



SUNSHINE COAST REGIONAL DISTRICT



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

THURSDAY, JULY 27, 2017

AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of July 13, 2017

Annex A
Pages 1-8

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

3. Directors' Reports Verbal
4. Chief Administrative Officer's Report Annex B
pp 9-10
5. Planning and Community Development Committee recommendation Nos. 1-6, 8, 10, 12 and 14-18 of July 13, 2017 (*recommendation Nos. 7, 9, 11 and 13 previously adopted*) Annex C
pp 11-17
6. Infrastructure Services Committee recommendation Nos. 1-9 of July 20, 2017 Annex D
pp 18-20
7. Acting Chief Building Official – Notice on Title Annex E
pp 21-22

MOTIONS

BYLAWS

- | | | |
|-----|--|---------------------|
| 8. | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017 – second reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex F
pp 23-24 |
| 9. | <i>Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017 – second reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex G
pp 25-27 |
| 10. | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 – second reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex H
pp 28-29 |
| 11. | <i>Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 – second reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex I
pp 30-31 |
| 12. | <i>Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016 – adoption</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex J
pp 32-33 |
| 13. | <i>Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016 – adoption</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex K
pp 34-37 |

NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (e) and (k) of the *Community Charter* - “personal information about an identifiable individual...”; “the acquisition, disposition or expropriation of land or improvements...” and “negotiations and related discussions respecting the proposed provision of a municipal services...”.

ADJOURNMENT

UPCOMING MEETING DATES (TO SEPTEMBER 30, 2017)

SCRD Board, Committee, and Advisory Committee Meetings

Area A Advisory Planning Commission (APC)	July 25 at 7:00 p.m.
Area B Advisory Planning Commission (APC)	July 25 at 7:00 p.m.
Area E Advisory Planning Commission (APC)	July 26 at 7:00 p.m.
Corporate and Administrative Services Committee	July 27 at 9:30 a.m.
Regular Board	July 27 at 1:30 p.m.
Planning and Community Development Committee	September 14 at 9:30 a.m.
Regular Board	September 14 at 1:30 p.m.
Area D Advisory Planning Commission (APC)	September 18 at 7:00 p.m.
Infrastructure Services Committee	September 21 at 9:30 a.m.
Corporate and Administrative Services Committee	September 21 at 1:30 p.m.

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

Public Hearing – West Coast Wilderness Lodge Rezoning, Egmont Community Hall	July 24 at 5:00 p.m.
Union of BC Municipalities (UBCM) Convention, Vancouver	September 25 to 29

Please note: No meetings are scheduled for August. Meeting dates are current as of print date (July 21, 2017).



SUNSHINE COAST REGIONAL DISTRICT

July 13, 2017

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

PRESENT:	Chair	F. Mauro
	Directors	M. Lebell L. Lewis J. Valeriotte I. Winn K. Julius B. Smith (Alt)
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Sr Mgr, Administration and Legislative Services	A. Legault
	GM, Corporate Services / Chief Financial Officer	T. Perreault
	GM, Planning and Community Development	I. Hall
	GM, Infrastructure Services / Regional Engineer	M. Day
	Deputy Corporate Officer / Recorder	S. Reid
	Media	2
	Public	0

CALL TO ORDER 1:30 p.m.

AGENDA It was moved and seconded

224/17 THAT the agenda for the meeting be adopted as presented.

CARRIED

MINUTES

Minutes It was moved and seconded

225/17 THAT the Regular Board meeting minutes of June 22, 2017 be adopted as presented.

CARRIED

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS**Public Hearing It was moved and seconded**

226/17 THAT the delegation of Director Nohr as Chair for the Public Hearing to consider *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* and *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* be rescinded;

AND THAT Director Lewis be delegated as Chair for the Public Hearing to consider Bylaw Nos. 432.33, 2017 and 337.114, 2017.

CARRIED

Minutes It was moved and seconded

227/17 THAT recommendation No. 6 of resolution 209/17 of June 22, 2017 be amended to correct the location of the Public Hearing to the Egmont Community Hall, located at 6801 Bathgate Road, Egmont.

CARRIED

REPORTS**Directors' Reports**

Directors provided a verbal report of their activities.

Corporate It was moved and seconded

228/17 THAT Corporate and Administrative Services Committee recommendation Nos. 2-4, 6 and 8-12 of June 22, 2017 be received, adopted and acted upon as follows:

Recommendation No. 2 *2016 Corporate Annual Report*

THAT the report titled 2016 SCRD Corporate Annual Report be received;

AND THAT distribution of the 2016 Corporate Annual Report be approved.

Recommendation No. 3 *Budget Project Status Report*

THAT the report titled Budget Project Status Report – June 2017 be received.

Recommendation No. 4 *Recreation Facilities Capital Maintenance Update and 2017 Projects*

THAT the report titled Recreation Facilities Capital Maintenance Update and 2017 Projects [616, 617, 620, 621] be received;

228/17 cont.

AND THAT staff proceed with the 2017 Recreation Facilities Capital Projects Workplan as presented within the previously approved Recreation capital budget of \$548,856.

Recommendation No. 6 *Standing Committee Structure Review*

THAT the report titled Standing Committee Structure Review be received for information.

Recommendation No. 8 *Recycle BC*

THAT the report titled Recycle BC – Update be received;

AND THAT correspondence be sent to the BC Ministry of Environment calling for the Sunshine Coast Regional District's depot recycling services to be fully funded as per requirements of the BC Recycling Regulation.

Recommendation No. 9 *Zero Waste Conference and Recycle BC Conference*

THAT Directors Nohr, Lewis, Inkster, Mauro, Valeriotte and Winn be reimbursed for expenses for attendance at the Zero Waste Conference on November 1, 2017;

AND THAT Directors Lewis, Lebbell, Inkster, Winn and Mauro be reimbursed for expenses for attendance at the Recycle BC Conference on November 15 and 16, 2017.

