation, most of Gibsons and Roberts Creek rentals have been taken off the market and used as supplemental income for vacation rentals. Without legislation, the issue has gotten so out of hand and it is nearly impossible to find decent housing on the Coast for renters and locals that work in the community. As an example, I work at a local cafe in town, and last summer two separate employees who worked full time were sleeping out of cars and vans due to lack of housing.

I have seen the recent petition taking off regarding support for Vacation Rentals on the Coast and wanted to provide another perspective from a member of the community that supports and lives off the tourism industry on the Coast but still needs a place to live.

Thanking you for your time and consideration,

Jess Hart

From:
To: [Planning Department](#)
Subject: Response to proposed STVR Bylaws
Date: Tuesday, June 30, 2020 8:44:32 PM

External Message

From: Peter Sugden, 2003 Coach Road, Roberts Creek, BC

I completely agree with the necessity to require that the owner be present on property, or perhaps residing within vocal range on the adjoining property, ie. must be immediately answerable.

Without even considering the intermittent noise complaints, we also have to consider the financial implications of allowing STVRs on the Coast.

We have owned our home on the Coast since 2001, and I must say that the permission of STVRs basically indulges the real estate investors who seek opportunities based on Highest and Best Use (HBU). What this means is that if a 2-bedroom STVR house is being rented at \$200-300 per night, and it can achieve a 50% occupancy year-round, it could thus generate \$43,800-\$65,700 per year. This is far more than the \$2,000/month that a 2-bedroom home might normally rent for.

Under the STVR model, then, investors are thus willing to pay a lot more for the underlying real estate, as it is able to generate perhaps as much as twice the annual revenue that a regular residential tenancy might earn.

Doing the math, if too many STVR homes are present on the Coast, we are going to see continuing inflation of home prices on the Coast. **Real estate price levels reflect a multiple of the annual income that those properties can generate.**

Even though I've basically got my mortgage paid off, I certainly don't want to see needless inflation of the surrounding real estate!! Inflated realty prices only serve to restrict access to housing for young people... and have been the scourge that has afflicted Vancouver... this is certainly not why I decided to retire on the Sunshine Coast.

RECOMMENDATION: We should strictly restrict the number of AirBnBs here on the Coast in an effort to maintain the community's character, and prevent undue inflation of the surrounding residential real estate market.

PS: As an aside, I have long held that the Sunshine Coast really needs to build a flag chain hotel, which could be used by tourists in the summer, and for corporate conferences in the shoulder/winter seasons. The additional advantage would be that young hospitality grads would have a ready "training hotel" in which to work right here on the Coast, rather than seeking to flee off-Coast to pursue their careers.

From: [Krista Wollen](#)
To: [Planning Department](#)
Subject: Second Reading Feedback for Short Term Rental
Date: Tuesday, June 30, 2020 9:17:47 PM

External Message

Hello Julie,

I want to add a few notes to my contribution to the meeting in point form:

- Affordable housing is important to me on the Coast and in maintaining the “Coast lifestyle”
- I feel there is a way to strike the balance between short term rentals and keeping the residents of the Coast happy.
- The Coast needs accommodation for tourists and this is a great economic opportunity for the Coast that still has room for growth, but can’t if we don’t have a place for people to stay. We enjoy new restaurants, eco tourism and other great benefits to locals that tourism has fostered.
- There needs to be a way to legitimize short term rentals so that operators have to be more accountable for the guests behaviour, parking management etc.
- Economic opportunity for entrepreneurs on the coast to start management companies to oversee licensing and management of the short term rentals.
- not opposed to having licensing but realize that this is an issue of staffing and government budgets - see note about taxing peoples stay. When i go to other cities, I expect to pay this tax and don’t think it will even be noticed.
- Many municipalities will add a local tax to help pay for Bylaw enforcement.
- Possibly there can be a maximum number of licences given out. It is tricky to put a year limit on these because the marketing etc takes time to develop.

Thank you

KRISTA WOLLEN
Personal Real Estate Corporation
Royal LePage Sussex Sechelt
5561 Wharf Ave | Sechelt, BC V0N 3A0

[Instagram](#) | [Facebook](#) | [Twitter](#)

From: [Sam DiGiandomenico](#)
To: [Planning Department](#)
Cc: [Donna McMahon](#)
Subject: Short Term Rental Accommodation
Date: Monday, June 29, 2020 9:36:24 AM

External Message

We live in the Elphinstone area of the SCRD and wish to comment on the above.

We are not in favour of having vacant homes rented to Short term tenants where the home owner does not live in the same house.

We believe the reasons for this are self evident but will briefly list and comment.

If a house is being rented out for stays of 30 days or less, that residence is now a hotel, motel. It is not a residential home. This is unfair to those running legitimate motels, etc., who pay taxes and abide by health and other regulations as prescribed by The SCRD. Renting of rooms or entire homes for short durations would allow these homes an unfair advantage as their lower operating costs would allow them to undercut true hotels, etc, ones and could put them out of business. The SCRD would also be deprived of taxes.

Pride of ownership is lacking where STR homes are not owner occupied. We state this from personal experience living near one at this time. The roof is covered with debris and the back lawn has not been cut once this year. There is also a stagnant pond covered in pond scum breeding mosquitoes and the vegetable garden is looks abandoned.

Safety and security of neighbours. You never know who is going to show up, and without the owners present, there is no personal vetting of the guests. It is difficult to obtain any remedy for noise or other infractions at two o'clock in the morning. Whereas if the homeowner was present, the infraction would not even start. Having the owner present is a big deterrent against offences and infractions.

Property Values. If all the homeowner residents of the SCRD were asked if they would like a owner occupied STR next door, most would say no. If the same constituents were asked if they would like a STR home where the owner did not live at the same residence, the overwhelming majority, if not all, would say no. Tell a prospective purchaser that the home next door is a STR with no owner present, and s/he will walk away from the purchase.

We think the Council members should consider this and ask themselves these same questions before they cast their vote.

Most people on vacation behave differently than people in their own home. We have all heard of situations where a group of people have rented a B&B for the night and partied until the property was trashed. Having the home owner on the premises would have prevented this.

We are aware that a petition is being circulated in favour of absentee ownership. We do not know who these people are but can only conclude that this very small vocal minority is only

looking after their own self interest and are certainly not taking into account the well being of their neighbours, other residents of the SCRD and the SCRD itself. They are only looking after at their own selfish short term gain at the expense of everyone else.

Tourists should be welcomed in the SCRD. But we cannot believe that all the tourist accommodations are 100% full. If this were the case, supply and demand principles would drive up the availability of such accommodation. Hotels, motels, campgrounds, etc, would be increasing their capacities to meet this demand and new ones would be started. Regardless, tourists mostly only come in the summer, leaving much of the rooms vacant the rest of the year. The SCRD should be looking at long term solutions for growth in the region. It is preferable to attract full time residents And businesses to the SCRD, rather than relying Mostly on tourists to stimulate the economy.

Does the SCRD wish to become a community where most residential homes are also part time hotels, motels, etc., or does it wish to become a vibrant community filled with homes whose residents are also full time residents of these homes. We believe the latter builds a community while the former will destroy it.

Respectfully submitted

Sam Di Giandomenico
Margery Di Giandomenico

Sent from my iPad

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Janet Crowe](#)
To: [Planning Department](#)
Subject: Short term rental bylaw changes
Date: Tuesday, June 30, 2020 8:31:01 PM

External Message

First, thank you for taking the time to address this issue and listening to our thoughts and requests.
I concur with the first speaker, who articulated our thoughts completely.

Although I completely support the economic development of the coast, I do not agree that short term rentals are the answer for this. We have experienced first hand the disruptive STR in our neighbourhood. The owner completely disregards our concerns. We have no choice but to call the police every weekend of the summer as it is advertised as a weekend rental perfect for parties, bachelor etc. It sleeps 15 people, has a party sized hot tub and fire pit under the trees.

As a neighbourhood we have filed complaints, called the police and also contacted owner in order to resolve the issue.

I am happy to allow STR in our area but only if the owner is onsite.

thank you

Janet and Mark Crowe
7616 Eureka Ave
HMB

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Lissa Forshaw](#)
To: [Planning Department](#)
Subject: Short Term Rental Bylaws
Date: Monday, June 29, 2020 10:58:20 AM

External Message

Attention: Planning Department

I agree with that there is a need for regulation of short term rentals and have the following suggestions:

- 1) The administration and enforcement of the regulations should be funded not by tax dollars, but entirely by Short Term Rental Registration fees.
- 2) All rentals must have a local contact who is available 24/7 to respond within minutes of any complaints or issues at the property.
- 3) A 24 hour SCRD hotline should be available to report active or unresolved nuisances or disturbances.
- 4) Set limits for number of vehicles.
- 5) Fines of \$1000 for the first violation and \$1500 for subsequent.
- 6) Failure to register operating a vacation rental without a permit should incur a \$5000 fine and permanent ineligibility to be ever issued a short term rental permit.**

Kind regards,

Lissa Forshaw
1118 Cartwright Road
Gibsons, V0N 1V1

Sent from my iPad

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Planning Department](#)
Subject: Short Term Rental By-Laws
Date: Monday, June 29, 2020 3:04:47 PM

External Message

Concerning your planned amendment to current by-laws governing short term rentals on the Sunshine Coast:

1. We have been negatively impacted by a neighbouring waterfront property which is being used for short term rentals. The occupants generally do not respect the neighbourhood's character which is made up largely of seniors. Loud parties, music, etc. not to mention dangerous behavior. Overcrowding. Recently a house was purchased on Hopkins Road for the intent to operate a commercial establishment, short term rentals. Again, renters with no respect for the neighbourhood.
2. In Hopkins Landing there are at least 7 houses which operate short term rentals.
3. Are these licensed?
4. Are they regulated?
5. Are they remitting the taxes they supposedly collect?
6. Are they using SCRD services which are largely (I believe) funded by residential taxpayers for the benefit of their businesses?
7. How can those of us who are not involved these businesses and which offer no benefits to the neighbourhood, be protected from their intrusions into our lives?

Regards,
Angela Lavender
1192 Marine Drive
Gibsons

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This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [r rowe](#)
To: [Planning Department](#)
Subject: Short Term Rental Regulations
Date: Saturday, June 27, 2020 1:18:16 PM

External Message

I live in Sandy Hook and have never had a problem with owner occupied bed and breakfast guests. Short term rentals, run by absentee owners, however, are quite different. A proliferation of them has caused local residents much grief and some destroy the ability of locals to enjoy their homes. Some of the issues are noise, garbage, fires and parking. A community loses its soul when there is a constant cycling of new people. These operations should be banned and heavy fines levied against offending owners along with a special phone number to report offenders.

Sent from my iPad

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [DanLeland Planning](#)
To: [Department](#)
Subject: Short Term Rental Zoning Amendment
Date: Monday, June 8, 2020 12:45:59 PM

To Whom it may Concern,

Please accept this written submission regarding the Sunshine Coast Regional District Electoral Area Zoning Amendment Bylaw No. 337.118,2018.

As a resident of Madeira Park I am only several houses away from a currently operating Air BnB property that is owned and run by a non-resident individual who lives in North Vancouver. As a result there is little if any supervision of this Air BnB site and there have been numerous incidents of excessive noise and occupancies exceeding the limit restrictions. There have been a number of visitors to this short term rental (STR) that have shown a flagrant disregard for neighbouring homes by trespassing or in several cases allowing their unleashed dogs to defecate on private properties. I therefore support a bylaw that requires the owner to be an on-site resident of any Short Term Rental Property as stated in the proposed zoning amendment No.337.118,2018, "A bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation." I also do not support any reimplementation of Temporary User Permits for no-resident operators.

I believe this to be a reasonable compromise between those of us who live here full time and desire a peaceful environment and those people who would like to open their homes to short term visitors while exercising proper on-site supervision of their guests. I also believe this approach will eliminate the careless STR operators who own secondary properties and only wish to capitalize on the significant rents that can be charged through Air BnB operations, without any vested interest in the neighbourhoods these units occupy.

Thank you,

Dan Leland

4709 Billy Goat Road

Madeira Park, BC

This email was scanned by Bitdefender

From: [Carol Ann Glover](#)
To: [Planning Department](#)
Cc: [Andreas Tize](#); [Yuli Siao](#)
Subject: Short Term Rentals - Bylaw 310.184, 2018
Date: Tuesday, June 30, 2020 12:22:15 PM

External Message

Dear Planning Department,

I hereby submit my comments to the Public Hearing scheduled for this evening, to support the amendment to Bylaw No. 310.184, 2018 .

The current situation in my neighborhood on Lower Rd in Roberts Creek is in total **non-compliance** with the Objectives and Policies of the RC OCP where it states,
“...Modest, small-scale commercial activity....within the context of the rural character of the OCP area“(Bylaw No. 641, Adopted October 25,2012; pg 31...7)
“7.e....tourism accommodation facilities compatible with the rural character of the area..”
“7.6...limited in scale to 2 bedrooms...”
“7.8...More intensive forms of tourist accommodation....shall be discouraged...”

There is a 5 bedroom Short Term Rental (STR) near me where the groups of party goers who have rented it over the past 4 years have created havoc with their total disregard for the neighborhoodtossing cigarette butts over the deck in summer when conditions are so dry we are on Water Restrictions and the fear of wildfire is foremost in the minds of us full time residents, partying on the beach (where they leave behind drug related debris), and on the large deck of the house (where the noisy parties go on through the night), and threatening the next door neighbours who ask them to tone it down.

There are often four or five cars there and the increase in traffic is noticeable for those of us who walk and cycle on Lower Rd. Water use is also a major concern, with that many people in one dwelling, when we are in Stage 3 or 4 and having to let our gardens die because of the lack of water.

It is imperative that the owner (or responsible operator) live on the property for the entire time that the STR is being rented...day and night. And that the 2-bedroom limit be enforced....otherwise the accommodation is more similar to a motel than a Bed and Breakfast.

Sincerely,
Carol Ann Glover

From: [Linda Anton](#)
To: [Planning Department](#)
Cc:
Subject: Short Term Rentals - proposed regulations
Date: Monday, June 29, 2020 11:26:47 AM

External Message

Hi Donna,

I agree completely with your position on short term rentals. The regulations proposed by your board are necessary to maintain the quality of life in our communities where homes are meant to be homes, not party houses. My husband and I have heard too many accounts from friends and other residents of the Sunshine Coast of the noise, disruption and stress caused by unregulated STRs where no owner/operators are residing on site or are otherwise reachable when problems arise. The current situation has become a bit of a free for all where there is no accountability to neighbours or the municipality.

I believe the proposed regulations will help to ensure that the Sunshine Coast remains the special and vibrant place it is - to live and visit. There are many responsible B&B hosts who live on site and for years have provided good quality and welcoming accommodation to travellers and guests. I have no issue with these folks and the proposed regulations will not adversely impact their ability to carry on their B&B operations. They may actually help.

Please also ensure that the resulting regulations include provision for proper enforcement.

Thank you for all your work. You are making progress and effecting a course for good governance on this coast. It is much appreciated.

Sincerely,
Linda Anton

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Wendy Sayer](#)
To: [Planning Department](#)
Subject: Short term Rentals : Public Hearing June 30, 2020
Date: Tuesday, June 30, 2020 12:29:11 PM

External Message

As a resident of the Mossy Rock neighbourhood in Roberts Creek for 25 years, I wish to support the bylaws to regulate the use and regulation of bed and breakfast establishments and short term rentals.

I want the owners of the establishments to be on site for the whole time that the property is used as a short term rental. The Mossy Rock neighbourhood has had 3 different kinds of short term rentals operating in the neighbourhood. First was an in house bed and breakfast with breakfast served for their guests. It operated for 15-16 years with no complaints but the owners got tired and stopped operating it a few years ago. The owners still live in the house and are great neighbours. There is also a suite above the garage of the house in the lot behind me. It is operated as a STR but the owners are always there in the main house and the neighbourhood has had no complaints. Then 5 years ago the log house across the street got sold to 2 families who now operate it as a STR. Both families live in North Vancouver and have told my neighbour that the income from the STR is for their retirement income. There is a lock box on the front door and their guests let themselves in and a cleaner comes when they leave. I find this is a hole in our wonderful neighbourhood and hope this bylaw passes. My big concern is how it will be discontinued. I see the fine has been increased to \$1000 which is great but as they live off coast , how are they served? I realize this is the job of the bylaw officer but I hope he is given the means to enforce this. Since the pandemic started, the neighbourhood has been very lucky as a family who had been working for the Canadian government in Africa came to quarantine for 14 days at this STR and were able to negotiate a month by month rental. The whole neighbourhood has realized how much we have missed having a family in that house full time.

Wendy Sayer
3195 Mossy Rock Road
Roberts Creek

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From: [Vic Enns](#)
To: [Planning Department](#)
Subject: Short Term Rentals Proposed Bylaw - Submission
Date: Monday, June 29, 2020 11:09:46 PM

External Message

This is my submission regarding the proposed bylaw being addressed in a public hearing on 30 June 2020.

I am a homeowner on Francis Peninsula in Madeira Park. We have owned our property since 2004. Our property has 4 houses immediately adjacent on the sides and rear. In the past year, 3 of these adjacent homes have new owners. None of the 3 new homeowners intend to live here fulltime on the Coast. They all have homes in MetroVancouver. Two of them have told me they may start offering these recreational properties as short term rentals and I expect the 3rd also has this plan. I am very concerned that these would all be absentee short term rental (STR) landlords. Using these properties as STR's puts our ability to continue to enjoy a peaceful neighbourhood at risk. There will be noise disturbances at least. Experience with other STR's in the area have already demonstrated this.

In my view it is imperative that STR's only be allowed if the homeowner is a permanent resident and occupies the subject STR dwelling. This should also help prevent entire neighbourhoods from turning into non-neighbourhoods.

Sincerely

Vic Enns

4565 Merrill Rd

Madeira Park, BC

Sent from [Mail](#) for Windows 10

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From: [Maureen Drake](#)
To: [Planning Department](#)
Cc: [maureen drake](#)
Subject: short term rentals public hearing submission
Date: Monday, June 29, 2020 11:25:08 AM

External Message

To: SCRD Planning Department

I wanted to present my views on the short term rental accommodation regulations being considered by the SCRD (310.184, 2018 and 337.118, 2018).

I am opposed to short term rentals operating without the following: an owner on site, the maximum number of bedrooms available for rent numbering 1, the total number of guests numbering 2 and the maximum number of guest cars numbering 1.

B&Bs have successfully operated on the Sunshine Coast for decades allowing the tourism industry to flourish with great places to stay and a local representative (the homeowner) offering suggestions on local sites and businesses to visit. The important fact is that conventional B&Bs have an owner living on site, and therefore it is in their best interest to ensure that a small number of quiet guests respect the residential neighbourhood and the B&B. If any problems arise the homeowner is on site to immediately take care of them. Having an offsite manager drive by or be available by phone is no way to conduct business in a residential neighbourhood.

Additionally, hotels and motels must meet stringent regulatory requirements as well as contribute taxes and fees to local, provincial and federal governments. Short term rental homes allow a large number of guests and escape the same regulatory requirements and as for taxes and fees – that is up to the homeowner whether to remit or not and if remitted, they would be taxed at a residential rate not the higher commercial rate required by hotels and motels.

A residential neighbourhood should remain that – a residential neighbourhood. It should not use a large home with multiple bedrooms allowing many guests to abuse a quiet area by partying inside and outside to the detriment of all neighbours and interrupting the quiet enjoyment of their home. Also the increased traffic caused by many guests take up the parking places usually used by residents and are hard on gravel roads such as in my neighbourhood. In my experience short term rental guests also like to explore the immediate vicinity and again, in my neighbourhood, I have experienced cars driving on my land and walkers trespassing just to take a peek.

Thank you for submitting my views into the public record for matters pertaining to these bylaws.

Please acknowledge receipt of this letter.

Sincerely,

Maureen Drake

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From: [Alan Arsenault](#)
To: [Planning Department](#)
Subject: Short term rentals
Date: Tuesday, June 30, 2020 8:46:31 PM

External Message

Alan Arsenault 6283 Jasper rd Sechelt I do not believe any short term rentals should be allowed in residential areas. When is the last time any hotel was built on the coast? Short term rentals deplete the availability of long term rentals. There is very little affordable housing on the coast. Allowing people to make huge profits off of short term rentals does nothing for the community. I am glad I don't live next to one and wouldn't want to.

Sent from my iPhone

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From: [Brett McGillivray](#)
To: [Planning Department](#)
Cc: [Yuli Siao](#)
Subject: Short Term Rentals: Bylaw 310.184, 2018
Date: Tuesday, June 30, 2020 12:43:07 PM

External Message

Planning Department SCRD:

I hereby submit my comments to the Public Hearing of June 30, 2020 re: Bylaw 310.184, 2018 / Short Term Rentals.

I am concerned that the Short-Term Rental Accommodations on the Sunshine Coast is turning into motel accommodation in residential areas -- too many people, too much partying and noise, and little care for others or the local environment.

Therefore, I support the amendment to Bylaw No. 310.184, 2018. These rules must be enforced and the owner/manager of the STR must live at the accommodations.

Sincerely,
Brett McGillivray
Roberts Creek

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From:
To: [Planning Department](#)
Subject: Short term rentals
Date: Tuesday, June 30, 2020 11:28:09 AM

External Message

Short term rentals:

We live in a quiet residential area that has an illegal airb&b nextdoor. I say illegal because when I complained last year of the continual late noise, the bylaw officer looked up the property and said illegal, property under 20000 sq ft. I showed the officer their ad stating they would rent out their entire house also. Last year, one weekend, a minimum of 12 people were there, RCMP arriving after 2 am to shut it down several nights. On their outside speakers they were playing digital disco. The owners apologized but the noise continued. The downstairs bachelor apt has 2 beds for 4 people, one room. Who will police this to 2 people?

This year there have been several vehicle's, renters, already this last few weeks. I am amazed with this virus they allow people into their home. One car of 2 had 3 people. I feel they are possibly bringing the virus into our neighbourhood with a senior population. No one was wearing masks. They have a cleaner who possibly works in several places.

Our water, garbage, sewer bill was up \$300. Am I paying for all these extra people who add to our lack of water, sewer upgrades and overflowing garbage? They should pay more taxes and extra utilities

We definitely agree with 2 persons per bedroom and that owners be on site at all times. I'd like to go further and have all these b&bs, airb&b's licensed. Someone had suggested a \$1000 a day fine for violations.

Our quiet, safe residential area now has a steady stream of strangers. They are on vacation for the most part and stay up later and party longer than their neighbours. We would like no b&bs in residential areas. We feel like we have a hotel next door. What about having the neighbours sign an agreement that they don't mind having a commercial business next door? Thank you.

Gord Rutherford, Janice McFegan.

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From:
To: [Planning Department](#)
Subject: Short-term rentals
Date: Tuesday, June 30, 2020 7:53:00 PM

External Message

Dear Panel members,

I wish to add my comments as a traumatised, full-time resident. Our neighbourhood has been plagued by irresponsible owners who rent out their home to whoever, whenever, as long as they make money. They have rented out, without being present, despite protests from us, their neighbours. We are bothered by noise, disturbance, inconsideration and complete indifference from the house owners, Vancouverites who don't have to live with the consequences of their rentals but use it to pay off the house.

This destroys a neighbourhood and is all the more regrettable, since it takes up badly-needed housing that could be used for people who live here full-time.

If they want to operate like hotels, they should be outside residential neighbourhoods and be held to the same standards as commercial operations, which is what they in effect are.

AirBnB and similar platforms have destroyed communities and major cities (e.g. Barcelona, Amsterdam and, to a certain extent, Vancouver). Let's not make the same mistake here on the Sunshine Coast.

Diana Torrens

13239 Pinehaven Way
Garden Bay
V0N 1S1

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From:
To: [Planning Department](#)
Subject: ST rentals Chamber Of Commerce
Date: Tuesday, June 30, 2020 10:48:33 PM

External Message

Some more points for Short Term Rentals issues

I live at 676 Hillcrest Rd, Gibsons, BC V0N 1V9, and I am not a short term rental owner. At all.

I am on the Board of The Gibsons and District Chamber of Commerce, and have been for several years. This Chamber took this question very seriously this fall and we gave a questionnaire to our 200 plus membership this past fall, and there was a to 71.1 % vote in favour of short term rentals, or rather against limiting the short term rentals limitations.

Specifically the question was: **DO YOU SUPPORT ALLOWING VACATION RENTAL OF MORE THAN 2 BEDROOMS, PROVIDING THEY MEET ALL THE SCRD CRITERIA?**

[YES](#)
[NO](#)

The response was:

	Option	Votes	Percentage	Last vote
YES	27	71.1%	6/5/20 12:17PM	
NO	11	28.9%	9/26/19 2:25PM	

And that was for Business people in general, not people who had vacation rentals as that is a very small proportion of the number of the Chamber membership.

The Gibsons and District Chamber of Commerce is for more than the Gibsons area, it includes the SCRD and at over **200 members** of specifically businesses it is a very important group in this hearing.

Please note that businesses are in favour of a more lenient regulation in this case.

Anecdotally no one minds penalties for problematic guests. No one minds fines, or a 3 strike system, or whatever you feel necessary along those lines. People are upset over you saying they can't rent because of a few bad places. Charge the problems. Don't penalize the group.

This is not an issue at all. The majority of rentals have no complaints. If there is a problem, then that should be dealt with. Do not tar the entire business with that one brush. The Sunshine Coast Businesses depend on tourism. Why on earth would you limit tourism on the coast with regards to tourism here.

Fran Miller

From:
To: [Planning Department](#)
Cc: [Andreas Tize](#)
Subject: STR Bylaws
Date: Tuesday, June 30, 2020 11:01:47 PM

External Message

Thanks very much for holding the public hearing this evening, and also for giving me a chance to speak.

I would like to add some notes for your consideration.

As I mentioned, my heart goes out to those people in our community who live near "party houses". This must be a very stressful situation for them. However, it is crucial that while considering your decisions, please do not tar all STR operators with the same brush. Many, I would say most, are responsible, respectful members of the community, who care deeply about our community. As well, many, if not most, guests of STRs are respectable, respectful people wanting to enjoy all the Sunshine Coast has to offer for their much-needed vacations.

Background

- I came to love the Creek and the Coast after staying with my family in a few Air BnBs here. All of these were lovely places with great hosts
- We fell so in love with the place we sold our house in Vancouver to move our family here. We put every last penny into building our own 2 bedroom place on our property for STR to help with some additional income (converted a workshop, with permits)
- We have had a fabulous experience running this - absolutely no parties, no issues, just quiet nice respectable people enjoying their vacations here on the Coast
- We have had no complaints from neighbours, as all our guests have been wonderful
- We live on the property and would never rent it out while we are away
- We closed it down March - May (taking a financial hit) due to Covid, as we didn't want to add any pressure on our local resources
- We have onsite parking and specify no parking on the road
- We specify no parties and quiet hours and market it as a family friendly property
- As a guest, I have stayed in many AirBnBs across Canada, the UK and France and have only ever had great experiences

Hosts

- As hosts, we are very careful about who we rent to. Air BnB give you the option to refuse a guest if you feel uncomfortable and we have done that once. We only accept guests with good reviews from other hosts. It gets

quite easy to recognize and deduce the type of people you are allowing into your property. I feel that on-site operators are going to be much more diligent about this

- It is very easy to add House Rules, and state no parties, quiet hours and so on

Money

- Contrary to what one participant stated this evening, there is no way we would earn anywhere close to the \$32,000 he quoted. In fact, we would earn more money using it as a LTR. However, there is no way we would do that. We have heard nothing but horror stories about long-term tenants, and it becomes almost impossible to evict problem tenants. Restricting STRs will likely have very little effect on the LTR rental market availability or property prices in general

- As well as the large amount of money we spent on the conversion, thereby creating good wages for people here, the tourists we accomodate also contribute to the local economy, thus bolstering our very important tourism industry including cafes, restaurants, small stores, farmers markets, art crawl and so on. In light of Covid, this is more important now than ever

- Our property taxes are enormous, and the cost of living overall is very expensive here. Having the STR income as a tertiary source of income (we both work part time in our professional fields) is vital to us staying and contributing to the community and local economy

- AirBnB collect all taxes from the guests and remit to the BC government. It should not be underestimated how much the Province is bolstered by this revenue stream

- Also, we know we are not the only STR operators with young children. Being able to have some income from the STR means we have some scheduling flexibility and are able to spend more time with our children as they grow up. This is true for many STR operators here on the Coast.

Other comments

- It seems there is a big disparity between the STR owners who don't care about the community and those who do. I'm so sad to hear some of the negative stories, but I really encourage everyone making these decisions to remember that the vast majority of us are respectful and care deeply about our community. Please find effective ways to weed out the problem STRs and punish / shut-down them (a 3 strikes and you're out type approach?), rather than make punitive sweeping changes that affect regular folk

- Please remember that while it may be true the Coast could use a hotel, or maybe even a resort somewhere, this is not in place of STRs. STRs are a preferable solution for a holiday for many people - hotels don't provide the right space to stay for every family or group.

It is correct to address some of the issues that appear to be happening on

some properties and it appears you are trying to address those specific issues, which is great.

Bylaw proposals

(a) The total number of occupants of a bed and breakfast establishment shall not exceed two per each permitted bedroom.

What about families with young kids who may share a room with their parents? This would be very restrictive for many families who prefer this type of holiday experience. Our place is over 1000 sq ft, with two bedrooms and a large living room with sofa beds. We could easily accomodate 8 people, but have set our maximum at 6 guests to be on the safe side. Limiting it to 4 would exclude families with 3 kids, or two families each with one child, or a young family holidaying with their parents (the grandparents), as is quite common. The limit should be adjusted based on a formula around the number of bedrooms, overall sq footage, and size of living room, perhaps setting a maximum of 8 guests if its a large house.

(b) No external indication or advertising associated with a bed and breakfast shall be permitted on the property except a single sign not exceeding 3500 square centimetres.

Seems reasonable

(c) Any dwelling utilized for bed and breakfast shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the Public Health Act of British Columbia.
Agreed

(d) A bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation.

I think this will be key in routing out the problem STRs. It is unfortunate for the small minority who maybe can't be on site but are still responsible operators, but absentee 'landlords' seem to be the common theme in all the "party houses" which are creating the negative experiences for many

Thanks very much.

Lin Gardiner

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From:
To: [Planning Department](#)
Subject: STR bylaws
Date: Tuesday, June 30, 2020 9:40:47 PM

External Message

I would just like to say I do approve of your amendments to the bylaws of airbnb and STR's.

I do believe as these properties are in residential areas they need to have the owner on site to continue.

It should not be up to the neighbours to police these properties and call someone to deal with the issues that arise. As well it should not be up to the rest of the taxpayers to fund extra bylaw officers if that route may be taken.

Thanks for your time.

Norma Middleton
13651 Camp Burley Rd
Garden Bay

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Planning Department](#)
Subject: STR June 30, 2020 public meeting Bylaw amendment 310.184 2018
Date: Tuesday, June 30, 2020 2:13:30 PM

External Message

Dear SCRD Directors,

For the past several years my husband and I, along with our neighbours have had our lives greatly disturbed by a STR in our neighbourhood. This STR is, as are many on the coast, a party house. Despite the efforts of bylaws team this STR is still in operation. (This summer has been quiet, so far, but they have listed the property on AIRBNB for dates beginning in September.)

We've had to endure weekend after weekend of parties and excessive noise. We have also experienced the excessive noise and parties during weekdays. It's been truly distressing. We have been unable to enjoy our property. Our sleep has been greatly disturbed. We should be able to enjoy the peace and quiet that our neighbourhood did have before the STR started its operation.

Between our neighbours and ourselves, we have filed over 30 complaints and still this party palace continues to operate, despite the best efforts of the bylaws enforcement team.

We would support this bylaw amendment 310.184 2018. We believe that two rooms with two people per room and the owner/operator on site is reasonable. It is imperative that the owner/operator is on site.

Enforcement is of the utmost importance. It is crucial that the bylaws enforcement team have the resources to respond and investigate quickly and thoroughly. The bylaws officer should be able to report back to the complainant quickly. Fine need to be significant and escalating with every verified complaint. Every effort must be made to bring the offending STR's in line. All legal avenues must be used and the SCRD should not be shy in perusing these repeat offenders.

We believe that STR's should be registered with the SCRD. Any STR should be required to provide the neighbourhood, within a 3 kilometre radius, with contact information. The STR owner/operator should be expected to act immediately upon contact.

It is our hope that this new bylaw comes into effect very soon. It can't come soon enough.

Regards, Valerie and Eric McQueen

From: [Donna McClure](#)
To: [Planning Department](#)
Subject: STR meeting written submission
Date: Tuesday, June 30, 2020 10:09:52 PM

External Message

Please limit STRs if they are located very close to neighbouring houses. The constant problems I encountered were mostly related to the proximity of the rental property to my house. it was just simply too close to have a hotel next door.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Planning Department](#)
Cc:
Subject: Submission to Short Term Rentals Public Hearing
Date: Sunday, June 28, 2020 9:31:16 AM

External Message

To Whom it may Concern

Please accept this as a submission from my husband and me with regard to the upcoming public hearing on short term rentals.

We have no problem with property owners making some additional income from short term rental providing they are resident at or on their property in order to deal with any problems that arise. We have good friends who couldn't enjoy their property last summer due to a "party house" next door. Every weekend this went on until they finally managed to have it closed down. There was a property management company involved but it did not help this situation.

We strongly urge the SCRD Board to at least establish the rule that property owners must be present when short term leasing their property.

Thank you.
Yours truly

Ron Pyatt and Lucie McKiernan
1482 Bonniebrook Hts Rd
Gibsons BC V0N 1V5

Sent from my iPad

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From:
To: [Planning Department](#)
Subject: Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018
Date: Monday, June 29, 2020 7:08:52 PM

External Message

To whom it may concern,

I am writing to strongly oppose the current direction the Sunshine Coast Regional District (SCRD) is taking with respect to operation of *short term rental* (STR) businesses.

While it is recognized there are a few STRs that unfortunately pose problems to their neighbours in the form of excessive noise, the majority of operators conduct their business responsibly so as to not impose on those around such operations. There have been many discussions regarding this issue during recent consultation with the District of Sechelt, and questions were raised by other STR business operators as to how many such properties actually receive complaints. Of the approximately one hundred and fifty operations (at that time) there were only approximately three properties that were marked as repeatedly disturbing neighbouring residents. The remaining majority of operations are run responsibly, some with onsite owners or caretakers and others with owners or caretakers residing nearby that can be called upon in the event a problem arises. Responsible operators also have business licenses (where required) and commercial liability insurance, they impose rules upon guests and subsequently monitor those guests to ensure quiet, safe and responsible business practices.

The changes proposed by the SCRD only serve to punish the responsible business operators, and restrict their ability to earn, what is to some, their sole source of income, and to others a supplemental income to make financial ends meet. Why not instead punish the offending minority by levying fines or restricting operations and allow the majority to operate responsibly without the constant stress of having to defend their choice of business that, quite frankly, brings significant economic benefit to Sunshine Coast communities and businesses? If the argument is that bylaw enforcement doesn't have adequate enforcement resources, then how is it proposed they will enforce the proposed amendments after the fact? You cannot blame lack of enforcement on responsible private business owners.

If the SCRD was to instead require business operators to obtain annual business licenses that contain the contact information of the business operator and/or manager, *The District* could then hold the operator and/or manager accountable directly by levying fines or restricting/prohibiting business operations for that individual property.

To the argument that STRs are taking away affordable housing on *The Coast*, there has been no irrefutable evidence that this is in fact true. The (very dated) 2006 Census reports there were 12,180 households in the SCRD. Even with these old statistics the number of STRs only represent approximately 1.2% of those reported households, and still doesn't take into account unreported or illegal suites that would further lower that percentage. That said, many STR properties would never be considered "affordable" as full time rental properties anyway, primarily due to their prime locations or features that would render them as higher priced rentals. The argument, again, is quite simply invalid in my opinion.

In conclusion, I feel that proper consultation with STR business operators regarding best practices to ensure a positive community image would better serve the community and it's concerned residents rather than force, once again, the responsible operators to defend their choice of business and the benefits tourism brings to the communities of the Sunshine Coast. It would be nice, for a change, to shed light on how tourism is good for areas that really need the economic benefits the industry brings and give residents a piece of mind that there is some accountability when and if a problem should arise.

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.118, 2018 – is NOT the way to deal with the issue.

Regards,
Ian Bolden

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From:
To: [Planning Department](#)
Cc:
Subject: upcoming proposed bylaw changes affecting offsite operators of short term rentals
Date: Saturday, March 7, 2020 9:07:13 AM

To Whom it May Concern,

We are in total agreement with the proposal to ban offsite operators of STRs. We are also in total agreement with the proposal to increase fines for infractions of this bylaw.

Thank you,

Gerard Major and Wendy McRae

2751 Lower Road

Roberts Creek, BC

V0N 2W4

This email was scanned by Bitdefender

From:
To: [Planning Department](#)
Cc:
Subject: Vacation Home Rentals _ NO Way!
Date: Saturday, June 13, 2020 10:15:00 AM

I support not allowing Coast home owners from renting out properties over 2 bedrooms. I do not support or want Vacation home rentals here on the Sunshine Coast period. The premise that they are good for our economy is BS. They are only thinking of themselves and their pocketbooks. Local businesses Hotels, Motels etc need their rooms full first.

As well no one wants Noisy drunk irresponsible people here on weekends especially in our neighbourhoods. Noise by-laws with high and enforceable financial costs attached must be addressed first.

I'm a long time full time resident on the coast I GUARANTEE I do have our communities best interests in mind. Someone who doesn't live here full time does not have our interest truly in mind.

Bob Braden
4187 Packalen Blvd, Garden Bay, BC V0N 1S0

From:
To: [Planning Department](#)
Cc:
Subject: Written Submission - SHORT TERM RENTAL ACCOMMODATIONS ON THE SUNSHINE COAST
Date: Tuesday, June 30, 2020 5:45:49 PM

External Message

Dear SCRD Planning department;

I'm writing regarding proposed short term rental bylaw amendments.

We own property in Sechelt and spend every July and August (entire summer) on the Coast every year with our family of 5. We are also zoned for short term rentals and have a business license with the District of Sechelt. In the off season we have guests stay almost every weekend (Sept through June). We leave brochures out for all the local businesses and our guests bring much needed support to local business community during the off season.

If these amendments pass we will keep our home and visit for the summer months. However our house will be vacant for most the off season. This will have a very negative affect on the local business community. I also feel that drastic changes will initiate a massive sell off by owners which will flood the market with listings and dramatically impact housing prices.

My general feel that making changes while we are in the middle of a pandemic is just TOSsing FUEL ON AN ALREADY OPEN BURNING FIRE. Local businesses and housing prices can't handle any more pressure at this time.

Sincerely,

Carl Turnbull

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Mike Romalis](#)
To: [Planning Department](#)
Subject: Written Submission on proposed str bylaw
Date: Tuesday, June 30, 2020 9:08:33 PM

External Message

-I operate a small str on the lower coast and it creates a much needed income for both me and my wife. The income is equivalent to a modest hourly working wage. People who think there is big money in str's are mistaken and do not realise how much hard work and time goes into operating an str. They only look at the total rent and have no idea of the operating costs and time input.

