

PLANNING AND DEVELOPMENT COMMITTEE

November 21, 2013

SCRD Board Room, 1975 Field Road, Sechelt, BC

AMENDED AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of the Agenda

PETITIONS AND DELEGATIONS

2. Rob Coulter, Vice President, Western Tidal Holdings
Regarding potential of a Tidal Energy project in the SCR D
3. Chad Hershler, Executive Director, Deer Crossing the Art Farm
Regarding proposals for funding support from economic development

ANNEX A
pp 1 – 26

REPORTS

4. Application File 2410890 by West Coast Wilderness Lodge for Commercial Moorage fronting DL 5279 & 6590 in Egmont, BC
(Regional Planning Services)
5. Proposed Zoning Bylaw Amendments to permit federally licensed medical marihuana production facilities
(Regional Planning Services)
6. Woodlots
Nicolas Simmons, MLA – Powell River and Sunshine Coast
Irene Wotten
Jane Pike
(Regional Planning Services)
7. Invasive Plants Priorities
(Regional Planning Services)
8. Eagle Mountain – Woodfibre Gas Pipeline Environmental Assessment
(Regional Planning Services)
9. Coal Shipments to Texada Island
(Regional Planning Services)
10. Development Variance Permit No. 310.177 (Johnson)
Electoral Area B (Rural Planning Services)
11. OCP/Zoning Bylaw Amendment Nos. 325.18/310.131 (375703 BC Ltd. & 624031 BC Ltd.)
Electoral Area B (Rural Planning Services)
12. Bylaws to consider removing 6 metre minimum width regulations for dwellings (Areas A to F)
Electoral Areas A to F (Rural Planning Services)
13. Hillside Monthly Report
Hillside

ANNEX B
pp 27 – 40

ANNEX C
Pp 41 – 56

ANNEX D
pp 57 – 63

ANNEX E
pp 64
⇒ADD
pp 64a-b

ANNEX F
pp 65 – 74

ANNEX G
pp 75 – 92

ANNEX H
pp 93 – 100

ANNEX I
pp 101 – 115

ANNEX J
pp 116 – 129

Verbal

14.	HIDEGRO Vacancies Hillside	ANNEX K pp 130
15.	Hillside Development Group Advisory Committee -Terms of Reference Hillside	ANNEX L pp 131 – 135
16.	Building Department Revenues for October, 2013 (Building Inspection)	ANNEX M pp 136 – 141
17.	Proposed Penalties for Completing Construction without Permits (Bylaw Compliance)	ANNEX N pp 142 – 156
18.	The Notice on Title Structure (Bylaw Compliance)	ANNEX O pp 157 – 161
19.	Regional Districts Utilizing BEN (Bylaw Compliance)	ANNEX P pp 162 – 207
20.	Bylaw Enforcement Statistics (Third Quarter) (Bylaw Compliance)	ANNEX Q pp 108 – 210
21.	Bylaw Enforcement Pilot in Halfmoon Bay, Bylaw 638.3 (BEN Ticketing) (Bylaw Compliance)	ANNEX R pp 211 – 212
22.	Building Bylaw Update (Bylaw 535.9) (Bylaw Compliance)	ANNEX S pp 213 – 264
23.	Dog Control Statistics 3 rd Quarter 2013 (Bylaw Compliance)	ANNEX T pp 265 – 268
24.	Planning and Development Monthly Report for October, 2013 (Regional/Rural Planning Services)	ANNEX U pp 269 – 276
25.	Agricultural Advisory Committee Minutes of October 22, 2013 (Regional Planning Services)	ANNEX V pp 277 – 282
26.	Draft Vision Statement – Agricultural Area Plan (Regional Planning Services)	ANNEX W pp 283 – 286
27.	Egmont/Pender Harbour (Area A) APC Minutes of October 30, 2013 Electoral Area A (Rural Planning Services)	ANNEX X pp 287 – 290
28.	Halfmoon Bay (Area B) APC Minutes of October 22, 2013 Electoral Area E (Rural Planning Services)	ANNEX Y pp 291 – 294
29.	Roberts Creek (Area D) APC Minutes of October 28, 2013 Electoral Area E (Rural Planning Services)	ANNEX Z pp 295 – 296
30.	Elphinstone (Area E) APC Minutes of October 23, 2013 Electoral Area E (Rural Planning Services)	ANNEX AA pp 297 – 300
31.	West Howe Sound (Area F) APC Minutes of October 22, 2013 Electoral Area F (Rural Planning Services)	ANNEX BB pp 301 – 304
32.	⇒ADD Hunting Regulations (Regional Planning)	⇒ADD ANNEX BBB pp 304 a-d

