



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, SEPTEMBER 6, 2018

AMENDED AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of July 26, 2018

Annex A
Pages 1-13

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PRESENTATIONS AND DELEGATIONS

REPORTS

3. Corporate and Administrative Services Committee recommendation Nos. 1-8 and 10-13 of July 26, 2018 (*recommendation No. 9 previously adopted*) Annex B
pp 14-17
4. ⇒ADD Planning and Community Development Committee recommendation Nos. 1, 5, 7, 8 and 9 of September 6, 2018 pp 18-22

COMMUNICATIONS

MOTIONS

BYLAWS

5. ⇒ADD *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.183, 2018 – first and second reading (Voting – Electoral Area Directors – 1 vote each)* pp 23-24
6. ⇒ADD *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.117, 2018 – first and second reading (Voting – Electoral Area Directors – 1 vote each)* pp 25-26

DIRECTORS' REPORTS

Verbal
Report

NEW BUSINESS

IN CAMERA

ADJOURNMENT

Recommendation No. 1 *Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures - Consultation Summary and Revised Recommendations be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to Provincial Referral 102649829-002:

- a) Conduct a public information meeting and respond to any development and operation concerns and questions which may be raised by the community.
- b) Comments received from the shíshálh and Sḵwxwú7mesh Nations be addressed.
- c) Provide an emergency management plan to the SCRD for comment.
- d) Incorporates fire protection measures in the tenure management plan.
- e) A statement be added to the tenure management plan that explicitly prohibits fishing and hunting in the tenure areas.
- f) Access to the trails within the proposed tenure be separated from other existing trails and forest service roads in lower elevations to prevent mechanized vehicles from accessing tenure areas of this project.
- g) Conduct an environmental impact assessment of mountain biking activities in the alpine and sub-alpine areas after one year of operation and deploy remedial measures if necessary.
- h) Detailed information be provided in the tenure management plan on baseline data and parameters for monitoring changes in the alpine and sub-alpine areas.
- i) Detailed information be provided in the tenure management plan regarding helicopter flight paths, operation timing and noise mitigation measures.
- j) Consult local nature, conservation and environmental groups for their input on the backcountry and project management practice.

AND THAT once all comments have been reviewed and addressed the proposed operations be carried out in accordance with the amended tenure management plan, amended environmental management plan and amended emergency management plan as approved by the Province;

AND THAT the Sunshine Coast Regional District strongly recommends that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development implement a monitoring regulatory and enforcement regime to ensure control of this type of activity in the backcountry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Director Lebbell opposed

Recommendation No. 5 *SCRD Approach to Cannabis Legalization*

The Planning and Community Development Committee recommended that the report titled Approach to Cannabis Legalization be received;

AND THAT Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Regular Board meeting of September 6, 2018 for First Reading and Second Reading;

AND THAT public hearings be waived pursuant to Section 464 of the *Local Government Act*;

AND THAT Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Ministry of Transportation and Infrastructure for approval, pursuant to Section 52 of the *Transportation Act*;

AND THAT upon completion of notice of waiving public hearing and *Transportation Act* approval, Zoning Amendment Bylaw Nos. 310.183 and 337.117 be forwarded to the Board for Third Reading and Adoption;

AND THAT Procedures and Fees Bylaw No. 522 be amended to establish fees for:

- a) \$4,275, where an application is made to rezone property where cannabis production or retail is proposed to occur, and;
- b) \$3,275, for review and response to a retail cannabis license application in a permitted zone.

AND THAT staff incorporate public engagement with regards to cannabis production and retail with the Bylaw 310 review process;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Recommendation No. 7 *Provincial Referral CRN00061 for a Private Moorage (Solberg Hills)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00061 for a Private Moorage (Solberg Hills) – Electoral Area A be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to the proposed private moorage fronting District Lot 3049 Group 1 New Westminster District, Provincial Referral Number 2401681:

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

- b. Any eelgrass beds in or near the tenure area should be identified and protected.
- c. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- d. Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge.
- e. The proponent must 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.
- f. The proponent should ensure that shíshálh Nation is consulted regarding archaeological potential in the application area and that all work undertaken comply with the *Heritage Conservation Act*.
- g. The applicant is encouraged to not use polystyrene in any components of the moorage facility in future upgrade or maintenance.

AND THAT comments of the SCRD Natural Resource Advisory Committee and the Egmont/Pender Harbour Advisory Planning Commission be provided to the Ministry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Recommendation No. 8 *Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging) – Electoral Area F be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to the proposed log handling facility located at Bailey Bay, Provincial Referral Number 2412032:

- a. SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the facility.
- b. An environmental monitoring plan should be implemented during the construction and operation of the site.
- c. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- d. Include potential navigational concerns resulting from escaped logs or related wood debris and the collection of any lost wood debris in the project management plan.