- there are many bigger reasons why there is a shortage of affordable rental units. i.e. I recently talked to one apartment building owner - the provincial government will not allow rent increases but his taxes were increased by 18% and insurance by 23%, water and garbage fees also increased significantly. This discourages investment in long term rentals. Airbnb's hardly contribute to this problem and should not be looked at as the source of the problem.

- The STDR tax contributed by str's is used to promote Super Natural BC tourism experiences. Tourists want to experience str accommodation that allows them to experience super natural BC, not stay in a hotel in the middle of town.

- Only allowing str's to operate with an operator on site is way too restrictive and well basically kill the tourist industry on the lower coast. Also in my experience guests do not want an on site operator, they want privacy.

- some people complain about normal family noise coming from str's.

M. Romalis
Powell River, BC

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Ian Winn](#)
To: [Planning Department](#)
Cc: [Yuli Siao](#)
Subject: Written submission to STRA Public Hearing of June 30, 2020
Date: Tuesday, June 30, 2020 10:20:39 AM

External Message

Dear SCRD Board members

It is with great disappointment that I see that the proposed bylaw amendments for Short Term Rental Accommodations will deny the lawful operation of STRAs by an off-site owner.

A robust and thriving tourism industry on the Sunshine Coast relies heavily on the availability of rental accommodations, and over the last decade the increase in the number of off-site owned STRA and on-site owned B&B has met the demand of our growing tourism industry. In the absence of formal analysis there are estimates that the Sunshine Coast has well over a thousand, probably closer to 2000, accommodation providers. The reality being that the majority of these are currently a non-conforming STRA.

I certainly acknowledge that there are problems with a some of these STRA operations, but for the most part they operate in a manner that respects community values. Their contribution to our tourism economy is significant.

The proposed bylaw amendments would not recognize the STRA business model, and it would do very little to curtail the current and continued growth of this business activity. I don't believe that the majority of people want to operate an illegal business, and want a means to conduct their STRA business in a legally conforming manner.

To not recognize this very important economic driver and to take steps forward to legitimize this business model is inexcusable.

Legitimizing options have been considered by the SCRD Board over the course of the past decade, but the now proposed bylaw amendments are in fact regressive. The limitations of two occupants per each permitted bedroom does not recognize the needs of a family with small children that need cost effective options that will allow the children to stay in the same room as their parents.

The SCRD Board is elected with a mandate to encourage and enable economic development. These bylaw amendments are in fact contrary to your mandate.

I would ask the SCRD Board to please reconsider the legitimizing option of Temporary Use Permits for an off-site owned STRA, along with further investigation into the implementation of a business licensing system for the entire regional district.

Thank you for your considerations

Best regards,

Ian Winn

On-site Owner/Operator

Marians on the Coast Seaside Retreat

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Tricia Smurthwaite](#)
To: [Planning Department](#)
Cc: [Tricia Smurthwaite](#)
Subject: Zoning amendments Bylaw 310.184, 2018. Written submission.
Date: Tuesday, June 30, 2020 11:47:58 AM

External Message

As an AirB&B 'party house' sufferer of three years involving dozens of bylaw infraction reports and several RCMP attendances I congratulate the SCRD on the proposed amendments to Bylaw 310.184, 2018, which I believe provide a good balance between 'residential' neighbourhood needs and expectations and those who wish to operate a bed and breakfast.

The proposed amendment requiring an ON SITE OPERATOR FOR THE DURATION OF A RENTAL is absolutely necessary to end 'party rentals' and ensure neighbours of short term rentals their peaceful enjoyment and use of property.

I also firmly believe the proposed amendments limiting the number of bedrooms rented by a B&B to 2, with a limit of 2 persons/bedroom is necessary. This will limit the impact not only the immediate neighbour, but also on the neighbourhood, that larger groups, especially in neighbourhoods with several B&B operations can have on ambiance, noise, parking, street traffic, water use etc. while still allowing the operation of viable B&B businesses.

That being said I am in complete agreement with all of the proposed amendments.

Thank you,

Tricia Smurthwaite
8420 Redrooffs Road,
Halfmoon Bay

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [info](#)
To: [Planning Department](#)
Subject: Zoning bylaw # 310.184.2018 & 337.118.2018
Date: Monday, June 29, 2020 8:55:46 PM

External Message

Request Amendment to by- laws.

We have run a Bed and Breakfast at Halfmoon Bay for the last 19 years,
and are at a loss as to why the SCRD is not encouraging young families to visit the Coast ?
The suggested by- law includes a 2 person maximum per bedroom unit !!
In our experience, young children and infants Have to be in the same suite as their parents and
your regulation would prohibit this.
May we strongly suggest a small change to the by-law to allow families with infants and small
children to stay on the Coast
Charles and Vanessa Hardy
The Loghouse at Halfmoon Bay.

Sent from Samsung tablet

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

ZOOM meeting chat records:

From DLT to All panelists : Ultimately, people tend to do what is in their individual interest if not regulated in the collective interest.

From Danes to All panelists : I feel it very important to note that many people like myself love the community in which we have built and are very responsible when running short term rentals. we do not do it as a business venture but rather as a means to subsidize the cost of owning on the coast. If this is passed I am very concerned about the economic loss that would surely be felt. As well, enforcing these bylaws will be costly and a nightmare. My husband and myself are planning to retire in the home we have built and having these limits will hurt simply too many. Thank you, Dana Dunne, 8664 Redrooffs Road

From Debby Carson to All panelists : My major concern is that there will be an on site owner/operator. With that person in place for whenever the Bed and Breakfast is operating, problems can be addressed.

From DLT to All panelists : I speak as a traumatised neighbour of people who rented out to whoever, whenever, without being present as long as they made money. my experience of STRs is one of inconsiderate, noisy, disturbing people in what should be an idyllic neighbourhood. this makes no sense when there is such a screaming need for housing for residents of the Sunshine Coast.

From Debby Carson to All panelists : 500 signatures on a petition is impressive. However, who is signing? Are they property owners/residents that are impacted, or are they people from off coast who want the opportunity to rent STR? One of my neighbours told me the woman who owns the house next to her and operates it as a STR was garnering signatures from her neighbours in Vancouver to support.

From Samantha Stanway to All panelists : "Small AIR BNB Operators" are the ones who should be providing entry level housing.

From Carol Wainwright to All panelists : It's extremely important that a differentiation is made between the people that Jennifer describes (large operators / investors) and those who have a very small operation. There is not necessarily a "great living to be made" as Jennifer mentions.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) – Public Hearing Report

RECOMMENDATIONS

1. **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) – Public Hearing Report be received;**
 2. **AND THAT Halfmoon Bay Official Community Plan Amendment Bylaw 675.3 and Zoning Amendment Bylaw 310.174 be abandoned.**
-

BACKGROUND

On June 25, 2020, the SCRD Board adopted the following resolution:

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.

This report provides a summary of the public hearing and final analysis of the proposed bylaws, and recommends abandonment of the bylaws.

DISCUSSION

Public Hearing Summary

In accordance with provincial ministerial order M192, a public hearing was held electronically on July 21, 2020, with about 46 people attending and/or viewing the meeting. The Report on a Public Hearing can be found in Attachment A. Prior to closing of the public hearing, 36 written submissions had been received (Attachment B) from members of the public including those who also spoke at the public hearing.

35 persons including the applicant and four co-owners of Secret Cove Heights Development Incorporated expressed support for the proposal and regarded the subject area suitable for subdivision that is technically feasible, and would provide opportunity for home-based business and agriculture with minimum impact on the surrounding environment and little demand for SCRD services.

16 persons expressed opposition to the proposed bylaws and concerns with one or more of the following points: setting a precedent for rural sprawl in the Resource area, potential pollution of ground water by greenhouse operations and impact on water supply in the area, presence of arsenic in well water, forest fire hazard, storm water runoff to downstream areas, and practicality of agriculture in the area.

Analysis

In previous reports staff have provided planning analysis on this proposal from the regional land use, strategic planning, official community plan, sustainability, climate change and technical perspectives. These reports indicate that the proposed development is inappropriate in the Resource designated area and is contradictory to OCP land use policies. If it proceeds, this development would lead to further intensification of residential settlement in an isolated rural area and would have implications on ecosystems, the integrity of the land use pattern of the OCP and SCRD's ability to manage future fire protection, flooding, solid waste disposal, land use efficiency and climate resilience.

While the proposed development could create more marketable parcels and economic opportunities for home-based business and greenhouse-based agriculture, this would be a product of market forces. There has not been a comprehensive plan presented for ensuring with a reasonable degree of confidence that the potential benefits of affordable housing and agricultural production would occur in the proposed location.

Opportunities for these uses are more suitable for areas outside of the Resource designated areas, such as Rural Residential designated areas that are zoned to permit agriculture, smaller lot sizes, home occupation and a mix of other compatible uses.

Feedback from the community through the public hearing indicates that the proposal could benefit some yet causes concerns for others in the community. In staff's view, the proposal does not present a broad community benefit, and the proponent's rationale and public support received do not sufficiently justify a change to the OCP's fundamental land use planning policies and principles for the subject area proposed for development.

Based on the above, staff do not support this zoning and OCP amendment proposal and recommend abandoning the proposed bylaws.

Should the Committee direct that third reading be considered, staff would prepare a further report recommending conditions to be fulfilled prior to adoption following standard practice.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The public hearing process gathered feedback from the community that both supports and opposes the bylaws. Staff is of the opinion that the OCP's land use planning policies and principles should be upheld and the proposed bylaws should be abandoned.

ATTACHMENTS

Attachment A – Report of a Public Hearing

Attachment B – Written submissions for the public hearing

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ONLINE VIA ZOOM July 21, 2020

*Sunshine Coast Regional District Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3,
and
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174*

PRESENT:	Chair, District of Sechelt Director	A. Toth
	Alternate Chair, Electoral Area B Director	L. Pratt
ALSO PRESENT:	Electoral Area A Director	L. Lee
	Electoral Area E Director	D. McMahon
	Electoral Area F Director	M. Hiltz
	Chief Administrative Officer	D. McKinley
	Senior Planner	Y. Siao
	Recording Secretary	A. O'Brien
	Members of the Public	46+/- (part)

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Halfmoon Bay Community Plan Amendment Bylaw No. 675.3*, and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174* was called to order at 7:00 p.m.

The Chair read prepared remarks with respect to the procedures to be followed at the public hearing. In response to COVID-19 and in accordance with the BC government Ministerial Order M192 to authorize local governments to hold public hearings electronically, the public hearing was held electronically via ZOOM and open to members of the public.

PRESENTATION OF PROPOSED BYLAWS

The Senior Planner provided a PowerPoint presentation on the application and explained the purpose of the proposed bylaws: *Sunshine Coast Regional District Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174*.

The Chair called a first time for submissions.

SUBMISSIONS AT PUBLIC HEARING

Karen Waters, 9340 Stephens Way, Halfmoon Bay

- Lives two properties down from the subject property
- Disagrees with the proposal
- Purchased property with understanding of potential for subdivision into 5 acre lots
- Creating a retreat on her property
- Does organic farming on her property, has set up a greenhouse
- Believes this proposal is opposite of what they are trying to create (quiet retreat)
- Concerns about contamination of water, air quality and dust from development, increase risk of forest fires, noise from trucks, blasting and excavation.
- Does not believe the subject property is a good place for farming (on long skinny lots)

Kito Tosetti, 9340 Stephens Way, Halfmoon Bay

- Lives two properties down from the subject property
- Concerns regarding the farming proposal and potential pollution from underground water by usage of fertilizers or contaminants
- Does not see the potential for farming from the proposal
- Opposed to the development
- Concern regarding replenishment of water supply in the shallow well on his property. Has been monitoring the water levels for two years between May – September and it goes down drastically.

Keith Biddlecombe, 9305 Stephens Way, Halfmoon Bay

- Co-owner of Secret Cove Heights Development
- Summarized the subdivision and development timeline of Stephens Way neighbourhood
- Stephens Way is a tight knit rural community of 12 lots
- Outlined the concept and goals of the “Dynamic Rural Zone”
- Added the wetland park on their property to the proposed development to accommodate OCP goals.
- Property is serviced by both deep (potable) and shallow well, has clean consistent water
- Vegetable gardens on property and those of other neighbours
- Chooses to live near Crown land with active logging
- Values self-sufficiency, distance from the highway and does not expect additional services from the SCRD other than what is already provided
- Believes this development will benefit local families, grow food and operate home business
- Believes this development will benefit the SCRD tax base

Janice Biddlecombe, 9305 Stephens Way, Halfmoon Bay

- Co-owner of Secret Cove Heights Development
- Supports the values of the “Dynamic Rural Zone” and the proposal
- Majority of feedback on the proposal has been positive
- Would like to maintain rural character of the Stephens Way community and attract more families

Elise Rudland, 9167 Ionian Road, Halfmoon Bay

- Member of Halfmoon Bay Official Community Plan Advisory Group when OCP was developed
- Against the application
- The subject property is designated Resource Area and is surrounded by BCTS, A&A Trading, and private forest lands.
- Believes that the original subdivision was a mistake, inherited from the past
- Concern regarding arsenic in wells and water supply, as it is an issue in many other areas in Halfmoon Bay

Nicole Huska (Project Manager), 7424 Tapp Road, Halfmoon Bay

- Proposal has been in progress since May 2017
- Meets and exceeds policies and goals of Halfmoon Bay Official Community Plan
- Criteria of the proposal are: 2.5 acre minimum parcel size as per Vancouver Coastal Health requirements for wells, own waste water per parcel, be within service boundaries and a net tax revenue gain for the SCRD, include a fire smart covenant
- Goal is to create a sustainable neighbourhood that allows families to purchase small acreages to start home based businesses and small scale agriculture
- Water quality in the neighbourhood is good. All existing 12 lots have safe, clean water
- Subdivision would need to meet VCH regulations for water quality in order to be approved.
- Arsenic is not a problem in the area and existing lots have water treatment systems on wells.
- Proposal is not spot zoning nor sprawl, it is an improvement to the existing land use zoning in the area
- Proposal is designed to meet the broader needs of the community by furthering local economic development and food security
- Proposal has support of the majority of property owners in the neighbourhood
- Proposal can be a test subject for other similar land development

Guy Magnusson, 9412 Stephens Way, Halfmoon Bay

- Also owns and currently developing 9379 Stephens Way
- Supports the proposal, as it will benefit families to be able to live and work off the land

Kelsey Oxley, 8136 Cedarwood Road, Halfmoon Bay

- Expressed support for the subdivision for the subject property as it is a good location and the 1-hectare parcel size maintains the rural character of the neighbourhood
- Provides an opportunity for small businesses, economic development, artisans and those who want to grow food
- Believes the model fits with the Sunshine Coast and Halfmoon Bay

Jesse Waldorf, 5713 Sandy Hook Road, Sechelt

- Expressed support for the bylaws as presented
- Believes concerns can be addressed by Vancouver Coastal Health for wells and provincial government for agriculture waste

- Proposal is an asset to the Sunshine Coast
- Former director of the Sechelt Chamber of Commerce
- Believes the business community would also support this proposal.

Andrea Smith, 5418 Backhouse Road, Halfmoon Bay

- Asked for clarification regarding a fire smart covenant
- Opposed to the proposal
- Supports the APC, OCP policies and staff recommendation to deny it
- Concerns regarding water supply and fire risk

The Senior Planner clarified that a fire smart covenant is a fire protection method that is meant to protect the house from fire.

The Chair called a second time for submissions.

Nicole Huska (Project Manager), 7424 Tapp Road, Halfmoon Bay

- Clarified dwelling size and parcel coverage:
 - Principal dwelling size limitation: 297m or 3200 sqft
 - Auxiliary dwelling size limitation: 125m or 1345 sqft
 - Maximum 4.2% of parcel coverage
 - Deter creation of estate acreage. Auxiliary dwelling to support rental market and/or multiple generations.
 - 35% parcel coverage for business uses
 - 15% parcel coverage for greenhouses
 - With all buildings including greenhouse, it would be a maximum coverage of 50%
- Principles are a blending of the RU2 and Agriculture zone
- Small-scale agriculture and additional use of greenhouses can provide food.

Karen Biddlecomb, 9327 Stephens Way, Halfmoon Bay

- Co-owner of proposal
- Although the proposal does not meet 100% of OCP, it does meet most and is in keeping of the spirit of the OCP with some modifications
- Has responded to concerns of the APC
- Supports the proposal
- Believes that 2.5 acres is rural, manageable, affordable for families
- Not on bus route, but can drive/bike to access public transit/school bus
- Forest lands surrounding property is managed
- Covenants for fire safety
- Ponds available for water, deep well is in compliance for VCH requirements

Neil Biddlecomb, 9327 Stephens Way, Halfmoon Bay

- Supports smaller acreages in the area
- Communicated with neighbours and property owners regarding the proposal and has received positive comments (submitted to Planning Division by email)

- Believes this will provide opportunities for home-based businesses
- Supporters have shown interest in green housing, produce supply for local farmers markets
- Will work with local authorities to develop a green belt
- Two shallow wells on Stephens Way adjacent to subject property
- Two deep wells that are registered with VCH.
- There is an abundance of water in the area, but it needs to be managed well.

Discussion regarding the application process for registering a well with VCH.

Kelsey Oxley, 8136 Cedarwood Road, Halfmoon Bay

- Great location for this proposal
- Slopes are south facing; good for gardening and green housing
- OCP for the area needs to be updated and reviewed
- Stephens Way neighbourhood is currently being developed; the subdivision wouldn't be something new and is in accordance with what is already happening there
- Advantage to have 1 hectare properties with potential for food growing

The Chair called a third time for submissions.

Nicole Huska (Project Manager), 7424 Tapp Road, Halfmoon Bay

- Surrounding land is worked forest, property owners understand that this is the use and support this as part of the economy
- Regarding concerns for arsenic in wells – VCH regulations and specification for deep and shallow wells. Well needs to be approved in order for subdivision to be approved.
- Fire Smart Covenant - adequate maintenance on property to mitigate fire risk
- Fire service boundary expansion is not required.

Karen Water, 9430 Stephens Way, Halfmoon Bay

- Stephens Way area is a great community
- Concerns regarding water and air quality, noise and construction
- Clarification is needed around the farming use

Nicole Huska (Project Manager), 7424 Tapp Road, Halfmoon Bay

- In 2017, developed a new land use zone called: Rural Dynamic Land Use Zone
- Light and Noise Pollution and Odour bylaw was added to the land use zone in 2019. Examples from the Campbell River Regional District

Neil Biddlecomb, 9327 Stephens Way

- More information can be found on the Secret Cove Height Development project website

Dustin Whiteside, 724 Oribi Drive, Campbell River

- Relative of owners of the property
- Advantage in having land available for small farms in the area
- Expressed support of the project

Andrea Smith, 5418 Backhouse Road, Halfmoon Bay

- Concerns regarding density and change to rural character

Nicole Huska (Project Manager), 7424 Tapp Road, Halfmoon Bay

- Clarified RV sites allowed in existing zoning
- TELUS would run fibre optic to the property
- Project sign at entrance to property and FAQ document available on the project website

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3, and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174*. closed at 8:20 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

A. Toth, Chair

A. O'Brien, Recording Secretary

Written Submission for the Public Record of the Public Hearing on July 21, 2020, regarding
the
Secret Cove Heights Development in Halfmoon Bay

I am aware that this proposal is a site specific development. However, I do know that site specific changes to OCPs and Zoning regulations are often viewed by developers, the public and even the local politicians as precedent setting. As a resident of Roberts Creek, I am opposed to this Dynamic Rural Zone not only for its potential as a precedent but also for the following reasons.

Although some subdivisions do exist in remote Resource areas, more developments and densification should not be allowed in these areas. The remote residential areas and subdivisions that do exist require more to be spent on maintaining roads and providing SCRD services. While claims are made that more housing anywhere on the Coast is a good thing, there is no guarantee that remote homes will be "affordable" or that auxiliary buildings will ever be built. Similarly, there is no guarantee that greenhouses will be built or that artisans will want to live far from their clients, movie theaters, craft markets, etc.

Locating families in remote areas will result in more cars driving to schools, arenas, pools—after hour activities that school buses do not service. Remote areas do not receive sufficient public bus service such that if both members of a couple work, they will most likely require 2 cars. Sprawl is not a good model for development especially in this day and age, nor does it create a healthy social environment for isolated kids.

In remote areas fires from human causes are more likely to get out of control when volunteer fire departments must travel considerable distances to the fire and, due to lack of hydrants, must return to the fire hall to refill the trucks with water. Without tree cutting by laws which are not possible in unincorporated areas, clear cuts by landowners will contribute to runoff during storm season. Landowners downhill could be inundated, the highway could be washed out and sensitive habitats destroyed.

The Dynamic Rural Zone looks good on paper but comes with no motivation for purchasers of 2.5 acre lots to build an auxiliary building which is to house workers in affordable comfort, create a suitable site for artisans to produce a product, establish green houses or work from home in hi-tech industries. The benefit to the developer is that 2.5 acre lots will possibly be easier to market than 10 acre lots which may cost more than 2.5 acres. Selling small lots in greater numbers will be financially advantageous to the developer. Bare land lots do not create affordable housing as the cost of building is too high.

In the final analysis it must be seen that the creation of a sprawl development is not recognized as being advantageous or green from any perspective.

Thank you for consideration of my opinions,
Elaine Futterman
1738 Lockyer Road, Roberts Creek



July 21, 2020
To Yuli Siao
Senior Planner SCRD

This proposal is to rezone un-serviced lands currently designated as Resource to Rural Residential in the OCP, and zoned RU2 to permit the subdivision of the parcel into 1-ha lots. According the Regional District Senior Planner, under the current Zoning, each 4 Ha lot is allowed to have 3 single-family dwellings and one auxiliary dwelling for a total of 16 dwellings under the *Strata Property Act*. An important question is why is rezoning required when the property can be developed into 16 lots under the current zoning? The dwellings can be subdivided by strata plan, which would require compliance with the District subdivision requirements, and which is required regardless of how the property is subdivided. Why invite the developer to engage in the process of OCP and zoning amendments when the uses are currently supported in the OCP and permitted in the current zoning? If it is servicing requirements that the applicant is seeking to relax, an application can be made for a Variance Permit under current zoning. Staff, Commission and Board time should not be taken up by unnecessary proposals which are permitted by current policy and zoning. Staff has recommended that the application to rezone the subject lands be denied. The HMB Advisory Planning Commission has recommended denial of this proposal to rezone and subdivide the property in the past.

If supported, the District Planner notes that this proposal would require an overhaul of the OCP and zoning policies and requirements, which would create a precedent for similar proposals in other rural areas. In addition, the planner notes that there is adequate land zoned for residential uses to accommodate future growth. Therefore, there is no justification to support this application.

In terms of housing requirements, the District needs a comprehensive housing needs assessment in the context of a regional planning strategy. This will provide housing needs assessment by amount, type, location, user needs, demographics and timing for delivery, and will provide the necessary context to consider applications such as this one in the future.

This application should be denied.

Respectfully Submitted
HMB OCP Advisory Group

Mike Vance, planner (retired), Don Cunliffe, P. Eng. (retired) ,
Marina Stjepovic, Wendy White, Community School coordinator,
Eleanor Lenz, Elise Rudland

for July 21, 2020 Halfmoon Bay Public Hearing

RE;

Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development

To Whom it May Concern

I am in support of the opinion of the well researched and comprehensive SCRD staff report that

“ Halfmoon Bay Official Community Plan Amendment Bylaw 675.3 and Zoning Amendment Bylaw 310.174 be abandoned.”

The proposed creation of a brand-new zoning bylaw to this Rural Resource zone reduces lot size from 4 hectares to 1 hectare. The existing property already has a reduced lot size in comparison to other Rural Resource lots. Any zoning change in Rural Resource has the potential to become legal precedence and affect all Rural Resource zones within the SCRD. A brand-new zone created outside of the Official Community Plan could result in other applications; density and other concerns would need to be addressed on a larger scale.

The zoning change would result in an increase from 15% lot coverage to 35% lot coverage (with up to 50% lot coverage to include other structures such as greenhouses and outbuildings). The size of lot coverage is relevant when speaking about proportion in a 1-hectare lot size (e.g. Buildings could cover 53,819 sq feet).

Currently, the lots in question have the ability under current zoning to create strata lots and accomplish many of the goals needed to create opportunities. The benefit for the proponents in creating a new zone is that: a) road maintenance and snow removal becomes a publicly funded responsibility rather than the strata group b) Garbage pick-up is communal for strata but this would change to individual road-side house pick-up c) elimination of strata maintenance and fees.

Part of the new zoning proposal is an increase of employees from 1 person to 4 people. The maximum amount of both people (non-related) and employees allowed in homes falls under Provincial jurisdiction. Currently there is proposed legislation addressing these issues, especially farms: farm workers, employees and short-term rentals. Farm status and agricultural zoning are different designations. All zones have the potential to be granted “farm status” under Provincial legislation. Farm status is granted based upon farm income and not zoning. The SCRD has regulations about what can be farmed, dependent on lot size. Agricultural zoning can be applied for through the Provincial Government.

Septic and water also fall under Provincial mandates but are considerations for the SCRD. Water testing (e.g. arsenic), septic and engineering reports may have been done for the proposed zoning change but were not shared with the public.

Road access to “Land’s Beyond” are an important part of the process in subdivisions in order to plan for the future. This is also under Provincial authority but the SCRD should consider the possibilities of the legislation. Stephen’s Way was developed as an auxiliary road access for a potential relocation of Highway 101 from Langdale to Earls Cove. There is a current proposed plan for a bypass highway from Langdale to Sechelt. Private land-owners in proposed routes have objected to highway relocation and

the process can be cost prohibitive. Easements on such properties, such as the one in question, should be considered carefully for future developments.

The proposed new zoning shows the potential of what could happen after subdivision, however the issues such as roads, water, and employees would not necessarily be adhered under the proposed plan.

A lot of the issues which are trying to be addressed through the creation of a brand-new zoning bylaw fall under Provincial guidelines.

The Official Community Plan was adopted in 2014. The development of the OCP took over 3 years with extensive community input, dedicated volunteers, public hearings, SCRD Planning Department expertise and administration, and approval by Board of Directors. Official Community Plans are periodically updated. Rather than grant an exclusive exception and a brand-new privately developed zoning bylaw, this type of an entirely new zone could be considered as an area-wide change for the next round of Official Community Plans throughout the SCRD, in order that all implications are considered under standard processes.

A Grames 5541 Brooks Road Halfmoon Bay, B.C. V0N 1Y2

eg

Agricultural Land Reserve (ALR)	Agricultural land designated as an agricultural land reserve under the <i>Agricultural Land Commission Act</i> . Although the <i>Classification of Land as a Farm</i> includes special provisions for ALR land, ALR designation and farm classification are two separate determinations. Land classified as farm does not have to be in the ALR, and the land in the ALR does not automatically qualify for farm class.
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From: [Karen Waters](#)
To: [Planning Department](#)
Cc: [Kito Tosetti](#)
Subject: ByLaw Ammendment No 675.3 and 310.174
Date: Tuesday, July 21, 2020 7:54:53 PM

External Message

This email is intended to summarize my feedback presented at the public meeting on July 21, 2020.

I am completely against these ByLaw amendments. When we purchased our land in Dec 2017, we were told that there 'might' be a subdivision attempt to sub-divide into 5 acre lots. We purchased the land on this basis and we made a life decision to move here on the basis that this would be a peaceful place to develop an organic farm and a retreat for people wishing to escape the business of the city to commune in nature.

This proposed development and ByLaw changes are in direct contradiction to the reasons that we moved here. It also contradicts what we were told by Neil Biddlecombe when we did our research and subsequently purchased the property.

I am gravely concerned about the noise, air, water pollution which will be a direct result of the development.

In addition, we already experience a severe shortage of water during the summer season with our shallow well and are very concerned about having to drill a deep well with the arsenic found in all deep wells that I'm aware of on our street.

I read and digested all of the information provided and made an evaluation based on the information provided.

In particular, I read the letters in disagreement of the proposed ByLaw amendments and found all of the points raised to be valid, especially when it comes to the layout of the lots with regards to farming, potential for fires (which is our greatest threat), the disruption to resources (water, air, birds, trees etc).

Thank you for your consideration.

Cheers,

Karen Waters
9340 Stephens Way,
Halfmoon Bay, BC
VON 1Y2,
Sent from my iPhone

From: jmcfeagan

Sent: Tuesday, July 21, 2020 12:11 PM

To: Planning Department

Subject: Secret Cove Development

External Message

Hello,

I am concerned about the changes of the zoning and of the official community plan. A lot of thought and work went into the OCP from our community and from many volunteers who took several years to get it right.

I am concerned that this exclusive exception will become the norm. This overcrowding on the property(from 15% to 35%) as well as a business with 4 times the workers and any amount of family currently allowed is not good for our community. Their housing included. If this is allowed it could be the start of changing all of Halfmoon Bay. The risk of fire is also concerning. Where will they get their water? What about garbage? Is this a dreaded short term rental idea? There seems to be no benefit for our community and a lot of concerns.

I remember years ago there was arsenic in the wells all over that area. This is concerning because I read there are plans for several green houses there. Will not the arsenic get into whatever they are growing?

I read our APC has denied this change. Since these people know more about this zoning I back them. There is no personal stake here.

Thank you,

Gord Rutherford

Janice McFegan

5310 Natalie Lane

Halfmoon Bay,

BC, V0N1Y2

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: Ellie Lenz

Sent: Tuesday, July 21, 2020 12:55 PM

To: Lori Pratt ; Planning Department

Subject: Secret Cove Heights Proposal

External Message

We stand in support of the Senior planner and staff recommendations not to proceed with this proposal.

Sincerely,

George and Eleanor Lenz
Secret Cove B.C.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Andrea Smith](#)
To: [Planning Department](#)
Subject: Re: Secret Cove Heights Development Proposal
Date: Tuesday, July 21, 2020 7:18:22 PM

External Message

To Whom It May Concern,

We are against the new proposal for changing the existing by-law, and strongly support the Senior Planner and Dept.'s recommendations against it.

Thank you,

Andrea Smith & Richard McGowan
5418 Backhouse Rd.
Halfmoon Bay

July 20, 2020

Hello.

My name is: Anthony Biddlecombe

I live at: 4705 Argyle st, Vancouver, B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

I am very familiar with the neighbourhood, top of Stephens Way and the request for have 2 ½ acre lots.

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward because:

- It is in a good location,
- The project makes available home base business which I support
- It will allow for more families to purchase land for their own use than the existing parcel size
- The SCRD will not have to supply water or sewer as this area is self sufficient
- I do feel that 2 ½ acre lots are considered Rural.



Signature

July 20, 2020

Hello.

My name is: NBIL RODD-COOPER

I live at: 9327 STOPHROS WAY, Halmoon Bay B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward.

A handwritten signature in black ink, appearing to read 'NBIL RODD-COOPER', written over a horizontal line.

Signature

July 20, 2020

Hello.

My name is: Chris Buxton

I live at: 8078 Redrooffs Rd., Halfmoon Bay B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward because:

- It is in a good location,
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- It will allow for more families to purchase land for their own use than the existing parcel size
- The SCR D will not have to supply water or sewer as this area is self sufficient



Signature

July 20, 2020

Hello.

My name is: KELL BUXTON

I live at: 8078 REDROOFS RD. HALEMOON B.C.
BAY

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

I am providing this memo as I will not be able to be in attendance at the public hearing.

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- The SCR D will not have to supply water or sewer as this area is self sufficient

Kell Buxton

Signature

July 20, 2020

Hello.

My name is: Brent Cornwall

I live at: #7 - 9425 Stephens Way, Holman B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward.

A handwritten signature in black ink, appearing to read 'Brent Cornwall', written over a horizontal line.

Signature

July 20, 2020

Hello.

My name is: Nikolai Cowan

I live at: 9425 Stephens way, Halfmoon Bay, B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

I am very familiar with the neighbourhood, top of Stephens Way and the request for have 2 ½ acre lots.

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- The SCR D will not have to supply water or sewer as this area is self sufficient
- I do feel that 2 ½ acre lots are considered Rural.

Nikolai Cowan

Signature

July 20, 2020

Hello.

My name is: RICK GREENWOOD
~~XXXXXXXXXXXX~~

I live at: 8078 Redmoss Road, _____, B.C.
Halfmoon Bay, BC

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward because:

- It is in a good location,
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- It will allow for more families to purchase land for their own use than the existing parcel size
- The SCR D will not have to supply water or sewer as this area is self sufficient

Kiel Green

Signature

July 20, 2020

Hello.

My name is: Jeff Grills

I live at: 9347 Stephens Way, Halfmoon Bay B.C.


RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

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- I do feel that 2 ½ acre lots are considered Rural.


Signature

July 20, 2020

Hello.

My name is: Danene Hunter

I live at: 6384 Norvan RD, Sechelt, B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

I am very familiar with the neighbourhood, top of Stephens Way and the request for have 2 ½ acre lots.

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- I do feel that 2 ½ acre lots are considered Rural.

Danene Hunter

Signature

July 20, 2020

Hello.

My name is: ELISABETH KOLE

I live at: 5425 Sans Souci Rd, Halfmoon Bay B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward.

E. Kole

Signature

July 20, 2020

Hello.

My name is: Jennifer Lebel

I live at: 9423 Stephens Way, Halfmoon Bay, B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward.


Signature

July 20, 2020

Hello,

My name is: Tyler Lebel

I live at: 9423 Stephens way, Halfmoon Bay B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

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Signature

July 20, 2020

Hello.

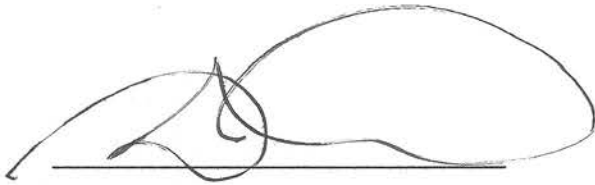
My name is: Brad Lowell

I live at: 5444 ISKA Rd. Halfmoon Bay, _____, B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

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I support the proposal and feel the project should move forward.

A handwritten signature in black ink, appearing to read 'Brad Lowell', is written over a horizontal line.

Signature

July 20, 2020

Hello.

My name is: Susan Lowell

I live at: 5444 ISKA RD HALFMOONBAY, B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

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- The SCRDC will not have to supply water or sewer as this area is self sufficient
- I do feel that 2 ½ acre lots are considered Rural.



Signature

July 20, 2020

Hello.

My name is: William, Idan, Lyon

I live at: 9305 Stephens Way. Half Moon, B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

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- It will allow for more families to purchase land for their own use than the existing parcel size
- The SCRD will not have to supply water or sewer as this area is self sufficient
- I do feel that 2 ½ acre lots are considered Rural.
- I've worked here for many years and would be able to afford 2 ½ acres but not 10 acres.



Signature

July 20, 2020

Hello.

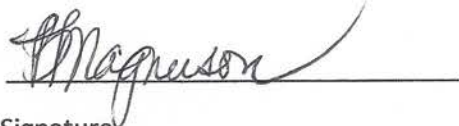
My name is: BARBARA MAGNUSON

I live at: 9379 STEPHENSWAY, HALFMOON BAY, B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward.


Signature

July 20, 2020

Hello.

My name is: Guy Magnuson

I live at: 9412 STEPHENS WAY HARTMOON BAY, B.C.

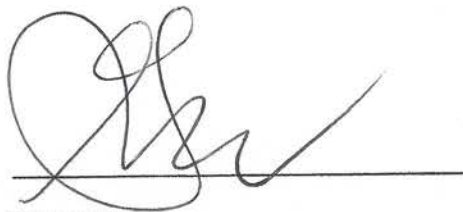
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- I do feel that 2 ½ acre lots are considered Rural.

A handwritten signature in black ink, appearing to read 'Guy Magnuson', written over a horizontal line.

Signature

July 20, 2020

Hello.

My name is: Janet Anne Magnuson

I live at: 9412 Stephens Way, Halfmoon Bay, B.C.

RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

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- I do feel that 2 ½ acre lots are considered Rural.


Signature

July 20, 2020

Hello.

My name is: Nicole Polacek

I live at: ~~Mader~~ 4454 McIntock Rd, Maheira Park, B.C.

RE: HALFMOON BAY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #675.3 AND
ZONING AMENDMENT BYLAW #310.174 (SECRET COVE HEIGHTS DEVELOPMENT)

I am providing this memo as I will not be able to be in attendance at the public hearing.

I support the proposal and feel the project should move forward.



Signature

July 20, 2020

Hello.

My name is: Stephane Salois

I live at: 9362 Stephens Way Halfmoon Bay, B.C.

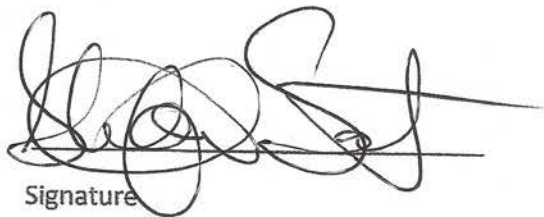
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- The SCR D will not have to supply water or sewer as this area is self sufficient
- I do feel that 2 ½ acre lots are considered Rural.



Signature

July 20, 2020

Hello.

My name is: Jessica Weir

I live at: 9412 STEPHENSWAY HALLOW BAY B.C.


RE: Proposal for Stephens Way by Secret Cove Heights Development Inc.

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- I do feel that 2 ½ acre lots are considered Rural.


Signature

From: [Amy Rebner](#)
To: [Planning Department](#)
Subject: Support Secret Cove Development Heights
Date: Tuesday, July 21, 2020 7:52:30 PM

External Message

Please consider this email my support for the development project discussed in tonight's zoom meeting webinar. My name is Amy Lang and I live at 8085 Southwood Road Halfmoon Bay. I truly believe this would bring economic growth and much needed change to our community.

Amy

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Graham Moore](#)
To: [Planning Department](#)
Subject: Secret Cove Heights proposal
Date: Tuesday, July 21, 2020 7:37:20 PM

External Message

I support this development.
We are in a housing crisis and need sustainable development to attract new businesses and young families.
This is the type of development we need.

Graham Moore
5866b Turnstone Crescent
Sechelt

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Kelsey Oxley](#)
To: [Planning Department](#)
Subject: Support for Secret Cove heights- public hearing submission
Date: Tuesday, July 21, 2020 7:51:01 PM

External Message

Hello,

I would like to express my support for the zoning amendment in Halfmoon bay on Stephens Way.

I strongly believe that a one hectare size lot maintains rural character. I support the subdivision as it will provide opportunities for local small business, and economic growth in the post-pandemic world.

I think the piecemeal stratas starting up on Stephens way on existing lots demonstrates the need for more housing. I feel this proposal better addresses the concerns of neighbours and the SCRD than the RVs being placed now.