COMMUNICATIONS

- | | | |
|-----|--|--------------------------|
| 33. | Islands Trust Council Chair, Sheila Malcolmson, dated October 21, 2013
Regarding follow—up from UBCM derelict vessel meeting | ANNEX CC
pp 305 – 312 |
| 34. | Dianne Sanford, dated October 22, 2013
Regarding Invitation to workshop on Science and Stewardship –
Addressing Rising Sea Level Rise Impacts on Coastal Communities | ANNEX DD
pp 313 – 320 |
| 35. | Community Resource Centre, Betty Baxter, Consultant, the Progress Plan
Regarding economic development funding request for Information
and Referral per Rural Area | ANNEX EE
pp 321 – 324 |
| 36. | Gibsons & District Chamber of Commerce October 2013 Report to Funders
Regarding GDCC 2013 Q3 Report to Funders | ANNEX FF
pp 325 – 330 |
| 37. | Alliance4Democracy
Regarding Invite to Community Forum - Coal Shipment to the
Sunshine Coast | ANNEX GG
pp 331 – 332 |
| 38. | BC Food Systems Network
Regarding Core Review of Agricultural Land Commission | ANNEX HH
pp 333 – 334 |

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Sections 90 (1) (i) (of the Community Charter – “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.”

ADJOURNMENT

2013 CISC Chemical Treatment SCRD.xls

Primary Applicator	Location	Comments
1 E SELLENTIN Certificate# 173504	Sunshine Coast, Gibsons, Pratt Road	Along roadside in ditchline and on private property
2 E SELLENTIN Certificate# 173504	Sunshine Coast, Gibsons, Pratt Road	In ditch line and on private property.
3 E SELLENTIN Certificate# 173504	DSC/Sechell/Gedders	Butterfly Bush (BUDD DAV) .0001/1/1
4 E SELLENTIN Certificate# 173504	DSC/Sechell/Gedders	Butterfly Bush (BUDD DAV) .0001/1/1
5 E SELLENTIN Certificate# 173504	Sunshine Coast, Gibsons, Pratt Road	In ditchline and on private property.
6 E SELLENTIN Certificate# 173504	Sunshine Coast Regional District, Pratt Road	Found along dry ditch line and extending into private property.
7 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Crowe	Along hwy 101 just before the [...] Equestrian Club.
8 TYLER LAMBERT Certificate# 170350	hwy 101 just before [...] Equestrian Club	
9 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Hwy 101	
10 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Hwy 101	
11 TYLER LAMBERT Certificate# 170350	DSC. Lower Sunshine Coast, Sechelt area	On NE site of Hwy.
12 TYLER LAMBERT Certificate# 170350	hwy 101 just before [...] Equestrian Club	Along hwy 101 just before the [...] Equestrian Club.
13 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Hwy 101	
14 TYLER LAMBERT Certificate# 170350	Sunshine Coast, Sechelt Peninsula, Hwy 101	
15 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Hwy 101	
16 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Peninsula/Hwy 101	
17 TYLER LAMBERT Certificate# 170350	Sechelt - McNair FSR - Branch 1	
18 TYLER LAMBERT Certificate# 170350	Sechelt - McNair FSR - Branch 1	
19 TYLER LAMBERT Certificate# 170350	Highway and Wray Road / _____ from 1803 Port Mellon Highway.	
20 TYLER LAMBERT Certificate# 170350	Highway and Wray Road / _____ from 1803 Port Mellon Highway.	
21 TYLER LAMBERT Certificate# 170350	Highway and Wray Road / _____ from 1803 Port Mellon Highway.	
22 TYLER LAMBERT Certificate# 170350	At the intersection of Fawn Road and Southwood Road in Halfmoon Bay.	Growing in the ditch and on the road shoulder.
23 TYLER LAMBERT Certificate# 170350	DSC. Lower Sunshine Coast, Sechelt area	On NE site of Hwy.
24 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Maskell	
25 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Geddes	
26 TYLER LAMBERT Certificate# 170350	DSC/Sechell/Hwy 101	
27 TYLER LAMBERT Certificate# 170350	At the intersection of Fawn Road and Southwood Road in Halfmoon Bay.	Growing in the ditch and on the road shoulder.
28 TYLER LAMBERT Certificate# 170350	DSC/Sechelt Peninsula/Hwy 101	