- e. Include measures to protect recreational and visual values in the project management plan.
- f. Ensure that Skwxwú7mesh Nation's comments are addressed and that any work undertaken complies with the *Heritage Conservation Act*.
- g. Water quality should not be impacted by maintenance or construction activities, materials or fuel storage.
- h. Implement Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.
- i. 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 to be disposed of in accordance with all provincial and SCRD regulations at the time.

AND THAT comments of the SCRD Natural Resource Advisory Committee and the West Howe Sound Advisory Planning Commission be provided to the Ministry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

Recommendation No. 9 *Provincial Referral CRN00063 for a Private Moorage Facility (Thomson)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00063 for a Private Moorage Facility (Thomson) - Electoral Area A be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objections to the proposed residential private moorage fronting Block C District Lot 5398, Provincial File Number 2412049:

- a) SCRD will require a building permit and/or a development variance permit if any structures are to be constructed to access the moorage facility.
- b) Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- c) Implement both Provincial and *shíshálh* Nation Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.
- d) Consult the *shíshálh* Nation and address any of their concerns.
- e) To not use polystyrene in any components of the moorage facility.

f) Treated lumber used in existing structures should be replaced with inert construction materials that do not leach contaminants (e.g. untreated lumber, concrete, or steel).

g) Existing fill material placed within the foreshore area should be removed and the area restored to a natural state under the supervision of a qualified environmental professional. This work must be conducted in compliance with the *Heritage Conservation Act* and with consideration of potential archeological sites.

h) A development permit is required prior to any land alteration and development within 30 metres of the natural boundary of Ruby Lake.

AND THAT comments of the SCR D Natural Resources Advisory Committee and the Egmont/Pender Harbour Advisory Planning Commission be provided to the Province;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 6, 2018.

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.183**

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 *Sunshine Coast Regional District Zoning Bylaw No. 310.183, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - i. Replace the words “marijuana” and “marihuana” with “cannabis” in any section of this bylaw.
 - ii. Add the following new definitions in Section 201:
 - a. “medical cannabis” means cannabis used for medical purposes and has the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations* or *Cannabis Act*,
 - b. “non-medical cannabis” means cannabis that is not used for medical purposes and does not have the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations* or *Cannabis Act*,
 - iii. Insert the following new section immediately following Section 510:

Non-medical Cannabis Production and Retail

511 Notwithstanding any other provisions of this bylaw:

- (1) Non-medical cannabis production and retail are prohibited in:
 - (a) Residential Zones including R1, R1A, R2, R2A, RM1, RM2, RM3, CD1 and CD3 Zones; and
 - (b) Rural Zones including CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, AG, RU4, RU4A, RU4B, RU5 and RU5A Zones.

(2) For certainty, non-medical cannabis production facilities and retail are not permitted within any use permitted within the following zones:

- (a) Residential Zones including R1, R1A, R2, R2A, RM1, RM2, RM3, CD1 and CD3 Zones; and
- (b) Rural Zones including CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, AG, RU4, RU4A, RU4B, RU5 and RU5A Zones.

PART C – ADOPTION

READ A FIRST TIME this DAY OF ,

READ A SECOND TIME this DAY OF ,

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

READ A THIRD TIME this DAY OF ,

APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this DAY OF ,

ADOPTED this DAY OF ,

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 337.117**

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 *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337.117, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:
 - i. Replace the words “marijuana” and “marihuana” with “cannabis” throughout this bylaw.
 - ii. Add the following new definitions in Section 201:
 - a. “cannabis, medical” means cannabis used for medical purposes and that has the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations* or *Cannabis Act*,
 - b. “cannabis, non-medical” means cannabis that is not used for medical purposes and does not have the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations* or *Cannabis Act*,
 - iii. Insert the following new section immediately following Section 519:

Non-medical Cannabis Production and Retail

520 Notwithstanding any other provisions of this bylaw:

- (1) Non-medical cannabis production and retail are prohibited in:
 - (a) Residential Zones including RS1, R1, R1A, R1B, R2, R2A, R3, R3A, R3B, R3C, RM1, RM2, RM3, CD1, CD2, CD3 and CD5 Zones; and
 - (b) Rural Zones including CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, RU3, RU4 and RU5 Zones.

(2) For certainty, non-medical cannabis production facilities and retail are not permitted within any use permitted within the following zones:

(a) Residential Zones including RS1, R1, R1A, R1B, R2, R2A, R3, R3A, R3B, R3C, RM1, RM2, RM3, CD1, CD2, CD3 and CD5 Zones; and

(b) Rural Zones including CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, RU3, RU4 and RU5 Zones.

PART C – ADOPTION

READ A FIRST TIME this DAY OF ,

READ A SECOND TIME this DAY OF ,

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

READ A THIRD TIME this DAY OF ,

APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this DAY OF ,

ADOPTED this DAY OF ,

Corporate Officer

Chair