Recommendation No. 10 *Gibsons and District Volunteer Fire Department Self-Contained Breathing Apparatus (SCBA) Replacement*

THAT the report titled Gibsons and District Volunteer Fire Department Self-Contained Breathing Apparatus (SCBA) Replacement be received;

AND THAT the purchase of replacement SCBA for a budget of up to \$200,000 to be funded from capital reserves be approved;

AND THAT the replacement of air compressor and SCBA filling stations for a budget of \$40,000, with a \$5,000 trade-in allowance leaving \$35,000 to be funded from capital reserves, be approved;

AND FURTHER THAT the 2017-2021 Financial Plan be amended accordingly.

Recommendation No. 11 *Contracts Between \$20,000 and \$100,000*

THAT the report titled Contracts Between \$20,000 and \$100,000 to June 4, 2017 be received for information.

228/17 cont. **Recommendation No. 12** *Zero Waste Conference and Recycle BC Conference*

THAT Directors Nohr, Lewis, Inkster, Mauro, Valeriotte and Winn be paid a stipend for attendance at the Zero Waste Conference on November 1, 2017;

AND THAT Directors Lewis, Lebbell, Inkster, Winn and Mauro be paid a stipend for attendance at the Recycle BC Conference on November 15 and 16, 2017.

CARRIED

Planning **It was moved and seconded**

229/17 THAT Planning and Community Development Committee recommendation Nos. 7, 9, 11 and 13 of July 13, 2017 be received, adopted and acted upon as follows:

Recommendation No. 7 *Town of Gibsons Referral - Gospel Rock Village*

THAT the report titled Referral from Town of Gibsons, Gospel Rock Village be received;

AND THAT the following comments be forwarded to the Town of Gibsons:

1. Steps be taken to plan and develop the Shaw / Inglis Road route from the outset prior the development reaching the 250 dwelling trigger;
2. The draft traffic impact study needs to consider the requirement for developing the Shaw / Inglis access and additional traffic counts should be taken during the summer period to gather data that better reflects the peak traffic periods on the Coast;
3. The applicant and Town of Gibsons staff discuss future public transit service needs prior to completing the road network design to allow for facilities such as bus stops to be incorporated at a later date and to allow bus access into and through the site.
4. Due to the tight timelines, further aspects of the proposal be clarified by the Town of Gibsons with respect to the solid waste management plan and the source of water supply as the SCRCD would like to comment on these aspects of the development proposal.

AND THAT the Gibsons and District Fire Department report back on service delivery and financial implications by the end of Q4;

AND THAT staff report back with the Town of Gibsons' response with respect to the solid waste management plan and source of water supply by the end of Q4 2017;

229/17 cont.

AND FURTHER THAT the staff report be forwarded to the Elphinstone Advisory Planning Commission and the Elphinstone Electors Association for consideration, with the minutes to be forwarded to the Sunshine Coast Regional District Board and Town of Gibsons.

Recommendation No. 9 *Crown Referrals for Removal and deposition of gravel from Rainy River (Howe Sound Pulp and Paper)*

THAT the report titled Crown Referrals regarding Howe Sound Pulp and Paper applications for removal and deposition of gravel from Rainy River (Area F) be received;

AND THAT the Board supports the applications (Referrals 94110350-001 & 94208211-001) and requests the following be conditions of approval:

- a) A Qualified Environmental Professional (QEP) be present on site during the works to ensure impact is minimized and that a report be provided to the Province and the SCRD by the QEP to confirm this;
- b) A remediation plan be developed and implemented with the provincial Ministry of Environment and the Department of Fisheries and Oceans (DFO) to compensate for any lost or damaged fish habitat;
- c) Howe Sound Pulp and Paper Corp. contacts the SCRD in addition to the Province, Skwxwú7mesh Nation and DFO if it becomes apparent that additional works are required to address water needs.
- d) SCRD recommends that Howe Sound Pulp and Paper Corp. consider long-term permanent solutions for the removal and deposition of gravel from Rainy River that would minimize the environmental impact and disruption for fish habitat.

Recommendation No. 11 *Private Moorage Referrals in Secret Cove (Pope for Brynelsen)*

THAT the report titled Private Moorage Referrals in Secret Cove (Pope for Brynelsen) – Electoral Area B be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands and Natural Resources Operations by July 18, 2017:

- a. It is the SCRD's preference that tenure be issued for a shared dock, as per OCP Policy 19.8, to reduce the cumulative impacts of foreshore private moorage developments in Secret Cove;
- b. The SCRD has no objection to approval of the existing residential private moorage fronting Strata Lot 1, Crown File 2411830, as the SCRD understands that the moorage facility has been in place since 1985 and its size is nonconforming to Zoning Bylaw No. 310;

229/17 cont.

c. The SCRDR may support the proposed residential private moorage fronting Strata Lot 2, Crown File 2411831, subject to the applicant successfully amending the W1 zone, within Zoning Bylaw No. 310, to allow more than one residential mooring facility for the parcel / strata development prior to permission issuance;

d. The SCRDR may support the existing residential private moorage fronting Common Property, Crown File 2411832, subject to the applicant successfully amending the W1 zone, within Zoning Bylaw No. 310, to allow more than one residential mooring facility for the parcel / strata development prior to permission issuance;

e. The following additional conditions apply to permissions for Crown Files 2411830, 2411831 and 2411832:

i. SCRDR will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;

ii. SCRDR mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure areas should be identified and protected;

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

iv. There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained;

v. The proponent should implement both the Province's and the shíshálh Nation's Best Management Practices for building moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.

Recommendation No. 13 *Pender Harbour Aquatic & Fitness Centre Acoustic Remediation*

THAT the report titled Pender Harbour Aquatic & Fitness Centre Acoustic Remediation Project be received;

AND THAT the Acoustic Remediation – Sound Absorption Panels / Acoustic project budget be increased by \$13,000, for a total of \$23,000, and funded from reserves;

AND FURTHER THAT the 2017-2021 Financial Plan be amended accordingly.

CARRIED

BYLAWS

Bylaw 1085.1 **It was moved and seconded**
230/17 THAT *Square Bay Community Sewage Treatment System Service Amendment Bylaw No. 1085.1, 2017* be adopted.

CARRIED

Bylaw 432.33 **It was moved and seconded**
231/17 THAT the staff report titled Amendments to West Coast Wilderness Lodge Bylaws be received.

CARRIED

Bylaw 432.33 **It was moved and seconded**
232/17 THAT *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017* be read a second time as amended.