bha

2013 CISC Chemical Treatment SCRD.xls

Site ID	Jurisdictions	Site Created Date	Invasive Plant	Treatment Date	Area Treated	Employer
1	292260 Regional District owned land (100%)	06/06/2013	Japanese knotweed (FALL JAP)	07/06/2013	0.0100 CISC	
2	292261 Regional District owned land (100%)	06/06/2013	Japanese knotweed (FALL JAP)	07/06/2013	0.0050 SHR	
3	238423 Ministry of Forests and Range (100%)	02/07/2007	Japanese knotweed (FALL JAP)	07/06/2013	0.0004 CISC	
4	238423 Ministry of Forests and Range (100%)	02/07/2007	Japanese knotweed (FALL JAP)	07/06/2013	0.0004 CISC	
5	292262 Regional District owned land (100%)	06/06/2013	Japanese knotweed (FALL JAP)	08/06/2013	0.0100 SHR	
6	292259 Regional District owned land (100%)	06/06/2013	Japanese knotweed (FALL JAP)	07/07/2013	0.0180 CISC	
7	238459 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	13/08/2013	0.0052 CAPILANO HIGHWAY SERVICES	
8	112290 Ministry of Transportation and Infrastructure (100%)	15/08/2001	Japanese knotweed (FALL JAP)	19/08/2013	0.0059 CAPILANO HIGHWAY SERVICES	
9	238454 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	19/08/2013	0.0030 CAPILANO HIGHWAY SERVICES	
10	238449 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	20/08/2013	0.0053 CAPILANO HIGHWAY SERVICES	
11	277654 Ministry of Transportation and Infrastructure (100%)	15/09/2010	Japanese knotweed (FALL JAP)	20/08/2013	0.0012 CAPILANO HIGHWAY SERVICES	
12	112290 Ministry of Transportation and Infrastructure (100%)	15/08/2001	Japanese knotweed (FALL JAP)	20/08/2013	0.0016 CAPILANO HIGHWAY SERVICES	
13	238449 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	21/08/2013	0.0124 CAPILANO HIGHWAY SERVICES	
14	277270 Ministry of Transportation and Infrastructure (100%)	15/09/2010	Japanese knotweed (FALL JAP)	22/08/2013	0.0056 CAPILANO HIGHWAY SERVICES	
15	238447 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	22/08/2013	0.0015 CAPILANO HIGHWAY SERVICES	
16	238225 Ministry of Transportation and Infrastructure (100%)	01/07/2007	Japanese knotweed (FALL JAP)	23/08/2013	0.0084 CAPILANO HIGHWAY SERVICES	
17	205061 Ministry of Forests and Range (100%)	19/08/2005	Japanese knotweed (FALL JAP)	27/08/2013	0.0108 CAPILANO HIGHWAY SERVICES	
18	205061 Ministry of Forests and Range (100%)	19/08/2005	Japanese knotweed (FALL JAP)	27/08/2013	0.0077 CAPILANO HIGHWAY SERVICES	
19	268494 Ministry of Forests and Range (100%)	27/03/2010	Japanese knotweed (FALL JAP)	28/08/2013	0.0064 CAPILANO HIGHWAY SERVICES	
20	268494 Ministry of Forests and Range (100%)	27/03/2010	Japanese knotweed (FALL JAP)	28/08/2013	0.0063 CAPILANO HIGHWAY SERVICES	
21	268494 Ministry of Forests and Range (100%)	27/03/2010	Japanese knotweed (FALL JAP)	29/08/2013	0.0074 CAPILANO HIGHWAY SERVICES	
22	288795 Ministry of Transportation and Infrastructure (100%)	25/09/2012	Japanese knotweed (FALL JAP)	30/08/2013	0.0062 CAPILANO HIGHWAY SERVICES	
23	277654 Ministry of Transportation and Infrastructure (100%)	15/09/2010	Japanese knotweed (FALL JAP)	03/09/2013	0.0012 CAPILANO HIGHWAY SERVICES	
24	238420 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	03/09/2013	0.0083 CAPILANO HIGHWAY SERVICES	
25	238425 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	04/09/2013	0.0075 CAPILANO HIGHWAY SERVICES	
26	238277 Ministry of Transportation and Infrastructure (100%)	02/07/2007	Japanese knotweed (FALL JAP)	05/09/2013	0.0072 CAPILANO HIGHWAY SERVICES	
27	288795 Ministry of Transportation and Infrastructure (100%)	25/09/2012	Japanese knotweed (FALL JAP)	06/09/2013	0.0024 CAPILANO HIGHWAY SERVICES	
28	238227 Ministry of Transportation and Infrastructure (100%)	01/07/2007	Japanese knotweed (FALL JAP)	06/09/2013	0.0066 CAPILANO HIGHWAY SERVICES	
					0.1719 Hectares	