I also feel that a new hub needs to be designated with more affordable lots for housing, and the road to Stephens way would be an ideal place for targeted development. The OCP is outdated and needs a review

Regards,

Kelsey Oxley

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [Diane Williams](#)
To: [Planning Department](#)
Subject: Fwd: Support of proposed amendment to OCD bylaws and move forward develop the project
Date: Tuesday, July 21, 2020 8:01:49 PM

External Message

Sent from my iPhone

From: Diane Williams
Subject: Support of proposed amendment to OCD bylaws and move forward develop the project

I am in full support of the project and feel that it is a well planed option to a move away from resource extraction and toward ethical land stewardship by responsible community members.

It would be a grave error to let this opportunity pass by without greater public input and consideration to go forward with this plan.

The current community appears to be in support of this, as am I, though I have no vested interest in its success, other than I can see the long term advantage of it.

Thank you,
Sincerely,
Diane Williams
5623 Halfmoon Bay,
BC

Sent from my iPhone

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From: [marina jensen](#)
To: [Planning Department](#)
Subject: Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development)
Date: Monday, July 20, 2020 12:48:59 PM

External Message

SCRD Planning Dept.:

I am unable to attend the following virtual meeting: Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) meeting on July 21st.

I hereby register my support for the project proposed by Secret Cove Heights Development Inc.

Regards,
Marina Jensen

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

Adam Hammond
7424 Tapp Road
Halfmoon Bay, BC
V0N 1Y2

Tuesday, 21 July 2020

Planning and Community Development Committee - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Re: Public Hearing Submission for Secret Cove Heights

There is no logical reason for denying a project of this type during this time. The Covid19 pandemic has shed light on the major vulnerabilities in our supplies lines and economy. The Secret Cove Heights proposal has been developed based on Nicole Huska and my decades-long experience of living on the Sunshine Coast as self-employed people who have worked in the Resource industry, specifically forestry and mining, and who have had to diversify to access off coast markets for e-commerce and creative works when Resource activity is slow due to out of region factors.

My family has a long history of doing these types of developments on the Sunshine Coast. My late father, John Hammond, bought, sold and developed thousands of acres of property here and other rural areas in British Columbia and Alberta. He raised his four children in Garden Bay and Halfmoon Bay and his late wife, my mother, worked as an educational assistant at Halfmoon Bay Elementary. I've watched, since I was ten years old, how people love the lots we have developed and have loved to live on them due to the privacy and the fact that these rural subdivisions don't draw excessively from deteriorating public infrastructure. We have experienced the vitriol of the vocal oppositional few and then witnessed as they were often the first to line up to buy in the new developments.

I am an excavating contractor by trade. I have worked the land on the Sunshine Coast from McNab Creek to Hotham Sound and everywhere in between. I have prepared sites to be ready for sale and then watched as families have built and grown on these subdivisions. My father's first project in 1979 was at Mixel Lake and then in the 1980s at Hammond and Casano Road. Later, I was involved in site works for subdivisions at Connor, Cooper, Lohn and Fawn Roads. My father bought lots and I placed barge homes on Redroofs and in Welcome Woods. We turned Leaning Tree Road and Belair Road from 160 acre and 30-acre pieces respectively into the 5 acres parcels that are

now there with homes and families on them. Lastly, I have done the majority of the earthworks on Phase 1 and 2 of Stephens Way and as well as all the preparation and upgrade of the former Forest Service Road to what it is now. Rural entrepreneurship and self-sufficiency are foundational components of the history of the Sunshine Coast. It is why people move here but the short-sighted, slow-moving zoning restrictions which have been implemented in the vacuum of the planning process rarely grasp the nuance and practical experience of local working people and what actually happens on the ground here.

These policies have caused scarcity that leaves prices too high for local working families to afford and have resulted in makeshift RV parks - at a density of 10 spots per acre. Every day there is a new request on Facebook from a family looking for somewhere to place an RV as a semi-permanent residence. As of yesterday, the comments section seems to show, that there are no more available, anywhere. The status quo planning models, the elitist Official Community Plans, and the privileged mentality of the Area Planning Committee in Halfmoon Bay have allowed these RV parks to fill the gap for informal low and median income housing. To turn a blind eye to this is catastrophic negligence. Furthermore, the idea that infill housing is going to fix these problems is ludicrous. From a barebones business perspective, people can not afford to build an infill dwelling and then hope to ever recover their investment in rents. It is time for the Sunshine Coast Regional District Board to make pro-active choices to correct the problems that have emerged from providing the NIMBY privileged few with undue influence.

We need to support locally developed innovation that attempts, in so far as it is possible, to remedy our local challenges. The Secret Cove Heights proposal aims to do this and as such should be supported. Thank you for your time and consideration of my submission to this Public Hearing process.

Sincerely,

Adam Hammond

From: [Dawne Shillington](#)
To: [Planning Department](#)
Subject: Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development)
Date: Monday, July 20, 2020 2:23:34 PM

External Message

SCRD Planning Dept.:

I am unable to attend the following virtual meeting: Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) meeting on July 21st.

I hereby register my support for the project proposed by Secret Cove Heights Development Inc.

Regards,
Dawne Shillington

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

----- Forwarded message -----

From: **Dana Brynelsen** <>

Date: Tue, 21 Jul 2020 at 20:03

Subject: Sunshine Coast Height proposal

To: planning.department@scrd.com <planning.department@scrd.com>

This proposal has great merit. My family have lived and worked in the Secret Cove area for generations. I have walked over the property and know the neighbouring communities well. We need opportunities for young families that foster live and work on site and are affordable for families. I am well aware of water issues. We ran a hotel and supplied many families with our well water located about 2km from the site. There is water. Water issues have been addressed by this proposal. The other arguments but forward by Halfmoon Bay OCP Members against this proposal have been consistently addressed and met by the SC Heights proposal. I understand the need to maintain the status quo, prevent change and preserve the nature of our community but this development can enhance our community.

Dana Brynelsen

5383 Sans Souci Rd, Halfmoon Bay, BC V0N 1Y2

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

This email was scanned by Bitdefender

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 (1457 North Rd.) – Consideration of Third Reading and Adoption**

RECOMMENDATIONS

1. **THAT the report titled West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 (1457 North Rd.) – Consideration of Third Reading and Adoption be received;**
2. **AND THAT West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 be forwarded to the Board for Third Reading;**
3. **AND FURTHER THAT prior to adoption of West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020, the following condition be met:**

A letter of undertaking signed by the applicant's solicitor be provided to the SCRD stating that one of the strata lots to be created by a strata subdivision of the subject land will be registered under the ownership of the Sunshine Coast Habitat for Humanity.

BACKGROUND

On May 28, 2020, the SCRD Board adopted the following recommendation:

Recommendation No. 4 *West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020*

THAT the report titled West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 (O'Toole) – Consideration of First and Second Readings be received;

AND THAT *West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.188, 2020* be forwarded to the Board for First and Second Readings;

AND THAT *West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020* is considered consistent with the SCRD's 2020-2024 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider the Bylaws be scheduled;

AND FURTHER THAT Director Tize be delegated as the Chair and Director Hiltz be delegated as the Alternate Chair for the Public Hearing.

This report provides a summary of the public hearing and recommends third reading of the bylaws and adoption of the bylaws subject to a condition.

DISCUSSION

Public Hearing Summary

In accordance with provincial ministerial order M192, a public hearing was held electronically on July 14, 2020, with 20 people attending and viewing the meeting. The public hearing notes can be found in Attachment C. Prior to closing of the public hearing, three written submissions had been received (Attachment D) from two residents at 1484 North Road, across from the subject property of the application, and one resident at 618 Bay Road in the Town of Gibsons. One of the written comment submitters also spoke at the public hearing. Four members of the public spoke in favour of the proposed bylaws and development, one person spoke against them, and two other persons spoke to seek clarification of the proposal.

Questions were raised regarding widening of Parker Road. If the strata subdivision goes ahead in the future, the Ministry of Transportation and Infrastructure (MOTI) will require the conveyance of a strip of land from the north portion of the subject parcel to the existing road right of way of Parker Road. However, the widened portion of the road may remain unopen and not constructed until such a time MOTI deems it necessary to construct the road to accommodate traffic. The proposed 5 m wide landscape buffer will be measured from the north parcel line after the widened road portion has been conveyed to MOTI.

Concerns were raised regarding potential lighting, noise and visual impacts on properties across from North Road. The existing parcel is overall heavily wooded. Dense existing vegetation can provide significant buffering of light, noise and view from adjacent properties. A 5 m wide landscape buffer strip, as proposed along parcel lines contiguous to a public road, will help to mitigate noise, view and light interference with adjacent properties. The elevation of the north portion of the subject property where most of the housing units are proposed is 10 m lower than the portion adjacent to North Road. This will further mitigate possible light, noise and visual impacts on North Road and properties to the south.

To address neighbouring residents' concern with respect to the higher density of the development and the need to scale down the dwelling size in order to create more compatible built form, the total floor area of each dwelling is limited to 30% of the lot size as recommended in the proposed bylaw. With lot size and building floor area controlled, reducing building height below the standard building height limit of 11 m in the zoning bylaw is not recommended. Such a building height limit is appropriate considering the site and surrounding uses, will allow architectural design flexibility, and is unlikely to cause visual impacts on the surroundings given the site condition as described above.

STRATEGIC PLAN AND RELATED POLICIES

The OCP and zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

The public hearing provides further public feedback on the proposed development and bylaw amendments. Despite objection from residents directly across North Road, overall there appears to be support from the community for the proposal, which seeks to blend in with the rural surroundings, minimize impact on the site and adjacent lands and create affordable housing options for the proponents of the development as well as the community. The West Howe Sound OCP's objectives for promoting affordable housing opportunities in suitable areas can be achieved through the proposed development.

Staff recommend that the bylaws be presented to the Board for consideration of third reading and adoption subject to confirmation of undertaking of the owners' proposed donation of one strata lot to Sunshine Coast Habitat for Humanity.

Attachments

Attachment A – OCP Amendment Bylaw 640.3 for consideration of Third Reading

Attachment B – Zoning Amendment Bylaw 310.188 for consideration of Third Reading

Attachment C – Report of a Public Hearing – July 14, 2020

Attachment D – Written submissions for the public hearing

Reviewed by:			
Manager	X – D. Pady	CFO/Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

Attachment A

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 640.3

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. 640.3, 2020*.

PART B – AMENDMENT

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

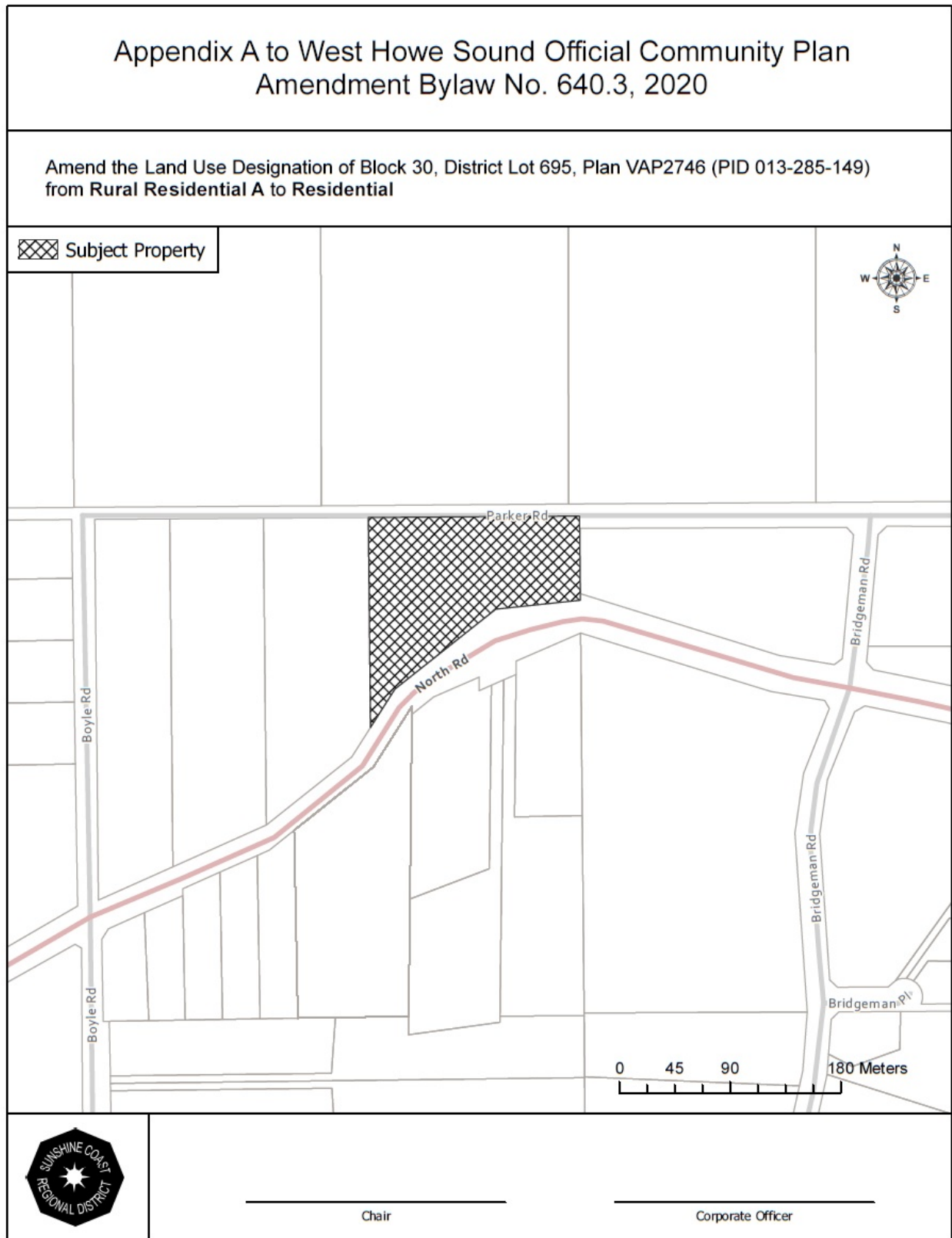
Map 1: Land Use is amended by re-designating Block 30 District Lot 695 Plan 2746 (PID: 013-285-149) from “Rural Residential A” to “Residential” as depicted on Appendix ‘A’ attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this	28 TH DAY OF MAY ,	2020
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this	28 TH DAY OF MAY ,	2020
READ A SECOND TIME this	28 TH DAY OF MAY ,	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	28 TH DAY OF MAY ,	2020
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	14 TH DAY OF JULY ,	2020
READ A THIRD TIME this	DAY OF MONTH ,	YEAR
ADOPTED this	DAY OF MONTH ,	YEAR

Corporate Officer

Chair



Attachment B

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.188

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 the Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.188, 2020.

PART B – AMENDMENT

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

- a. In Section 301 (1) add “CD4 Comprehensive Development Four” following “CD3 Comprehensive Development Three”.
- b. *Schedule B* is amended by rezoning Block 30 District Lot 695 Plan 2746 from RU1 to CD4 as depicted on Appendix ‘A’, attached to and forming part of this bylaw.
- c. Insert the following section immediately following Section 732:

733 CD4 Zone (Comprehensive Development Four Zone)

Permitted Uses

733.1 Except as otherwise permitted in Part V of this Bylaw, the following and no other uses are permitted:

- 1) Not more than a total of 10 “strata lots” designated pursuant to the *Strata Property Act*.
- 2) In areas designated as “strata lot” pursuant to the *Strata Property Act*.
 - a. Not more than one single family dwelling per strata lot
 - b. Auxiliary buildings in accordance with Section 502 of this Bylaw
 - c. Home occupation in accordance with Section 502 of this Bylaw
- 3) In area designated as “common property” of a strata pursuant to the *Strata Property Act*.

- a. Buildings for the common use of the strata which may contain:
 - i. kitchen, dining room, laundry
 - ii. day care and auxiliary children’s play area, office, meeting room, lounge, library and workshop
 - iii. one guest bedroom for non-commercial transient accommodation of the same occupant(s) for a period not exceeding 15 consecutive days
- b. Greenhouse
- c. Outdoor recreation facilities in the form of a playground, courtyard and garden
- d. Auxiliary buildings used for storage, workshop, studio, recycling and composting
- e. Keeping of livestock in accordance with Section 502 of this bylaw
- f. 5 ground level parking spaces including one accessible space

Siting of Structures

733.2 No structures shall be located within 1.5 m from a parcel line not contiguous to a highway or a parcel within the Agricultural Land Reserve.

733.3 No structures shall be located within 5 m from a parcel line contiguous to a highway.

733.4 No structures shall be located within 10 m from a parcel line contiguous to a parcel within the Agricultural Land Reserve.

Buffering

733.5 A buffer consisting of existing vegetation supplemented by new plantings shall be in place within the setback area contiguous to a parcel within the Agricultural Land Reserve or a highway.

Parcel Coverage

733.6 Parcel coverage of all buildings and structures on land designated as “strata lot” pursuant to the *Strata Property Act* shall not exceed 35% of the area of the strata lot.

733.7 Parcel coverage of all buildings and structures on land designated as “common property” of a strata pursuant to the *Strata Property Act* shall not exceed 15% of the area of the “common property”.

Lot Size

733.8 The minimum average size of all strata lots shall be 500 m².

733.9 The absolute minimum strata lot size shall be 485 m².

733.10 The absolute maximum strata lot size shall be 810 m².

733.11 The area of land designated as “common property” pursuant to the *Strata Property Act* shall not be less than 50% of the entire area of the strata parcel.

Floor Area

The maximum gross floor area of a dwelling on a strata lot shall not exceed 30% of the area of the strata lot.

d. Replace the entirety of Section 406(5A) with the following:

(5A) With the exception of Block 30 District Lot 695 Plan 2746, the minimum size of a parcel created within the E2 Subdivision District shall be 8000 square metres.

PART C – ADOPTION

READ A FIRST TIME this 28TH DAY OF MAY , 2020

READ A SECOND TIME this 28TH DAY OF MAY , 2020

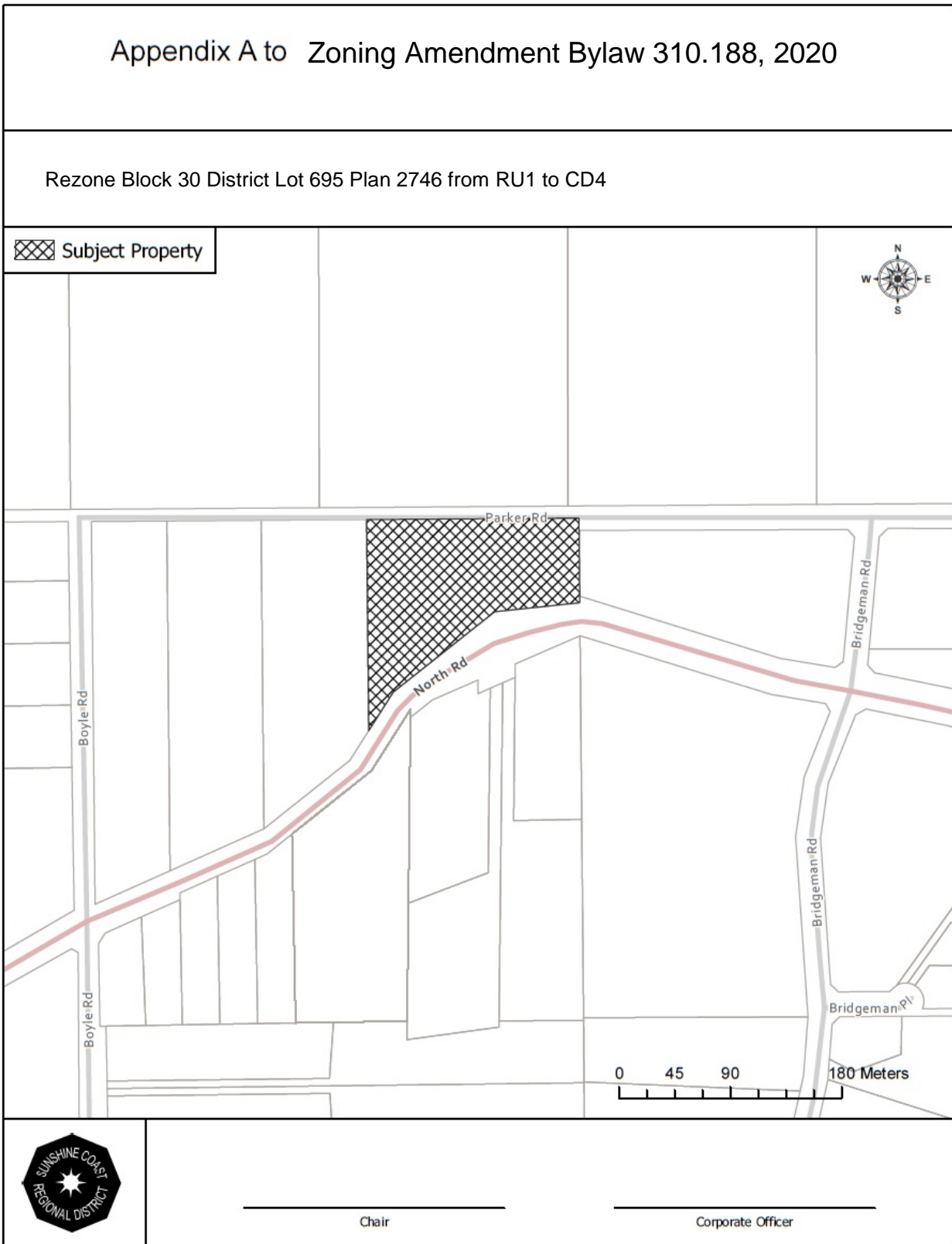
PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this 14TH DAY OF JULY, 2020

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair



SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ONLINE VIA ZOOM July 14, 2020

Sunshine Coast Regional District West Howe Sound Official Community Plan Amendment Bylaw No. 640.3, 2020

and

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.188, 2020

PRESENT:	Chair, Electoral Area E Director	D. McMahon
	Alternate Chair, Electoral Area F Director	M. Hiltz
	SCRD Chair/ Electoral Area B Director	L. Pratt
	Electoral Area A Director	L. Lee

ALSO PRESENT:	Senior Planner	Y. Siao
	Recording Secretary	G. Dixon
	Members of the Public attending and viewing	20

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District West Howe Sound Community Plan Amendment Bylaw No. 640.03, 2020* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.188, 2020* was called to order at 7:01 p.m.

The Chair introduced staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. In response to COVID-19 and in accordance with the BC government Ministerial Order M192 to authorize local governments to hold public hearings electronically, this public hearing is being held electronically via ZOOM and open to members of the public.

The Chair then indicated that following the conclusion of the public hearing the SCR D Board may, without further notice or hearing, adopt or defeat the bylaws or alter and then adopt the bylaws providing the alteration does not alter the use or increase the density. The Chair asked Yuli Siao, Senior Planner, Planning & Development, to introduce *Sunshine Coast Regional District West Howe Sound Official Community Plan Amendment Bylaw No. 640.3, 2020* and *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.188, 2020*.

PURPOSE OF BYLAW

The Senior Planner began with a presentation and explained that the applicant is seeking to develop the site into a cluster of 10 housing units based on bare land strata ownership, and with one of the units to be donated to Sunshine Coast Habitat for Humanity to build affordable housing.

Public Consultation Process

The application was reviewed in a public information meeting (March 2020) and by various agencies including the Advisory Planning Commission. The bylaws have received 1st and 2nd readings (May 2020) by the SCRD Board. After the public hearing, the next step is for the Board to consider 3rd reading and possible adoption.

The proposed amendments are to change the OCP land use designation from Rural Residential A to Residential, and to change the zoning from RU1 and Subdivision District E2 to a new Comprehensive Development zone CD4, with site specific regulations for lot size, layout and design of the development.

Highlights of the CD4 zone include the following. Only one dwelling is permitted on each of the 10 strata lots, and the size of the dwelling is limited to 30% of the lot area. The average strata lot size is limited to 500 m². The majority of the strata lots will be clustered on the north and lower portion of the parcel, and at least 50% of the land will be reserved as common amenity and green space. Landscape buffers will be in place adjacent to ALR lands and road frontage.

The Senior Planner concluded his presentation.

The Chair called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

Jackson Wright, 1484 North Road, West Howe Sound

Opposed to the proposed bylaw amendment for zoning at the subject property. Bought current property in 2016, family has resided on this stretch of land since 1960. Spoke to SCRD staff before purchasing current property and were assured at that time that the Bylaw and OCP was an indicator of the desired density for the area. Further densification in this area will certainly degrade the enjoyment of our property. The pandemic has turned life upside down, hard to thoroughly research the proponent's proposals. The proposal doesn't seem well planned. Current zoning can provide housing for the 10 individuals with a simple subdivision into two parcels and two homes on each.

Philip Chamberlain, 418 Parker Road, West Howe Sound

Lives north of the subject parcel. Issues with the map presented, and ideas put forward here. Main issue is about the future development of Parker Road, and the visual buffer noted in the map provided is not a visual buffer and will be bulldozed in the future. That is part of the Parker Road expansion and is a right-of-way for the waterline/road improvements. Map needs improvement and is incorrect. I can't say I am in favour of this at this time.

Colleen O'Toole, 1457 North Road, Gibsons

The applicant thanked Directors and staff for participating in the call and sharing ideas on the application tonight, wants to make the Sunshine Coast home and be good neighbours. Excited to develop the property responsibly with protection and conservation of the environment.

Gail Hunt, 1148 Twin Isle Drive, West Howe Sound

Neighbours to the development, familiar with the proponent's plans and attended the March 12 information meeting which was perceived well. The Sunshine Coast is a community of aging people, if we want to bring in more young people with jobs and economic activity, with neighbourhood and community spirit, this kind of project would be welcome in my neighbourhood; feels strongly that the proponent only has the neighbourhood in their best interest, and try to make housing affordable. No profit motive from this development, they want to live here and contribute to the community, are also environmentally friendly. No negatives in this proposal at all.

Doug Baker, 1148 Twin Isle Drive, West Howe Sound

An increase of densification on the Sunshine Coast is inevitable. Beyond the aging demographic, we live next to an elephant and that's Vancouver. Attended the March 12 information meeting, the CB4 zoning is where it's at, I think it's a golden opportunity to prepare for the future. The property before the proponent owned it, it was an eye sore to the community an embarrassment and it has been such an improvement to the property, is a mark of good faith since they purchased.

Cathy Jennings, 1257 Point Road, West Howe Sound

In support of this project and attended the information meeting in March, is familiar with the project. There's been an incredible amount of research by the proponents, and are very environmental aware. Vital to be all inclusive to all ages and this group of young people would be an asset to the community. Affordable housing is critical to enhancement to the area. This is a great opportunity to grow and an improvement for future needs. The development is a fresh idea and for us to grow in a positive direction.

The Chair called a second time for submissions.

Jackson Wright, 1484 North Road, West Howe Sound

Lives south of the subject property, has a personal opposition on this. Increased densification in the area, if the neighbourhood wants to see further densification then maybe baby steps could be taken, allowing full size second dwellings on smaller pieces of property. Doesn't need to be a subdivision sewn into a rural setting. People in favour of this aren't living directly in the area. Issues with the proposed development would be light pollution, increased traffic from the proposed 10 units, beginnings of concerns; I am opposed to this.

Philip Chamberlain, 418 Parker Road, West Howe Sound

Whether we want densification right here, it's going on in Gibsons and other places. Except right here we are amongst large parcels, can't say I am in favour of this. Proposal to allow a 2800 sq. ft house to be built on each lot, that is what I wanted to hear. I don't see this as being a gateway area.

Robin O'Toole, 105-1135 Keyside Drive, New Westminster

Observer of this process, having been to the property prior to purchase and put in hard labour helping the young group of individuals clean up and make marked improvements on the prior status of that property. The junk that was removed must be a blessing for those living nearby. The group of the individuals are not there to profit but to make it their home and a tight family knit group would come

together and be part of the community and have so much to add to the local community, would welcome them with open arms. They are environmentally minded with a great deal to offer and I would strongly encourage this as an opportunity for young professionals to enter the housing market which has been closed due to the high purchase costs. Speaks in favour, would encourage others to take a long positive look at this opportunity.

The Chair called a third time for submissions.

Jackson Wright, 1484 North Road, West Howe Sound

I live directly across the street from the subject property, unaware of the mess that was on the property as it could not be seen due to being an acreage prior to the new purchase. I struggle with the concept of building a subdivision. I am curious when the committee is weighing the pros and cons, is thought given to the pros and cons based on the 10 title holders or their direct family? Are there height restrictions? Are there restrictions for single storey? Will there be further restrictions on height, or privacy barriers? There will be visual impacts on my house.

John Russell, 518 Parker Road, West Howe Sound

Wants to know who is developing this property? Is Parker Road going to be improved as part of this subdivision? Sewage treatment is always front of mind, is there sewer in this new development, will they have to build their own sewage treatment plant? Still digesting the information, can't fault anyone who want to move here.

Staff answered there will be a community sewage treatment facility on the property.

Colleen O'Toole, 1457 North Road, West Howe Sound

Just want to answer the pervious question asked, we are a group of friends we met through a volunteer organization called Engineers Without Borders; we are a group of engineers, small business owners, carpenters, educators, cyclists, artists and adventurers. We are really excited for the potential for a place to live and are really focused on the inner connectiveness and relationships in this magical place of the Sunshine Coast. There's a strong connection, we aren't big developers, only first timers, just want to create a home for our families and keep our community together.

Philip Chamberlain, 418 Parker Road, West Howe Sound

Wanted to clarify there will be no road improvements at this time, communal sewage treatment in place, the applicants are good people. The matter is if we want densification.

Jackson Wright, 4784 North Road, West Howe Sound

Life has been turned upside down due to the pandemic, a lot of added stresses families are dealing with right now, we are struggling to keep a small business in Gibsons afloat. This isn't the time for making these decisions, people haven't had the opportunity to make this decision at all, people are distracted and it should be postponed until things get better and the community should defer this decision until people can focus on it.

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District West Howe Sound Official Community Plan Amendment Bylaw No. 640.3, 2020 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.188, 2020*. closed at 8:08 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:



D. McMahon, Chair

G. Dixon, Recording Secretary

From:
To: [Board Chair](#)
Cc: [Dave Pady](#); [Yuli Siao](#)
Subject: 1457 north road public hearing.
Date: Tuesday, July 14, 2020 11:22:17 AM

External Message

My apologies if this matter does not concern you, though I have not been able to have clear communication regarding whom is ultimately responsible for making the decision on proposed zoning changes at 1457 north road.

I have registered to speak of my opposition to said zoning changes at tonight's public hearing, though I am unfamiliar with ZOOM, and unsure if my internet connection and/or devices are up to the task. Beyond the long list of reasons that this proposed zoning change is inappropriate (which I hope to speak on this evening) it is my view that this is not the time to be making a decision that has permanent impact on our community. The current situation with COVID-19 has left many of us with additional stresses and concerns for our families and businesses. All of our "free time" is dedicated to keeping a small business afloat through times of uncertainty and lack of available staff, all while caring for our young children as there is no available child care. This has made it virtually impossible to dedicate the time required to research the developers proposal, let alone the SCRD's process. Through conversations with my neighbours, I can say we are all in similar situations.

This decision should be postponed until property owners and tax payers right to be heard can be fully met.

Thank you for your time
Jackson Wright
1484 north road
(Directly across the road from 1457 north rd)
Sent from my iPhone

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Board Chair](#); [Dave Pady](#); [Yuli Siao](#);
Subject: SCRD West Howe Sound Official Community Plan Amendment Bylaw 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 Zoning Amendment to 1457 North Road, Gibsons, BC
Date: Tuesday, July 14, 2020 11:07:26 AM

External Message

To Whom it may concern,

I am writing this letter to express my opposition to the above zoning amendment proposed for 1457 North Road. Please forgive my ignorance to this process as I have never taken part in any zoning amendments or municipal meetings until this matter arose. I am unable at this point to reread through all the documentation that would be required to thoroughly present all the aspects of this project that I am whole heartily opposed to, as all my time and efforts are being put into making sure my business survives this pandemic. I have however already covered them in my previous written submissions to the Senior Planner, Yuli Siao. I have been assured that my letter and my neighbours letters will be included in the readings that I assume all Board Members should be reading before making a decision of this magnitude that permanently changes mine and my neighbours community. Quite a few of our neighbours are opposed to this but feel that it's not worth their time to submit their opinions as they won't ultimately be listened to. In my opinion this matter and any non essential matters should be being postponed until either the pandemic has subsided or at least the SCRD and our economy is running at a more reasonable capacity. If you are receiving this email and it doesn't concern you please disregard. It has been unclear as to where exactly our written submissions are to be sent, so I am sending it everyone on the SCRD's Board of Directors and everyone in the planning department. At the meeting that was held in the beginning of March the Developer admitted that they don't intend to start the building any of the houses for years to come and then when they do they will pick away at them one at a time. They are in no rush.....and neither am I to spend the foreseeable future listening to construction....one house at time.

This whole proposal is based on zoning that is available in Area E, but there's lots of differences in zoning that is available in Area E that is not available in Area F because Area F is meant to be more rural. At the meeting it was brought up that this zoning also allows for the residences to be used as offices, retail space and daycares (again forgive me as I haven't had a chance to reread the proposal as there were more uses too) This in no way shape or form should be allowed. The zoning in this area is supposed to ensure that the property across the street only inhabits up to 4 residences as that's what fits in with the area. The potential to have up to 50 people living and possibly running their businesses out of 4 acres is not and should not be allowed. This zoning does fit in other areas of the SCRD but should not be a blanket zoning that is now being used as a

precedent in areas it does not fit in or apply to.

I would like to express my frustration that with all my communications on this matter with the Senior Planner, Yuli Siao, I don't feel as though he cares how this affects my family and my neighbours. It has been very apparent from the beginning that he is in full support of this zoning amendment regardless of community response. All responses to our inquiries have been on the defensive even when we are just inquiring to the process. I have been very polite and careful how I word things despite how frustrated I have been up until now....at this point I just need to feel as though the SCRD is taking in account how our community will be affected. It is very disheartening as this matter effects the enjoyment of our property very much. I wholeheartedly hope that the Board does not just get swept up in all the key phases that litter this proposal on how innovative and sustainable it will be (it is very well worded as the majority of the Yeah Life Joint Venture are Engineers of some sort and have lots of experience writing proposals), instead for my family and my neighbours sake, please consider how this permanently changes this small pocket of rural so close to Gibsons.

Thank you for your time,
Kasey Cochrane

This email was scanned by Bitdefender

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

From:
To: [Yuli Siao](#)
Cc: [Mark Hiltz](#)
Subject: 1457 North Rd10 lot strata meeting July 14/20
Date: Tuesday, July 14, 2020 11:22:59 AM

External Message

Dear Sir

I write to you again, strongly against the current application for strata at 1457. I am concerned that my previous letter may not be forwarded to the voting council.

I am a lifetime Gibsons resident and have had family property involvement in the area in question for my entire adult life.

To allow special zoning changes on an inappropriately sized block of land , to assist ten non- resident investors in their own housing needs, is a slap in the face to those property owners already in the area that have worked to develop their rural life style and supported our tax base to date. I would suggest that any zoning changes considered should be ones that support subtle density changes in allowances for auxiliary dwellings on developed rural properties .

I am concerned that this application is being viewed as an idyllic communal living paradise, but in creating individual transferable lots, the future of this neighbourhood could change rapidly for the worse.
I would presume that ten homes potentially could have ten separate home businesses. Taken to the extreme , and honouring the requirements of fire protection , work safe premises, parking and handicap access etc. the outcome would not be anything like the rural zoned area we cherish. Significant riders and amendments would need to be in place.

This application appears to be looking to be considered " neither fish nor fowl " . If this project evolves into a ten lot subdivision it must come complete with sidewalks , street lighting and adequate access and parking.....a concept, totally at odds with the zoning, property size, and desires of the neighbours.
If the ten investors "do" want to live communally then an application for a structure big enough to house "all "should be the request. Not requiring separate legal lots and titles.
The requested changes to zoning in this application only benefit the investors in this property and have a real potential to be detrimental.

I am also concerned that the property in question has ten owners voices ,and ,the perceived support of the planning department. The current health crisis and many peoples inability to use the technology required to participate in tonights meeting might cause a lop-sided public in-put. At the moment I do not feel that I can fully participate and am therefore not fairly represented.

I would prefer that the support of the Planning Department(in regards to non traditional , high density , or communal development) be offered to home grown charities or organizations such as Habitat for Humanity etc.

Wayne Wright

618 Bay Rd.

Gibsons B.C.

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SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption**

RECOMMENDATIONS

1. **THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption be received;**
 2. **AND THAT Zoning Amendment Bylaw No. 310.178, 2018 be forwarded to the Board for Third Reading and Adoption.**
-

BACKGROUND

On June 28, 2018, the SCRD Board adopted the following resolution:

201/18 **Recommendation No. 4** *Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge)*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of Second Reading be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* be forwarded to the Board for Second Reading;

AND THAT a Public Hearing to consider *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* be scheduled for 7:00 pm, July 17, 2018, at Eric Cardinal Hall, located at 930 Chamberlin Road, West Howe Sound;

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

The Bylaw received second reading on June 28, 2018. A public hearing was held on July 17, 2018. This report summarizes comments received from the public hearing, and recommends consideration of Third Reading and adoption of the Bylaw.

Substantial time has elapsed since the public hearing while the applicant worked through a road access issue (see Discussion below). Recognizing the amount of time that has past, for background information on the proposed development and the planning process preceding the public hearing, previous staff reports are provided in Attachments C and D.

DISCUSSION

Public Hearing Summary

Two members of the public attended the public hearing. The Report of a Public Hearing can be found in Attachment A. No written submission was received prior to the closing of the public hearing. While there was no objection to the proposed bylaw, the main issue of discussion at the hearing focused on the road access to the development. The following is a summary of the issue and discussion on how it is resolved.

Road Access

Road access to the subject site is via a road easement that passes through a number of the Howe Sound Pulp and Paper Corporation (HSPPC)'s properties adjacent to the west and south. An easement agreement was entered into between HSPPC and the applicant (AJB Investments Ltd). HSPPC expressed concerns with the potential impact on the road and the safety and security of their properties by increased traffic which would be generated by the proposed tourist commercial development, and disputed the applicant's right to use the road for purposes other than forestry and construction. The applicant asked the SCRD to postpone consideration of third reading of the bylaw until the dispute is settled by arbitration.

The applicant recently provided the decision on the arbitration made on March 9, 2020. The arbitrator rules that AJB has in perpetuity non-exclusive, full, free and uninterrupted right to enter upon HSPPC lands at all times for the purpose of gaining access to and egress from the AJB lands with or without construction equipment over the easement. HSPPC has no further concerns.

With the road access dispute settled and site conditions and the original development proposal unchanged, staff recommend that the bylaw proceed to third reading and adoption.

STRATEGIC PLAN AND RELATED POLICIES

The zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

The public hearing indicated that overall there was no objection from the public to the proposed development. The recently completed arbitration resolves the remaining issue of road access to the development site.

Staff recommend that the Bylaw be presented to the Board for Third Reading and adoption.