CARRIED

Bylaw 337.114 **It was moved and seconded**
233/17 THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.114, 2017* be read a second time as amended.

CARRIED

The Board moved In Camera at 2:03 p.m.

IN CAMERA It was moved and seconded
234/17 THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (g) and (k) of the *Community Charter* - "litigation or potential litigation..." and "negotiations and related discussions respecting the proposed provision of a municipal service...".

CARRIED

The Board moved out of In Camera at 2:06 p.m.

Contract Award **It was moved and seconded**
235/17 THAT the contract with Direct Disposal to process waste wood and asphalt be extended to January 31, 2019 up to an estimated amount of \$560,450.

CARRIED

ADJOURNMENT It was moved and seconded

236/17 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 2:06 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – July 27, 2017
AUTHOR: Janette Loveys, Chief Administrative Officer
SUBJECT: CHIEF ADMINISTRATIVE OFFICER'S REPORT

RECOMMENDATION(S)

THAT the report titled Chief Administrative Officer's Report be received for information.

BACKGROUND

This report provides information on the activities of the Chief Administrative Officer (CAO).

DISCUSSION

Administration:

The CAO provided continued support for the Vice Chair and Directors in Chair Nohr's absence.

On June 29, 2017, CAO attended with Director Winn and staff, the Granthams Community Hall Steering Committee meeting. It was an opportunity to hear concerns from residents.

Staff met with the Pender Harbour Chamber of Commerce on July 11, 2017 to review their Service Agreement. It was an opportunity to meet new volunteers and discuss informal historical agreements.

On July 12, 2017, staff met with Sechelt Library, Sechelt Indian Government District (SIGD) and District of Sechelt representatives to initiate 2018 MOU funding discussions. The meeting was at the request of the Sechelt Library.

The CAO provided support to a Roberts Creek committee seeking to develop a resilient neighbourhood program utilizing a community development approach. A small seed grant of \$20,000 through BC Healthies Communities was successful. It was an opportunity to meet new people and support a community driven initiative.

The CAO continues to work collaboratively with all the fire departments on the Sunshine Coast to provide support for the wildfires in the interior Cariboo Region. A special meeting was held on July 18th to review communication protocols, deployment processes and ensure proper resources remain on the Coast for potential local emergencies.

The CAO continues to meet with residents and community partners who are interested in learning more about the SCRD and/or have a concern and are seeking to be heard. Staff strive to be approachable, listen and assist in resolving their concerns.

SCRD Staff Development and Engagement:

- “CAO *Open Door*” sessions were held the week of July 10th as a new engagement opportunity with staff at different workplaces. A number of staff dropped in to talk about various topics.

External Engagement:

- The CAO has been invited to be a guest speaker at a few community events in August.

STRATEGIC PLAN AND RELATED POLICIES

The Strategic Plan is a key document for the CAO’s office and provides the overall administrative guidance for the business of the SCRD.

- Strategic Priority: Ensure Fiscal Sustainability
- Strategic Priority: Embed Environmental Leadership
- Strategic Priority: Support Sustainable Economic Development
- Strategic Priority: Enhance Collaboration with the shísháhlh and Skwxwú7mesh Nations
- Strategic Priority: Facilitate Community Development
- Strategic Priority: Enhance Board Structures and Processes
- Strategic Priority: Recruit, Retain and Acknowledge Staff and Volunteers
- Strategic Priority: Enhance Board Structures and Processes

CONCLUSION

The CAO provides a written report summarizing key initiatives which align to the priorities of the Strategic Plan and Board’s direction.

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO	X- J.Loveys	Other	

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

July 13, 2017

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	F. Mauro
	Directors	I. Winn M. Lebbell L. Lewis B. Smith (Alt.) J. Valeriotte K. Julius (part)
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	GM, Planning & Community Development	I. Hall
	Manager, Planning and Development	A. Allen
	Senior Planner	Y. Siao (part)
	Planner	L. Staats (part)
	Administrative Assistant/Recording Secretary	A. Ruinat
	Public	10 (part)
	Media	2 (part)

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted with a change to the order of business as follows: Agenda Item #11 to be considered following Agenda Item #2.

REPORTS

Recommendation No. 1 *Planning & Community Development Department 2017 Q2 Report*

The Planning and Community Development Committee recommended that the report titled Planning and Community Development Department - 2017 Q2 Report be received.

Recommendation No. 2 *Referral for Exclusion from the Agricultural Land Reserve*

The Planning and Community Development Committee recommended that the report titled Referral for Exclusion from the Agricultural Land Reserve – Electoral Area E be received;

AND THAT exclusion be supported subject to a report completed by a Professional Agrologist determining the land is not suitable for agriculture;

AND FURTHER THAT the SCRD Board resolution and the Professional Agrologist report on this referral be sent to the Agricultural Land Commission for a final decision.

Recommendation No. 3 *Roberts Creek Official Community Plan Amendment Bylaw 641.6, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw 310.167, 2017*

The Planning and Community Development Committee recommended that the report titled Roberts Creek Official Community Plan Amendment Bylaw 641.6 and Zoning Amendment Bylaw 310.167 for a Camping and Temporary Accommodation Establishment – Consideration for Second Reading and Public Hearing be received;

AND THAT the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017* be forwarded to the Board for Second Reading;

AND THAT Roberts Creek Official Community Plan Amendment Bylaw 641.6, 2017 is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT the *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017* be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017* and *Sunshine Coast Regional District Zoning Amendment Bylaw No.310.167, 2017* be scheduled for 7:00 pm, Tuesday, September 12, 2017, at Roberts Creek Community Hall, located at 1309 Roberts Creek Road, Roberts Creek;

AND FURTHER THAT Director Lewis be delegated as the Chair and Director Lebbell be delegated as the Alternate Chair for the public hearing.

