



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, MARCH 8, 2018

AMENDED AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of February 22, 2018

Annex A
Pages 1-10

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

3. Directors' Reports Verbal
4. Parcel Tax Roll Review Panel minutes of February 22, 2018 (*for receipt only*) Annex B
p 11
5. Corporate and Administrative Services Committee recommendation Nos. 2-11 of February 22, 2018 (*recommendation No. 1 previously adopted*) Annex C
pp 12-16
6. Special Infrastructure Services Committee recommendation Nos. 1-3 of March 1, 2018 Annex D
pp 17-18
- 6a **⇒ADD** Planning and Community Development Committee recommendation Nos. 5 and 6 of March 8, 2018 pp 18a-b

MOTIONS

BYLAWS

7. *Hillside Development Project Service Operating Reserve Fund Establishment Bylaw No. 715, 2018*
– **first, second, third reading and adoption**
(Voting – All Directors – weighted vote) Annex E
p 19
8. *Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2016*
– **adoption**
(Voting – Electoral Area Directors – 1 vote each) Annex F
pp 20-21
9. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.170, 2016* – **adoption**
(Voting – Electoral Area Directors – 1 vote each) Annex G
pp 22-23

NEW BUSINESS

10. ⇒**ADD** CAO Update - March 6, 2018 meeting with BC Ministry of Environment and Climate Change Strategy staff regarding the Chapman Lake Expansion Project Verbal

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (b), (g), (i) and (k) of the *Community Charter* – “personal information about an identifiable individual who is being considered for a municipal award or honour...”, “litigation or potential litigation”, “the receipt of advice that is subject to solicitor-client privilege...”, and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

ADJOURNMENT

Recommendation No. 5 *District of Sechelt Referral - OCP Amendment 3370-20 2018-01*

The Planning and Community Development Committee recommended that the report titled District of Sechelt Referral - OCP Amendment 3370-20 2018-01 (Apartment Building) be received;

AND THAT the SCR D respond to the District of Sechelt with the following comments:

1. The proposal has no negative impacts on SCR D's land use policies.
2. The proposal will impact the taxation apportionment between the Member Municipalities and Electoral Areas.
3. Consideration should be given to ensure the refuse room identified in the proposal has adequate storage for containers for separating garbage, recycling and organics, and is accessible to building occupants and collection service providers.
4. A Development Cost Charge of \$195,851 is required prior to development approval as per Sunshine Coast Regional District Development Cost Charges Bylaw No. 693, 2015.
5. Two new fire hydrants, located at the northeast corner of Lot 19 and southwest corner of Lot 21 will be required.
6. Water modelling of the proposed development will be required to ensure there will be adequate fire flows to support the proposed development and sustain service to the surrounding area. Depending on the results of the water modelling, further infrastructure improvements may be required.
7. Requirements of SCR D Water Rates and Regulations Bylaw No. 422 must be complied with.
8. The SCR D strongly encourages and expects the use of water conservation measures when increasing density provisions within an OCP. This can include high efficiency appliances, xeriscaping, and rainwater harvesting for irrigation as detailed in this report.

AND FURTHER THAT this recommendation be forwarded to the March 8, 2018 Regular Board meeting.

Recommendation No. 6 *Provincial Referral 98713150 - 001 for Intertidal Roadway to Turnagain Island*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 98713150 - 001 for Intertidal Roadway to Turnagain Island – Electoral Area B be received;

AND THAT the photograph of the application area provided by the Proponent be received;

AND THAT the Proponent be encouraged to discuss an alternative access to Turnagain Island with Islands Trust;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural

Resource Operations and Rural Development (FLNRORD):

a. SCR D recommends refusal of this roadway use of the intertidal area to access Turnagain Island, Provincial Referral 98713150 - 001 based on the information outlined below:

- i. an eelgrass bed is indicated immediately west of the application area;
- ii. known archeological sites are within the application area;
- iii. adding gravel to an intertidal area disrupts foreshore ecosystems, and coastal processes and is inconsistent with shíshálh Nation's Best Management Practices for building and maintaining moorage facilities;
- iv. water quality should not be impacted by maintenance or construction activities.

b. SCR D further requests that the Province:

- i. make referrals to Department of Fisheries and Oceans and Islands Trust;
- ii. ensure shíshálh Nation comments are addressed and that any work undertaken complies with the Heritage Conservation Act;

AND THAT this recommendation be forwarded to the March 2018 Halfmoon Bay Advisory Planning Commission and comments be forwarded to FLNRORD as late information;

AND FURTHER THAT this recommendation be forwarded to the March 8, 2018 Regular Board meeting.

Director Nohr opposed