645

SCRD STAFF REPORT

DATE: November 20, 2013
TO: Planning and Development Committee, November 21, 2013
FROM: Teresa Fortin, Planner
RE: Hunting Regulations.

RECOMMENDATION

THAT the Regional District request that the Minister of Environment, review the "No Hunting" and "No Shooting" boundaries within the Regional District .

BACKGROUND

The following resolution was carried at the November 14, 2013 Board meeting respecting hunting in response to firearm and bow hunting complaints in the Daniel Point area:

497/13 *THAT the topic of hunting in residential areas be forwarded to the next Planning and Development Committee on November 21, 2013;*

AND THAT staff bring forward work done previously on the topic of hunting in residential areas.

In 2009, the Regional District fielded several complaints about gunfire and hunting bows in the Earls Cove area. The Board reviewed a staff report and made a following recommendation regarding changing the No Hunting and No Shooting areas within the Regional District. Please see attached letter.

DISCUSSION

In 2009, staff had a discussion with the Ministry of Environment's wildlife biologist who commented that in order to change hunting regulations, a Conservation Officer or Ministry biologist has to build a case for the change based on biological or safety concerns. Once evidence is gathered, Ministry staff have to obtain the Ministry of Environment's Regional office approve before taking it to a Provincial team that reviews all hunting regulations annually. At the time, the local biologist didn't believe that a change to hunting regulations was required.

The development patterns on the Coast have changed since the current hunting regulations were established. It seems that conflicts between hunters and residential communities will continue until the no hunting/no shooting areas are revisited.

CONCLUSION

It appears that the residential development on the Coast have evolved into the areas that permit hunting. Staff suggest the Regional District request that the Minister of the Environment revisit the "no hunting/shooting" boundaries along the Sunshine Coast.

Teresa Fortin

**SUNSHINE COAST
REGIONAL DISTRICT**

1975 Field Road
Sechelt
British Columbia
Canada V0N3A1

Tel. 604.885.6800
Fax: 604.885.7909
Toll Free 1.800.687.5753
Web Site: www.scrd.ca



July 16, 2009

Darryl Reynolds
Senior Wildlife Biologist
Ministry of Environment, Fish and Wildlife Section
Box 950
Sechelt, BC V0N3A0

FILE COPY

Dear Mr. Reynolds:

Re: Proposed Amendments to the No Shooting areas on the Sunshine Coast.)

At their June 25, 2009 meeting the Sunshine Coast Regional District Board adopted the following resolution:

288/09 **Recommendation No. 7** *No Hunting and No Shooting Areas*

THAT the staff report, dated April 15, 2009, regarding No Hunting and No Shooting Areas in the SCRDC be received;

AND THAT the Regional District request the Ministry of Environment to extend the no shooting area further away from developed areas in Earls Cove (to include the area bounded by the Ambrose Lake ecological reserve, the northern end of Ruby Lake, the powerlines and Agamemnon Channel) and the south western shore of Sakinaw Lake to Daniel Point;

AND FURTHER THAT this recommendation be forwarded to the RCMP.

I have attached two maps that outline the area suggested in the resolution.

Please contact me if you have any questions, or require further information.

Regards,

A handwritten signature in black ink, appearing to read "T. Fortin".