Recommendation No. 4 *Roberts Creek Official Community Plan Amendment Bylaw 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw 310.172, 2017*

The Planning and Community Development Committee recommended that the report titled Roberts Creek Official Community Plan Amendment Bylaw 641.7 and Zoning Amendment Bylaw 310.172 for an Artisan Craft Distillery – Consideration for Second Reading and Public Hearing be received;

AND THAT the Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 be forwarded to the Board for Second Reading;

AND THAT Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT the Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 be scheduled for 7:00 pm, Tuesday, September 12, 2017, at the Roberts Creek Community Hall, located at 1309 Roberts Creek Road, Roberts Creek;

AND FURTHER THAT Director Lewis be delegated as the Chair and Director Lebbell be delegated as the Alternate Chair for the public hearing.

Recommendation No. 5 *Development Variance Permit DVP00014 (Graham)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00014 (Graham) - Electoral Area E be received;

AND THAT Development Variance Permit DVP00014 to vary Section 502.8 (a) and (b) of Zoning Bylaw No. 310, 1987, from 55 square metres to 91 square metres, be issued, as it provides benefit to affordable housing in the area.

Recommendation No. 6 *Development Variance Permit DVP00017 (Nichol)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00017 (Nichol) - Electoral Area A be received;

AND THAT Development Variance Permit DVP00017 to vary Section 601.4 of Zoning Bylaw No. 337, 1990, from 6.0 metres to 4.5 metres, be issued, as it provides benefit to affordable housing in the area, subject to:

1. Support from the Egmont/Pender Harbour Advisory Planning Commission.
2. No objections from nearby residents within the notification period.
3. Addressing any comments from the *shíshálh* Nation received within the 60 day referral period.

Recommendation No. 7 *Town of Gibsons Referral - Gospel Rock Village*

The Planning and Community Development Committee recommended that the report titled Referral from Town of Gibsons, Gospel Rock Village be received;

AND THAT the following comments be forwarded to the Town of Gibsons:

1. Steps be taken to plan and develop the Shaw / Inglis Road route from the outset prior the development reaching the 250 dwelling trigger;
2. The draft traffic impact study needs to consider the requirement for developing the Shaw / Inglis access and additional traffic counts should be taken during the summer period to gather data that better reflects the peak traffic periods on the Coast;
3. The applicant and Town of Gibsons staff discuss future public transit service needs prior to completing the road network design to allow for facilities such as bus stops to be incorporated at a later date and to allow bus access into and through the site.
4. Due to the tight timelines, further aspects of the proposal be clarified by the Town of Gibsons with respect to the solid waste management plan and the source of water supply as the SCRD would like to comment on these aspects of the development proposal.

AND THAT the Gibsons and District Fire Department report back on service delivery and financial implications by the end of Q4;

AND THAT staff report back with the Town of Gibsons' response with respect to the solid waste management plan and source of water supply by the end of Q4 2017;

AND THAT the staff report be forwarded to the Elphinstone Advisory Planning Commission and the Elphinstone Electors Association for consideration, with the minutes to be forwarded to the Sunshine Coast Regional District Board and Town of Gibsons;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

The committee recessed at 10:21 a.m. and reconvened at 10:33 a.m.

Recommendation No. 8 *Amendment of Boundaries of Notation of Interest Crown File 2404546*

The Planning and Community Development Committee recommended that the report titled Amendment of Boundaries of Notation of Interest Crown File 2404546 be received;

AND THAT subject to maintaining the remainder of the Notation of Interest the SCRD respond, with support, to the Ministry of Forests, Lands and Natural Resource Operations for the proposed boundary amendments of the Notation of Interest over Sechelt, Salmon and Narrows Inlets to exclude the three identified parcels subject to the reconciliation agreement with the *shíshálh* Nation.

Recommendation No. 9 *Crown Referrals for Removal and deposition of gravel from Rainy River (Howe Sound Pulp and Paper)*

The Planning and Community Development Committee recommended that the report titled Crown Referrals regarding Howe Sound Pulp and Paper applications for removal and deposition of gravel from Rainy River (Area F) be received;

AND THAT the Board supports the applications (Referrals 94110350-001 & 94208211-001) and requests the following be conditions of approval:

- a) A Qualified Environmental Professional (QEP) be present on site during the works to ensure impact is minimized and that a report be provided to the Province and the SCRD by the QEP to confirm this;
- b) A remediation plan be developed and implemented with the provincial Ministry of Environment and the Department of Fisheries and Oceans (DFO) to compensate for any lost or damaged fish habitat;
- c) Howe Sound Pulp and Paper Corp. contacts the SCRD in addition to the Province, Sk̓w̓x̓wú7mesh Nation and DFO if it becomes apparent that additional works are required to address water needs.
- d) SCRD recommends that Howe Sound Pulp and Paper Corp. consider long-term permanent solutions for the removal and deposition of gravel from Rainy River that would minimize the environmental impact and disruption for fish habitat.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

Recommendation No. 10 *Private Moorage Referrals in Secret Cove (Pope for Brynelsen)*

The Planning and Community Development Committee recommended that the photograph depicting a satellite image of the docks provided by the owner concerning the Private Moorage Crown Referrals in Secret Cove (Pope for Brynelsen) be received.

DELEGATION

Dana Brynelsen, owner of the property for Private Moorage Crown Referrals in Secret Cove (Pope for Brynelsen) addressed the committee regarding the application. Ms. Brynelsen provided a photograph of a satellite image.

The Committee recessed at 10:58 a.m. and reconvened at 11:01 a.m.

Staff outlined the options for the owner going forward with respect to a bylaw amendment or variance application process.

Director Julius joined the meeting at 11:05 a.m.