Staff Report to Planning and Community Development Committee – September 10, 2020
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption

Attachments

Attachment A – Report of a Public Hearing, July 17, 2018

Attachment B – Zoning Amendment Bylaw 310.178 for Third Reading and Adoption

Attachment C – February 8, 2018 staff report (consideration of first reading)

Attachment D – June 14, 2018 staff report (consideration of second reading)

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

Attachment A

Public Hearing Report

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD AT

Eric Cardinal Hall

930 Chamberlin Road, West Howe Sound, BC

July 17, 2018

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018

PRESENT:	Chair, Area D Director	Mark Lebbell
	Alternate Chair, Area F Director	Ian Winn
ALSO PRESENT:	Senior Planner	Yuli Siao
	Recording Secretary	G. Dixon
	Members of the Public	2
	Applicant	Hugh O'Dwyer

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* was called to order at 7:01p.m.

The Chair introduced staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. The Chair then indicated that following the conclusion of the public hearing the SCRD Board may, without further notice or hearing, adopt or defeat the bylaws or alter and then adopt the bylaws providing the alteration does not alter the use or increase the density. The Chair asked Yuli Siao, Senior Planner, Planning & Development, to introduce *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018*.

PURPOSE OF BYLAW

The Senior Planner began by stating that the subject property is located at: District Lot 2657 Group 1 New Westminster. North of Plowden Bay and northeast of Port Mellon.

The Bylaw Amendment process timeline was summarized as follows:

- Application received on December, 2017
- Proposed bylaw received First Reading on February, 2018
- Public Information Meeting held on April 16, 2018
- Agency Referrals took place in February and March, 2018. Referred agencies include West Howe Sound Advisory Planning Commission, Vancouver Coastal Health, FLNRORD, Managed Forest Council, Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure.

Staff Report to Planning and Community Development Committee – September 10, 2020
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption

- Proposed bylaw received Second Reading on June 28, 2018
- Public Hearing held on June 17, 2018
- Public Hearing Report and Recommendation for Third Reading will be considered at a future Planning and Community Development Committee.
- Consideration of Adoption at a future SCRD Board meeting.

Proposed Rezoning Amendment

The main purpose of the *Sunshine Coast Regional District Zoning Amendment Bylaw 310.178, 2018* is to rezone the southern portion of the subject parcel from RU2 (Rural Two) to C3 (Commercial Three) with site specific provisions to facilitate the development of a tourist resort to be known as the Plowden Eco Lodge.

Previously Addressed Issues

Managed Forest:

- The property is within a managed forest, the managed forest council has confirmed they have confirmed to remove the applicant's portion out of the managed forest.

Road Access:

- The property has boat and road access. The road access is through a forest service road, which passes through adjacent properties to the West.

Other Channel Users:

- All users are known to get along when using the channel waterways.

Revised Bylaw for Second Reading Highlights

- Portable structure: re-defined
- Eliminate confusion with "sleeping cabin"
- "Portable Cabin" means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.
- Define duration of use
- No person shall occupy any portable cabins or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.
- Auxiliary facilities: retail and office use, relate to the number of cabins and camp sites. Regulate the number of auxiliary facilities in correspondence to the number of cabins and camp sites.
- Restaurant, retail, service and office uses with a total gross floor area of 3 m² per campsite and 6 m² per portable cabin

Conclusion

The Senior Planner concluded his remarks, indicating that a report of this public hearing would be forwarded to a future Planning & Community Development Committee meeting.

PUBLIC SUBMISSIONS PRIOR TO PUBLIC HEARING

The Senior Planner noted that no public submissions received before the public hearing.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

The Senior Planner concluded his presentation and the Chair called a first time for submissions.

Mark Hiltz

925 Stewart Road

1. In the newspaper it said, a recycling facility would be located on site? Also, where would the generated waste go, to a local landfill or an off coast facility?
2. The public access at the end of Dunham Road, whether the crew boats would be using it as a pick up/staging area as well as parking, as parking is an issue.

The Senior Planner stated that some of the garbage will be composted onsite, recycling will be handled by hauling to private or SCRD facilities.

The Senior Planner stated that access to the applicant's property is through a forest service road.

Hugh O'Dwyer (Applicant)

21455 126 Avenue, Maple Ridge

The applicant clarified that he doesn't know where Dunham Road is located, and that there is a road right of way access in place to access his property. There will also be boat access, eventually the lodge will offer 10-15% off to users who arrive and leave by kayak. Wouldn't want to exclude people who arrive by jet-ski, mountain bikes.

With regard to recycling measures, waste would be separated and then taken to the proper facilities, whether that be SCRD facilities or elsewhere. One thing we are trying to figure out is septic fields, and we are in conversation with a BC company.

Alan Scalet

3838 Port Mellon Highway

Only concern is access to the site, determining whether or not they have a right of way as it will increase traffic passing through the pulp mill. The public has access to go up into the valley. This application will introduce more traffic through the site, our concerns are on safety and security.

The Chair called a second time for submissions

Director Winn

Any construction parameters or restrictions on what is classified as a portable cabin? Can it be a container, construction trailer, a yurt?

The Senior Planner stated that there is a zoning definition for portable cabin but it doesn't define how it should be constructed. The bylaw defines the maximum floor area to be 60m², and the cabin can contain one of more habitable rooms, one set of cooking facilities and may be portable. Building regulations would apply.

Hugh O'Dwyer, (Applicant)

21455 126 Avenue, Maple Ridge

The applicant clarified the structures will be built to the current BC Building code and will have CSA approval, units will be structurally sound.

Staff Report to Planning and Community Development Committee – September 10, 2020
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption

Director Winn noted to the applicant to supply the conceptual drawings to the Senior Planner for review.

The applicant will share the draft conceptual drawings of the portable cabin once a supplier is selected.

Director Winn

Is there a maximum number of people to occupy the portable cabin?

The Senior Planner stated that it is not defined in the bylaw.

Hugh O'Dwyer (Applicant)

21455 126 Avenue, Maple Ridge

The applicant gave a verbal concept of the 12' x 24' building.

Hugh O'Dwyer (Applicant)

21455 126 Avenue, Maple Ridge

The applicant addressed that there is a right of way on the land title, a copy of the right of way covenant will be passed on to the Senior Planner to insure what points of access are approved. The right of way approves access at any time. The gated access is free for public access.

Senior Planner

Can the applicant and Howe Sound Pulp and Paper supply confirmation that they have reviewed the right of way document and are satisfied with the terms of use? Staff are to receive a written statement regarding the agreement of the right of way from both parties.

CLOSURE

The Chair called a third and final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* closed at 7:26 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:



Mark Lebbell, Chair



G. Dixon, Recording Secretary

Attachment B **Zoning Amendment Bylaw for Third Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.178

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. 310.178, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - i. Renumber Sections 821.4, 821.5, 821.6 and 821.7 as Sections 821.5, 821.6 821.7 and 821.8 respectively.
 - ii. Insert the following Section immediately following Section 821.3:

821.4 Notwithstanding Section 821.1, the following provisions shall be applied to the south portion of District Lot 2657 Group 1 New Westminster District as depicted in Schedule A of Zoning Bylaw No. 310, 1987:

 - (1) Only the following uses are permitted:
 - (a) Campground with a maximum of 10 campsites per hectare
 - (b) A maximum of 5 portable cabins per hectare
 - (c) Restaurant, retail, service and office uses with a total gross floor area of 3 m² per campsite and 6 m² per portable cabin
 - (d) Home occupation
 - (e) Bed and breakfast
 - (f) Boat ramp
 - (g) Outdoor recreation
 - (2) “Portable Cabin” means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.
 - (3) No person shall occupy any portable cabins or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.
 - (4) A portable cabin shall not be considered an auxiliary building or structure.

Staff Report to Planning and Community Development Committee – September 10, 2020
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption

(5) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures shall not exceed 15%.

3. Schedule A of Zoning Bylaw No. 310, 1987 is hereby amended by rezoning the south portion of District Lot 2657 Group 1 New Westminster District from RU2 to C3, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this 22TH DAY OF FEBRUARY, 2018

READ A SECOND TIME this 28TH DAY OF JUNE, 2018

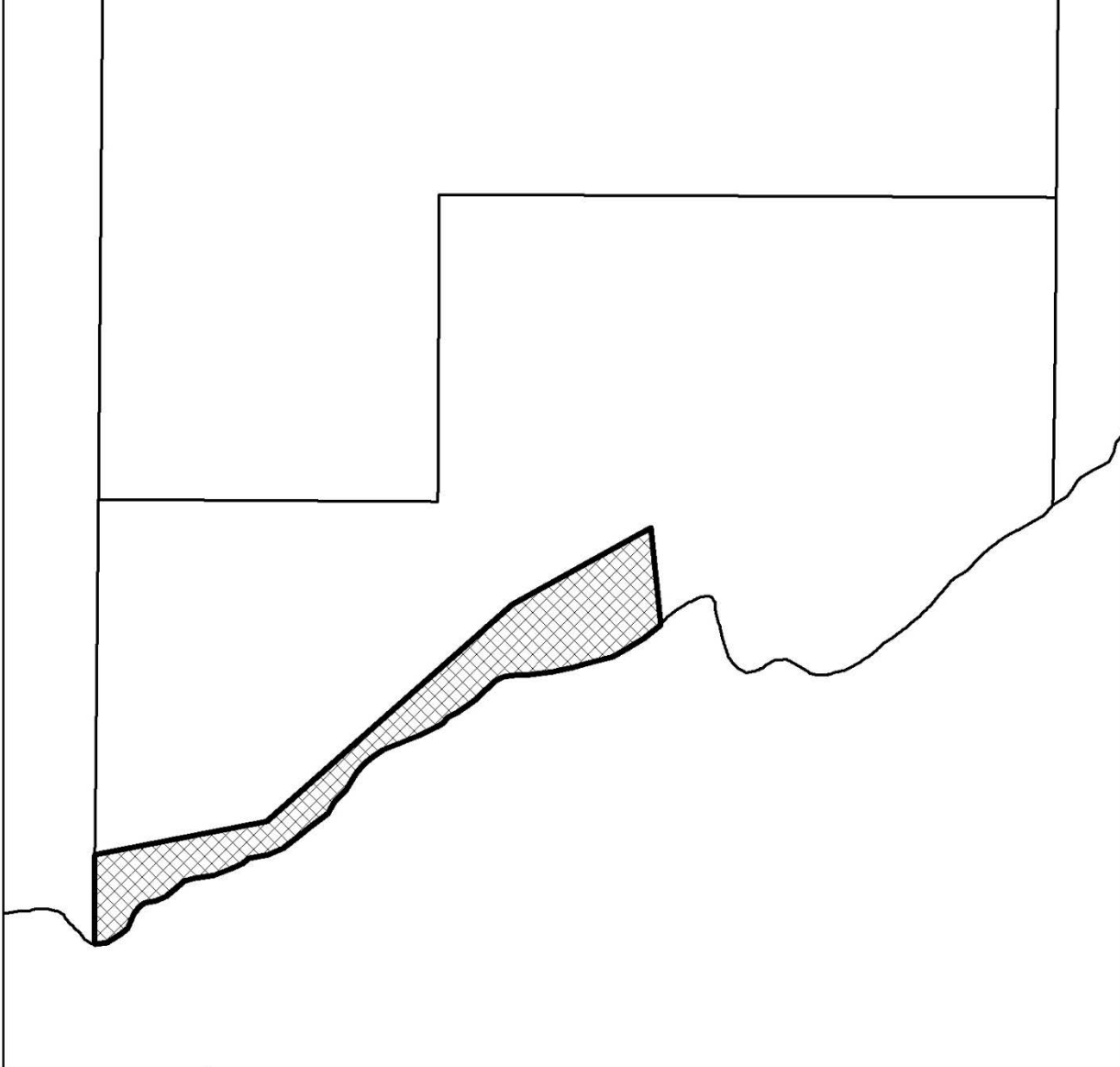
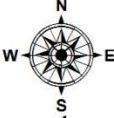

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this 17TH DAY OF JULY, 2018

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

<h2 style="margin: 0;">Appendix A to Zoning Amendment Bylaw 310.178, 2018</h2>		
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Rezone the south portion (subject area) of District Lot 2657 Group 1 New Westminster District from RU2 to C3 </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 20px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> Subject area </div> 		
	<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center; width: 45%;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Chair </div> <div style="text-align: center; width: 45%;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Corporate Officer </div> </div>	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – February 8, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of First Reading

RECOMMENDATIONS

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of First Reading be received;

AND THAT Zoning Amendment Bylaw No. 310.178, 2018 be forwarded to the Board for First Reading;

AND THAT Zoning Amendment Bylaw No. 310.178, 2018 be referred to the West Howe Sound Advisory Planning Commission, Skwxwú7mesh Nation, the Ministry of Forests, Lands, Natural Resource Operations & Rural Development, the Managed Forest Council, the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health Authority for comment;

AND FURTHER THAT a Public Information Meeting be held with respect to Zoning Amendment Bylaw No. 310.178, 2018.

BACKGROUND

The SCRd received a Zoning Bylaw amendment application for rezoning a portion of the subject property from RU2 to C3 to facilitate a tourist resort development known as the Plowden Eco Lodge located northeast of Port Mellon in Electoral Area F - West Howe Sound (Attachment A – Proposed Site Plan). Table 1 below provides a summary of the application.

Table 1: Application Summary

Owner/Applicant:	AJB Investments Ltd.
Legal Description:	District Lot 2657 Group 1 New Westminster District
PID:	008-075-743
Electoral Area:	Area F – West Howe Sound
Civic Address:	Not Applicable
Parcel Area:	165 Acres (66.8 hectares)
Existing Land Use Zone:	RU2 (Rural Two)
Existing OCP Land Use:	Not Applicable (outside of OCP boundaries)
Proposed Use:	Tourist accommodation and commercial on southern portion
Proposed Land Use Zone:	C3 (Commercial Three) for southern portion
Proposed OCP Land Use Designation:	None

Site and Surrounding Uses

The subject property (Figures 1 & 2) is located at Plowden Bay and northeast of Port Mellon. Plowden Bay was the site of an old log launching area. The property is accessible by vehicle through a forest service road which winds through the Howe Sound Pulp and Paper Corporation properties. It can also be accessed from the ocean via the launching area. The terrain generally slopes down from the hillside on the north towards the coastline on the south. The property is surrounded mostly by rural parcels and borders the Thornbrough Channel to the south.

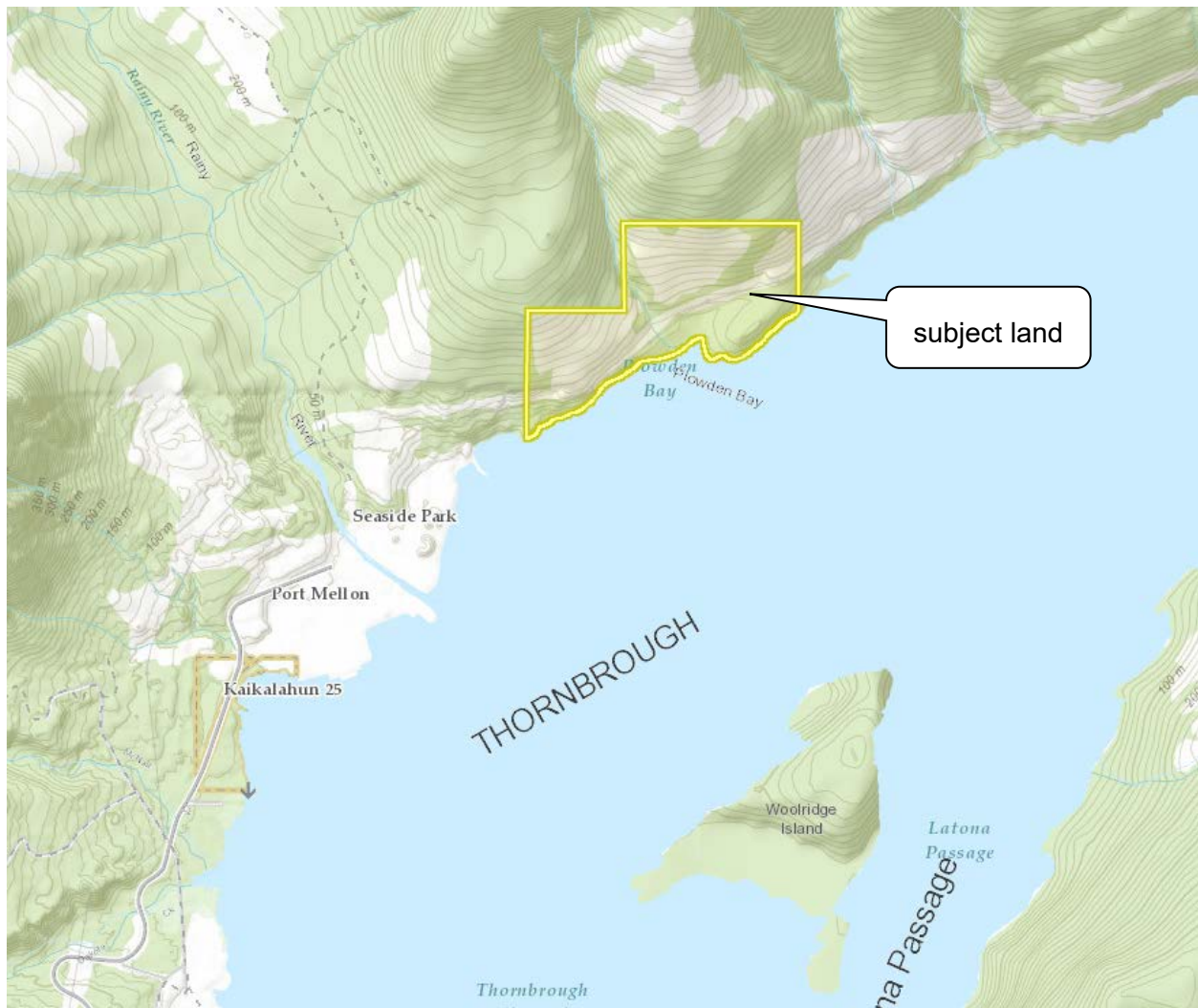


Figure 1 Location of subject land



Figure 2 Aerial photo of subject land

Proposed Uses

The applicant proposes to develop an ecologically sustainable resort on a 6.6-hectare strip of the parcel along the coastline. The resort will offer temporary dwellings (sleeping cabins), campgrounds, a boat launching dock, an operator's residence, organized tours, and limited auxiliary retail and services. Wind and solar energy will be used to power the resort. The sleeping cabins (Figure 3) will be portable structures in the form of a container, yurt or tent that are designed to blend in with the coastline. On-site wells, a communal septic system and a recycling depot will also be provided.

Figure 3 Examples of sleeping cabins



DISCUSSION

Official Community Plan Policies

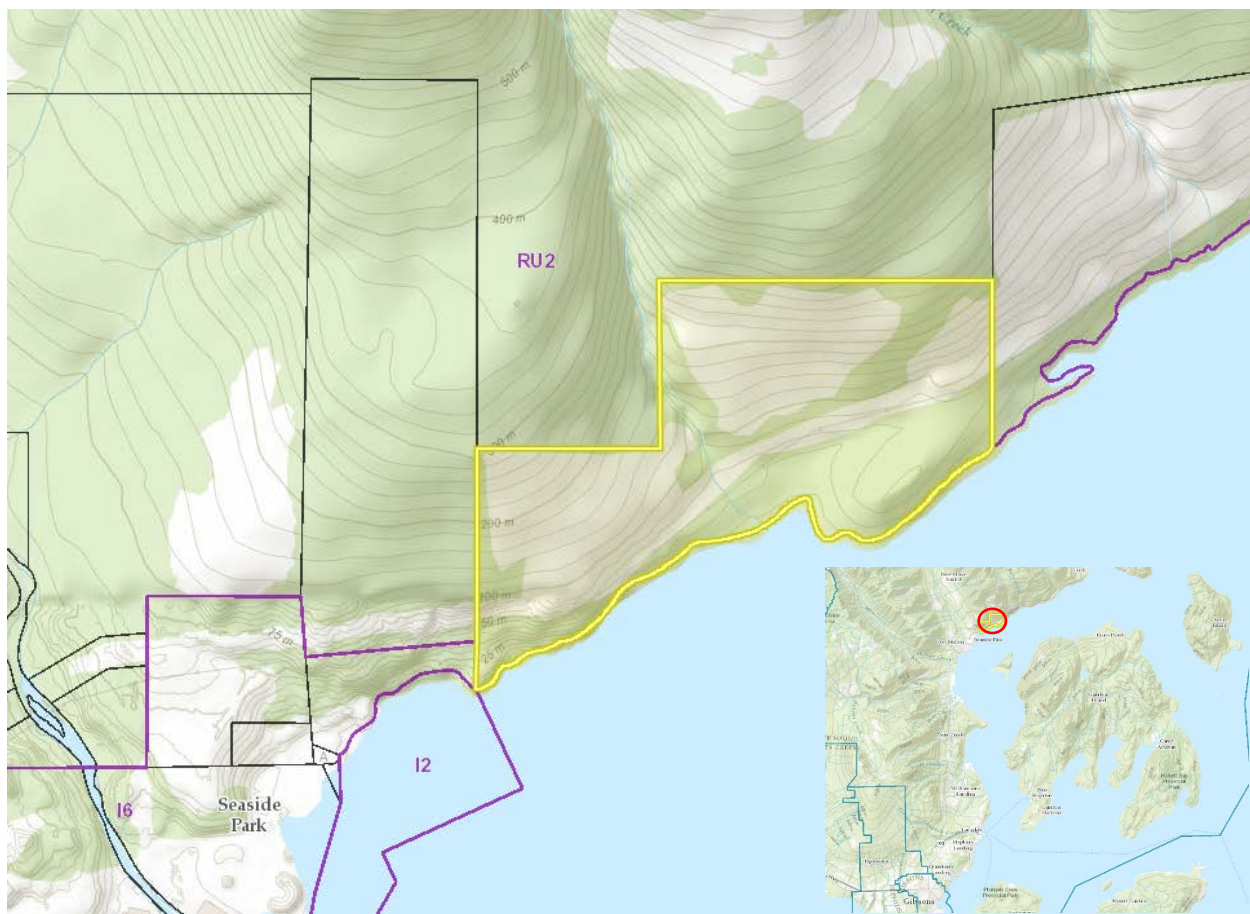
The parcel is outside of any Official Community Plan (OCP) boundaries and therefore is not governed by any policies of these plans. The lands are zoned RU2 (Rural Two) under Zoning Bylaw No. 310, which regulates land uses on lands outside of OCP boundaries.

Additionally, geotechnical reconnaissance has identified areas in the subject parcel and surrounding parcels that have potential coastal flooding, slope stability and creek side erosion hazards. While the parcel is not within any OCP boundaries, geotechnical studies to address those hazards could be required for the development of the proposed project.

Zoning Bylaw No. 310 Land Use Designations

Under Zoning Bylaw No. 310, the subject property is zoned Rural Two (RU2) (Figure 4). The RU2 zone permits a wide range of rural land uses such as agriculture, horticulture, forest management, dwelling, home occupation, bed and breakfast accommodation, campground, livestock keeping, animal shelter, manufacturing, vehicle repair and maintenance, etc.

Figure 4 Map showing zoning



Most of these permitted uses are unsuitable for the proposed tourist resort since this proposal is more than a simple camping facility. Therefore a zoning amendment is required to accommodate the proposed development. The applicant proposes to rezone the southern portion of the parcel proposed for the development to C3 (Commercial Three). The C3 zone permits a range of tourist oriented commercial and accommodation uses, such as motel, lodge, campground, marina, restaurants, tourist information centre, auxiliary retail, service and dwelling, etc. This zone can accommodate the proposed uses for the resort, but the full range of permitted uses in the C3 zone are too broad and intense for the scope of this development, and are not appropriate for this particular site.

The subject site is located near the Port Mellon industrial area, particularly, adjacent to the Howe Sound Pulp and Paper Corporation properties and a number of industrially zoned parcels to the southwest. The property itself is a registered Private Managed Forest accessed through a forest service road. A full range of C3 commercial uses are not compatible with the surrounding uses. Without significant improvement of roads and other infrastructure, the more intense commercial activities such as motel, marina and tourist information centre permitted by the C3 zoning will likely have conflict with adjacent forestry and industrial operations.

Therefore, staff recommend narrowing the scale and uses of the C3 zoning by setting special provisions that are tailored to the proposed development for the site. This will make the development more compatible with the surrounding uses. Similar to other recent proposals for sleeping units staff also recommend specific regulations to discourage long-term accommodation as primary use on the property. These provisions can be summarized as follows:

Definition:

“Sleeping Cabin” means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, used to accommodate one or more persons for a period of one month or less in any calendar year.

Permitted uses:

1. Campground with a maximum of 10 campsites per hectare
2. A maximum of 5 sleeping cabins per hectare
3. Restaurant, retail, service and office uses with a total floor area of 150 m²
4. One single family dwelling
5. Home occupation
6. Bed and breakfast
7. Boat ramp

Parcel Coverage:

Maximum 15% for all buildings and structures

Forest Management

According to the applicant, the property was purchased by AJB Investments Ltd. from Canfor. It contains a registered Private Managed Forest. Canfor harvested timber from areas of the parcel suitable for harvesting before the purchase, and the land has since been replanted. All aspects of the Private Managed Forestry are now managed by AJB.

The area intended for rezoning does not contain timber suitable for harvesting because of the steep costal terrain. Using this area for tourist accommodation and commercial activities is

perceived to have no significant impact on the overall forest management of the property. The applicant intends to withdraw this area from the Private Managed Forest program if the B.C. Managed Forest Council determines that the withdrawal is necessary in order to allow the tourism development to proceed. The rezoning application will be referred to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development and the Managed Forest Council. Their comments will inform SCRD's decision on the rezoning application with respect to the suitability of the proposed uses and their impacts on forest management on the property and surrounding areas.

Servicing and Development Considerations

The property is outside of areas serviced by SCRD water system, refuse collection and fire protection. Sewage treatment and water supply will be handled by an on-site communal septic system and wells. The water and sewerage systems will be reviewed by the Vancouver Coastal Health Authority. Refuse and other solid waste can be handled by on-site recycling and self-hauling to private or SCRD facilities. Construction of the tourist resort facilities will require building permits pursuant to the BC Building Code. The SCRD does not provide fire protection for the property. Fire protection for the property is the responsibility of the property owner.

Organization and Intergovernmental Implications

This application will be referred to the West Howe Sound Advisory Planning Commission, Skwxwú7mesh Nation, the Ministry of Forests, Lands, Natural Resource Operations & Rural Development, the Managed Forest Council, the Ministry of Transportation and Infrastructure, and Vancouver Coastal Health Authority for comment. Feedback from these agencies will help the SCRD to evaluate of this proposal from different perspectives such as forestry, transportation, environment, culture, access, safety and health, and further refine the zoning amendment bylaw.

Timeline for next steps

A public information meeting will be organized and consultation with agencies and First Nations will ensue.

Comments received from the consultation process and public information meeting will be incorporated into a future staff report to the Planning and Community Development Committee with recommendations for Second Reading of the bylaws and a public hearing to be arranged. After the public hearing conditions of final approval can be presented to the SCRD Board. At that time the Board can decide if it wishes to proceed with adoption of the zoning amendment.

Communication Strategy

Information on this application will be posted on the SCRD website. The public information meeting will be advertised in the local newspaper and notices will be sent to property owners within 100 metres of the site and the Howe Sound Pulp and Paper Corporation whose properties contain parts of the access road to the subject site.

STRATEGIC PLAN AND RELATED POLICIES

The following SCRD Strategic Plan objectives and success indicators relate to the subject of this report:

- Incorporate land use planning and policies to support local economic development.
- Create and use an “environmental lens” for planning, policy development, service delivery and monitoring.

The subject of this report is also aligned with the following land use principles of the Regional Sustainability Plan: ‘We Envision’ for the Sunshine Coast:

- We envision a continued vitality in the urban-wild dynamic, unique to our region, through the conservation and enhancement of biodiversity, natural spaces, parks and recreation opportunities for all residents.

CONCLUSION

The proposed tourist resort is in line with the SCRD’s strategy of promoting economic and sustainable development and tourism. The development will take advantage of its scenic location between the ocean and the forested uplands which is appropriate for a wilderness accommodation and recreation establishment.

The proposed zoning amendment will facilitate yet limit the scope of the development in order to minimize conflict with adjacent industrial, forestry and rural uses. Staff recommend that the bylaw be presented to the Board for first reading.

Attachments

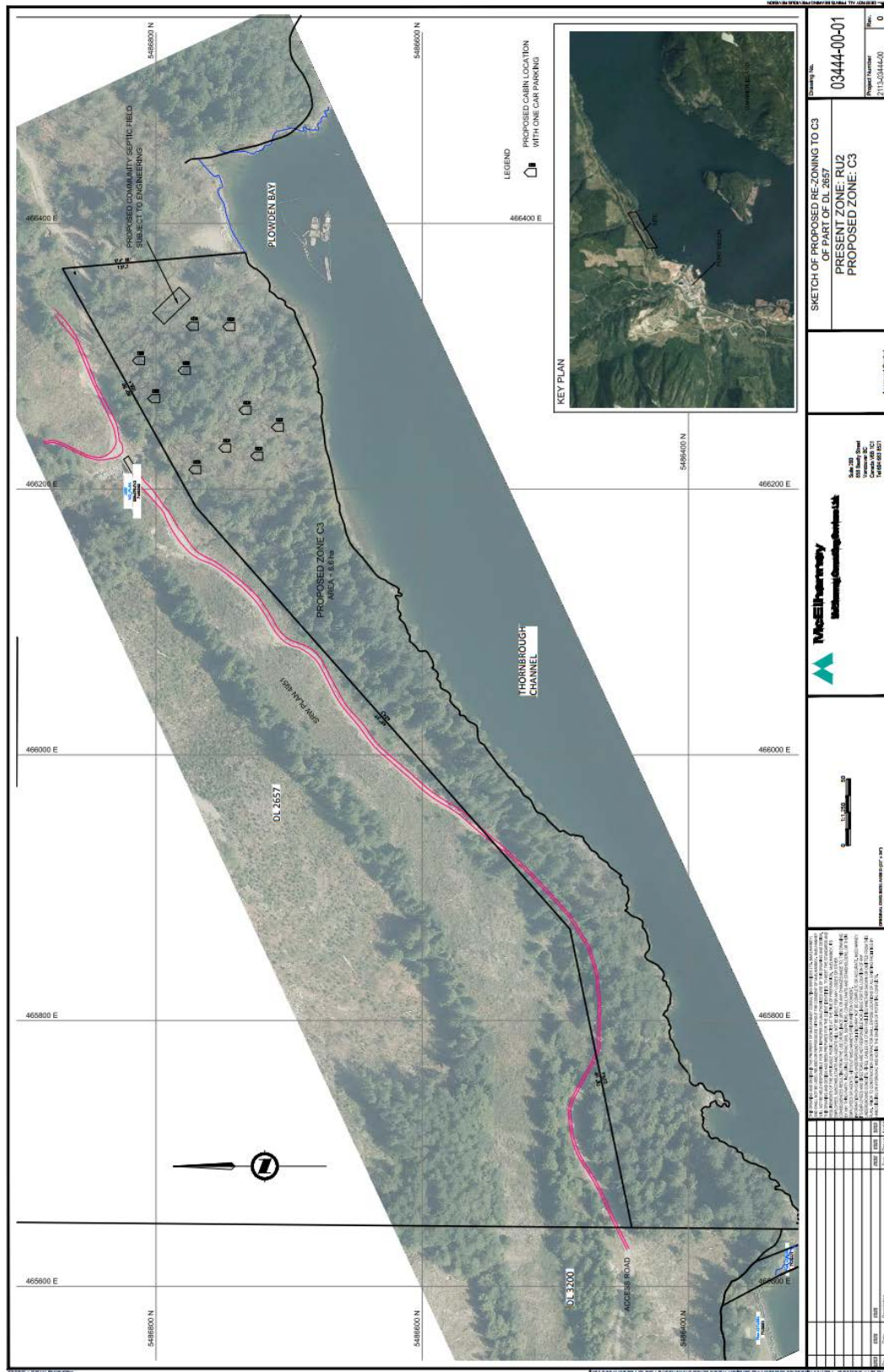
Attachment A – Proposed Site Plan

Attachment B – Proposed Zoning Amendment Bylaw for First Reading

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Other	

Attachment A

Proposed Site Plan



Attachment B Proposed Zoning Amendment Bylaw for First Reading

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.178

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 the Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - i. Renumber Sections 821.4, 821.5, 821.6 and 821.7 as Sections 821.5, 821.6 821.7 and 821.8 respectively.
 - ii. Insert the following Section immediately following Section 821.3:

821.4 Notwithstanding Section 821.1, the following provisions shall be applied to the south portion of District Lot 2657 Group 1 New Westminster District as depicted in Schedule A of Zoning Bylaw No. 310, 1987:

 - (1) “Sleeping Cabin” means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, used to accommodate one or more persons for a period of one month or less in any calendar year.
 - (2) Only the following uses are permitted:
 - (a) Campground with a maximum of 10 campsites per hectare
 - (b) A maximum of 5 sleeping cabins per hectare
 - (c) Restaurant, retail, service and office uses with a total floor area of 150 m²
 - (d) One single family dwelling
 - (e) Home occupation
 - (f) Bed and breakfast
 - (g) Boat ramp
 - (3) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures shall not exceed 15%.

3. Schedule A of Zoning Bylaw No. 310, 1987 is hereby amended by rezoning the south portion of District Lot 2657 Group 1 New Westminster District from RU2 to C3, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

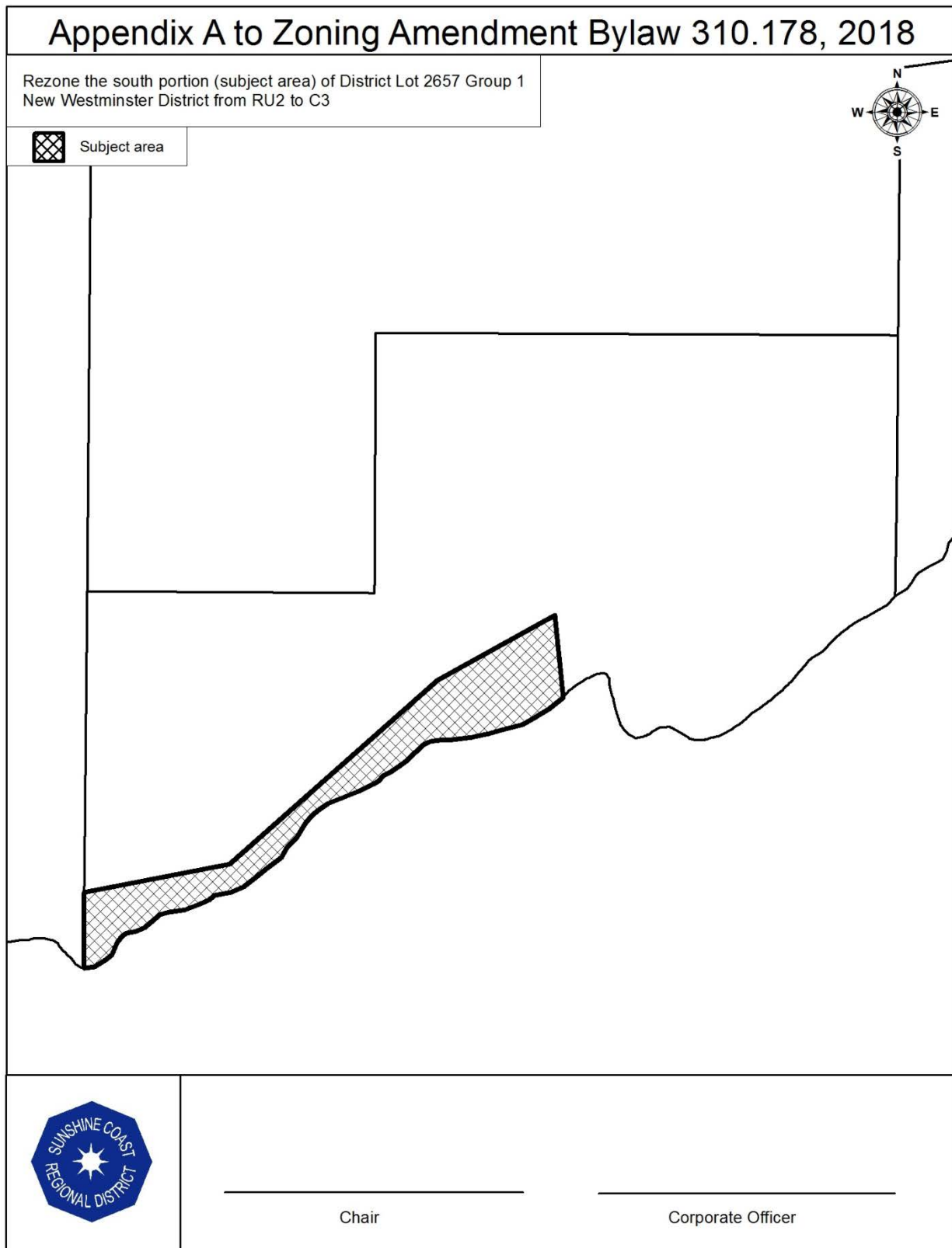
PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of Second Reading**

RECOMMENDATIONS

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of Second Reading be received;

AND THAT Zoning Amendment Bylaw No. 310.178, 2018 be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider Bylaw 310.178 be scheduled for 7:00 pm, July 17, 2018, at Eric Cardinal Hall, located at 930 Chamberlin Road, West Howe Sound;

AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the public hearing.

BACKGROUND

On February 22, 2018, the SCRD Board adopted the following resolution:

075/18 **Recommendation No. 12** *SCRD Zoning Amendment Bylaw No. 310.178, 2018*

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of First Reading be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* be forwarded to the Board for First Reading;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* be referred to the following agencies for comment:

- i. West Howe Sound Advisory Planning Commission;
- ii. Skwxwú7mesh Nation;
- iii. Ministry of Forests, Lands, Natural Resource Operations & Rural Development;
- iv. Managed Forest Council;
- v. Ministry of Transportation and Infrastructure;
- vi. Vancouver Coastal Health Authority.

AND FURTHER THAT a Public Information Meeting be held with respect to *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018*.

Pursuant to the Board's resolution, the bylaw was referred to agencies for comments, and a public information meeting was held. This report summarizes comments received from the referrals and public information meeting, and recommends second reading of the bylaw and the holding of a public hearing.

The subject development site is located northeast of Port Mellon. The closest community hub - the Langdale Village core is approximately 11 km (direct distance) to the south.

DISCUSSION

Referral Comments

The first staff report for this application and the draft bylaw were referred to the above listed agencies. A summary of referral comments can be found in the following table.