Teresa Fortin
Planner

Attachments (2)

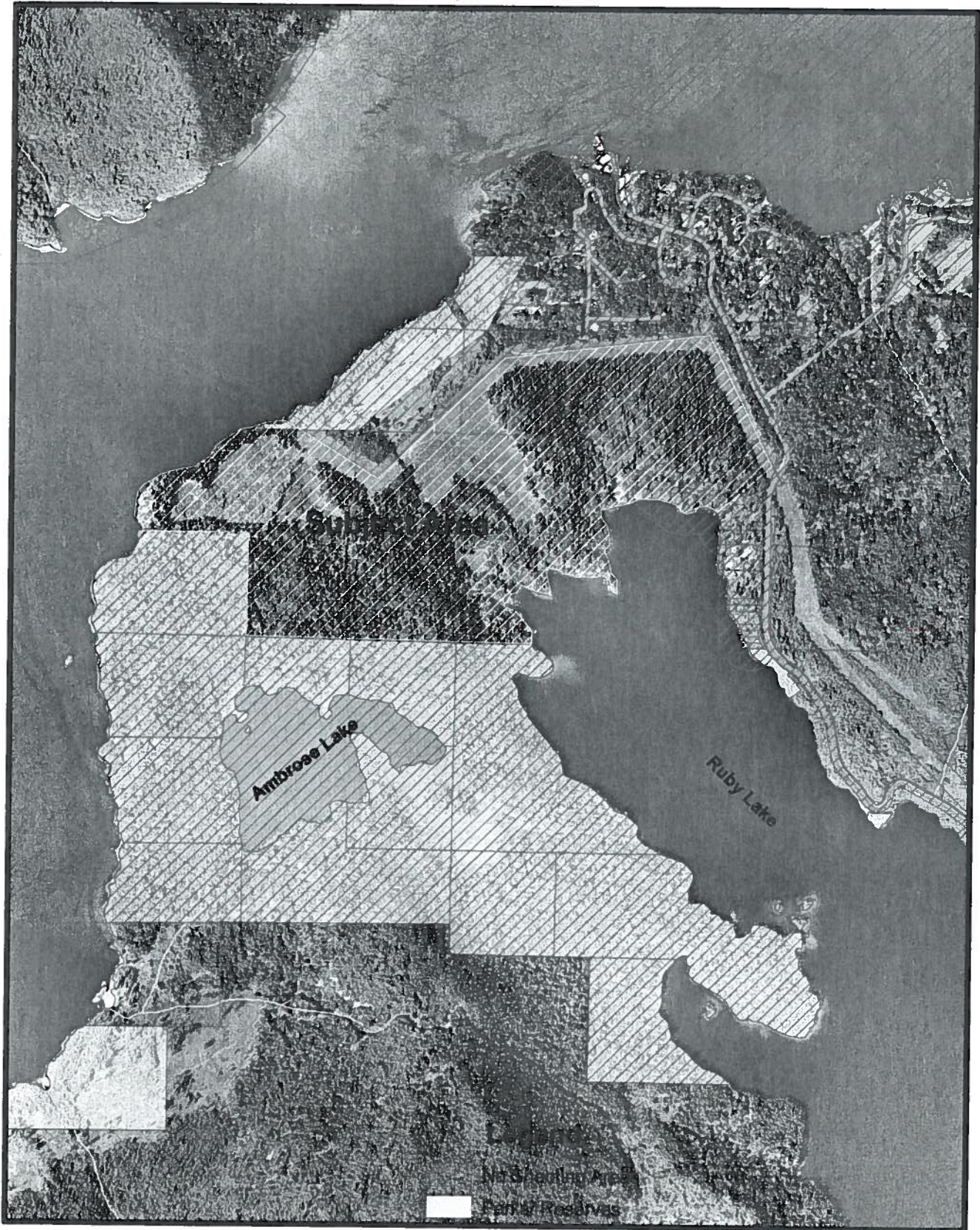
Cc: Detachment Commander, RCMP, Sunshine Coast Detachment, 5800 Toledo St, Sechelt, BC V0N3A0
Mark McMullen, Planning and Development Manager, SCRDC
Eric Graham, SCRDC Area A Director

H:\PLN0125-01 Acts_and_Legislation\HuntingShooting\brdltr_no_shooting_moe.docx

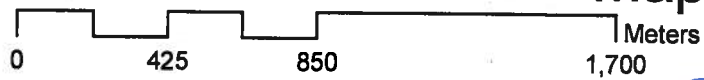


ELECTORAL AREAS: A/ Egmont, Pender Harbour B/ Halfmoon Bay D/ Roberts Creek E/ Elphinstone F/ West Howe Sound
MUNICIPALITIES: District of Sechelt / Sechelt Indian Government District / Town of Gibsons