Recommendation No. 11 *Private Moorage Referrals in Secret Cove (Pope for Brynelsen)*

The Planning and Community Development Committee recommended that the report titled Private Moorage Referrals in Secret Cove (Pope for Brynelsen) – Electoral Area B be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands and Natural Resources Operations by July 18, 2017:

- a. It is the SCRD's preference that tenure be issued for a shared dock, as per OCP Policy 19.8, to reduce the cumulative impacts of foreshore private moorage developments in Secret Cove;
- b. The SCRD has no objection to approval of the existing residential private moorage fronting Strata Lot 1, Crown File 2411830, as the SCRD understands that the moorage facility has been in place since 1985 and its size is nonconforming to Zoning Bylaw No. 310;
- c. The SCRD may support the proposed residential private moorage fronting Strata Lot 2, Crown File 2411831, subject to the applicant successfully amending the W1 zone, within Zoning Bylaw No. 310, to allow more than one residential mooring facility for the parcel / strata development prior to permission issuance;
- d. The SCRD may support the existing residential private moorage fronting Common Property, Crown File 2411832, subject to the applicant successfully amending the W1 zone, within Zoning Bylaw No. 310, to allow more than one residential mooring facility for the parcel / strata development prior to permission issuance;
- e. The following additional conditions apply to permissions for Crown Files 2411830, 2411831 and 2411832:
 - i. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
 - ii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure areas should be identified and protected;

- iii. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- iv. There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained;
- v. The proponent should implement both the Province's and the *shíshálh* Nation's Best Management Practices for building moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

Recommendation No. 12 *Pender Harbour Music Society Lease Agreement Renewal*

The Planning and Community Development Committee recommended that the report titled Pender Harbour Music Society Lease Agreement Renewal – Electoral Area A be received;

AND FURTHER THAT the Chair and Corporate Officer be authorized to execute the Pender Harbour Music Society Lease Agreement renewal for a five-year term for District Lot 1023.

Recommendation No. 13 *Pender Harbour Aquatic & Fitness Centre Acoustic Remediation*

The Planning and Community Development Committee recommended that the report titled Pender Harbour Aquatic & Fitness Centre Acoustic Remediation Project be received;

AND THAT the Acoustic Remediation – Sound Absorption Panels / Acoustic project budget be increased by \$13,000, for a total of \$23,000, and funded from reserves;

AND THAT the 2017-2021 Financial Plan be amended accordingly;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 13, 2017 for adoption.

Recommendation No. 14 *Egmont/Pender Harbour (Area A) APC Meeting Minutes of June 20, 2017*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour (Area A) Advisory Planning Commission (APC) meeting minutes of June 20, 2017 be received.

Recommendation No. 15 *Roberts Creek (Area D) APC Meeting Minutes of June 19, 2017*

The Planning and Community Development Committee recommended that the Roberts Creek (Area D) Advisory Planning Commission (APC) meeting minutes of June 19, 2017 be received.

Recommendation No. 16 *Elphinstone (Area E) APC Meeting Minutes of June 28, 2017*

The Planning and Community Development Committee recommended that the Elphinstone (Area E) Advisory Planning Commission (APC) meeting minutes of June 28, 2017 be received.

Recommendation No. 17 *West Howe Sound (Area F) APC Meeting Minutes of June 27, 2017*

The Planning and Community Development Committee recommended that the West Howe Sound (Area F) Advisory Planning Commission (APC) meeting minutes of June 27, 2017 be received.

COMMUNICATIONS

Recommendation No. 18 *National Park within Skwxwú7mesh Nation Territory*

The Planning and Community Development Committee recommended that the correspondence from Chief Bill Williams, Intergovernmental Relations, Natural Resources and Revenue, Skwxwú7mesh Nation, regarding new national park within Skwxwú7mesh Nation territory dated June 9, 2017 be received.

The Committee recessed at 11:20 a.m. and reconvened at 11:27 a.m.

IN CAMERA

The Committee moved In Camera at 11:27 a.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (k) of the *Community Charter* – “personal information about an identifiable individual” and “negotiations and related discussions respecting the proposed provision of a municipal service”.

The Committee moved out of In Camera at 12:20 p.m.

ADJOURNMENT 12:20 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
INFRASTRUCTURE SERVICES COMMITTEE**

July 20, 2017

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

PRESENT:	Chair	M. Lebell
	Directors	D. Inkster L. Lewis F. Mauro B. Smith (Alt.) J. Valeriotte I. Winn
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Manager, Utility Services, Special Projects	D. Crosby (part)
	Manager, Solid Waste Services	R. Cooper (part)
	Manager, Transit and Fleet	G. Dykstra (part)
	Waste Reduction Coordinator	K. McDougall (part)
	Engineering Technician	T. Rutley (part)
	Administrative Assistant / Recorder	T. Hincks
	Media	2
	Public	1

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as presented.

PETITIONS AND DELEGATIONS

Marta Green, P.Geo. Senior Hydrogeologist, from Associated Environmental Consultants Inc. presented the Well Protection Plan. The goal of the Plan is to improve the safety of drinking water systems for Langdale, Chaster, Soames, Granthams and Eastbourne (Keats Island) water supply sources.

REPORTS

Recommendation No. 1 *Well Protection Plan*

The Infrastructure Services Committee recommended that the report titled Well Protection Plan be received;

AND THAT recommendations from the Well Protection Plan be brought forward to the 2018 Budget process.

The Infrastructure Services Committee recessed at 10:20 a.m. and resumed at 10:25 a.m.

PETITIONS AND DELEGATIONS

Carey McIver of McIver & Associates Ltd. presented the Draft Regional Organics Diversion Strategy.

REPORTS

Recommendation No. 2 *Regional Organics Diversion Strategy*

The Infrastructure Services Committee recommended that a staff report integrating the organics strategy with the current workplan be provided in Q3 2017.

Director Valeriote assumed the Chair at 11:15 a.m.

Recommendation No. 3 *Ban on Residential Organics*

The Infrastructure Services Committee recommended that staff report on a possible landfill ban on residential organics in 2020 or beyond.

Recommendation No. 4 *Compost Coaching and Food Waste Reduction Programs*

The Infrastructure Services Committee recommended that staff report on an Organics Strategy Implementation Plan in Q4 2017;

AND THAT Compost Coaching and Food Waste Reduction Programs be considered for inclusion in 2018 Budget deliberations;

AND FURTHER THAT consideration be given to partnerships with stakeholders for the implementation of on-site Compost Coaching.

Recommendation No. 5 *Wild Animal Welfare Best Practices*

The Infrastructure Services Committee recommended that forthcoming staff reports and communication plans identify rural best practices with regards to wild animal welfare for both backyard composting and curbside pickup

Recommendation No. 6 *Curbside Pickup Feasibility – Opt In/Out*

The Infrastructure Services Committee recommended that a staff report on the feasibility of individual properties opting in or out of curbside pickup.

Director Lebbell resumed the Chair at 12:11 p.m.