Referred Agency	Comments
West Howe Sound Advisory Planning Commission	<p>The West Howe Sound APC recommended that SCRD Zoning Bylaw Amendment No. 310.178, 2018 – Plowden Eco Lodge be supported for the following reasons:</p> <ul style="list-style-type: none"> • Support the direction towards ecotourism. • It should not be difficult to remove the land from Private Managed Forest Lands as the property has high visibility and likely would not be logged. • Support for the SCRD staff suggestion to narrow the scale and uses of the C3 zoning “by setting special provisions tailored to the proposed development for the site”, as described in the staff report.
Skwxwú7mesh Nation	No comments received.
Ministry of Forests, Lands, Natural Resource Operations & Rural Development	No comments received.
Ministry of Transportation and Infrastructure	<p>The proposed bylaw amendment affects a parcel that is greater than 800 metres from a Controlled Access Highway; therefore, the Ministry's interests are unaffected. However, the Ministry has the following comment to provide: The Ministry encourages the District to consider the volume of traffic that is expected from the Eco Lodge in order to ensure the access and forest service road are safe for the travelling public, and sufficient for the intended use.</p>
Vancouver Coastal Health Authority	No comments received.

Managed Forest Council	The Managed Forest Council has accepted the applicant's management commitment amendment dated March 13, 2018 to remove a portion of a parcel from MF 360. The amendment complies with the Private Managed Forest Land Act and regulations. The Council advises BC Assessment that the identified portion of the parcel is no longer subject to a management commitment. The Council advises the SCRD that the identified portion of the parcel is no longer subject to the Private Managed Forest Land Act and regulations.
------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Public Information Meeting

A public information meeting was held on April 16, 2018. The applicant, SCRD staff, the Area Director, three area residents and three representatives of the Howe Sound Pulp and Paper Corporation attended the meeting. A number of topics were discussed regarding the background, purpose, design, layout and operation of the development. There was no objection to the application by any of the attendants. The meeting notes can be found in Attachment A.

Discussion of Key Topics

The following is a summary of key topics that are relevant to the proposed zoning amendment.

Structure for Tourist Accommodation

As discussed in the previous report introducing this application, the proposed tourist resort will use portable pre-fabricated tourist accommodation buildings that contain sleeping quarters, cooking and sanitary facilities. Such buildings were defined as "Sleeping Cabin" in the bylaw for first reading. The term "Sleeping Cabin" is not defined in the current zoning bylaws, but a similar term "Sleeping Unit" is. To prevent confusion in terminology and capture the unique nature of small and movable shelters, it is recommended that they be defined as "Portable Cabin" specifically for this zoning amendment. Detail of the definition is as follows.

"Portable Cabin" means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.

To further define the temporary nature of tourist accommodation on this specific site and how the term "Portable Cabin" is interpreted in the context of the zoning bylaw, the following regulations are recommended to be incorporated into the revised bylaw (Attachment B) for second reading:

- No person shall occupy any portable cabins or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.
- A portable cabin shall not be considered an auxiliary building or structure.

Managed Forest

The BC Managed Forest Council has accepted the applicant's request to remove the southern strip of the property from a managed forest (MF 360). The land may now be used for purposes other than forestry.

Potential Conflict with Other Users

Questions were raised regarding potential conflict on the water between recreational users and nearby forestry activities such as log float. A similar issue was discussed during the new Twin Creeks OCP review process, and the feedback was that all users appeared to get along well. There are other existing docks, beaches and parks along the Thornbrough Channel, and the waterway is a public space shared by many users including commercial and industrial users and recreational boaters and kayakers, etc. The channel has sufficient space to accommodate many users, and as long as caution is taken, potential conflict can be avoided.

Road Access

Road access to the subject site is via a forest service road traversing a number of the Howe Sound Pulp and Paper Corporation's properties to the west and south. The applicant has provided right-of-way documents defining the applicant's right to use the road for access. With both water and road access available to the site, this tourist development of a limited scope is not expected to generate a significant amount of road traffic or cause conflict with adjacent areas.

Auxiliary Facilities and Outdoor Recreation

As indicated by the applicant, the development will occur incrementally. The auxiliary facilities such as reception, service, office and retail will be developed gradually as the number of cabins and camp sites increase. Therefore instead of setting the total maximum gross floor area for those uses on the entire site, it is more appropriate to define the allowable gross floor area that relates to the number of existing cabins and camp sites. It is recommended that the maximum total gross floor area for restaurant, retail, service and office uses be set to 3 m² per campsite and 6 m² per portable cabin. When the site is built out, with a maximum of 66 campsites and 33 cabins, a total of 396 m² of those uses would be permitted.

Additionally, outdoor recreational activities proposed by the applicant should be clearly defined as permitted uses in the bylaw, such as zip lining and tree climbing.

Timeline for next steps

If the Board gives the bylaw Second Reading, a public hearing will be organized. Comments received from the public hearing as well as recommendations for any conditions will be incorporated into a staff report to the Planning and Community Development Committee for consideration of Third Reading of the Bylaw. At that time the Board can make a decision on the final approval of the Bylaw.

Communication Strategy

Information on this application will be posted on the SCRD website. The public hearing will be advertised in the local newspaper and notices will be sent to property owners within 100 metres of the site.

STRATEGIC PLAN AND RELATED POLICIES

The following SCRD Strategic Plan objectives and success indicators relate to the subject of this report:

- Incorporate land use planning and policies to support local economic development.
- Create and use an “environmental lens” for planning, policy development, service delivery and monitoring.

The subject of this report is also aligned with the following land use principles of the Regional Sustainability Plan: ‘We Envision’ for the Sunshine Coast:

- We envision a continued vitality in the urban-wild dynamic, unique to our region, through the conservation and enhancement of biodiversity, natural spaces, parks and recreation opportunities for all residents.

CONCLUSION

Following the first reading of Zoning Amendment Bylaw No. 310.178, the referral process and the public information meeting had gathered feedback from agencies, members of the public as well as the applicant. The proposed development is generally supported by the public and agencies.

A number of issues including definition of portable cabin, road access, conflict with other users, auxiliary facilities and outdoor recreation are addressed in this report.

Revisions to enhance the bylaw are recommended for consideration of second reading to be followed by a public hearing.

Attachments

Attachment A – Public Information Meeting Notes

Attachment B – Revised Zoning Amendment Bylaw for Second Reading

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Other	

Attachment A

Public Information Meeting Notes

Overview

- Hugh O' Dwyer(Applicant) provided a macro overview of the intended use of the property
- Hugh explained the location on the property that is intended to be utilized
- Hugh explained the approach from a community based sustainability perspective and the types of synergies that the resort anticipated would be a big part of the future success (e.g. integrating other tourist business into the Plowden bay resort like whale watching, trail walking kayaking)
- A discussion was held in general terms with regard to solar and wind opportunities
- The range of construction options that could be used was discussed and the challenges / opportunities for them
- It was a given, that were possible local labor and vendors will be used for the construction activities. The challenges and opportunities for this was also discussed in general terms
- A very approximate cost analysis was discussed in regard to the lodge (the hoteling component), just so the group could understand how it integrated with the previous construction discussions
- Possible locations of septic fields and other septic options were discussed
- Access from the water and existing ROW was discussed
- Potable water options (drilling also discussed)

Actions:

- Applicant will provide the property neighboring representatives the parcel ID numbers or other documents that verifies the in situ ROW.
- Yuli Siao (SCRD Planner) will provide Applicant some clarification on permissible building locations within the intended zoning

Summary:

Once the project description was over, most of the evening was spent discussing things in general terms. One attendee was very knowledgeable of the land or region having explored the region for many years and provided some great historic insights to the area.

Attachment B **Revised Zoning Amendment Bylaw for Second Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.178

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. 310.178, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - i. Renumber Sections 821.4, 821.5, 821.6 and 821.7 as Sections 821.5, 821.6 821.7 and 821.8 respectively.
 - ii. Insert the following Section immediately following Section 821.3:

821.4 Notwithstanding Section 821.1, the following provisions shall be applied to the south portion of District Lot 2657 Group 1 New Westminster District as depicted in Schedule A of Zoning Bylaw No. 310, 1987:

 - (1) Only the following uses are permitted:
 - (a) Campground with a maximum of 10 campsites per hectare
 - (b) A maximum of 5 portable cabins per hectare
 - (c) Restaurant, retail, service and office uses with a total gross floor area of 3 m² per campsite and 6 m² per portable cabin
 - (d) Home occupation
 - (e) Bed and breakfast
 - (f) Boat ramp
 - (g) Outdoor recreation
 - (2) “Portable Cabin” means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.
 - (3) No person shall occupy any portable cabins or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.
 - (4) A portable cabin shall not be considered an auxiliary building or structure.

(5) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures shall not exceed 15%.

3. Schedule A of Zoning Bylaw No. 310, 1987 is hereby amended by rezoning the south portion of District Lot 2657 Group 1 New Westminster District from RU2 to C3, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this 22TH DAY OF FEBRUARY, 2018

READ A SECOND TIME this DAY OF MONTH YEAR


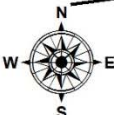
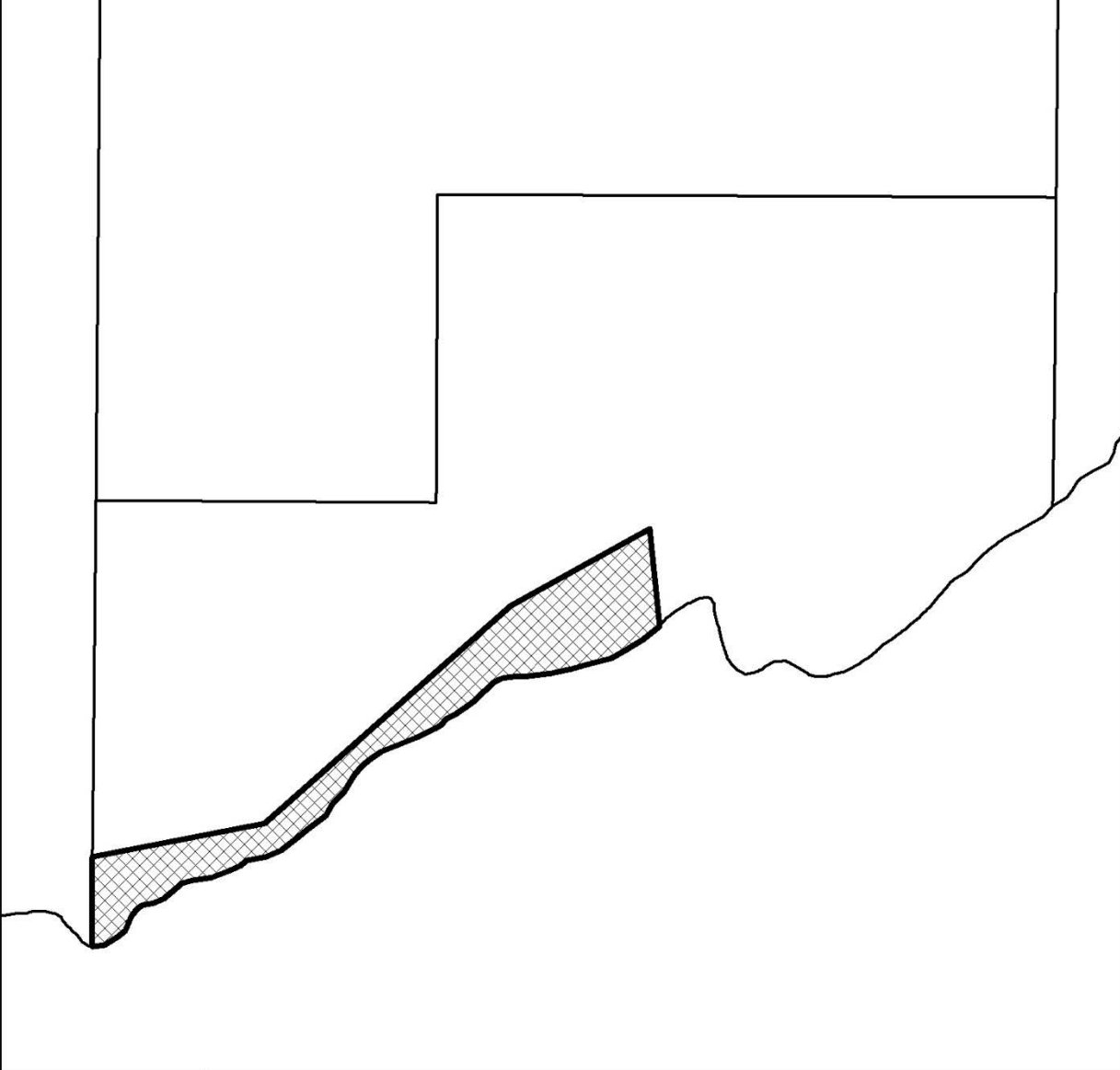

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

Appendix A to Zoning Amendment Bylaw 310.178, 2018					
Rezone the south portion (subject area) of District Lot 2657 Group 1 New Westminster District from RU2 to C3					
 Subject area					
					
	<table border="0"><tr><td>_____</td><td>_____</td></tr><tr><td>Chair</td><td>Corporate Officer</td></tr></table>	_____	_____	Chair	Corporate Officer
_____	_____				
Chair	Corporate Officer				

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Development Variance Permit Application DVP00064 (PODS)

RECOMMENDATIONS

THAT the report titled Development Variance Permit Application DVP00064 (PODS) be received;

AND THAT Development Variance Permit DVP00064 to vary Zoning Bylaw No. 337 Section 1146.2(d) to reduce the required setback from the natural boundary of the ocean, from 15 m to 13 m for the roof overhangs of proposed buildings and to reduce the required setback from 15 m to 7.5 m for the underground water storage tank be issued subject to:

- i. **Comments from shíshálh Nation be received and addressed within the 60-day referral period.**
-

BACKGROUND

The SCRd received a Development Variance Permit application to reduce the setback from the natural boundary of the ocean from 15 m to 13 m for the roof overhangs of buildings, and to 7.5 m for the underground water storage tank on the property of the Pender Harbour Ocean Discovery Station (PODS). The proposed building plans are included in Attachment A. Table 1 below provides a summary of the application.

Table 1: Application Summary

Owner/Applicant:	Ruby Lake Lagoon Society
Legal Description:	PARCEL 1 DISTRICT LOT 1543 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP960
PID:	027-738-515
Electoral Area:	Area A
Civic Address:	4150 Irvines Landing Road
Parcel Area:	0.64 hectares (1.58 Acres)
Existing Land Use Zone:	PA4D (Research and Assembly
Existing OCP Land Use:	Public use and utilities
Proposed Use:	PODS development

Figure 1 - Location Map



The subject parcel is located in the Irvines Landing neighbourhood in Pender Harbour. The property is surrounded by rural and residential parcels on the east, north and west sides.

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

DISCUSSION

Analysis

Zoning Bylaw No. 337

Section 1146.2(d) of the zoning bylaw requires a minimum setback of 15 m from the natural boundary of the ocean for any building or structure.

The purpose of the variances is to accommodate the design of the overhang of the shell-like roofs projecting 2 m into the required setback area, and to allow additional water supply for the aquariums in an underground storage tank located south of the buildings and encroaching 7.5 m into the setback area. The following diagram illustrates the proposed setback variances.

The roof overhang, suspended in the air at a height of 13 m, and the water storage tank, being buried underground, do not appear to have any negative impact on the surrounding environment.



Development Permit Area for Coastal Flooding

The PODS buildings and underground water storage tank are partially located within a development permit area for coastal flooding. The applicant has applied to the SCRD for a development permit which satisfactorily addresses coastal flooding hazards, safety measures and flood construction levels and indicates no impact on the buildings and underground water storage tank. No other development permit areas are identified in the OCP for the subject lands.

Applicant's Rationale

The reason for the building's location resulting in the need for the roof overhang projection is to avoid interfering with the existing sewage pipe easement serving the adjacent Pender Harbour Landing subdivision that crosses the mid-section of the parcel. The reason for the underground water storage tank is to supply sufficient water to the aquariums which have a high water demand. Rain water storage will also reduce demand on SCRD water supply.

Consultation

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns
shíshálh Nation	Referred on August 11, 2020. No response received to date.
Advisory Planning Commission	The APC did not make a recommendation.
Neighbouring Property Owners/Occupiers	Notifications were distributed on August 28, 2020 to owners and occupiers of properties within a 100m radius of the subject property. No comments received to date.

The applicant attended the APC meeting and addressed questions regarding rationale for the variance, natural boundary of the ocean, existing sewer easement, geo-technical study of the site, and the presence of hardship. A number of facts are reiterated herein to address these questions.

The natural boundary of the parcel is identified as the parcel's legal boundary in both the recent survey plan and existing legal plan. The fill area in Joe Bay is also identified in both plans, but the fill boundary is not recognized as a new natural boundary, because the stability and permanency of the fill area have not been certified by geotechnical and hydraulic studies. Therefore the required setback to a building is based on the legal and natural boundary in the current plans.

The existing sewer pipe easement is located in the mid-section of the parcel and the proposed location of the building is to avoid interference with the easement. A geo-technical study for the entire site was completed and provided to support the zoning and OCP amendment for the PODS development which has been approved by the Board. Aside from a development permit area for coastal flooding for the foreshore portion of the parcel, there is no geo-technical development permit area on the parcel identified or required by the OCP. A development permit to address

coastal flooding issues has been reviewed by the SCRD with no concerns with respect to the requested variances. Different than a Board of Variance application, consideration of a development variance permit is not confined to the presence of hardship, but rather a broader range of matters, such as design, function and technical issues as discussed above.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. No comments were received.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*. The province has approved heritage permits for the site and the applicant's archaeological consultants will continue work on the site to ensure terms and conditions of the permits are met.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit.

This would authorize the applicant to proceed with constructing the proposed buildings and water storage tank. Planning staff consider this option would support the proposed design of PODS with no negative impact on the surroundings.

Planning staff recommend this option.

Option 2: Deny the permit.

The zoning bylaw setback regulation would continue to apply.

STRATEGIC PLAN AND RELATED POLICIES

Review of the application for the development variance permit supports the SCRD's strategy for community collaboration.

CONCLUSION

The proposed development variance permit to decrease setback for the roof overhang and underground water storage tank would facilitate the design and development of PODS without negative impact on the surroundings.

Staff recommend support of this application subject to receiving comments from the shíshálh Nation within the 60-day referral period.

ATTACHMENTS

Attachment A – Proposed building plans

Reviewed by:			
Manager	X - D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	



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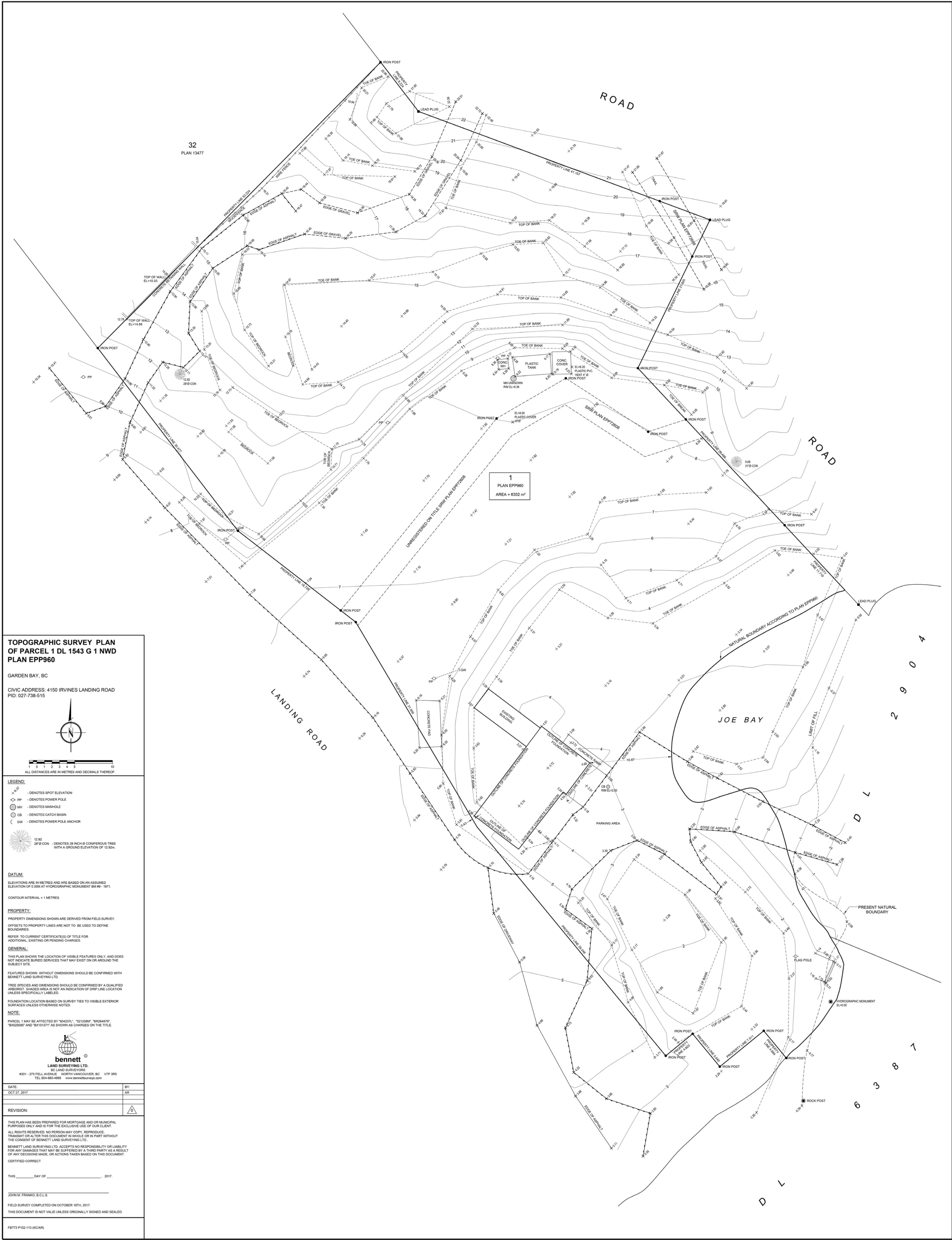
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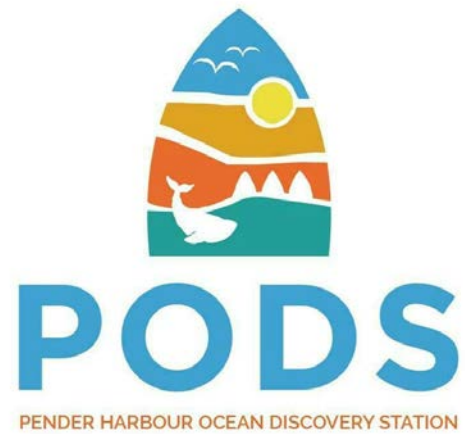
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SITE SURVEY

NOT TO SCALE

D03





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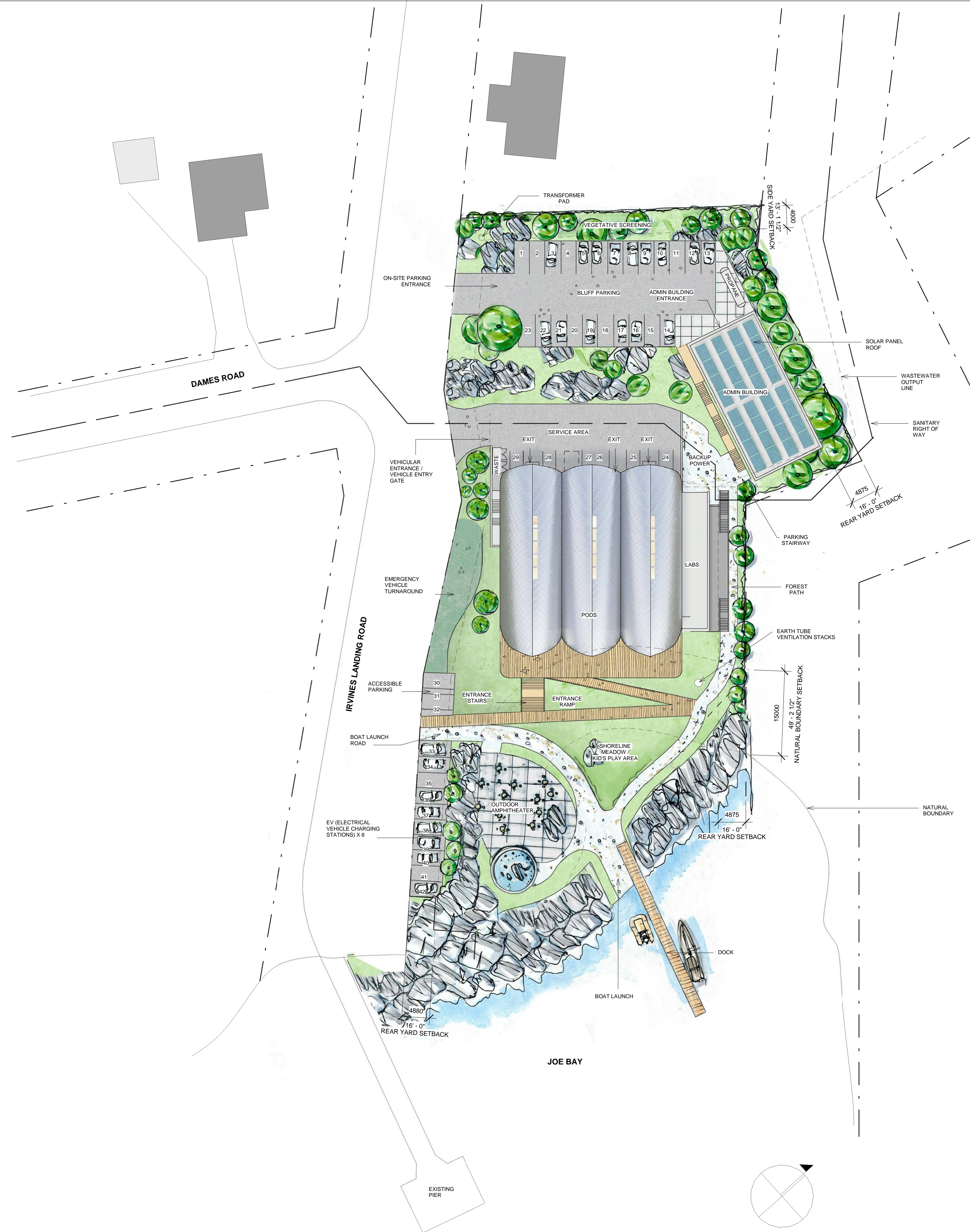
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SITEPLANS

As indicated

D101



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LANDSCAPE PLAN

1 : 400

D102



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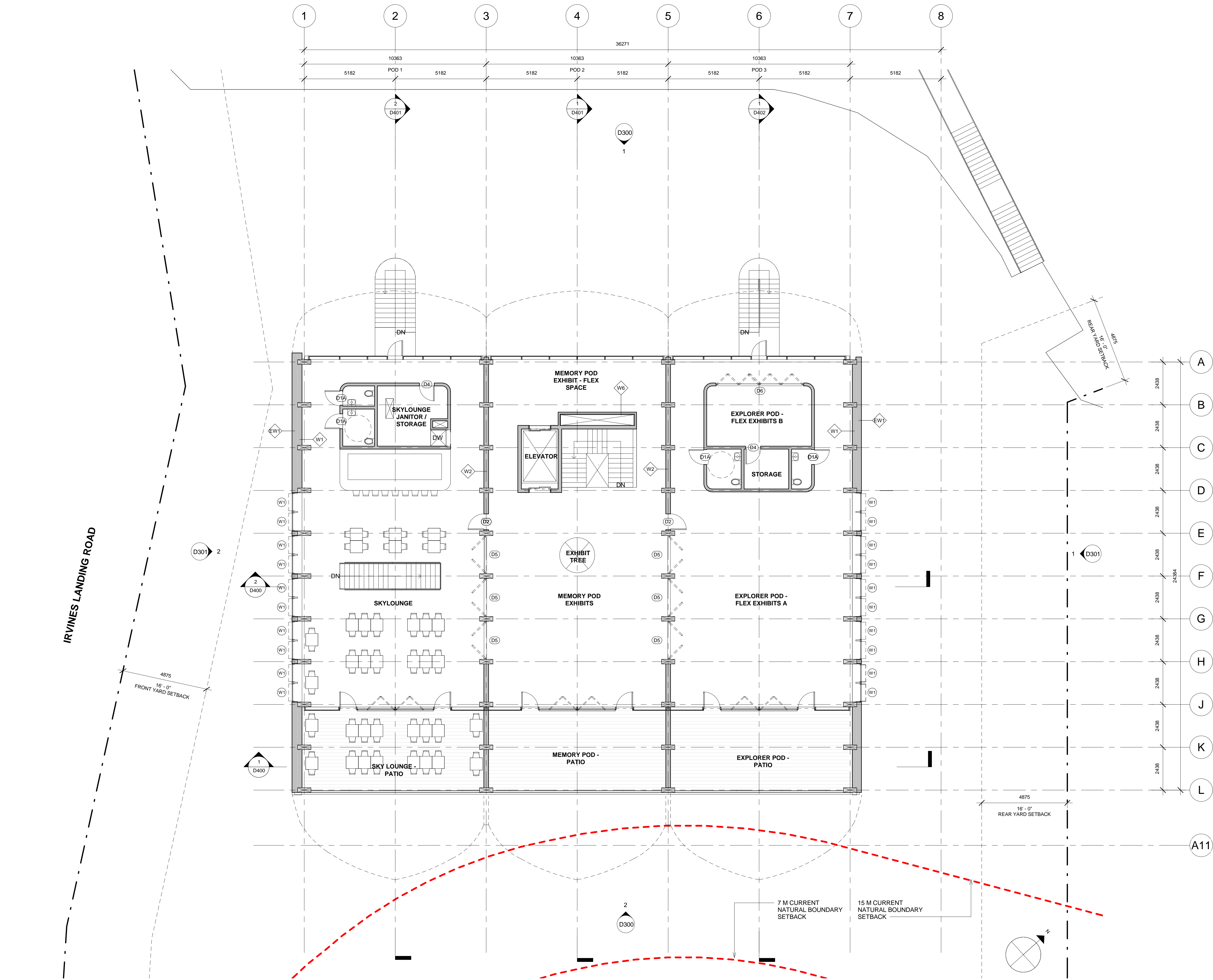
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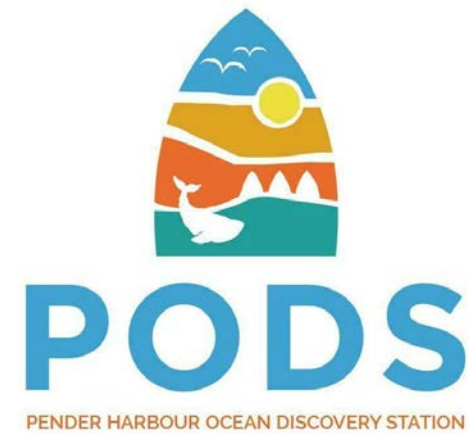
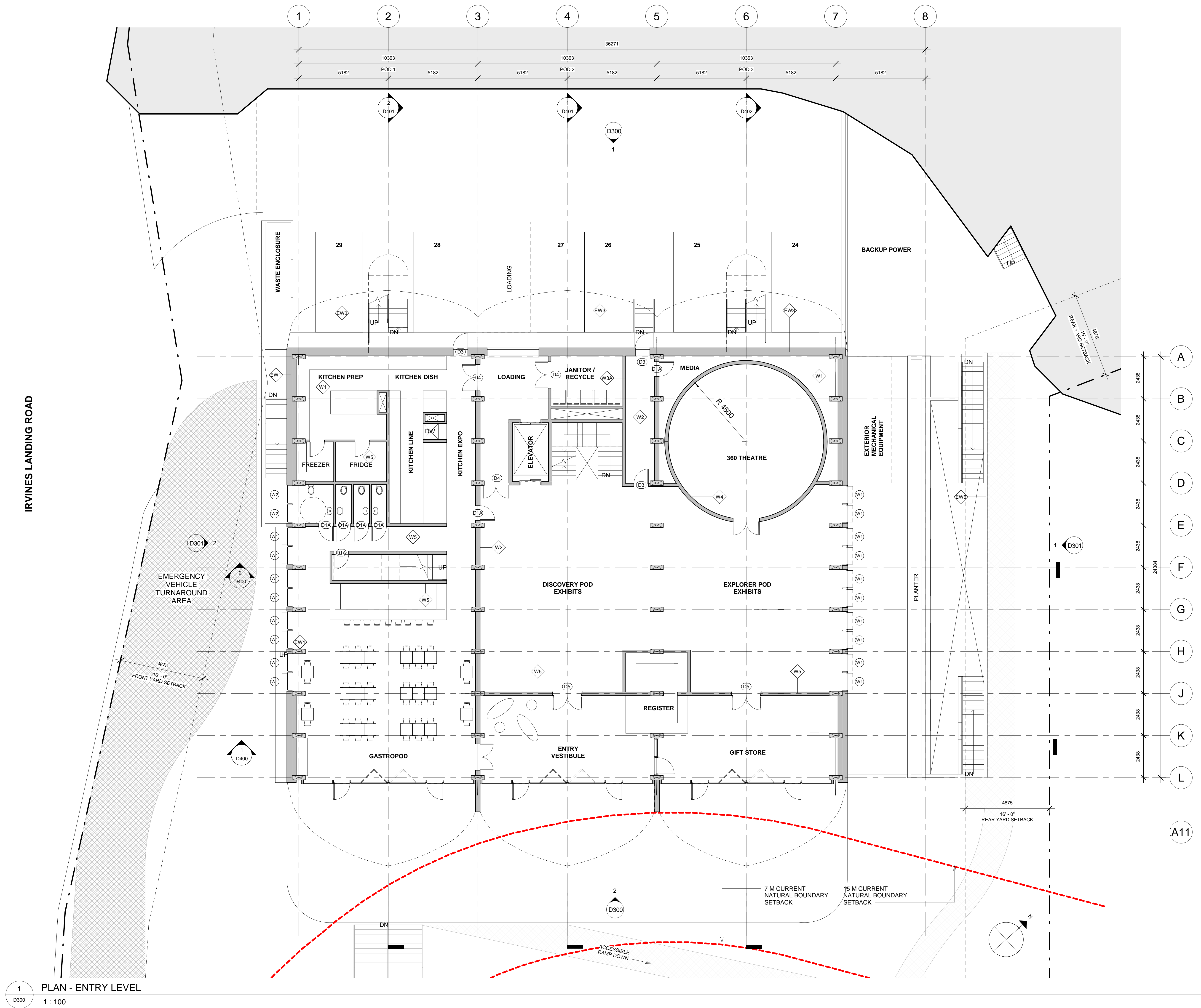
PLAN - 2ND LEVEL

1 : 100

D106



1 PLAN - 2ND LEVEL
D300 1 : 100



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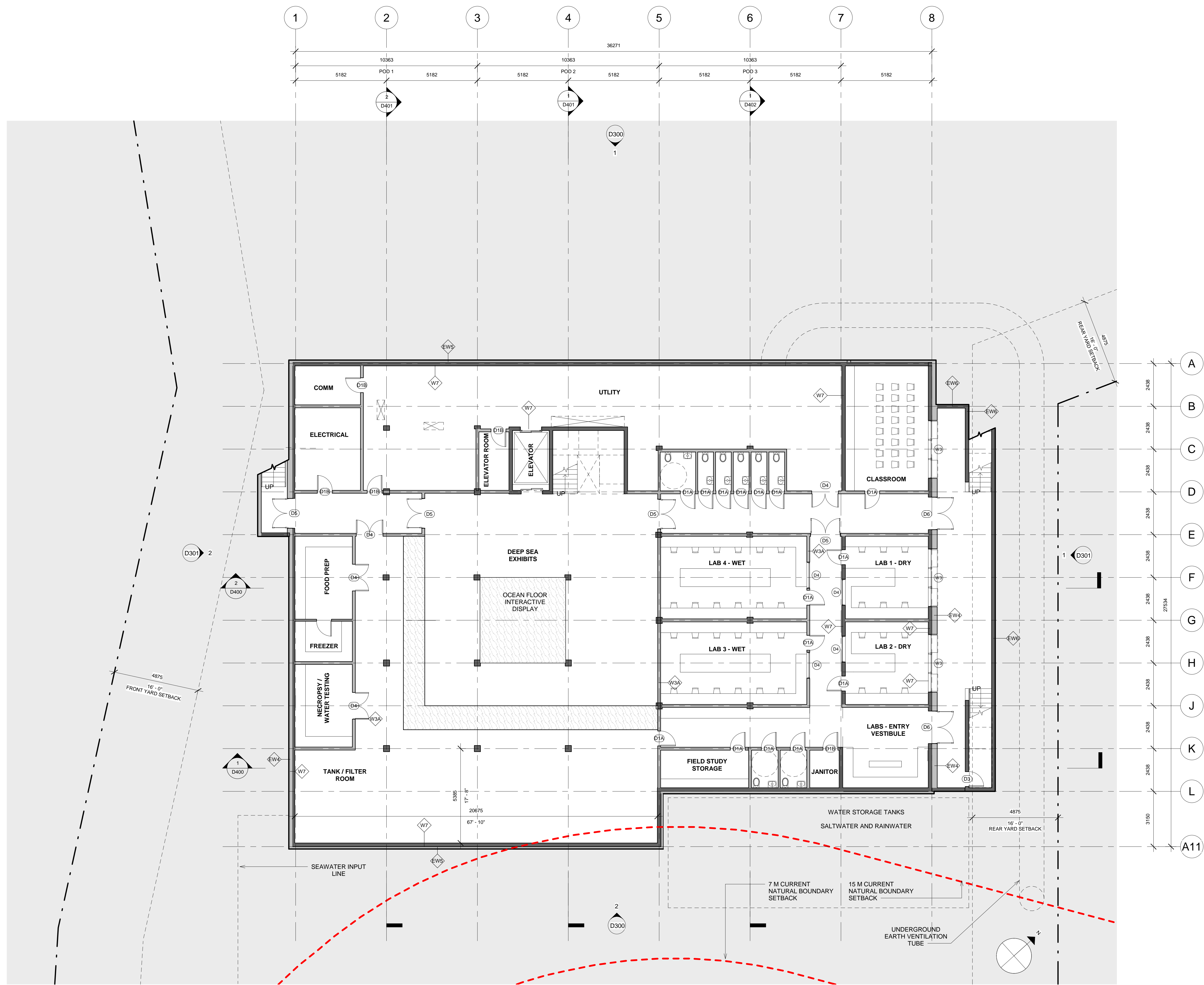
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PLAN - ENTRY
LEVEL

