



## 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 24, 2013  
**AMENDED AGENDA**

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**CALL TO ORDER 7:30 p.m.**

### AGENDA

1. Adoption of agenda

### MINUTES

2. Regular Board meeting minutes of October 10, 2013

Annex A  
Pages 1-14

### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

### PETITIONS AND DELEGATIONS

### COMMUNICATIONS

3. The Honourable Christy Clark, Premier of British Columbia  
Regarding Nominations for the 2013 British Columbia Community  
Achievement Awards

Annex B  
pp 15-17

4. Nicholas Simons, MLA, Powell River-Sunshine Coast  
Regarding Coal Shipping on Texada Island

Annex C  
pp 18-19

5. CivicInfo BC for Ministry of Community, Sport and Cultural Development  
Regarding "What's New" Bulletin About Proposed Elections Reforms  
for 2014

Annex D  
pp 20-26

### REPORTS

6. Administrator's Report

Annex E  
pp 27-28

7. Directors' Reports

Verbal

8. Special Planning and Development Services Committee recommendation  
Nos. 1-2, 4-9 and 11 of October 10, 2013 (*recommendation Nos. 3 and  
10 previously adopted*)

Annex F  
pp 29-35



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|-----|--|---------------------|
| 9.  | Community Services Committee recommendation Nos. 1, 3-7, 9-22 of October 10, 2013 ( <i>recommendation Nos. 2 and 8 previously adopted</i> )                          | Annex G<br>pp 36-41 |
| 10. | Planning and Development Services Committee recommendation Nos. 1-27 of October 17, 2013   | Annex H<br>pp 42-50 |
| 10a | ➡ADD Corporate and Administrative Services Committee recommendation Nos.16 and 22 of October 24, 2013  | Late Item<br>p 50a  |
| 11. | ➡REPLACE Chief Building Inspector and Bylaw Manager – Placement of Notice on Title<br><b>(Voting – Participants – Weighted Vote A-2, B-2, D-2, E-2, F-2, SIGD-1)</b> | Annex I<br>pp 51-52 |

**MOTIONS**

**BYLAWS**

- |     |   |                     |
|-----|---|---------------------|
| 12. | “Sunshine Coast Regional District Ports Local Service Amendment Bylaw No. 1038.1, 2013”<br>- <b><i>first, second, and third reading</i></b><br><b>(Voting – All Directors – 1 vote each)</b>      | Annex J<br>pp 53-54 |
| 13. | “Sunshine Coast Regional District Bylaw Notice Enforcement Amendment Bylaw No. 638.2, 2013”<br>- <b><i>first, second, third and adoption</i></b><br><b>(Voting – All Directors – 1 vote each)</b> | Annex K<br>pp 55-62 |

**NEW BUSINESS**

**IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (a), (c), (e), (g), (i) and (k) of the *Community Charter* – “personal information about an identifiable individual who holds or is being considered for a position...”, “labour relations or other employee relations”, “the acquisition, disposition or expropriation of land...”, “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. 16**     *Beach Avenue Project Status – Area D Gas Tax*

The Corporate and Administrative Services Committee recommended that staff provide a progress report regarding Area D Beach Avenue Cycling and Walking Path to the November 14<sup>th</sup> Community Services Committee meeting that includes work completed and planned, and identifies timelines;

AND THAT this recommendation be forwarded to the October 24, 2013 for adoption.

**Recommendation No. 22**     *Pender Harbour Private Moorage*

The Corporate and Administrative Services Committee recommended that expenses for Director Nohr's and Director Mauro's attendance at meetings regarding Pender Harbour Private Moorage issues in support of Sechelt Indian Band be approved;

AND THAT this recommendation be forward to the October 24, 2013 Board for adoption.



## SCRD STAFF REPORT

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**DATE:** October 24, 2013  
**TO:** Sunshine Coast Regional District Board – September 26, 2013  
**FROM:** Peter Longhi, Chief Building Inspector and Bylaw Manager  
**SUBJECT:** Placement of Notice on Title

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### RECOMMENDATIONS

THAT the Chief Building Inspector and Bylaw Manager's report regarding Building Division files requiring placement of a Notice on Title be received;

AND THAT the Manager of Legislative Services be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of **Block 5, District Lot 6056, Plan 10123, Group 1, NWD PID 009-498-265**  
**Electoral Area B**

AND THAT the Manager of Legislative Services be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of **Block 2, District Lot 3380, Plan 4341, Group 1, NWD, Group 1, NWD PID 011-623-977**  
**Electoral Area D**

AND THAT the Manager of Legislative Services be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of **Lot 16 of Lot 3, District Lot 3376, Plan 14932, Group 1, NWD PID 007-798-288**  
**Electoral Area D**

### BACKGROUND

Section 57.1 of the *Community Charter* allows for a notice to be registered against the title where Building or Bylaw regulations have been contravened, if the Building Inspector discovers that something was done with respect to a building or structure or construction of same that required a Permit or inspection under a Bylaw regulation or enactment and a permit was not obtained or the inspection was not satisfactorily completed.

This report lists a property where structures have been constructed and permits have not been procured or inspections have not been completed to the satisfaction of the Building Division.

A minimum of three letters are generally sent in these cases advising the registered owners that certain specific situations exist regarding their property and the Bylaw Compliance Officer has requested that building permits be obtained and completed in each case. The third of these letters was sent by the Chief Building Inspector requesting compliance.

**Staff Report to SCRD Board regarding Notice on Title**

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The *Community Charter* requires that the Regional District Board must pass a resolution to place a Notice on Title. The Manager of Legislative Services has sent registered letters to all of the registered owners of the properties 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 if they wish.

**DISCUSSION:**

Report of properties with permits applied for or issued but no inspections called or construction has taken place without a valid permit:

1. 5402 Donley Drive, **Block 5, District Lot 6056, Plan 10123, Group 1, NWD PID 009-498-265**

**Electoral Area B**

- Possible zoning infraction front setback encroachment
- A survey was requested to confirm setback prior to final
- This deficiency not completed

2. 2089 Lockyer Road, **Block 2, District Lot 3380, Plan 4341, Group 1, NWD, PID 011-623-977**

**Electoral Area D**

- Permit for single family dwelling expired
- Required inspections never called for and there appears to be many life-safety and construction issues.
- An original permit was taken in 2004 only after a Notice On Title had been registered. NOT was removed once permit taken.
- Owner apparently deceased. We have not been able to contact the estate.

3. 3045 Day Road, **Lot 16 of Lot 3, District Lot 3376, Plan 14932, Group 1, NWD PID 007-798-288**

**Electoral Area D**

- Construction without a permit
- Zoning infraction non-farm use of second dwelling on agricultural land and possible setback issues from creek and front property line

**End of list**

Respectfully submitted  
Peter Longhi