Recommendation No. 7 *Draft Regional Organics Diversion Strategy*

The Infrastructure Services Committee recommended that the report titled Draft Regional Organics Diversion Strategy be received;

AND THAT the Draft Regional Organics Diversion Strategy be adopted;

AND THAT the strategy be maintained in draft form until an implementation plan is developed and approved;

AND FURTHER THAT recommendations from the Draft Regional Organics Diversion Strategy that require funding be brought forward to the 2018 and 2019 budgets.

The Infrastructure Services Committee recessed at 12:26 p.m. and resumed at 12:32 p.m.

Recommendation No. 8 *Public Engagement Results – Organic Waste Diversion Questionnaire*

The Infrastructure Services Committee recommended that the report titled Public Engagement Results – Organic Waste Diversion Questionnaire be received.

Recommendation No. 9 *Infrastructure 2nd Quarter Report*

The Infrastructure Services Committee recommended that the report titled Infrastructure Services Department 2017 2nd Quarter Report be received.

COMMUNICATIONS

NEW BUSINESS

IN CAMERA

The Infrastructure Services Committee moved In-Camera at 12:43 p.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (e) and (k) of the *Community Charter* – “the acquisition, disposition, or expropriation of land or improvements...” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

The Infrastructure Services Committee moved out of In-Camera at 1:16 p.m.

ADJOURNMENT 1:16 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – July 27th, 2017
AUTHOR: Allen Whittleton, Acting Chief Building Official
SUBJECT: PLACEMENT OF NOTICE ON TITLE

RECOMMENDATION(S)

THAT the report titled **Placement of Notice on Title** be received;

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot 18, Block 3, District Lot 1330, Plan 11394, PID 009-073-761.

BACKGROUND

Section 57(1) of the *Community Charter* allows a building official to recommend that a notice be registered against the land title where a building official observes a condition with respect to land, building or other structure that is considered to contravene a Regional District Bylaw, Provincial regulation or any other enactment that relates to the construction or safety of buildings or other structures.

This report lists a property where a building or other structure is considered to be unsafe or is unlikely to be usable for its expected purpose, or where something was constructed that required a permit(s) or an inspection(s) under a bylaw, regulation or enactment which have not been obtained or completed to the satisfaction of the building division.

Letters have been sent advising the registered owner that certain specific conditions exist regarding their property and requesting that building permits be obtained and completed in an effort to achieve voluntary compliance.

The *Community Charter* requires that the Regional District Board must pass a resolution to place a Notice on Title. The Corporate Officer has sent a registered letter to the registered owners of the property listed in this report. The owners have been advised of the date and time of the Board meeting at which the decision to register a Notice on Title will be made, and that at this meeting they will be afforded the opportunity to speak to the issues being registered.

DISCUSSION

The property listed is non-compliant due to one or more of the following:

- permits applied for / or issued but no inspections scheduled
- construction has taken place without a valid permit.

1. 7975 Northwood Road, Lot 18, Block 3, District Lot 1330, Plan 11394, Group, NWD
PID 009-073-761
Electoral Area B

In September 2013 it was observed that construction on the above noted property had taken place without a valid building permit. An application was received 11 May 2014 to enclose an attached carport to create additional living space. The building permit was issued 8 May 2015 and expired 8 May 2017 with no inspections or approvals. The SCRD Building Division are not aware of any life safety issues at this time and recommend notice be placed on title.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Section 57(1) of the *Community Charter* allows for a notice to be registered against the land title where a building official considers a condition with respect to land, building or other structure contravenes a Regional District Bylaw, Provincial regulation or any other enactment. Information on record with the building division that is summarized above show that this property is in contravention. Staff recommend that Notice is registered on Title at the Land Title Office against the above noted property.

Reviewed by:			
Manager	X - A. Whittleton	Finance	
GM	X- I. Hall	Legislative	X – A. Legault
CAO	X – J. Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 641.6, 2017

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2012*

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 *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2012* is hereby amended as follows:

Insert the following sub-section immediately following Section 18h:

“18h.1 Notwithstanding Section 18h, temporary accommodation in the form of sleeping cabins is permitted on Block 2 District Lot 3380 Plan 4341.”

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF APRIL 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 27TH DAY OF APRIL 2017

READ A SECOND TIME this DAY OF MONTH 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 MONTH YEAR

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

12TH DAY OF SEPTEMBER 2017

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.167

A bylaw to amend *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. 310.167, 2017*.

PART B – AMENDMENT

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

Insert the following section immediately following Section 1011.9:

“Site Specific Uses

1011.10 A maximum of ten sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341.”

3. Schedule A of Zoning Bylaw No. 310, 1987 is hereby amended by rezoning Block 2 District Lot 3380 Plan 4341 from “RU1 Zone (Rural One)” and “RU2 Zone (Rural Two)” to “RU2 Zone (Rural Two)”, as depicted on Appendix ‘A’ to this bylaw.

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF APRIL 2017

READ A SECOND TIME this 27TH DAY OF APRIL 2017

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this 12TH DAY OF SEPTEMBER 2017