1 : 100

D107



1 PLAN - SUBTERRANEAN LEVEL
D300 1 : 100



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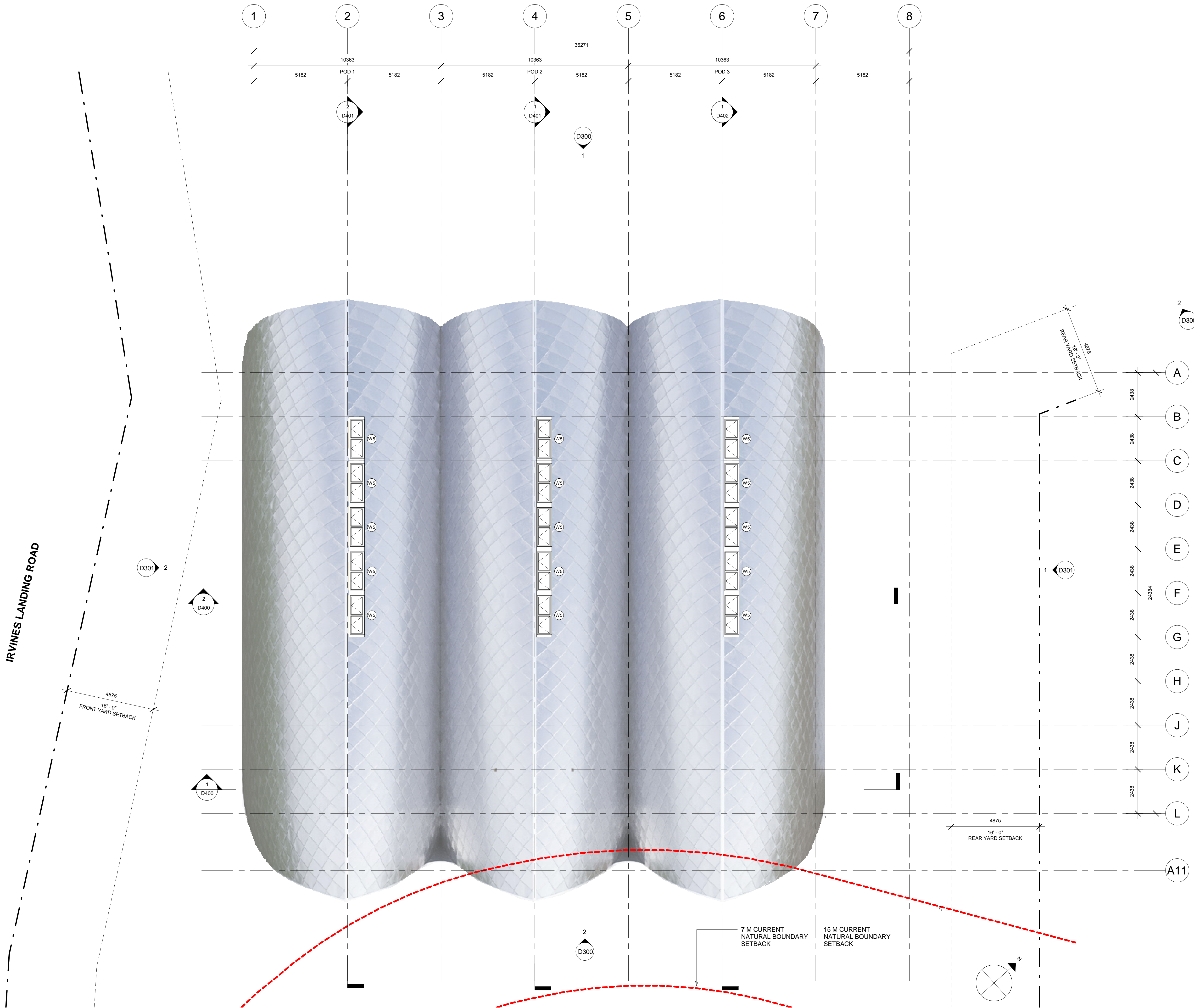
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PLAN -
SUBTERRANEAN
LEVEL

1 : 100

D108



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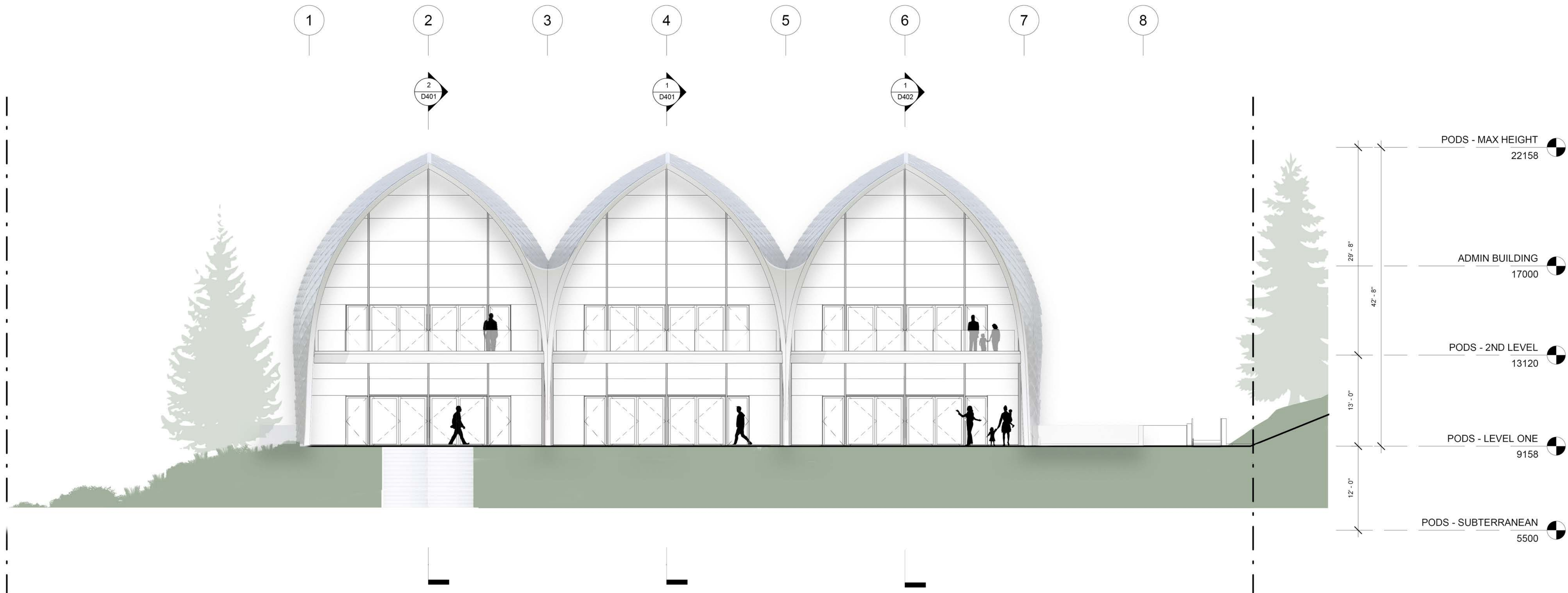
REVISIONS	DATE
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PLAN - ROOF

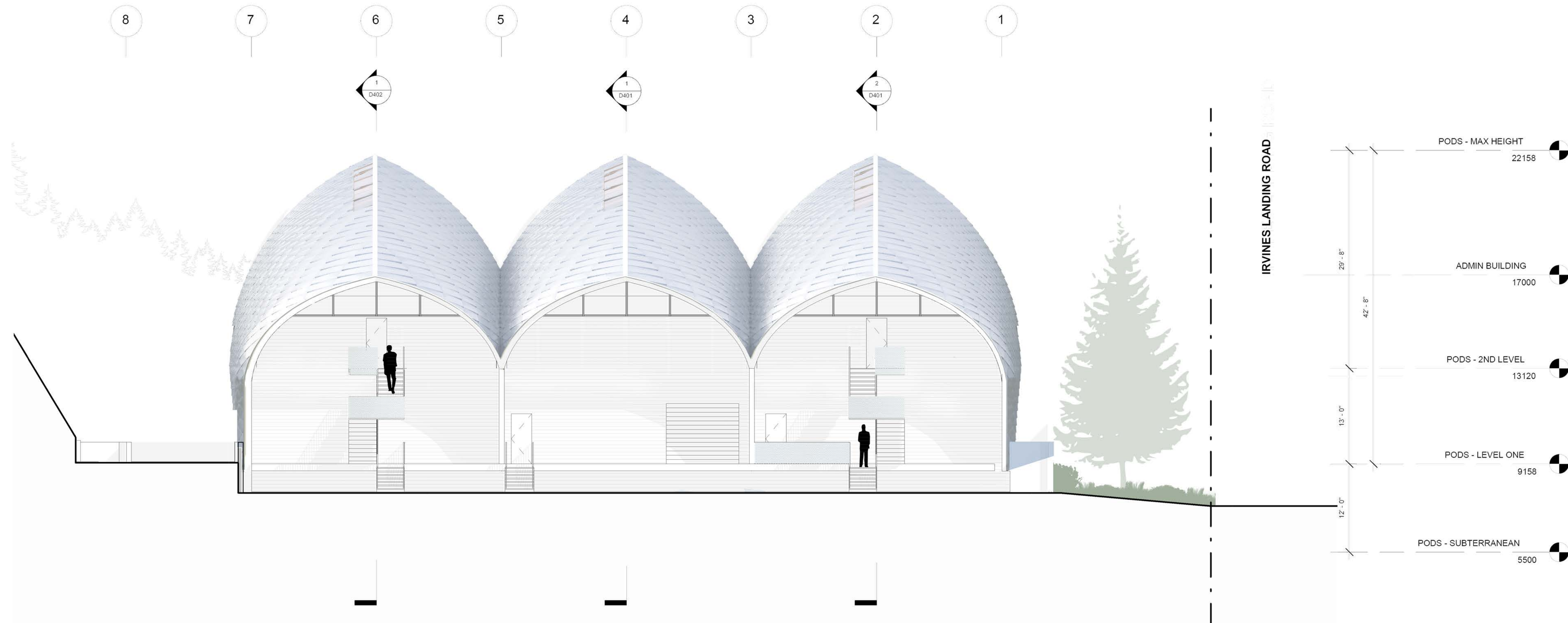
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D109

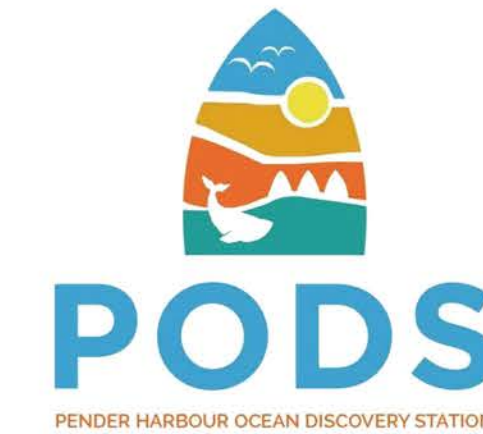
IRVINES LANDING ROAD



2 ELEVATION - PODS - EAST
D106 1 : 100



1 ELEVATION - PODS - WEST
D106 1 : 100



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MATERIAL LEGEND	
1	LOCAL VEGETATION
2	GRANITE BLOCKS + CLADDING
3	REFLECTIVE METAL SHINGLES
4	6" VERTICAL CEDAR
5A	WOOD MULLIONS + GLAZING
5B	ALUMINUM MULLIONS + GLAZING
6	ALUMINUM FLASHING
7	ALUMINUM SCREEN
8	ALUMINUM LOUVERS

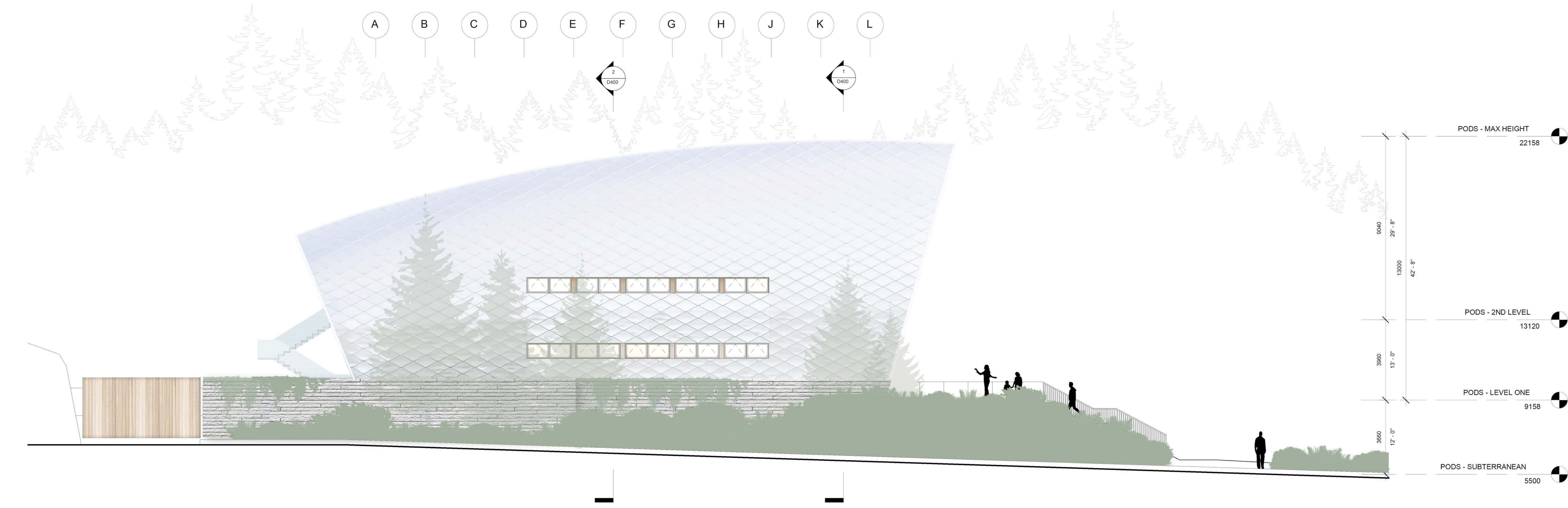
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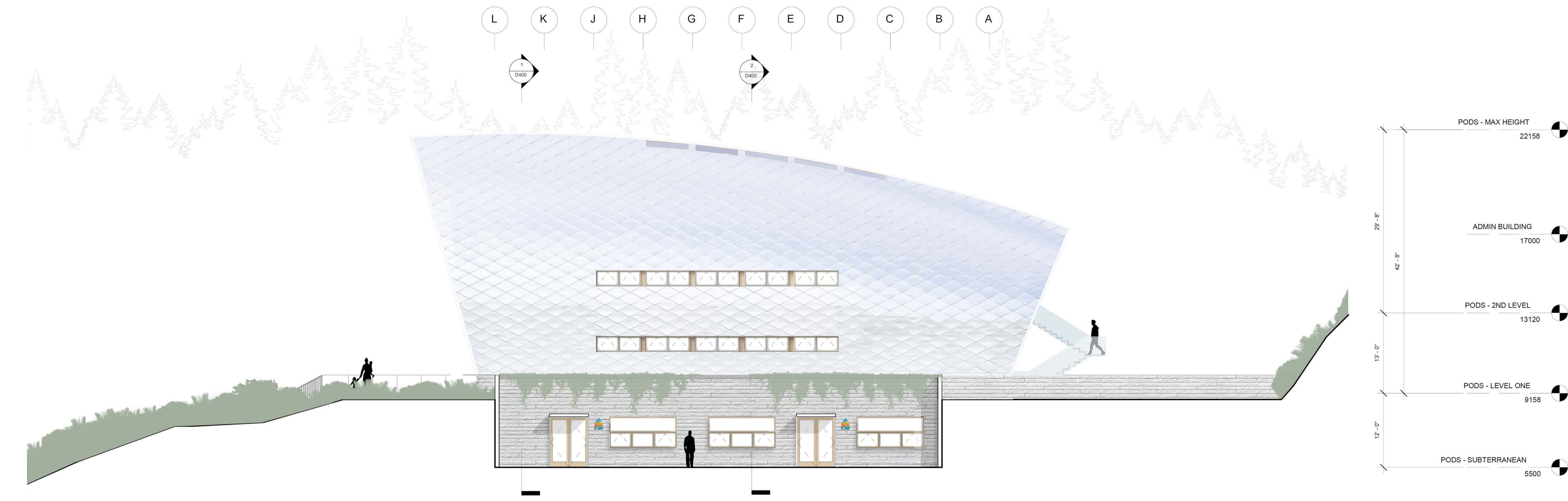
ELEVATIONS -
PODS - EAST /
WEST

1 : 100

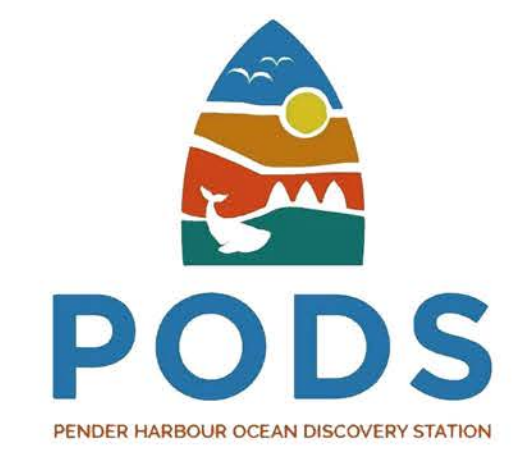
D300



2 ELEVATION - PODS - SOUTH
D106 1 : 100



1 ELEVATION - PODS - NORTH
D106 1 : 100



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MATERIAL LEGEND	
1A	ZINC METAL CLADDING
1B	ZINC FLASHING
2	ANODIZED ALUMINUM MULLIONS
3A	LINEAR GRANITE CLADDING
3B	GRANITE FOUNDATION WALL
3C	GRANITE PLANTER WALL
4A	6" CEDAR CLADDING - CLEAR STAIN
4B	6" CEDAR SOFFIT - CLEAR STAIN
5A	GLAZING CURTAIN WALL
5B	GLASS GUARD RAIL
6A	PUNCHED WINDOW
6B	PUNCHED WINDOW W/ SUN SHADE
7	VEGETATED ROOF
8	MECHANICAL LOUVERS

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ELEVATIONS -
PODS - NORTH /
SOUTH

1 : 100

D301



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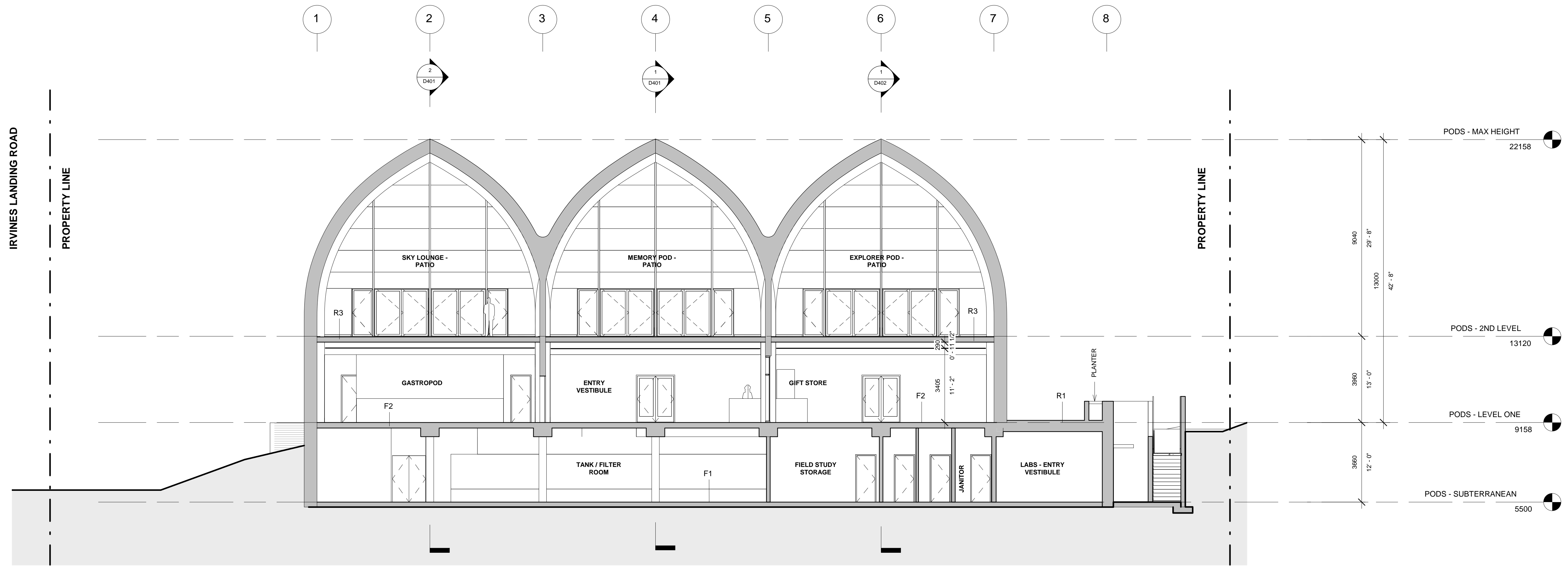
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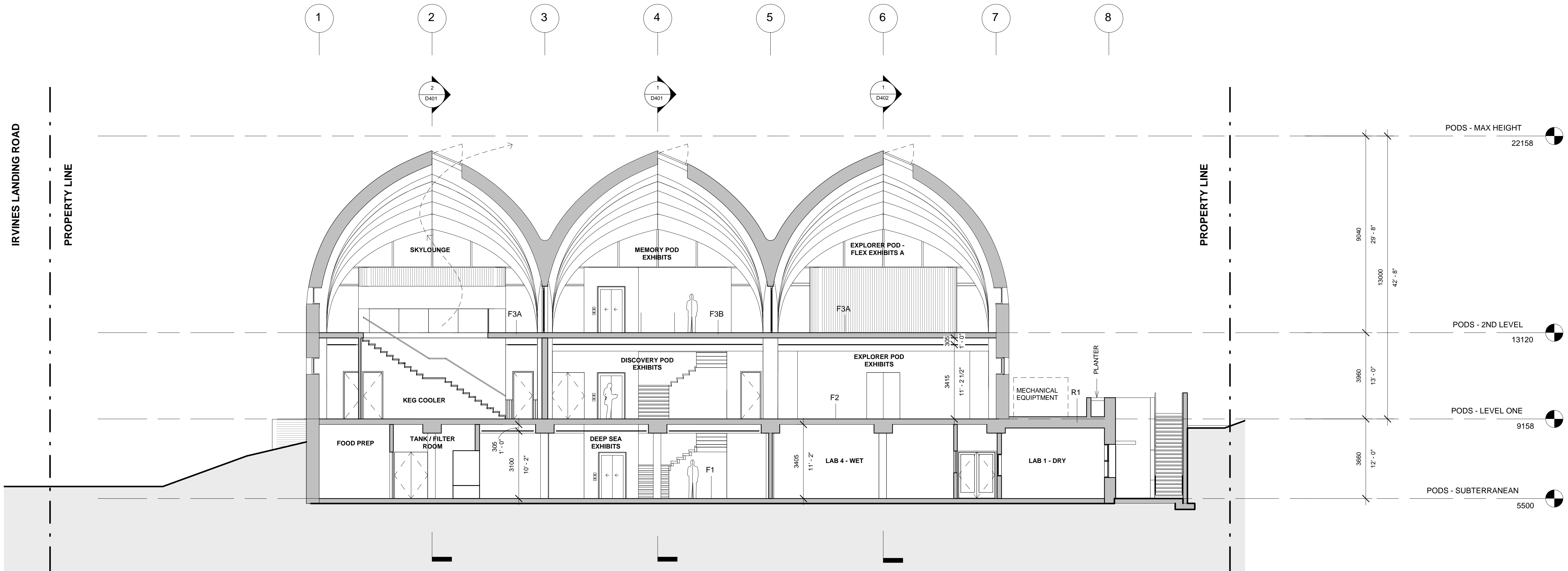
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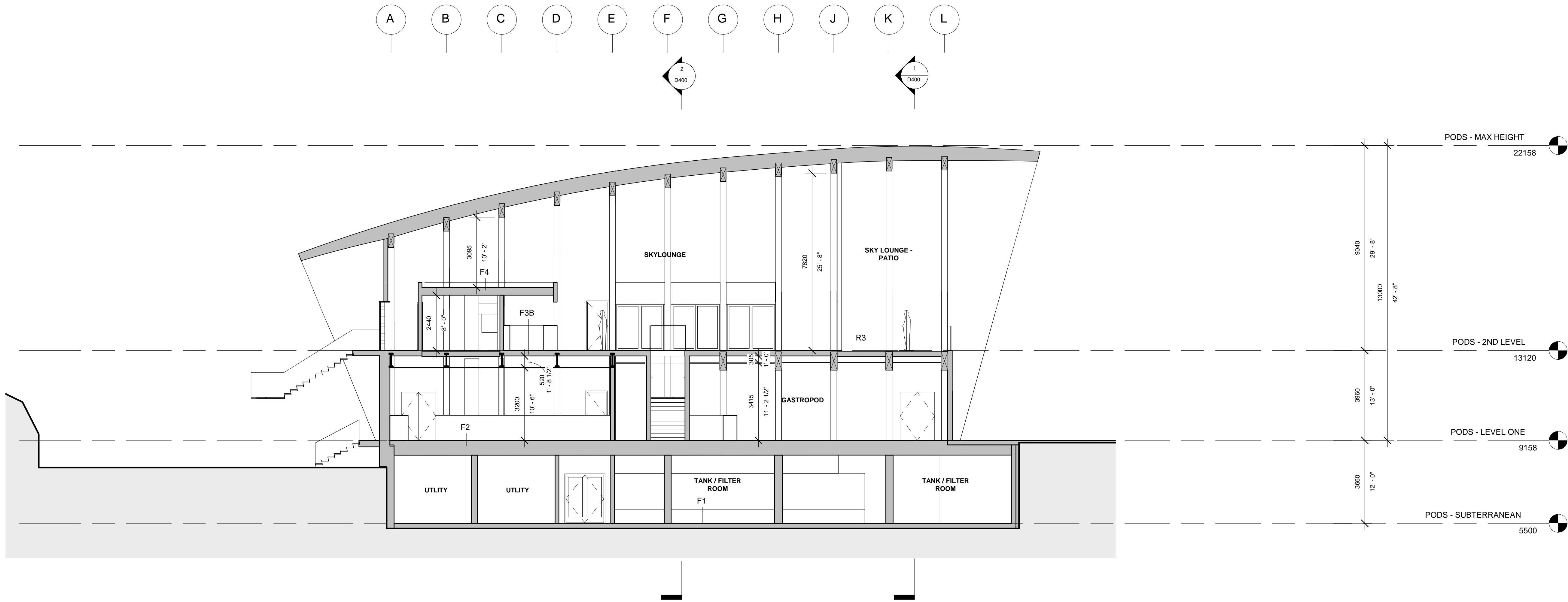
D400



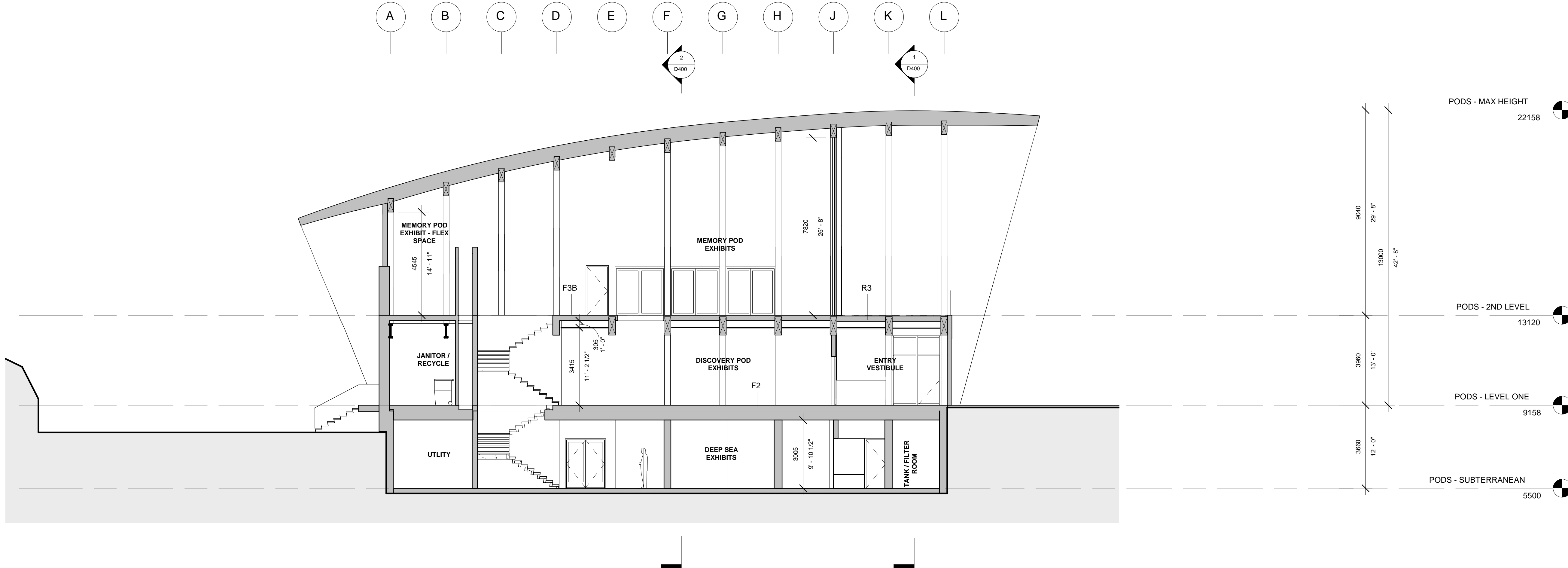
1 SECTION - PODS - SOUTH TO NORTH PATIOS
D106 1 : 100



2 SECTION - PODS - SOUTH TO NORTH
D106 1 : 100



2 LONGITUDINAL SECTION - GASTROPOD
1 : 100



1 LONGITUDINAL SECTION - EXPLORER POD
1 : 100



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REVISIONS	DATE
ISSUED FOR COORDINATION	2020-05-28

LONGITUDINAL SECTIONS - PODS

1 : 100

D401



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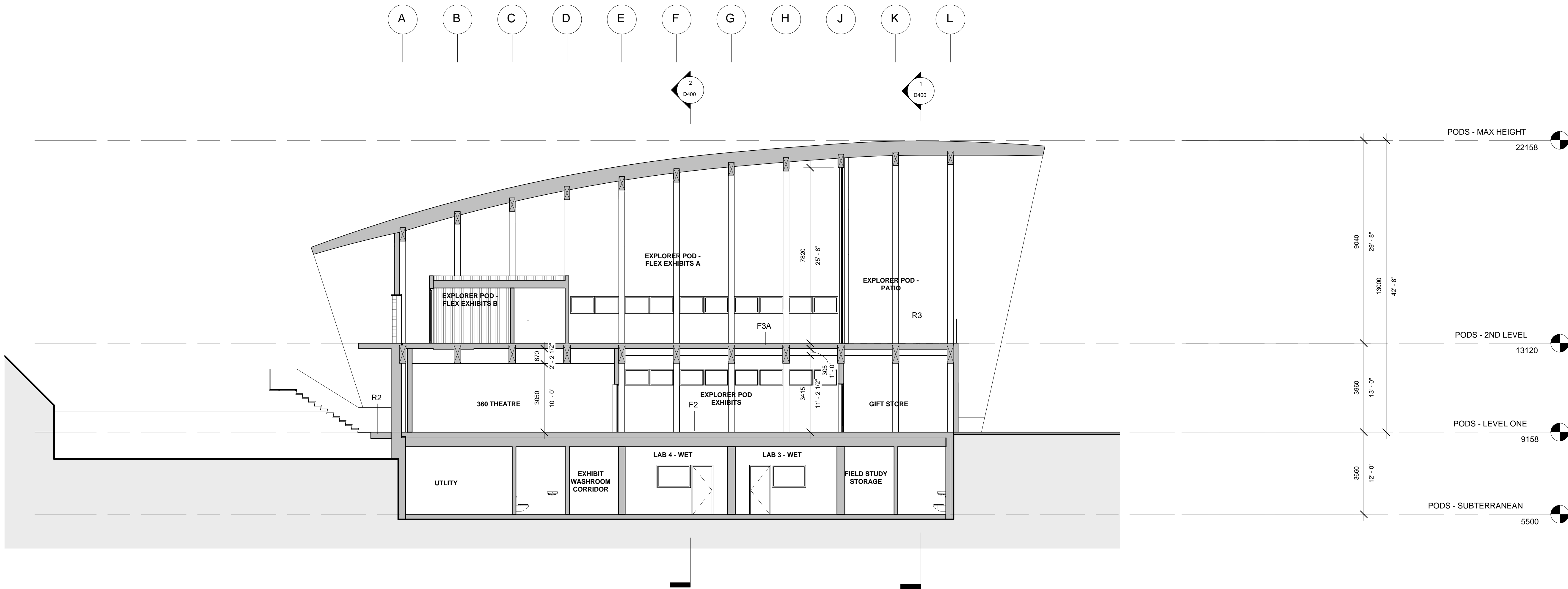
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LONGITUDINAL
SECTIONS - PODS

1 : 100

D402



1 LONGITUDINAL SECTION - DISCOVERY POD
D106 1 : 100

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Lynda Fyfe, Planning Technician II

SUBJECT: Development Variance Permit Application DVP00066 (12658 Canoe Road)

RECOMMENDATION(S)

THAT the report titled Development Variance Permit Application DVP00066 (12658 Canoe Road) be received;

AND THAT Development Variance Permit Application DVP00066 to reduce the required setback from the exterior side parcel line from 4.5 metres to 2.72 metres, inclusive of roof eaves, to permit the construction of a single family dwelling, be issued subject to the following conditions;

1. 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.

AND FURTHER THAT this recommendation be forwarded to the Regular Board Meeting of September 10, 2020.

BACKGROUND

The SCRD has received a Development Variance Permit application for a property located at 12658 Canoe Road, Pender Harbour (as shown in Figure 1).

The applicant is requesting a variance to reduce the required exterior side parcel setback from 4.5 metres to 2.72 metres to permit the construction of a new single family dwelling, inclusive of roof eaves. This represents a setback variance of 1.78 metres.

The Planning division completed a review of the building permit for the proposed single family dwelling on this parcel and the building permit was issued, however; an error in the determination of the exterior side parcel setback was discovered at foundation inspection stage. In light of this SCRD error and impacts to the applicant's construction costs and timing, this variance application is being expedited.

Table 1 – Application Summary

Owner / Applicant:	Kym Harris
Civic Address:	12658 Canoe Road
Legal Description:	Lot 1 Block 17 District Lot 1392 Plan 16845
P.I.D.	007-368-470
Electoral Area:	A – Egmont/Pender Harbour
Parcel Area:	1263.57 square metres

OCP Land Use:	Residential A
Land Use Zone:	R-2 (Single and Two Family Residential)
Proposed Variance:	To vary Section 611.4 (d) of Zoning Bylaw No. 337, 1990, from 4.5 metres to 2.72 metres, for the construction of a single family dwelling, inclusive of roof eaves.

The purpose of this report is to provide information on the application and obtain a resolution from the Planning and Community Development Committee.

Figure 1 – 12658 Canoe Road Location Map



DISCUSSION

Zoning Bylaw No. 337

Section 6114(d) of the Zoning Bylaw states “No structure may be located within 4.5 metres of an exterior side parcel line.”

The applicant is requesting a variance to the required exterior side parcel line setback from 4.5 metres to 2.72 metres to permit the construction of a single family dwelling, including the extent of the roof eaves (see Attachment A).

The variance would permit the edge of the foundation of the proposed dwelling to be constructed 3.62 metres from the west parcel line, which is adjacent to an unconstructed but dedicated road, approximately 6.2 metres wide, providing access to the ocean.

Please note the following definitions from the Zoning Bylaw:

“Parcel Line, exterior side” means a parcel not being the front or rear parcel line, common to the parcel and a highway excluding a lane”

“Highway” includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a Forest Service Road, a private right of way on private property or pathway not intended for vehicular traffic”

“Lane” means a highway less than 8 metres wide which provides a second access to a parcel.”

Despite the forgoing definitions, which could be considered to exempt properties located on lanes less than 8 metres wide from the 4.5 metre exterior side yard setback, staff have consistently applied the 4.5 metre setback requirement in all cases, including to the property to the north of the subject property. It should be further noted that roads dedicated in accordance with Section 75 of the *Land Title Act* are provided for access to water and required to be 20 metres in width. Staff will further review and potentially update definitions/interpretations going forward. In this case, our historically-consistent interpretation should be applied.

Ministry of Transportation and Infrastructure (MoTI)

The 4.5 metre minimum setback typically applied by the SCRD to exterior side parcel lines abutting a highway is the standard minimum setback required by the MoTI in accordance with the *Provincial Public Undertakings Regulation No 513/2004*. It should be noted, however; that Section 12(a) of the regulation states the required setback as follows:

“(a) if a public lane or alley provides secondary access to the property, 3 m”.

Although the 1977 subdivision plan which created this parcel identifies the dedicated road to the west as “lane”, SCRD staff have learned through communication with Jeffrey Moore, MoTI Provincial Approving Officer, that lanes providing secondary access are uncommon in the SCRD; lots are required to provide frontage access from a public highway.

The purpose of this particular dedicated road is for access to water and not for secondary access, however; the dedication is labeled as “lane” on the subdivision plan. In light of this, MoTI has agreed to consider it as lane and permits a 3 metre setback consistent with the regulation. Since the proposed variance is to reduce the setback to 2.72m, the applicant will be required to submit an encroachment permit application to MoTI for consideration. MoTI has stated that they generally don't have concerns with overhangs but require the application to review particulars of design and implications.

Official Community Plan

n/a

Consultation

The application has been referred to the following groups and agencies for comment.

Table 2 – Consultation Summary

Group / Agency	Comments
shíshálh Nation	A referral was sent on September 3 2020.
Building Division	No comments
Infrastructure Services Department	No comments
Protective Services	No comments
Neighbouring Property Owners / Occupiers	Notifications were sent on August 28, 2020.

Notifications to surrounding properties were provided in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522.

On the basis of being instigated by a staff error, processed on an expedited track, and being technical in nature without community impact or impact on neighbouring properties, staff exercised discretion not to refer this item to the Area Advisory Planning Commission.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

Options / Staff Recommendation

The proposed variance will result in a new single family dwelling located 2.72 metres from lane originally intended to provide access to water.

Possible options to consider:

Option 1: Issue the permit.

This would allow relaxation of the required setback from the exterior side parcel line from 4.5 metres to 2.72 metres for the construction of a single family dwelling inclusive of roof eaves.

Staff recommend this option.

Option 2: Deny the permit.

The Zoning Bylaw No. 337 required setback for a building of 4.5 metres from an exterior parcel line, would apply. The applicant would be required to redesign the dwelling to conform to provisions in the bylaw.

Organizational and Intergovernmental Implications

This application was referred to the SCRD Building Division, SCRD Infrastructure Services Department, SCRD Protective Services, Egmont and District Fire Department, and shíshálh Nation.

Timeline for next steps or estimated complete date

Should this application be approved, the applicant may proceed with construction of the proposed dwelling on the subject parcel.

STRATEGIC PLAN AND RELATED POLICIES

n/a

CONCLUSION

The applicant is requesting a variance to reduce the required setback from the exterior side parcel line from 4.5 metres to 2.72 metres to permit the construction of a single family dwelling inclusive of roof eaves.

This represents a setback variance of 1.78 metres.

