



# 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, OCTOBER 12, 2017

## AMENDED AGENDA

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

### AGENDA

1. Adoption of agenda

### MINUTES

2. Regular Board meeting minutes of September 14, 2017

Annex A  
Pages 1-10

### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

### PETITIONS AND DELEGATIONS

### COMMUNICATIONS

### REPORTS

3. Directors' Reports Verbal
4. Planning and Community Development Committee recommendation Nos. 6, 8 and 10-18 of September 14, 2017 (*recommendation Nos. 1-5, 7 and 9 previously adopted*) Annex B  
pp 11-17
5. Infrastructure Services Committee recommendation Nos. 1-16 of September 21, 2017 Annex C  
pp 18-23
6. Corporate and Administrative Services Committee recommendation Nos. 1- 7 of September 21, 2017 Annex D  
pp 24-26
- 6a **⇒ADD** Planning and Community Development Committee recommendation Nos. 8, 10 and 11 of October 12, 2017 pp 26a-c

### MOTIONS

THAT Katherine Janota-Bzowska be appointed to the Area E Advisory Planning Commission for the remainder of the two-year term expiring in January 2019.

**BYLAWS**

7. *Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017*  
– **second reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex E  
pp 27-29
8. *Elphinstone Official Community Plan Amendment Bylaw No. 600.8, 2017*  
– **first reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex F  
pp 30-33
9. *West Howe Sound Official Community Plan Amendment Bylaw No. 640.2,*  
*2017 – first reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex G  
pp 34-37
10. *Roberts Creek Official Community Plan Amendment Bylaw No. 641.8,*  
*2017 – first reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex H  
pp 38-41
11. *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.4,*  
*2017 – first reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex I  
pp 42-45
12. *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016*  
– **third reading**  
(Voting – Electoral Area Directors – 1 vote each) Annex J  
pp 46-47
13. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170,*  
*2016 – third reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex K  
pp 48-49
14. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168,*  
*2016 – second reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex L  
pp 50-53
15. *Egmont / Pender Harbour Official Community Plan Amendment Bylaw No.*  
*432.33, 2017 – third reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex M  
pp 54-56
16. *Sunshine Coast Regional District Electoral Area A Zoning Amendment*  
*Bylaw No. 337.114, 2017 – third reading*  
(Voting – Electoral Area Directors – 1 vote each) Annex N  
pp 57-59

**NEW BUSINESS**

**IN CAMERA**

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

**ADJOURNMENT**

**Recommendation No. 8** *Provincial Referral 2411707 for a Log Storage and Handling Facility (Solberg Hill Estates)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411707 for a Log Storage and Handling Facility (Solberg Hill Estates LTD.) – Electoral Area A be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

a. Subject to the following conditions, SCRD has no objections to the log handling and storage facility fronting District Lot 6875, Provincial File 2411707:

i. This application is for a site that is close to and in plain view of the well-used trails and viewpoints in Skookumchuck Narrows Provincial Park which, according to the provincial Purpose Statement and Zoning Plan states, “The primary role of Skookumchuck Narrows Park is to protect and provide a provincially significant viewing opportunity of a large tidal rapid”. Management Plans for this application must consider the unique, sensitive location and the nearby park, so should be diligently followed.

ii. The foreshore fronting District Lot 6875 is not zoned. The upland is zoned I3 (Resource Industrial). The foreshore use reflects the upland use.

iii. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the foreshore tenure area.

iv. The Debris Management Plan should be implemented during the operation, maintenance and decommissioning phases of the site.

v. Water quality should not be impacted by use, materials or fuel storage.

vi. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.

vii. During use and maintenance of the existing dock, the proponent should implement both the Province’s and the shíshálh Nation’s Best Management Practices for moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.

viii. Complete restoration of the tenure area should be undertaken upon closure of the log booming sites, including the removal of all industrial equipment and potential contaminants.

ix. It is noted that the application specifies a “burn area”. A fire hazard assessment is required as it is outside of the Fire Protection Area.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of October 12, 2017 for adoption.

**Recommendation No. 10** *Provincial Referral 2411785 for Commercial Recreation (Comfort Cove Shellfish)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411785 for Commercial Recreation (Comfort Cove Shellfish Ltd.) – Electoral Area B be received;

AND THAT the following comments be forwarded to Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

a. SCRD recommends refusal of proposed Adventure Tourism/Commercial Recreation on District Lot 3872, Provincial File 2411785 due to the reasons outlined below:

i. The proponent must successfully amend Zoning Bylaw No. 310 to allow the tourist commercial use.

ii. Insufficient information is provided in the proposal.

iii. A survey is required to determine the exact location of the buildings in proximity to the natural boundary of the ocean and proximity to Mount Richardson Provincial Park boundary.

iv. A fire hazard assessment is required as it is outside of the Fire Protection Area.

v. A proposed exit strategy should be provided should the business cease to operate. This should include the removal of all improvements on Provincial land and conversion of the property into Provincial Park land.

vi. A waste management plan should be provided. The site may attract wildlife if food and garbage is not properly contained and managed.

vii. Detailed building plans should be provided with a site plan showing setbacks. Zoning Bylaw No. 310 does not permit buildings within 7.5 metres of the natural boundary of the ocean. The buildings and structures proposed within the intertidal-zone will require a Building Permit and a Development Variance Permit to relax the setback.

viii. Parking must be secured for those travelling by water or air as there is no road access to the site. A vehicle staging area is required for guest vehicles. Appropriate zoning and agreements must be in place to secure the parking site(s).

ix. A marine impact assessment identifying risks associated with the proposed septic field on the existing oyster farm and nearby aquaculture tenures should be provided.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of October 12, 2017 for adoption.

**Recommendation No. 11** *Provincial Referral 2411929 for a Commercial Dock (Capstone Infrastructure Corporation)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411929 for a Commercial Dock (Capstone Infrastructure Corporation) – Electoral Area B be received;

AND THAT the following comments be forwarded to Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

a. Subject to the following conditions, SCR D has no objections to the existing commercial dock fronting District Lot 354, Provincial File 2411929:

i. The foreshore fronting District Lot 354 is not zoned.

ii. SCR D will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.

iii. SCR D mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.

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

v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge.

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

vii. Upon the dock reaching the end of useful life the proponent should ensure that the dock materials be disposed of in an environmentally acceptable manner so as to minimize the impact on the marine environment and Sechelt landfill.

AND FURTHER THAT this Recommendation be forwarded to the Regular Board meeting of October 12, 2017 for adoption.