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

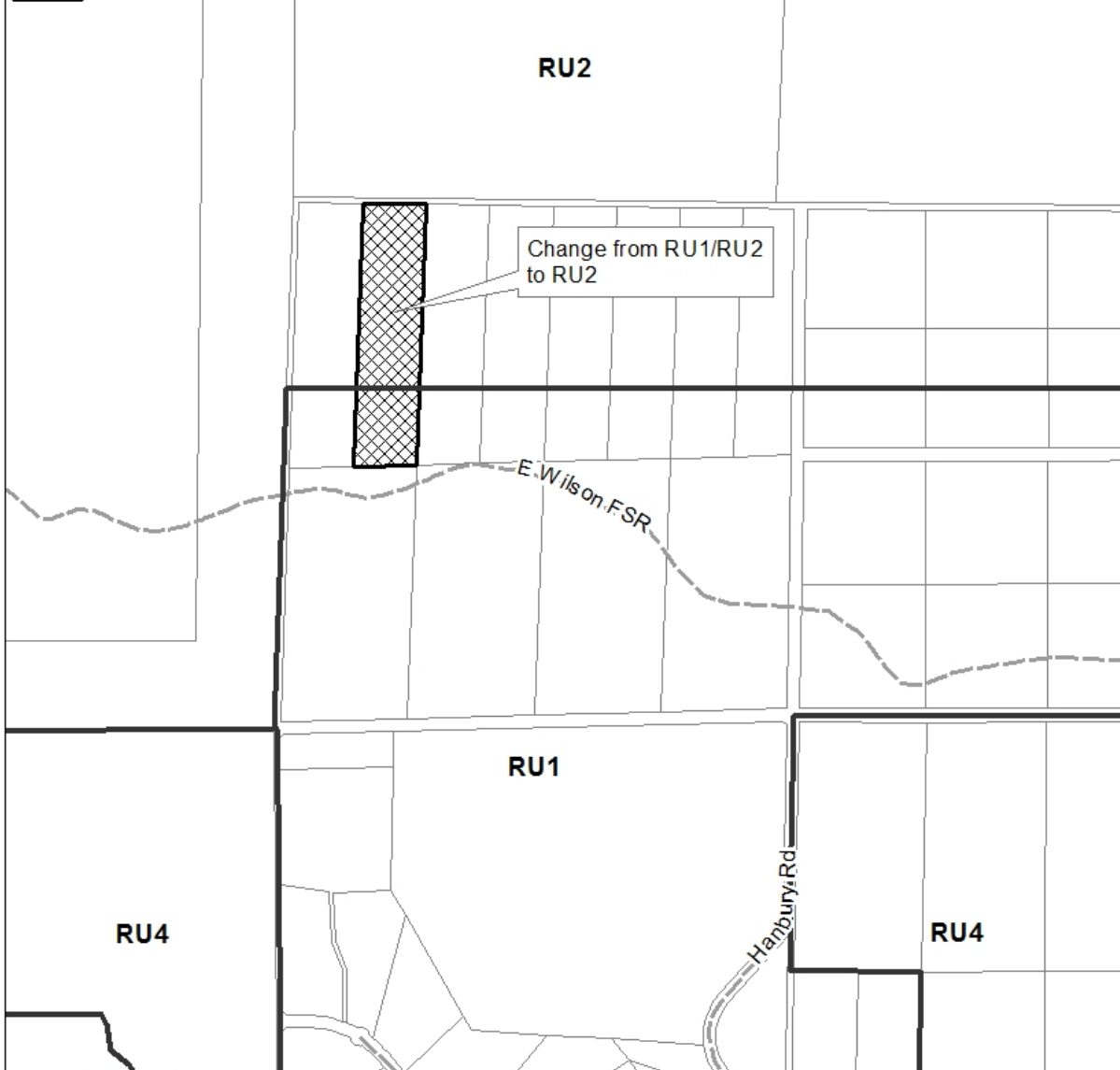
Chair

Appendix A to Zoning Amendment Bylaw No. 310.167, 2017

Rezoning Block 2 District Lot 3380 Plan 4341 from
"RU1 Zone (Rural One)" and "RU2 Zone (Rural Two)"
to "RU2 Zone (Rural Two)"



Subject Property: PID 011-623-977



Chair

Corporate Officer

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

12TH DAY OF SEPTEMBER 2017

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.172

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. 310.172, 2017*.

PART B – AMENDMENT

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

Insert the following section immediately following Section 1001.8:

“ Site Specific Uses

- 1001.9 A distillery, meadery or cidery licensed under the BC Liquor Control and Licensing Act and associated retail sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan 4216, subject to the following provisions:
1. Tasting and on-site tours shall be conducted in accordance with BC Liquor Licensing: Brewer, Distiller and Agents License Terms and Conditions.
 2. Maximum building height: 4.5 m
 3. Maximum building gross floor area: 100 m²
 4. Minimum setback from any lot line: 7.5 m
 5. Minimum number of parking spaces for distillery and associated uses: 11
 6. Outdoor storage: not permitted
 7. Tasting and retail room:
 - a. Maximum floor area: 18 m²
 - b. Maximum seating capacity: 8 persons”

PART C – ADOPTION

READ A FIRST TIME this 25TH DAY OF MAY 2017

READ A SECOND TIME this 25TH DAY OF MAY 2017

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this 12TH DAY OF SEPTEMBER 2017

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 432.25

A bylaw to amend *Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1996*

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 *Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016*.

Part B – AMENDMENTS

2. *Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1996* is hereby amended as follows:

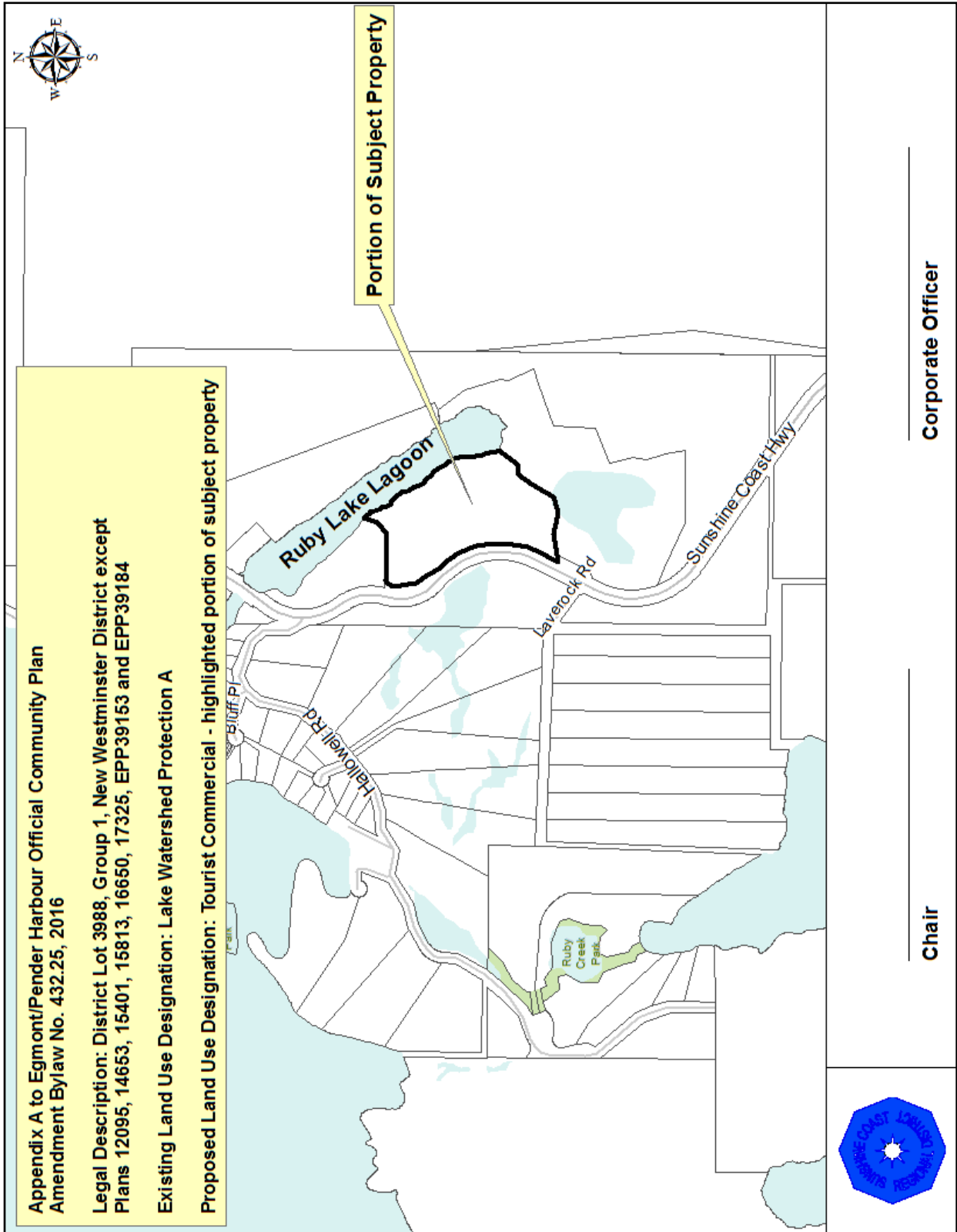
Amend Schedule ‘A4’ by re-designating part of District Lot 3988, Group 1, New Westminster District except Plans 12095, 14653, 15401, 15813, 16650, 17325, EPP39153 and EPP39184; from Lake Watershed Protection A to Tourist Commercial, as depicted on Appendix ‘A’ to this Bylaw;

Part C – ADOPTION

READ A FIRST TIME this	12 th	DAY OF MAY	2016
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this			
	12 th	DAY OF MAY	2016
READ A SECOND TIME this	26 th	DAY OF JANUARY	2017
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND WASTE MANAGEMENT PLANS this			
	26 th	DAY OF JANUARY	2017
PUBLIC HEARING held pursuant to the <i>Local Government Act</i> this	21 st	DAY OF FEBRUARY	2017
READ A THIRD TIME this	25 th	DAY OF MAY	2017
ADOPTED this		DAY OF	

Corporate Officer

Chair



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.87

A bylaw to amend *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 the *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016*.

Part B – AMENDMENTS

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

- a) Amend Schedule 'A' by rezoning part of the subject property: District Lot 3988, Group 1, New Westminster District except Plans 12095, 14653, 15401, 15813, 16650, 17325, EPP39153 and EPP39184 from RU5 (Rural Watershed Protection) and PA1B (Ecological Interpretive Assembly) to C2 (Tourist Commercial), as shown on Appendix 'A' to this Bylaw;
- b) Amend Part II by inserting into Section 201 the following definitions:

“amphitheatre” means an outdoor theatre and performance facility.

“satellite kitchen” means a kitchen providing catering facilities to provide food and beverage services, with approval from the Vancouver Coastal Health Authority;

- c) Amend Part VIII: Commercial Zones, C2 Zone (Tourist Commercial), as follows:

Add new Section 811.1A (Site Specific Uses) immediately following Section 811.1 (Permitted Uses), as follows:

Site Specific Uses

811.1A On the C2 zone portion of District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 the following are site specific uses:

1.
 - (a) uses permitted in Section 811.1 (a), (b), (c), (f) and (h);
 - (b) amphitheatre;
 - (c) dining facility with satellite kitchen;
 - (d) spa facilities;
 - (e) aviary;
 - (f) agriculture;

- (g) two staff accommodation dwelling units;
 - (h) auxiliary uses and structures including: snack bar, reception desk and office space, retail and market kiosks not exceeding 95 square metres, laundry facilities for guests, and open air recreation use.
2. The floor area of:
- (a) a sleeping unit as part of a lodge shall not exceed 25 square metres;
 - (b) a housekeeping unit as part of a motel shall not exceed 45 square metres;
 - (c) a dining hall facility shall not exceed 375 square metres;
 - (d) a spa facility shall not exceed 280 square metres;
 - (e) staff accommodation dwelling units shall not exceed 280 square metres in total; and
- the land area of:
- (f) an aviary shall not exceed 40 square metres;
 - (g) a tent platform shall not exceed 25 square metres.
3. The total number of sleeping units as part of a lodge, housekeeping units as part of a motel, tent sites and recreational vehicle shall not exceed 30 and the total number of housekeeping units as part of a motel shall not exceed 12.
4. No more than 3 sleeping units as a lodge or 3 housekeeping units as part of a motel may be connected together as a single building.
5. No additional building or structure shall be located within 30 metres of the natural boundary of Ruby Lake.
6. Two freestanding signs located a minimum of 1 metre from a parcel line abutting a highway and having a maximum area of 3 square metres each are permitted.
7. A minimum of 115 parking spaces.
8. The parcel coverage of all buildings and structures shall not exceed 10 percent.

Part C – ADOPTION

READ A FIRST TIME this	12 th	DAY OF	MAY	2016
READ A SECOND TIME this	26 th	DAY OF	JANUARY	2017
PUBLIC HEARING held pursuant to the <i>Local Government Act</i> this	21 st	DAY OF	FEBRUARY	2017
READ A THIRD TIME this	25 th	DAY OF	MAY	2017
APPROVED PURSUANT TO Section 52 of the <i>Transportation Act</i> this	13 th	DAY OF	JUNE	2017
ADOPTED this		DAY OF		

Corporate Officer

Chair