Planning staff support this application subject to the conditions listed in the recommendation. The variance will allow for construction of a new single family dwelling within 2.72 metres of the exterior side parcel line abutting a dedicated road that is labelled as a lane. Despite the intent of the road dedication being for provision of access to water and not provision of secondary access to the parcel, the Ministry has reviewed this case and has agreed to grant the landowner a setback reduction to 3 metres without any additional approval due to the labelling of the road dedication as "lane" on the subdivision plan. The variance is in conformance with the Ministry's determination.

The proposed dwelling is a low profile building in keeping with the form and character of residential development within the surrounding neighbourhood. Impacts to surrounding properties are not anticipated as a result of the proposed variance.

ATTACHMENTS

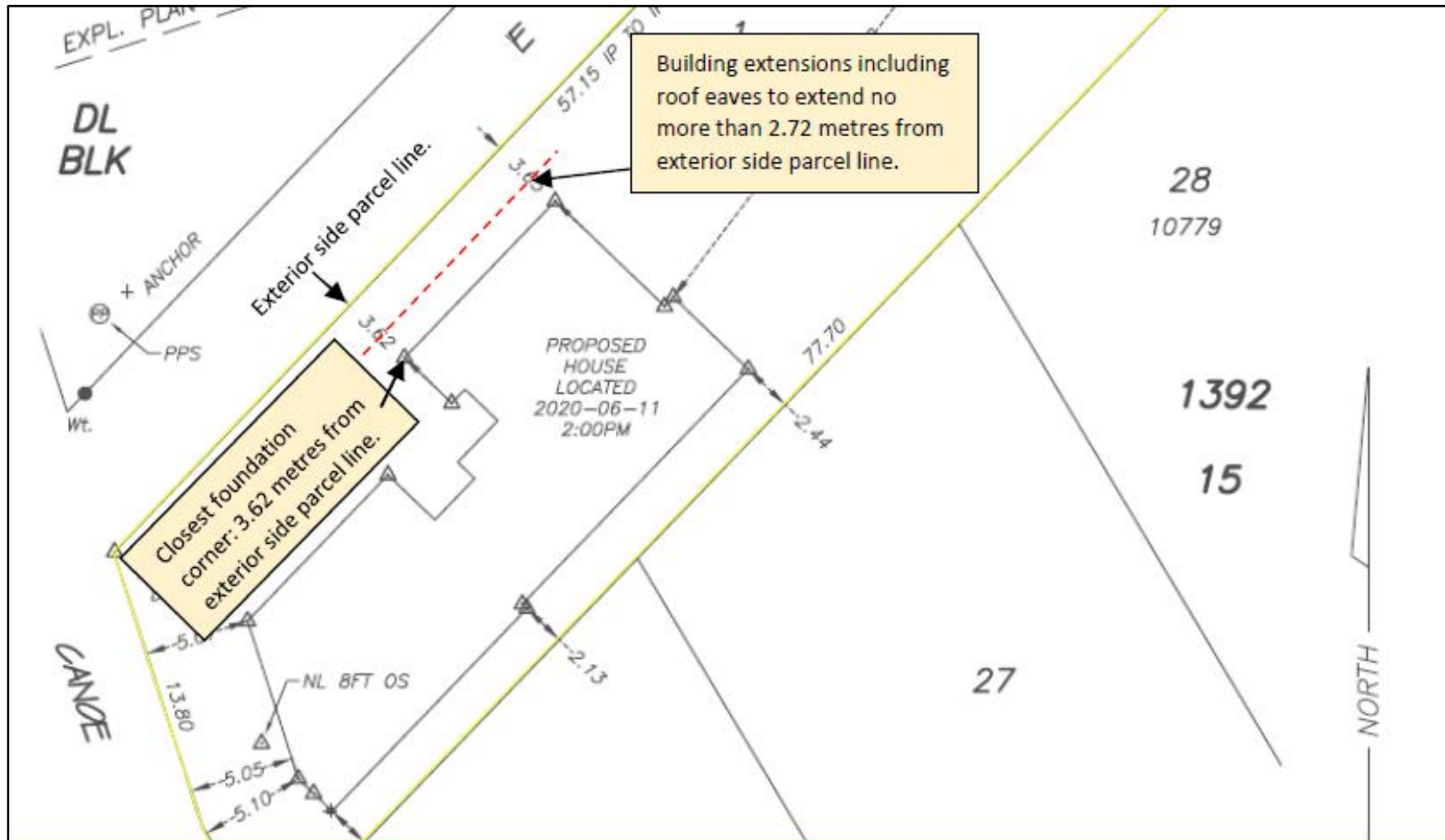
Attachment A – Site Plan

Attachment B – Photos

Attachment C – Proposed Construction Drawings

Reviewed by:			
Manager	X - D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

DVP00066 (12658 Canoe Road) Site Plan



Attachment B – Site Photos



Subject parcel to photo right. Road allowance from Canoe Road; photo to northeast.



Subject parcel to photo right. Standing on road allowance; photo to northeast.



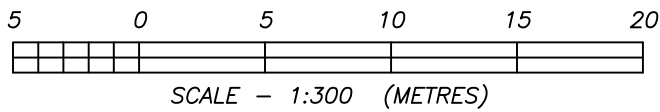
Subject parcel to photo right. Standing on road allowance; photo to northeast..



Subject parcel to photo right. Standing on road allowance; photo to northeast.

Attachment C - Proposed Construction Drawings

SITE PLAN OF PART OF LOT 1 BLOCK 17 DISTRICT LOT 1392
PLAN 16845



NOTE:

- DENOTES A STANDARD IRON POST FOUND.
- △ DENOTES A SPIKE OR NAIL SET.
- ⊕ DENOTES PAINT MARK SET.
- PPS ⊕ DENOTES A SERVICE POWER POLE.
- Wt. DENOTES WITNESS.
- OLP DENOTES ORIGINAL LEAD PLUG.

ALL DISTANCES ARE IN METRES.

DIMENSIONS OF THE LOT ARE FROM FIELD TIES
TO SURVEY MONUMENTS AND FROM PLAN 16845.

LOCATION: CANOE ROAD, MADEIRA PARK, BC
PID: 007-368-470

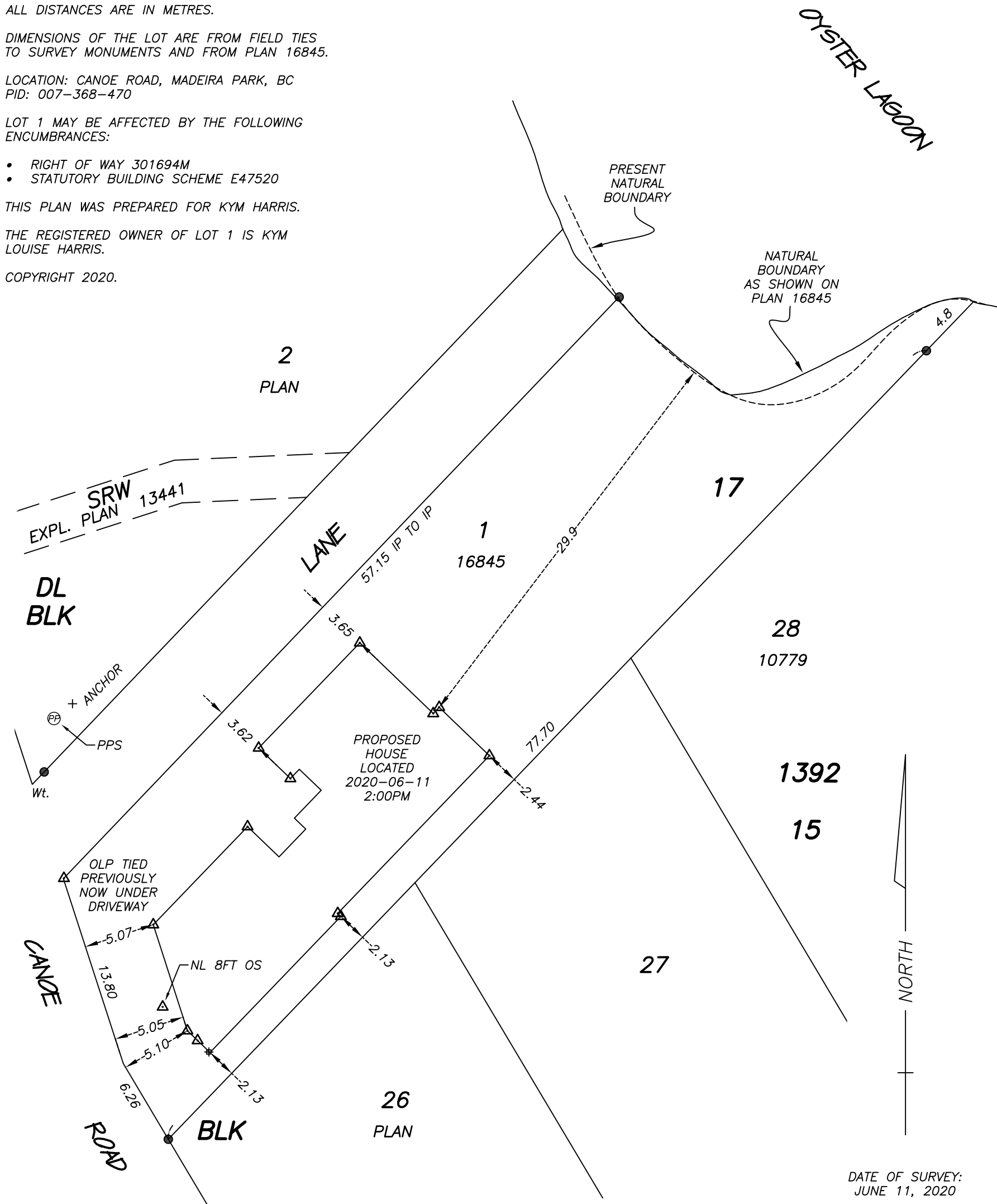
LOT 1 MAY BE AFFECTED BY THE FOLLOWING
ENCUMBRANCES:

- RIGHT OF WAY 301694M
- STATUTORY BUILDING SCHEME E47520

THIS PLAN WAS PREPARED FOR KYM HARRIS.

THE REGISTERED OWNER OF LOT 1 IS KYM
LOUISE HARRIS.

COPYRIGHT 2020.




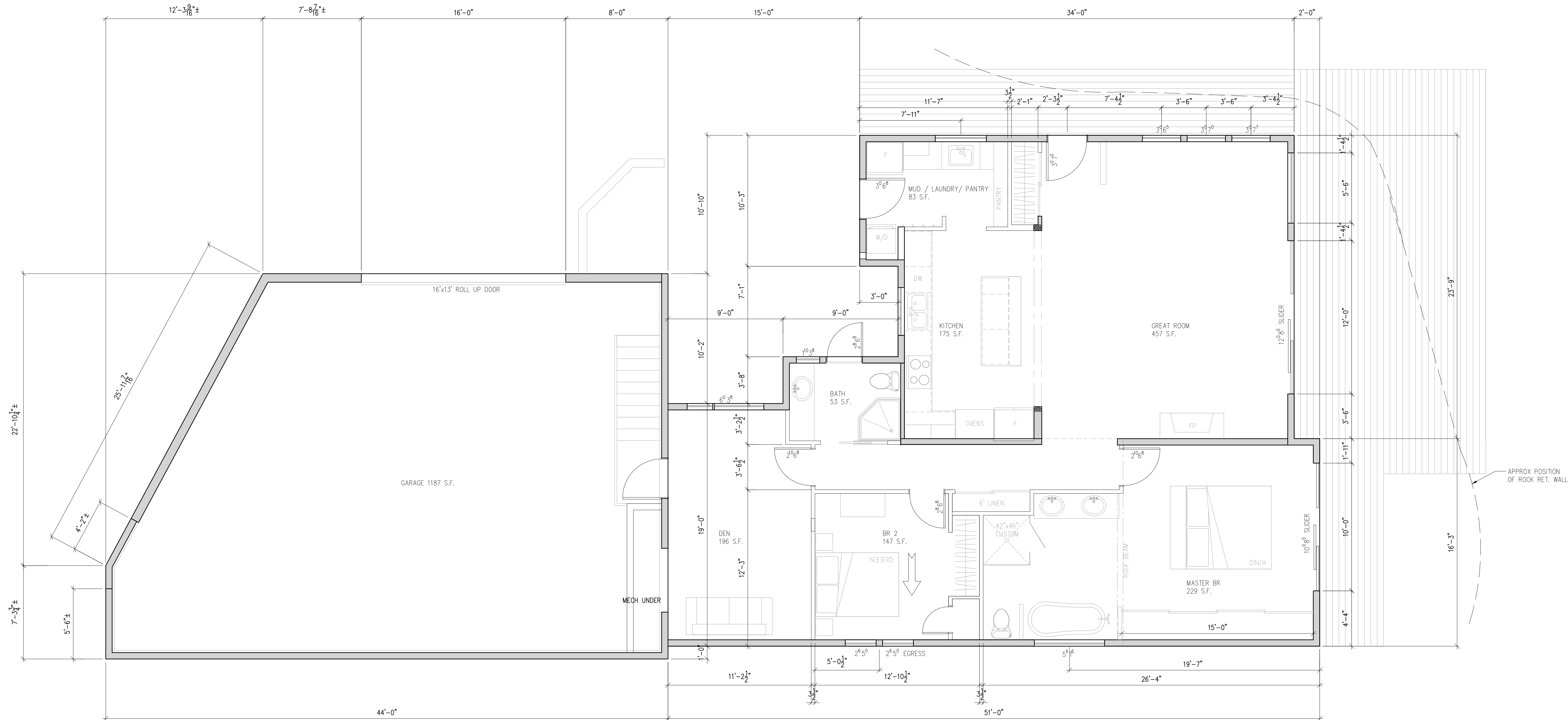
DATE OF SURVEY:
JUNE 11, 2020

STRAIT LAND SURVEYING INC.
RAFAEL REBOLONE, BCLS
BOX 61 (5689 DOLPHIN STREET)
SECHLT, BC VON 3A0
T. 604.885.3237

16359-512



JUNE 10, 2020		ISSUED FOR BUILDING PERMIT	
DATE	REV.	DESCRIPTION	
			
PROJECT: <i>HARRIS RESIDENCE LOT 1 (12658) CANOE ROAD MADEIRA PARK</i>			
TITLE: ELEVATIONS & SECTION			
DRAWN BY: DD		DATE:	
		FILE: 2036	
SCALE: AS SHOWN		DRAWING No. A-1	



MAIN FLOOR PLAN
1/4"=1'-0"
HOUSE: 1678 S.F.
GARAGE: 1187 S.F.

JUNE 10, 2020	ISSUED FOR BUILDING PERMIT	
DATE	REV.	DESCRIPTION
<div>FunHouse</div> <div>ASK AROUND</div>		
PROJECT: HARRIS RESIDENCE LOT 1 (12658) CANOE ROAD MADEIRA PARK		
TITLE: FLOOR PLAN		
DRAWN BY: DD	DATE:	FILE: 2036
SCALE: AS SHOWN	DRAWING No. A-2	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Kevin Clarkson, Parks Superintendent

SUBJECT: **COMMUNITY PROJECT - PENDER HARBOUR LIVING HERITAGE SOCIETY (PHLHS) TRAIL, BEACH AND DOCK PROPOSAL, HOTEL LAKE COMMUNITY PARK**

RECOMMENDATION(S)

THAT the report titled Community Project - Pender Harbour Living Heritage Society (PHLHS) Trail, Beach and Dock Proposal, Hotel Lake Community Park be received;

AND THAT the delegated authorities be authorized to enter into an agreement between SCRD and PHLHS regarding the long-term care and maintenance of the new access trail;

AND THAT the Board provide a letter of support for any foreshore permits and works applications submitted by PHLHS to the Province.

BACKGROUND

This report relates to a community-initiated project involving an SCRD park (Hotel Lake Park) and lands for which SCRD holds a lease (Sarah Wray Hall). Board direction on support for this project is sought in order to move forward. The proposed project is an initiative of the Pender Harbour Living Heritage Society (PHLHS) and involves developing a trail in the park, a boat shed on SD46 land and a beach and dock on Hotel Lake.

Overview of Sarah Wray Hall

School District No. 46 (SD46) owns the lands and the building known as Sarah Wray Community Hall in the Irvine's Landing area of Pender Harbour. Sarah Wray Hall and SD No. 46 property is adjacent to and contiguous with the larger SCRD Hotel Lake Park (see map below).

SD46 has granted SCRD a lease for Sarah Wray Hall lands and building on terms that allow subletting by the SCRD. For many years, and recently renewed in 2019, the Board resolved to enter into a two-year term for sublease of Sarah Wray Community Hall with the Pender Harbour Living Heritage Society (PHLHS); an agreement that mutually benefits the parties, improves the building and offers community use. The relatively short term of the sublease was to allow time for review/possible changes flowing from new accounting standards that impact SCRD, such as the new Public Sector Accounting Standard for Asset Retirement Obligations.

In 2019, SCRD renewed a memorandum of understanding with PHLHS for the stewardship of Hotel Lake Park (see attachment A).

Map 1: Hotel Lake Park and Area



About PHLHS

PHLHS is a registered non-profit charitable society. They were first chartered in 2001 and received charitable status in 2006. PHLHS's goal is to preserve, promote and share Pender Harbour's unique heritage through community projects and events. As a partner member of the Sunshine Coast Museum and Archives Society, they work with other heritage groups to preserve and share Sunshine Coast history.

About Hotel Lake Park

Located within the shishalh Nation's swiya, Hotel Lake Park borders Hotel Lake, and is bisected by Hotel Lake Road. Hotel Lake is a known fish bearing lake that supports Coastal Cutthroat trout. The lake also provides habitat for Western Painted Turtle, a species recognized as at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). Hotel Lake is a popular recreation area with most of its shoreline occupied by recreation properties.

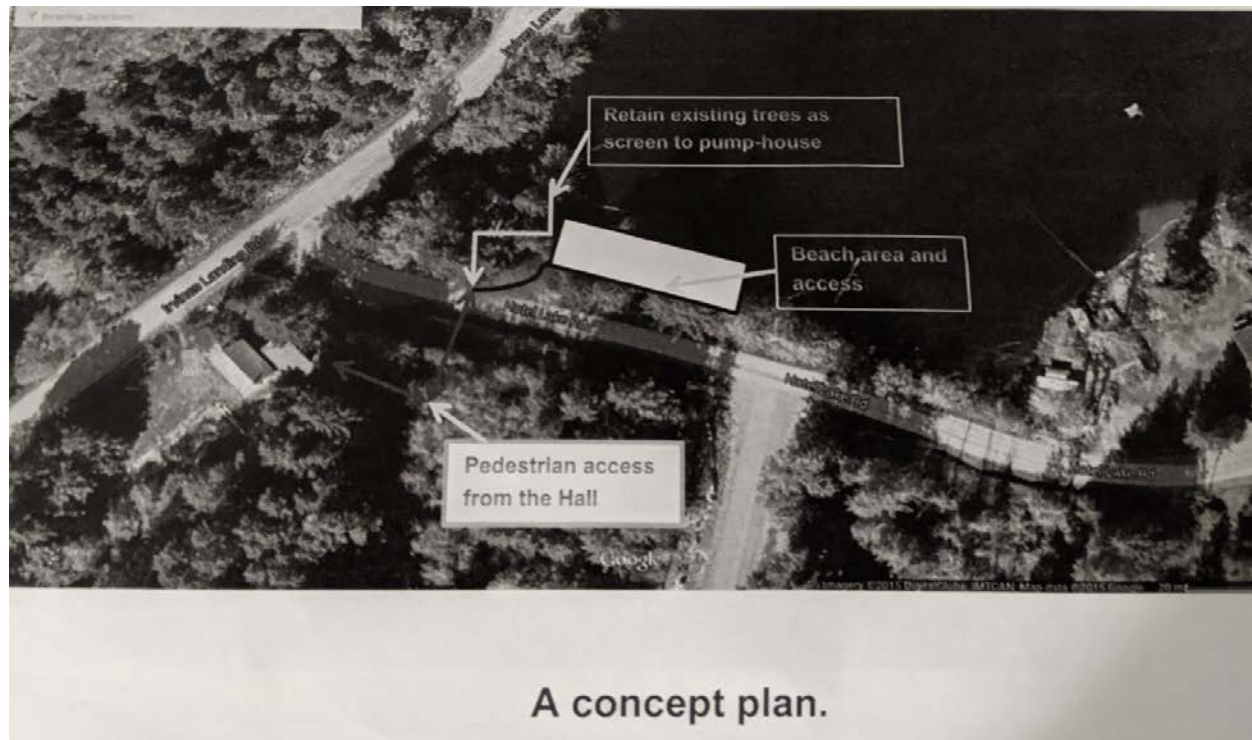
About PHLHS Proposal for Trail, Beach and Dock

The PHLHS Trail, Beach and Dock proposal envisions the construction of:

1. A gravel access pathway from Hotel Lake Road, through SCRD parkland and to the Hotel Lake foreshore and a dock. The access path will allow PHLHS to move small handcrafted row boats by hand from Sarah Wray Hall through SCRD parkland to the lakeshore.
2. A boat shed on SD46 land.

3. A floating T-dock dock on Hotel Lake.
4. A developed beach area fronting the shore of Hotel Lake, approximately 30m in length.

Figure 1: Project Concept Plan supplied by PHLHS



DISCUSSION

Overall Proposal

PHLHS seeks to showcase Pender Harbour boat building heritage through boats, stored in a shed near the hall, which could be moved by hand along a trail to a beach/dock area for use in the lake. Use of the boats would be managed by qualified volunteers and would be offered to the public at select times/events at no cost or on a donation basis.

If/when constructed, the new access trail and dock will also allow for the addition of a formalized water access through SCRD park, and provide opportunity for safe hand launching of small, non-motorized recreational watercraft on Hotel Lake.

PHLHS also proposes developing an approximately 30m long beach, complete with installed silt barriers, imported material fill and sand, and plans to add a few amenities like signage and picnic tables.

Environmental analysis has been completed by PHLHS (discussed below) and contact has been made with the shishalh Nation.

Boat Shed Construction

As the Community Hall itself belongs to SD No. 46 and is leased by SCRD, the terms of the sub-lease between SCRD and PHLHS were renewed through agreement in 2019 (see attachment B). Sublease terms allow for development on-site, with prior approvals, and state that:

“The Society may build additional structures on the sublease property such as a storage shed 225 square feet or less, outdoor amphitheatre and/or community garden provided they have written approval from SD46 and obtain all necessary building permits and follow necessary setbacks”.

A boat shed smaller than 10 square meters would not require a building permit. However, the proposed project location is within Development Permit Area 4: Riparian Assessment Area. A QEP report is required to determine setbacks and any measures required to protect natural features. A development permit is required prior to any development.

Anyone undertaking development is obliged to comply with legislation, such as the *Heritage Conservation Act* and the *Environmental Protection Act*. SD46 may impose additional requirements. PHLHS is required to comply with all laws per the terms of their sublease.

Trail Construction

The proposed project involves the construction of approximately 9 linear metres of new 3-metre-wide gravel crush crowned access trail. The access trail to Hotel Lake is planned to be constructed on a narrow, undeveloped section of Hotel Lake Park, located across Hotel Lake Road and within the riparian boundary of the lake foreshore itself (see proposal map above). Preliminary layout and access trail design has intentionally avoided the identified possible critical waterfowl nesting and fish habitat area, located further west from any proposed developments. Final plans include the development of a small public dock to be used as input and egress for hand-built boats being constructed and showcased by members of the society at the community hall.

The trail would be constructed, inspected and maintained by PHLHS to SCRD's standards, with records provided to SCRD. As this trail proposal is generally within the scope of the existing MOU for Hotel Lake Park stewardship, staff recommend that an amendment to specify applicable construction and maintenance standards be added.

SCRD Parks will provide project oversight during implementation. Staff will also need to perform ongoing regular inspections.

See environmental analysis below.

Dock Construction

PHLHS proposes a 'T-dock' to be installed, measuring approximately 18 feet long from the shoreline. Design and construction is intended to meet shishalh and Provincial best practice for moorage facilities. Any construction on Provincial land covered by water would require a works permit from BC FLNRORD and tenure from Federal Department of Fisheries and Oceans. In order for these approvals to be granted, and as SCRD is the adjacent land owner, the PHLHS

applications for permits/tenure should include an indication of SCRD support for the project. Staff recommend a letter of support be issued on behalf of PHLHS and this project proposal to support this process.

See environmental analysis below.

Beach Construction

The project includes a proposal for the development of a beach at the foreshore adjacent to Hotel Lake. The beach is intended to be about 30m long and construction involves the installation of silt barriers and the importation of fill materials and sand. Through BC FLNRORD Water Stewardship Works authorizations, PHLHS will be required to adhere to all environmental regulations during the construction period.

See environmental analysis below.

Environmental Considerations

During planning stages, several access points and trail routes have been explored from a technical perspective, with the preferred trail alignment being chosen in order to conform to specification for trail design, and to minimize the potential for any environmental impacts.

PHLHS has commissioned and obtained a Riparian Areas Regulation Assessment Report from a qualified environmental professional (QEP) (see attachment D).

Specific QEP considerations include:

“The proposed development will not result in any removal of mature trees from the SPEA. There were no observed and/or obvious “Danger” trees in/or adjacent to the SPEA on the subject property. If any tree becomes a possible hazard during construction, and it is located adjacent to or in the SPEA, the proponent must consult with the QEP prior to dealing with the tree and have a Danger Tree Assessment completed by a QP. Any removal of trees within the SPEA is considered an impact on fish and fish habitat”.

And;

“Access trail construction must conform to the DFO “Best Management Practices for Urban and Rural Land Development” ensuring preventative measures are in place to deal with heavy seasonal rains and potential erosion that may occur during excavation. Preventative measures should include ditch sumps for settling of fines and berms or silt fences/curtains. All ditching and runoff must be directed away from the SPEA and lake. The developer must consult a QEP if unclear on erosion control measures and/or a risk to the SPEA and lake is possible.”

Finally, the QEP concluded:

“If the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed”.

Staff have confirmed understanding and acceptance of all of these items with PHLHS.

Organizational and Intergovernmental Implications

Multiple jurisdictions, including the shishalh Nation, Federal Department of Fisheries and Oceans, BC FLNRORD and SD No.46 will require consultation, review and approval prior to proceeding. Pending Board support for the project, PHLHS is prepared to undertake the necessary development proposal applications and work with authorities on review and referral. A letter of support for this project from SCRD will demonstrate landowner/lease holder concurrence.

The SCRD-PHLHS MOU agreement for Hotel Lake Park, requires PHLHS to maintain liability coverage with SCRD named as an additional insured.

Should the sublease terminate, any improvements made within SD No. 46 lands would become property of the school district. Any developments on SCRD parkland would become property of SCRD. The SCRD-PHLHS sublease states that “*The Society will be responsible for all costs related to any additional structures on the Subleased Premises and the additional structures will become the property of the School Board.*”

Based on these points, risks and future costs to SCRD related to this project appear to be limited.

Financial Implications

All costs related to project development and construction will be assumed by PHLHS in partnership with the Pender Harbour Rotary Club.

Timeline for next steps or estimated completion date

Pending Board direction, staff are prepared to provide a letter of support to PHLHS and to further engage with the Society as needed.

Communications Strategy

Following Board resolution and direction, SCRD Parks will communicate with PHLHS.

STRATEGIC PLAN AND RELATED POLICIES

Support for PHLHS Trail, Dock and Beach Proposal reflects the SCRD 2019-2023 Strategic Plan priorities of Community **Engagement and Communications** and **Regional Collaboration and Partnership**.

CONCLUSION

PHLHS proposes to develop and use a new boat shed, access trail and dock for the benefit of the community and for both visitors and residents of the Sunshine Coast. The project proposal intends on promoting experiential tourism and showcasing a unique piece of heritage on the Sunshine Coast.

PHLHS has done environmental diligence and made contact with the shishalh Nation. The Society is prepared to pursue the necessary permits and tenure required for delivery of the project. The proposed trail and dock development will not have any adverse impact to SCRD Parks operations, maintenance or budget.

Staff recommend the Board provide a letter of support for the PHLHS project proposal and that the MOU for stewardship of Hotel Lake Park be amended to include specifications for the construction and maintenance the proposed new trail, dock, amenities and associated infrastructure.

Attachments:

Attachment A: Memorandum of Understanding: Stewardship Hotel Lake Park, Pender Harbour Living Heritage Society.

Reviewed by:			
Manager		Finance	X – T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Risk	X – V. Cropp

**MEMORANDUM OF UNDERSTANDING
Stewardship Hotel Lake Park
Pender Harbour Living Heritage Society**

This Memorandum of Understanding dated for reference the 31st day of July, 2019.

BETWEEN:

SUNSHINE COAST REGIONAL DISTRICT
1975 Field Rd.
Sechelt, British Columbia
V0N 3A1

(the "**Regional District**")

AND:

THE PENDER HARBOUR LIVING HERITAGE SOCIETY
~~Box 130~~ 4334 IRVING LANDING RD *J.M.*
Garden Bay, British Columbia
V0N 1S0

(the "**Society**")

(collectively called the "**Parties**")

WHEREAS:

- A) The Regional District and the Society are incorporated bodies with a mutual interest in cooperating in the construction and operation of park facilities on lands legally described as Park dedication on Plan BCP33394, District Lot 1543, shown on Schedule "A" attached (the "**Lands**") known as Hotel Lake Park;
- B) The Regional District owns and operates community parks and may enter into related stewardship agreements or MOUs with third parties for mutual benefit;
- C) The Society has secured resources and wishes to commence Works at Hotel Lake Park upon confirmation that all relevant regulations have been satisfied, and design plans have been agreed upon by The Parties.

The Parties now wish to record in a Memorandum of Understanding their understandings regarding their desire to work cooperatively to make identified improvements to Hotel Lake Park.

NOW THEREFORE, in consideration of the mutual promises set out herein, the Parties hereto agree as follows:

Purposes

1. The Regional District and the Society shall cooperate with each other and execute all such further documents and provide such further assurances as may be necessary to comply with the spirit and intent of this Memorandum of Understanding.

2. The purpose of this Memorandum of Understanding is to record the intent of the parties to work towards improvement of Hotel Lake Park to add parkland amenities that will be valued by the community.

Obligations of the Parties

3. The Regional District agrees to provide use of the Lands for the Hotel Lake parkland improvements subject to the approval of the SCRD General Manager of Planning and Community Development and subject to the required development permits and conforming to Provincial regulations.

4. The Society, at its sole cost, will install and maintain for five years, with term to be extended if mutually agreed:

- Safe access to Hotel Lake for mobility challenged and other users of the park.
- Informational and other signage.
- Picnic shelter.
- Infrastructure and access for non-power boating.

5. The Society will provide detailed designs for trail, dock, signage and picnic shelter to the Regional District for approval prior to commencing on-site work.

6. The Society shall ensure that its members or contractors carry out the Works in an appropriate manner in order to cause no damage, nuisance or disturbance to the park.

7. The Society will abide by and comply, at its own expense, with all laws, rules and regulations of all levels of government or other authority which in any way relate to or affect the use of the Lands and shall take necessary steps to ensure the safety of the public by preventing entry to construction sites.

8. Upon conclusion, or in the event of termination of agreement, the Society will remove any improvements and return the site to original condition, at their cost.

Indemnity

9. The Society covenants and agrees to indemnify and save harmless the Regional District, its elected officials, officers, employees, agents, successors and assigns, from and against all actions or causes of actions, liabilities, claims, damages or expenses arising or resulting from the Society carrying out the Works on the Lands, including but not limited to any act or neglect of the Society or its contractors, officers, employees, agents, invitees or licensees in and about the Lands or arising out of any breach, violation, non-performance by them of any provision of this Memorandum of Understanding, including liability for injuries or damage to persons or property of the Regional District's contractors, officers, employees, agents, invitees or licensees.

Insurance

10. The Society shall, prior to commencing the Works, provide and maintain comprehensive general liability insurance respecting the Society's use and occupation of the Lands and carrying out of the Works, in a form acceptable to the Regional District, subject to limits of liability of not less than Two Million Dollars (\$2,000,000.00) inclusive, per occurrence, for bodily injury, death or damage to property, including loss of use thereof, and such insurance shall contain a severability of interests or cross liability clause, list the District as an additional insured and provide that such policy may not be terminated or discontinued without first providing the Regional District with 10 days written notice of such termination or discontinuance.

Term

11. The term of this agreement is until December 31, 2024 to install and maintain improvements.

Renewal

12. Upon conclusion of the term of this agreement, the parties may negotiate a longer term stewardship agreement provided the Society takes responsibility for maintenance of the improvements they provide.

Termination

13. This agreement may be terminated by either party upon 30 days' written notice.

Dispute Resolution

14. In the event of a dispute between the parties arising out of or in connection with this Memorandum of Understanding, the following dispute resolution process will apply unless the parties otherwise agree in writing:

- (a) the parties must initially attempt to resolve the dispute through collaborative negotiation;
- (b) if the dispute is not resolved through collaborative negotiation within 30 business days of the dispute arising, the parties must then attempt to resolve the dispute through mediation under the rules of the British Columbia Mediator Roster Society;
- (c) if the dispute is not resolved through mediation within 60 business days of the commencement of mediation, the dispute must be referred to and finally resolved by arbitration under the Commercial Arbitration Act.

15. Unless the parties otherwise agree in writing, an arbitration or mediation under section 12 will be held in Vancouver, British Columbia.

IN WITNESS WHEREOF the Corporate Seal of)
the **Sunshine Coast Regional District** was)
hereunto affixed in the presence of:)

hereunto affixed in the presence of:

C/S

CHAIR

CORPORATE OFFICER

IN WITNESS WHEREOF the Corporate Seal of)
the **Living Heritage Society** was hereunto affixed)
in the presence of:)

in the presence of:

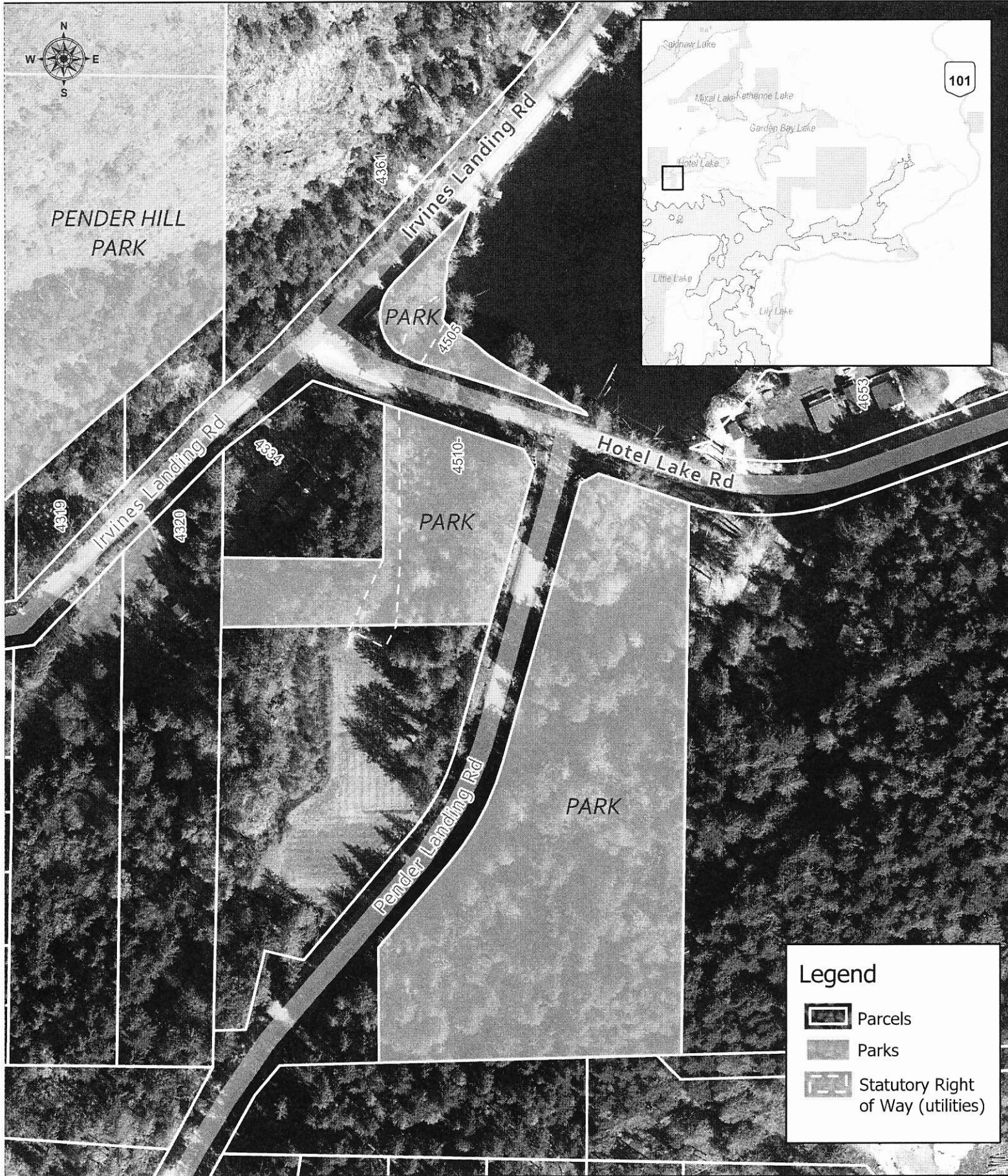
Authorized Signatory

President P.H.L.H.S.

C/S

Authorized Signatory

Director



Schedule A - Hotel Lake Park

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.
 Date: 5/22/2019

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Kevin Clarkson, Parks Superintendent

SUBJECT: ROBERTS CREEK PIER LICENCE OF OCCUPATION RENEWAL

RECOMMENDATION(S)

THAT the report titled Roberts Creek Pier Licence of Occupation Renewal be received;

AND THAT Licence No. 714854 with the Ministry of Transportation and Infrastructure for occupation of public highway at the end of Roberts Creek Road be renewed for a period of 5 years;

AND FURTHER THAT the delegated authorities be authorized to sign the Licence of Occupation Agreement No. 714854 for the portion of highway at the end of Roberts Creek Road, and adjacent to Roberts Creek Pier Park.

BACKGROUND

Since 2010, SCRD has held Licence No. 714854 from the BC Ministry of Transportation and Infrastructure (MoTI) for the use of public highway at the end of Roberts Creek Road. The licence area is commonly known as the Roberts Creek Mandala which is located directly adjacent to Roberts Creek Pier Park (see Figure 1 below).

This Licence area enables:

- public access to Roberts Creek Pier park;
- provision of amenities like washrooms; picnic tables and benches, information and regulatory signage, and garbage/recycling receptacles;
- provide and manage public parking, and;
- manage community events and celebrations ancillary to the community park.

SCRD Parks actively maintains and operates the park and licence area.

The licence is now due for renewal; a third 5-year term is being offered by the Province.

Figure 1: Approximate Licence Area (red outline)



DISCUSSION

As per Delegation Bylaw section 10.1(b), binding agreements with other governments require Chair and Corporate Officer signature and need to be supported by board resolution.