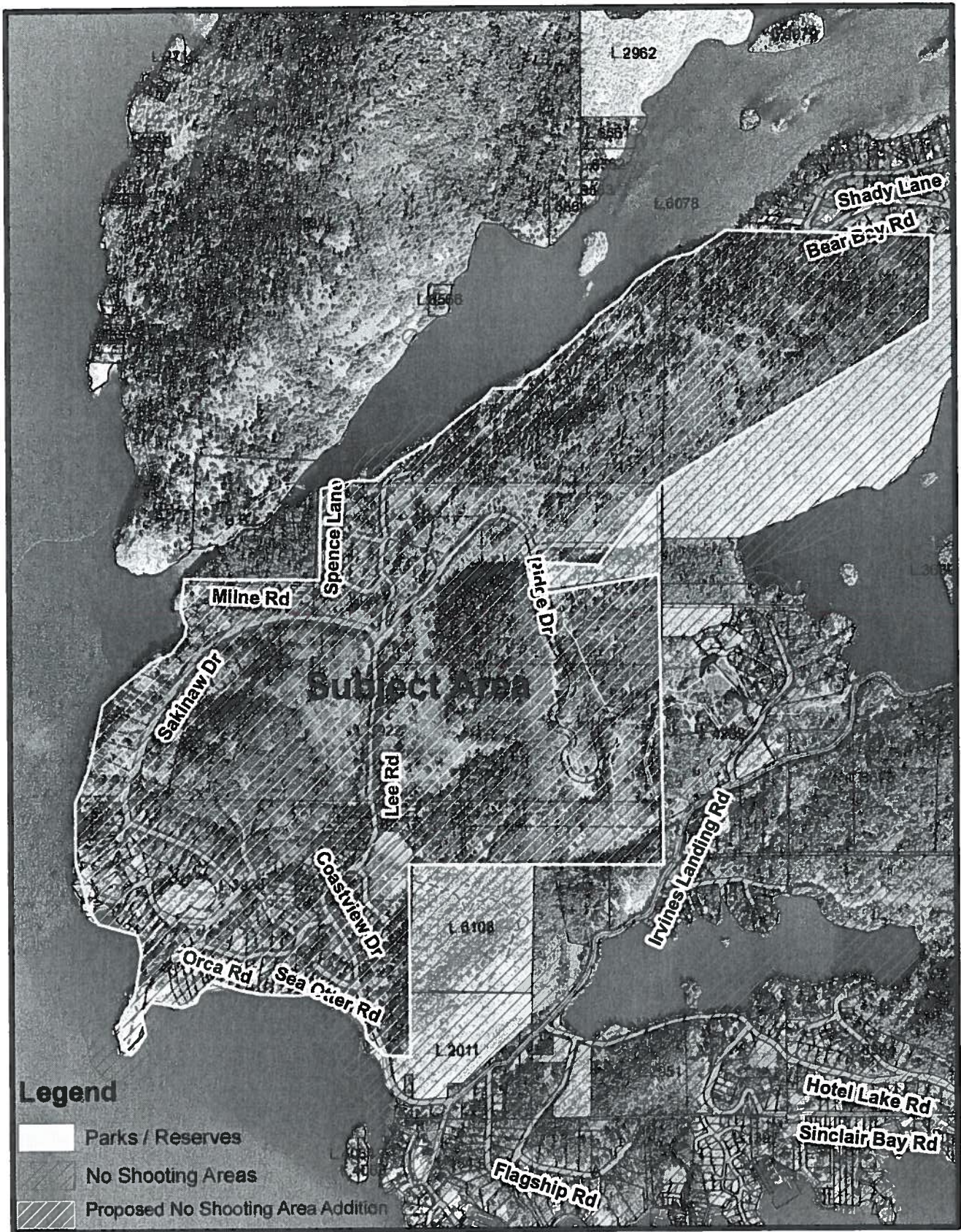
3046



Proposed addition to the "No Shooting Area"
Map 1



304c



1:17,000 Proposed Addition to the "No Shooting Area"
Map 2

304d