Options and Analysis

Option1- Renew Licence of Occupation Agreement No. 714854 with BC MoTI and continue to provide similar service levels to Roberts Creek Pier Park. SCRD tenure at the end of Roberts Creek Road is essential for both park use and the provision of amenities like toilets and parking.

Staff recommend this option.

Option 2- Do not renew Licence of Occupation Agreement No. 714854 with BC MoTI and adjust levels of service provided and available recreational amenities on site. This option has social consequences, as the property forms an important part of public access to the SCRD Park. Roberts Creek Pier Park is one of the busiest and most heavily used of all SCRD Parks and changes that minimize the park's accessibility or provisions will have significant effects. If the Board directs this option be explored, a public participation process could be considered to confirm a transition plan.

Organizational and Intergovernmental Implications

The licence area includes paving that SCRD bears some responsibility for under the terms of the licence. The current condition of the pavement is deemed “good” and no major repairs are anticipated to be needed in the coming 5 years. Work on a comprehensive Parks asset management plan is currently underway and can provide more detail and a capital plan.

Operationally, the Roberts Creek Pier area is one of SCRD's busiest park complexes and requires resources relating to park maintenance (inspection, mowing, trimming, cleaning, etc.) on an approximately weekly cycle. Solid waste removal (largely comprised of picnic waste/take-out food containers) requires up to twice weekly service. Portable toilets see high use and contracted cleaning takes place up to twice weekly. Future planning for this area could look to strategies such as pack-it-out waste management, solar trash compactors, or permanent/environmentally-safe toilet building that would reduce ongoing operational demands – any of these approaches would need to emerge through a management plan and budget proposal process. SCRD assets in this area include park furniture, bear-proof waste receptacles, screening structure around portable toilets, signage kiosk, interpretive and regulatory signage and a decorative gate.

Coordination with SCRD Bylaw Enforcement and RCMP assists with discouraging nuisance behavior in the Park.

Financial Implications

A licence fee of \$250 plus GST is charged by the Province. Base budget funding is available to address this cost.

Timeline for next steps or estimated completion date

MoTI will process the licence once SCRD delegated authorities sign off. The term of the licence is 5 years.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Staff recommend renewal and extension of BC MoTI Licence of Occupation No. 714854. Continued occupation under this agreement allows SCRD to operate and maintain Roberts Creek Pier Park and provide park users with both access and amenities.

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Allen van Velzen, Acting Manager / Facility Services Coordinator

SUBJECT: RFP 2061306 – REFRIGERATION PLANT UPGRADE MCC PANEL DESIGN AND REPLACEMENT (SUNSHINE COAST ARENA) CONTRACT AWARD REPORT

RECOMMENDATIONS

THAT the report titled RFP 2061306 – Refrigeration Plant Upgrade MCC Panel Design and Replacement (Sunshine Coast Arena) Contract Award Report be received;

AND THAT the SCRD enter into a contract with Fraser Valley Refrigeration Ltd for MCC Panel Replacement at Sunshine Coast Arena as described in RFP 2061306 for up to \$122,090 (excluding G.S.T.);

AND THAT the delegated authorities be authorized to execute the contract;

AND FURTHER THAT the following recommendation be forwarded to the September 10, 2020 Regular Board meeting.

BACKGROUND

On January 31, 2019, the SCRD Board adopted the following recommendations:

017/19 Recommendation No. 6 *Sunshine Coast Chiller Replacement*

THAT the report titled Sunshine Coast Arena – Chiller Replacement be received;

AND THAT the Sunshine Coast Regional District (SCRD) proceed with replacement of the Sunshine Coast Arena chiller and compressor with a plate and frame chiller at an estimated total project cost (including compressors, associated plant reconfiguration, engineering and contingency) of \$741,000, as described in Option 1 of the report.

The project as budgeted included a \$100,000 contingency. If contingency remained at completion of the 2019 work, required electrical upgrades associated with the chiller/ice plant were identified as an optional component of this project. These upgrades will improve plant efficiency and safety and align with the Board-approved direction to upgrade the SCA refrigeration plant to ensure regulatory compliance.

A contingency of \$97,076 remained at completion of the 2019 work and was carried forward to 2020 in order to proceed with the electrical upgrades.

Utilizing the optional electrical upgrade specifications developed by a qualified refrigeration engineer for the 2019 Sunshine Coast Arena Chiller Replacement & Refrigeration Plant Upgrade

project, request for proposal (RFP) 2061306 Refrigeration Plant Upgrade MCC [Motor Control Centre] Panel Design and Replacement (Sunshine Coast Arena) was published on July 17, 2020.

DISCUSSION

RFP Process and Results

RFP 2061306 was published on July 17, 2020 and closed on August 14, 2020. One addendum was issued. One proposal was received. The evaluation committee reviewed and scored the proposal against the criteria set out in Section 7 of the RFP document and determined that Fraser Valley Refrigeration Ltd meets all the requirements of the RFP.

Staff have recommended that a contract be awarded to Fraser Valley Refrigeration Ltd as they met the specifications as outlined and are the best value overall for the above-mentioned project.

Fraser Valley Refrigeration Ltd.'s successful bid exceeds the remaining Capital Renewal Funds allocated to the 2019 Sunshine Coast Arena Chiller Replacement and Refrigeration Plant Upgrade project.

Company Name	Value of Contract (before GST)
Fraser Valley Refrigeration	Up to \$101,741.56

Options and Analysis

With the recreation facilities closed due to the Covid-19 pandemic and the future operational status of the facilities unknown at the time of publishing RFP 2061306 Refrigeration Plant Upgrade MCC Panel Design and Replacement (Sunshine Coast Arena) the RFP was framed with two options.

Option 1:

Proceed with MCC panel design and replacement in 2020 based on an extended closure or extended period of no ice plant operation at the Sunshine Coast Arena. The project will not impact our ability to provide dry floor usage at the Sunshine Coast Arena. This aligns with the current Board direction of operating the Sunshine Coast Arena with dry floor until Dec 31, 2020.

Option 2:

Proceed with MCC panel design and replacement in 2021 during the summer dry floor season. This will result in a project cost increase of 3.5% or \$3,561.

With an anticipated project duration of 10 – 12 weeks from the time of award, if option 1 is selected ice cannot be installed at the Sunshine Coast Arena prior to January 2021.

Financial Implications

The budget for this project is the carried-forward remaining funds from the 2019 chiller replacement and plant upgrade project of \$97,076. The bid proposal is \$101,741.56 plus GST which exceeds the available budget by \$4,700. Staff recommend an additional contingency fund of 20% or \$20,348 be allocated to this project due to final design parameters which cannot be confirmed until the project is in process. This contingency is included in the total “up-to” contract award amount.

There are a few other capital projects completed this year that have come in under budget; three GACC projects totaling \$14,000 under budget and the SAC UV light treatment project was significantly under budget (estimated conservatively at \$60,000 under budget). With the additional funding allocation of up to \$25,048 needed to proceed with the MCC panel design and replacement project and the other completed projects under budget at \$74,000, this would leave an estimated \$48,952 contribution to the Capital Renewal Reserve Fund in 2020. Therefore, there are sufficient funds within the 2020 Budget to accommodate the additional \$25,048 for this project.

Timeline for next steps or estimated completion date

Following Board decision, the contract award will be made. If approved, work would proceed immediately for completion before year end.

STRATEGIC PLAN AND RELATED POLICIES

N/A – operational matter.

CONCLUSION

In accordance with the SCRD's Procurement Policy, RFP 2061306 was issued for Refrigeration Plant Upgrade MCC Panel Design and Replacement (SCA). The term of the contract is 12 weeks starting from the date of award.

Staff recommend award of the contract to Fraser Valley Refrigeration Ltd. for a contract value of up to \$101,742 excluding G.S.T., plus a 20% contingency of \$25,048 be added to the project budget, and that the delegated authorities be authorized to execute the contract.

Reviewed by:			
Manager		CFO/Finance	X – T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Purchasing	X – V.Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 10, 2020

AUTHOR: Jennifer Hill, Deputy Corporate Officer

SUBJECT: **SPEAKERS FOR RESOLUTIONS TO THE 2020 UNION OF BC MUNICIPALITIES (UBCM) CONVENTION**

RECOMMENDATIONS

THAT the report titled *Speakers for Resolutions to the 2020 Union of BC Municipalities (UBCM) Convention* be received;

AND THAT a speaker be designated for each resolution as required;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 10, 2020.

BACKGROUND

The 2020 UBCM Convention will be held in a virtual format. Nine (9) SCRD Resolutions have been brought forward for consideration at the Convention's virtual resolutions session.

Briefing notes are being prepared to assist the Board in addressing resolutions on the Convention floor, as well as for the Minister meetings that have been requested with the Province. The briefing notes will form part of the Directors' information packages for the Convention.

DISCUSSION

SCRD Resolutions (see Attachment A) will be considered by the UBCM Convention as follows:

1. **Police Based Victim Services (UBCM Resolution No. EB2)**

- Submitted directly to UBCM.
- Section EB, "Community Safety" classification in the UBCM Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse.**

2. **Abandoned Vehicles (UBCM Resolution No. EB10)**

- Submitted via Association of Vancouver Island Coastal Communities (AVICC).
- Section EB, "Community Safety" classification in the Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse.**

3. Medical Cannabis Safety Concerns (UBCM Resolution No. EB16)

- Submitted via Association of Vancouver Island Coastal Communities (AVICC).
- Section EB, “Community Safety” classification in the UBCM Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse**, following Resolutions Committee scrutiny the resolution has been reassigned.

4. Secondary Rural Road Maintenance (UBCM Resolution No. EB18)

- Submitted via Association of Vancouver Island Coastal Communities (AVICC).
- Section EB, “Transportation” classification in the UBCM Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse**.

5. ICI Packaging & Paper Products Recycling Regulation (UBCM Resolution No. EB54)

- Submitted directly to UBCM.
- Section EB, “Environment” classification in the Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse**.

6. Cumulative Effects of Land Use Decisions (UBCM Resolution No. EB61)

- Submitted directly to UBCM.
- Section EB, “Land Use” classification in the UBCM Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse**.

7. Stormwater Management (UBCM Resolution No. EB62)

- Submitted via Association of Vancouver Island Coastal Communities (AVICC).
- Section EB, “Land Use” classification in the UBCM Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse**.

8. Business Licensing Authority for Regional Districts (UBCM Resolution No. EB73)

- Submitted via Association of Vancouver Island Coastal Communities (AVICC).
- Section EB, “Regional Districts” classification in the UBCM Resolutions Book – resolution that supports existing UBCM policy.
- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion.
- UBCM Resolutions Committee recommendation: **Endorse**, following Resolutions Committee scrutiny the resolution has been reassigned.

9. Marine Debris (UBCM Resolution No. NR46)

- Submitted via Association of Vancouver Island Coastal Communities (AVICC).
- Section NR, “Environment” classification in the UBCM Resolutions Book –resolution that proposes new policy which may address topics not previously considered, or proposed policy positions that do not align with current UBCM policy position.
- Time permitting, resolution is individually considered on the Convention floor – the resolution will require a mover and a seconder. The sponsor will then be permitted three minutes to introduce the resolution.
- UBCM Resolutions Committee recommendation: **No recommendation**.

STRATEGIC PLAN AND RELATED POLICIES

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

CONCLUSION

The Board may wish to identify a speaker for Resolution No. NR46 which will be considered individually on the Convention floor, as well as speakers for Resolution Nos. EB2, EB10, EB16, EB18, EB54, EB61, EB62 and EB73 should they be pulled from the block for discussion on the UBCM Convention floor.

Attachment A: Resolutions to the 2020 UBCM Convention

Reviewed by:			
Manager		Finance	
GM		Legislative	S. Reid
CAO	D. McKinley	Other	

ATTACHMENT A

Resolutions to the 2020 UBCM Convention

Police Based Victim Services (EB2)

WHEREAS the Ministry of Public Safety and Solicitor General has primary responsibility for funding Police Based Victim Services programs and local governments are being requested to cost-share funding programs in communities that contribute to policing costs;

AND WHEREAS the existing funding structure may create instability and capacity challenges for Police Based Victim Services programs reliant on a level of funding certainty in order to adequately plan, deliver and sustain programs that support the safety needs of victims and communities:

THEREFORE BE IT RESOLVED THAT UBCM request the Ministry of Public Safety and Solicitor General fully fund Police Based Victim Services programs to ensure they are adequately funded on an ongoing basis to support and sustain the need for victim services in communities throughout BC.

Abandoned Vehicles (EB10)

WHEREAS the RCMP and the Ministry of Transportation and Infrastructure have authority for enforcing parking regulations outside of municipal boundaries, including the removal of abandoned or unlicensed vehicles that may be illegally parked on rural roads, which is time consuming, costly, and takes away resources from other important community priorities;

AND WHEREAS regional districts have no authority for parking enforcement or removal of abandoned vehicles from rural roads but, as the representative local government with a direct connection to the community, must address resident concerns about abandoned vehicles that may be illegally parked or impacting the safe movement of pedestrians, traffic, or emergency vehicles in areas such as accesses to docks, boat launches, roads near waterfront parks, or areas where parking is limited:

THEREFORE BE IT RESOLVED that AVICC urge the provincial government to provide additional funding resources to support rural RCMP detachments or the Ministry of Transportation and Infrastructure in responding to time consuming and costly removal and disposal of abandoned vehicles from rural roads, and to ensure that community safety concerns are prioritized and adequately attended to.

Medical Cannabis Safety Concerns (EB16)

WHEREAS the federal *Cannabis Act* controls the production, distribution, sale and possession of cannabis in Canada, including the application and licensing of personal and commercial medical cannabis production which should be compliant with local bylaws according to criteria set out for applicants in the process administered by Health Canada as the agency responsible for approval of cannabis production facilities;

AND WHEREAS local governments have responsibility for the enforcement of local bylaws and ensuring life-safety compliance with fire and building code regulations but Health Canada has no process in place to share licensing information with local authorities about the location of medical cannabis production facilities in BC communities:

THEREFORE BE IT RESOLVED that AVICC advocate for an expanded legislative framework that provides options for local authorities to oversee building and fire safety requirements for cannabis production facilities from the outset of the license application process and prior to the commencement of construction of cannabis production facilities in local communities;

AND BE IT FURTHER RESOLVED that AVICC advocate for federal and provincial collaboration with local governments to develop information sharing agreements so local governments are informed of the locations and licensing particulars of personal and commercial medical cannabis production in their communities and can thereby ensure enforcement of local bylaws to mitigate safety risks within BC communities.

Secondary Rural Road Maintenance (EB18)

WHEREAS there is growing concern about the state of secondary roads in rural communities that are in need of safety improvements such as more frequent refreshment of pavement lane markings which are essential to ensuring the safe flow of vehicle, bicycle, and pedestrian traffic, especially in more remote areas where street lighting may be minimal or non-existent;

AND WHEREAS the Ministry of Transportation and Infrastructure, as the responsible authority for the public road network in rural areas, oversees rural road maintenance through highway maintenance service contracts according to terms set out by the Province that define levels for maintenance standards and a budget for each specific service area:

THEREFORE BE IT RESOLVED that AVICC urge the provincial government to review service level standards and increase funding for the upkeep of secondary roads in the provincial road network to ensure safe and accessible transportation options for rural communities who depend on them for day-to-day personal and business transportation needs.

ICI Packaging & Paper Products Recycling Regulation (EB54)

WHEREAS resolution 2018-B68 'Packaging and Printed Paper Recycling Regulation Amendment' was previously endorsed by the UBCM membership;

AND WHEREAS the Province responded it would consider expanding BC's Extended Producer Responsibility (EPR) programs for future inclusion of Industrial, Commercial and Institutional (ICI) packaging and paper products as part of their commitment to the Canadian Council of Ministers of Environment Canada-Wide Action Plan for Extended Producer Responsibility';

AND WHEREAS BC's EPR programs have yet to be expanded to include ICI packaging and paper products which is having a disproportionate impact on remote and rural communities where access to private or commercial recycling services is limited and often unavailable:

THEREFORE BE IT RESOLVED THAT UBCM urge the Province to take action on amending the Recycling Regulation to expand BC's Extended Producer Responsibility (EPR) programs to include product categories for Industrial, Commercial and Institutional packaging and paper products.

Cumulative Effects of Land Use Decisions (EB61)

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.

Stormwater Management (EB62)

WHEREAS stormwater run-off and drainage related problems such as flooding, erosion, and slope instability are becoming increasingly prevalent in rural areas due to development pressures and are being exacerbated by the effects of climate change which results in more variable, intense, and frequent storm events;

AND WHEREAS the Ministry of Transportation and Infrastructure, as the subdivision approving authority, is primarily responsible for the design and maintenance of drainage works related to public roads in rural areas, and does not enforce or regulate stormwater and drainage related problems from one property to the next once development has been approved;

THEREFORE BE IT RESOLVED that AVICC advocate for increased collaboration between the Ministry of Transportation and Infrastructure, regional districts, and municipalities to develop and implement management strategies that:

- recognize the need for an integrated stormwater management approach that plans at the watershed level as well as at the individual development level;
- are responsive to ongoing development pressures and challenges associated with climate change;
- increase provincial oversight of the implementation of stormwater related components of subdivision approvals on an ongoing basis;
- increase the Province's ability to address concerns from residents on an ongoing basis about property damage and safety issues that arise from stormwater and drainage related problems; and,
- incorporate the impacts of planned upstream forestry activities in their drainage assessments.

Business Licensing Authority for Regional Districts (EB73)

WHEREAS the *Community Charter* provides municipalities the authority to regulate businesses through a business licensing structure, while regional districts have not been granted business licensing authority and must undertake a lengthy legislative application process in order to be granted that authority through provincial regulation;

AND WHEREAS municipalities may utilize business licensing as a tool to assist with the enforcement and compliance of local bylaws such as the regulation of cannabis and short-term rentals, while regional districts with similar bylaw enforcement challenges do not have that option readily available to them:

THEREFORE BE IT RESOLVED that AVICC urge the Ministry of Municipal Affairs and Housing to explore options to amend the *Local Government Act* to provide Regional Districts legislative authority for business licensing similar to the authority provided to municipalities in order to ensure fair and equal access for all local governments wishing to utilize business licensing as a tool to support compliance with local bylaws.

Marine Debris (NR46)

WHEREAS a large volume of marine debris including plastics, styrofoam, components of boats, docks, and fishing gear is increasingly washing up on local shores which is environmentally damaging to marine environments, poses risks to fish and wildlife, creates a safety hazard for marine traffic, and places added pressure on communities to collect and haul shoreline marine debris to disposal facilities which is costly and logistically complex;

AND WHEREAS local governments have no jurisdiction on shorelines, as that is under the authority of the Province, and provincial efforts to increase producer responsibility for product stewardship have not been sufficient at reducing pollution caused by marine debris due to the diversity of materials and their often unknown source of origin:

THEREFORE BE IT RESOLVED that AVICC urge the provincial government to adequately resource and develop a provincial program to assist with marine debris shoreline clean-up efforts that focusses on increasing regulation and enforcement for sectors responsible for the majority of marine debris, expanding recycling options for commonly found materials such as styrofoam, and funding communities that are struggling to address significant marine debris pollution on their shorelines so that regular community-led shoreline clean-up events are supported and collected marine debris can be safely transported to disposal facilities.

**SUNSHINE COAST REGIONAL DISTRICT
POLICING AND PUBLIC SAFETY COMMITTEE**

July 16, 2020

MINUTES OF THE SUNSHINE COAST POLICING AND PUBLIC SAFETY COMMITTEE
MEETING HELD IN THE BOARDROOM OF THE SUNSHINE COAST REGIONAL DISTRICT
1975 FIELD ROAD, SECHELT, BC.

PRESENT:

(Voting Members)

Director, Electoral Area F, Chair
Director, Electoral Area A
Director, Electoral Area B
Director, Electoral Area D
Director, Electoral Area E
Mayor, District of Sechelt
Councillor, District of Sechelt
Councillor, Town of Gibsons
Councillor, SIGD
SD46

Mark Hiltz
Leonard Lee
Lori Pratt
Andreas Tize
Donna McMahon
Darnelda Siegers
Matt McLean (Alt)
David Croal
Warren Paull
Sue Girard

ALSO PRESENT:

(Non-Voting)

RCMP Sergeant
Chief Administrative Officer
Administrative Assistant Corporate / Recorder
Media
Public

Don Newman
Dean McKinley
Tara Crosby
1
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**1:31 p.m.****AGENDA**

The agenda was adopted as presented.

PRESENTATIONS AND DELEGATIONS**MINUTES****Recommendation No. 1***Minutes*

The Sunshine Coast Policing and Public Safety Committee recommended that the minutes of January 16, 2020 be received.

REPORTS

Recommendation No. 2 *Monthly Crime Statistics – January – June 2020*

The Sunshine Coast Policing and Public Safety Committee recommended that the RCMP Monthly Crime Statistics for January – June 2020 be received.

RCMP Update

Sergeant Newman gave an update on local policing.

The Committee had a roundtable conversation concerning reallocation / defunding police, discussing the orientation, decision-making process and resourcing. The Committee queried as to amount of money spent on policing on the Sunshine Coast and how decisions are made regarding the use of these funds. There is still a requirement for increased resources that would support rural policing and public safety – social networks, mental health networks, social services and victims services, etc. SCRD role with policing is advocacy at the senior government level. A volunteer Community Coordinator position, to review all the public safety groups and requirements, was suggested as a consideration of inclusion into the 2021 budget process. Changing the make-up of the Policing and Public Safety Committee was suggested as a topic for the next Policing and Public Safety Committee.

Recommendation No. 3 *Social Service Considerations*

The Sunshine Coast Policing and Public Safety Committee recommended that staff bring forward the Sunshine Coast Regional District Board resolutions, regarding the creation of a Social Services function, to the Strategic Plan Review for consideration.

The Committee discussed the status of overdose prevention and the need for ongoing support for prevention sites in the communities.

COMMUNICATIONS

Recommendation No. 4 *RCMP Auxiliary Program*

The Sunshine Coast Policing and Public Safety Committee recommended that the correspondence from Brenda Butterworth-Carr; Assistant Deputy Minister and Director of Police Services Policing and Security Branch, Ministry of Public Safety and Solicitor General, dated June 18, 2020, regarding RCMP Auxiliary Program be received.

NEW BUSINESS

ROUNDTABLE

ADJOURNMENT 2:46 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
AGRICULTURAL ADVISORY COMMITTEE**

July 28, 2020

MINUTES FROM THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD ONLINE VIA ZOOM MEETING DUE TO COVID-19 RESTRICTION

PRESENT:	Members	Raquel Kolof Barbara Seed David Morgan Erin Dutton Gerald Rainville
ALSO PRESENT:	Electoral Area F Director	Mark Hiltz (Non-Voting Board Liaison)
	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Planner 1/Senior Planner	Julie Clark
	Recording Secretary	Genevieve Dixon
	Public	0
REGRETS		Paul Nash (Chair) Gretchen Bozak
ABSENT		Faye Kiewitz Jon Bell

CALL TO ORDER 3:36 p.m.

David Morgan assumed the role of Chair for the meeting.

AGENDA The agenda was adopted as follows:

MINUTES

Recommendation No. 1 *AAC Meeting Minutes of February 25 & June 23, 2020*

The Agricultural Advisory Committee recommended that the meeting minutes of February 25 & June 23, 2020 be received and adopted as presented.

REPORTS

Community Amenity Contribution for Agriculture on the Sunshine Coast

Key points of discussion (committee's ideas and questions):

- A key priority is to improve food resilience on the Coast.
- In 2011 there was noted 89 active farms, annual income of approx. \$40,000.

- The Coast could still be under 100 farms.
- Food hub would be a great use.
- Farmers need financial help and water infrastructure.
- How many farms have farm status: divide the funds between each farm?.
- Proposal to be submitted with parameters from each farm with farm status as to how the funds would be used.
- Farms working towards farm status could apply for a business plan to provide farm operation status.
- Farmers have food and land to leverage.
- Water infrastructure, wells, dug out ponds, low flow irrigation and poly tunnels for all season growing.
- Expand capacity for year round production and market, such as learning and equipment for winter crops
- Could these dollars fund a project that is missing from the AG Plan?
- Labour is an issue. WOOFers could be looked at for farm help, requires housing grants and housing on ALR land.
- Consider how these funds could create a legacy project and leveraging food short gages for the future.
- A lot of water waste in Sechelt. Could help utilize Sechelt's waste.
- Co-ops, sharing of equipment.
- Funds should not favour only one geographical location
- Storage water tanks for farms to share who are on low lands for summer consumption.
- Woofers is an existing program.
- \$83,500 AG fund can help with amount of food grown on the Sunshine Coast.
- Fund Agriculture Consultants to bring write grant applications and bring more funds for Agriculture to the Coast, such as in Comox Valley Regional District (contractors hired by CVRD).
- Can the money be given to a farm with farm status, as they are considered a business? Please have staff research how other Regional Districts on Vancouver Island accomplish this.
- Agri-Tourism could be looked at.
- Education on local farms?
- Soil testing.
- Greenhouse and poly tunnels for year-round farming.
- Poly tunnels last 10+ years.
- Seed Collective.
- Farmers Institute to discuss principles at July 28, 2020 meeting.
- Comments from the Farmers Institute to be provided at next meeting.
- Could SCREDO manage funding for loans?
- Committee is wavering farmers farming other then food security effort.
- Farmers classified by BC Assessment to only be eligible for the funds.

Recommendation No. 2 *Community Amenity Contribution for Agriculture on the Sunshine Coast*

The Agricultural Advisory Committee recommends the Farmers Institute comment on the Community Amenity Contribution on the Sunshine Coast and give feedback to the AAC and SCRD staff.

NEXT MEETING Tuesday, September 22, 2020

ADJOURNMENT 4:51 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****July 29, 2020**

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING
HELD ONLINE VIA ZOOM DUE TO COVID-19 RESTRICTIONS

PRESENT:	Chair	Peter Robson
	Members	Dennis Burnham Jane McOuat Yovhan Burega Gordon Littlejohn Alan Skelly Alex Thomsom Catherine McEachern Gordon Politeski Tom Silvey Janet Dicken
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Recording Secretary	Kelly Kammerle
	Public	2
REGRETS:		Sean McAllistar

CALL TO ORDER 7:15 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of June 24, 2020 were approved as circulated

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of June 23, 2020
- Roberts Creek (Area D) APC Minutes of June 15, 2020
- Elphinstone (Area E) APC Minutes of June 24, 2020
- West Howe Sound (Area F) APC Minutes of June 23, 2020
- Planning and Community Development Committee Minutes of June 11 & July 9, 2020

REPORTS

Development Variance Permit Application DVP00064 (PODS)

Key points of discussion:

The Area A APC deferred making a recommendation on Development Variance Permit Application DVP00064 (PODS). Further information from the Planning Department that the Area A APC would like to see is:

- Why the proposed structures were not designed to fit their allowable space in the first place. The Area A APC would like an explanation as to the reasons why the buildings need to intrude on the 15-metre setback from the current natural boundary.
- More information on where the sewage easement is located and whether the PODS buildings and the water tank could be moved back out of the 15-metre setback.
- The Area A APC finds it hard to justify any variance without compelling facts justifying non-compliance with existing law (OCP and zoning bylaws). The Area A APC is trying to be consistent with its treatment of hardship applications, so every staff report must provide the applicant's rationale supporting why the variance is required.
- The current natural boundary is significantly different from the actual shoreline (limit of fill) as the survey was likely done a century ago and subsequently the shoreline has been filled in, extending the actual shoreline out of Joe Bay by a minimum of 15 metres in places. If the actual shoreline was to be used as the baseline, there would be no intrusion into the 15-metre setback. The Area A APC would like to know why the actual shoreline could not be used as the baseline for the 15-metre setback and thus eliminate the issue of building within the setback.
- Has a geotechnical study been made for the fill area?
- The Area A APC would like further information concerning the ownership of the land between the old natural boundary and the actual current shoreline. To this end, will the applicant be required to acquire the formal right to build on this property either through acquiring a leasehold interest, or alternatively through proceeding with the purchase of the land in question?
- The Area A APC feels they are not able to give an informed recommendation. The Area A APC would like to see an additional staff report, with recommendations, provided to it prior to the next Area A APC meeting.

TELUS Telecommunication Tower – Madeira Park – Request for Local Government Concurrence

Recommendation No. 2 *TELUS Telecommunication Tower – Madeira Park – Request for Local Government Concurrence*

The Area A APC recommends approval of TELUS Telecommunication Tower – Madeira Park – Request for Local Government Concurrence with the following comments and recommendations:

- As this structure will likely be the first thing people will see when arriving at Madeira Park, the APC would like to see the tower camouflaged / disguised better.
- Can it be moved further back from the road to make it less conspicuous?
- Why was this specific location chosen for the tower?
- What is the coverage area the tower will serve? The APC would like to see a coverage map.

NEW BUSINESS

The APC would like to arrange a meeting with the SCRD Planners to discuss:

- The parameters of variances and how relevant is hardship.
- Why are the questions raised in our minutes not answered by SCRD staff?
- The Area A APC would like some overall guidance from Planning as to why we receive some referrals and not others—what is the criteria?
- The Area A APC would like more specific information on setbacks.
- Why is the format of Staff Reports so varied in their content?

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING September 30, 2020

ADJOURNMENT 8:55 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

JULY 28, 2020

 RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD VIA ZOOM MEETING DUE TO COVID-19 RESTRICTIONS

PRESENT:	Chair	Frank Belfry
	Members	Barbara Bolding Nicole Huska Elise Rudland Eleanor Lenz Dieter Greiner Jim Noon Alda Grames Marina Stjepovic
ALSO PRESENT:	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	Recording Secretary	Sandy Goldsmith
	Public	4
REGRETS:	Members	Bruce Thorpe Catherine Ondzik

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea B Minutes

The Area B APC minutes of June 23, 2020 were adopted as presented.

Minutes

The following minutes were received for information:

- Elphinstone (Area E) APC Minutes of June 24, 2020
- Egmont / Pender Harbour (Area A) APC Minutes of June 24, 2020
- Roberts Creek (Area D) APC Minutes of June 15, 2020
- West How Sound (Area F) APC Minutes of June 23, 2020
- Planning and Community Development Committee Minutes of June 11, 2020

REPORTSDevelopmental Variance Permit DVP00063 (Halfmoon Bay General Store)

The following comments were made regarding the parking and set back variance:

- The parking available be expanded to avoid limiting it to in front of the buildings providing improved street appeal as visitors enter the area and preservation of the present appeal.
- The preservation of the heritage appearance and the use of any present architectural structures as well as historical items be incorporated into the plans as much as is feasible.
- The need to maintain the non-conforming setbacks in order to maintain the historical character was discussed and understood.
- The committee commended the architect as well as the owners of the property on their desire to invest in the community and their plans to preserve the character and heritage of the buildings and area.

Recommendation No. 1 *Developmental Variance Permit DVP00063 (Halfmoon Bay General Store)*

The Area B APC agreed with and accepted the plans as presented. The Area B APC also recommends the following:

- The SCRD investigate other parking possibilities and opportunities for additional parking perhaps near the SCRD dock.
- That perhaps some of the blackberry bushes presently there be cleared to allow for more parking.
- The possibility of parking up closer to the highway around the SCRD park be explored.
- The SCRD meet with the Ministry of Transportation and Infrastructure to investigate safety measures and parking along Minty Road.

Telus Telecommunication Tower – Mercer Road – Request for Local Government Concurrence

The following concerns regarding the proposed plans were raised:

- The proximity to the gas pipe line.
- The obstruction of views for residents in the area.
- The appearance of the tower as viewed from the highway in its present proposed location.
- There are other areas that are in greater need of improved service where there is no service at present most especially in more dangerous areas i.e. Trout Lake.

Recommendation No. 2 *Telus Telecommunication Tower – Mercer Road – Request for Government Concurrence*

After extensive discussion regarding the above concerns, the Area B APC recommends:

That **no** decision be made until the SCRD has additional information regarding the decision process and requests that Telus explore other non-residential sites and report back to the SCRD.

The following suggestions for alternate site locations were put forward:

- Trout Lake
- Middle Point
- Upper San Souci Water Tower Site
- Quarry between the two Mercer Road intersections with the Sunshine Coast Highway

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING September 22, 2020

ADJOURNMENT 8:55 p.m.



700 North Road, Gabriola Island, BC V0R 1X3

Telephone **250-247-2063** Fax 250-247-7514

Toll Free via Enquiry BC in Vancouver 604.660.2421 Elsewhere in BC **1.800.663.7867**

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

August 12, 2020

Via email: Board@scrd.ca

Sunshine Coast Regional District Board
1975 Field Road
Sechelt, BC V0N 3A1

To the Sunshine Coast Regional District Board,

I am writing to you on behalf of the Gambier Island Local Trust Committee in regards to the New Brighton Dock on Gambier Island.

The Squamish Nation, who are the current owners of the New Brighton Dock on Gambier, have completed the terms of their management contract with the Federal Government and are now selling the facility. The Squamish Nation staff representatives have indicated that there are several buyers interested in the dock and that they are also looking for alternative options that involve public ownership to present to Council. The primary interest of the community is that the dock remains open for public use for passenger ferry access, local moorage, and as the critical remote access point for basic services including emergencies.

The New Brighton Dock has been the main access point to this part of Gambier for more than a century and the settlement pattern around the peninsula reflects that. This is a sheltered, all-weather port with reliable passenger ferry access to Langdale Terminal multiple times through the day. Because of this, basic services such as stores, schools and emergency infrastructure have never developed to any degree on the island. Without access to the New Brighton dock, the only all-season facility on the peninsula, the community will cease to function in its current form.

The Gambier Island Local Trust Committee is requesting that the Sunshine Coast Regional District, as the service delivery local government for the island, take active steps to support the community in resolving this serious situation. Support such as advice in dock management expertise, development of a service function that includes the New Brighton dock, and engagement with the Squamish Nation in support of maintaining a public dock would be helpful. Although there is a meeting scheduled between the Islands Trust and the SCRD on September 14th, the Committee requests that active support be provided to the community as soon as possible.

The Committee recognizes that this is a very complex scenario that will involve all levels of government to work together. The Islands Trust continues to support Trustee Stamford, as a local representative, as she advocates with the community for continued public access to the New Brighton Dock.

Respectfully,

Sue Ellen Fast
Chair, Gambier Island Local Trust Committee

Tracey Hincks

From: Lori Pratt
Sent: Monday, August 31, 2020 4:00 PM
To: Tracey Hincks; DL - Directors
Subject: Fw: Funding for Small Ship Tour Operator Association Proposal

FYI.

Tracey - can you have this added to Board on Sept. 10?

Thanks,
 Lori



Lori Pratt
 Director Area B - Halfmoon Bay & Chair
 Sunshine Coast Regional District
 Direct: 604-740-2370
 1975 Field Road, Sechelt, BC V0N 3A1 604-885-6800
www.scrd.ca

From: Marine Special Advisor ENV:EX <MarineSpecialAdvisor@gov.bc.ca>
Sent: Monday, August 31, 2020 11:50 AM
To: Lori Pratt
Subject: Funding for Small Ship Tour Operator Association Proposal

External Message

Reference: 360924

August 31, 2020

Lori Pratt
 Chair
 Sunshine Coast Regional District
 Email: Lori.Pratt@scrd.ca

Dear Lori Pratt:

I am writing to share some exciting news that will have a lasting impact on our coastal shorelines.

Today, the B.C. Government announced \$3.5 million in funding to the Small Ship Tour Operators Association (SSTOA) to remove marine debris from B.C.'s Central and North Coasts. The association responded to government's broad call to British Columbians for proposals to stimulate our economy in response to the COVID-19 pandemic. The project will be a collaboration involving Indigenous communities, local governments, and volunteer organizations.

The SSTOA anticipates collecting and recycling where possible between 50 and 100 tons of debris—such as plastics and other items harmful to both marine life and coastal communities

Support for this initiative aligns with the priorities and solutions identified during my consultations on marine debris and abandoned vessels with communities, organizations and stakeholders like you.

This is the first in an anticipated series of marine debris clean-up projects that will include partnerships with organizations that have expertise in this field. Further action to reduce and address marine debris will be announced in the days ahead. I invite you to visit [our website](#) to stay informed of these initiatives.

Sincerely,

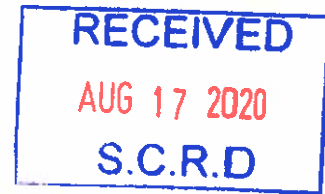
Sheila Malcolmson
MLA, Nanaimo
Parliamentary Secretary for Environment

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August 16, 2020



Sunshine Coast Regional District
Ms. S. Reid
Corporate Officer
1975 Field Road
Wilson Creek, BC V0N 3A1

Dear Ms. Reid,,

In order to follow the correct protocol I called the SCRD and Jennifer advised me to submit the enclosed signed petition (Stop the proposed renaming of Madeira Park to Salalus) to you. This would ensure that the Board of Directors have it well in advance of their next meeting and prior to the August 28, 2020 extension date.

The original goal was to receive three hundred signatures in the three week, three day period (July 22 - August 15th). We achieved that goal early and reset our goal to 600. On the closing date of August 15th we surpassed our goal and reached 746 signatures. The response has been overwhelmingly positive in favor of keeping the name of Madeira Park.

Sincerely,

A handwritten signature in blue ink that reads "Beryl Carmichael".

Beryl Carmichael
12791 Mainsail Rd, Box 21
Madeira Park, B.C.
604-883-9120
rbcarmichael1@gmail.com

August 15, 2020

SCRD Chair - L. Pratt

SCRD Directors - L. Lee, A. Tize, D. McMahon, M. Hiltz, D. Siegers, A. Toth, D. Croal,
Chief W. Paul

Re: Enclosed Petition to Stop the proposed renaming of Madeira Park to Salalus

The residents of Madeira Park have always enjoyed a harmonious relationship with First Nations. Our village of Madeira Park is made up of both indigenous and non-indigenous people; we pride ourselves on being a close knit community.

Our history in Madeira Park began with a benevolent benefactor Joe Gonsalves born in the Madeira Islands, Portugal. He immigrated to British Columbia as a young lad, married a Squamish Nation woman, the aunt of Chief Dan George, worked hard and realized the Canadian dream. He purchased 260 acres where central Madeira Park is situated, his daughter named it in honor of her father's birthplace. When he died he left provisions for part of his Madeira Park Property to go to the community. It is the site of Madeira Park Elementary School, Pender Harbour Community School and the Pender Harbour Community Hall. He also donated other properties in the Pender Harbour area.

In the gov.bc.ca document, Investigation of Geographical Names Proposals, it states in Section (b) Proposals will be checked for the existence of other local or unofficial names. If a well established local name is determined to exist, a new name will not be approved.

In the spirit of coexisting peacefully and with continued good relations with the shishalh Nation, we ask that our Government Ministries and First Nations people will see how important our history and the name of Madeira Park is to us as evidenced through 746 signatures of this petition.

Respectfully yours,



B. Carmichael - Petition Coordinator

Cc: Signature Facilitators - (July 22 - August 15, 2020)

B. Hanna - Great Granddaughter of Joseph Gonsalves

B. Scoular- Madeira Park resident