



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 FEBRUARY 27, 2014
AMENDED AGENDA

CALL TO ORDER 7:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of February 13, 2014 Annex A
Pages 1-55
3. Special Board meeting minutes of February 20, 2014 Annex B
pp 56-58

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

4. Lynn Chapman, Salish Sea Coal Committee Annex C
Regarding Transshipment of Thermal Coal from Fraser Surrey Docks
to Texada Island pp 59-71

COMMUNICATIONS

REPORTS

5. Administrator's Report Annex D
pp 72-73
6. Directors' Reports Verbal
7. Infrastructure Services Committee recommendation Nos. 1-10 of
February 13, 2014 (*recommendation Nos. 11 and 12 previously adopted*) Annex E
pp 74-78
8. Community Services Committee recommendation Nos. 1-12, 14-20, 22-
30, and 32-38 of February 13, 2014 (*recommendation Nos. 13, 21, 31
and 39 previously adopted*) Annex F
pp 79-87
9. Special Community Services Committee (Youth Issues) recommendation Annex G
Nos. 1-10 of February 17, 2014 pp 88-90

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|-----|--|-----------------------|
| 10. | Special Community Services Committee (Parks and Recreation Master Plan) recommendation Nos. 1-5 of February 17, 2014 | Annex H
pp 91-93 |
| 11. | Special Corporate and Administrative Services Committee (R2 Budget) recommendation Nos. 1-46 and 48-85 of February 18, 2014
<i>(recommendation No. 47 previously adopted)</i> | Annex I
pp 94-113 |
| 12. | Planning and Development Committee recommendation Nos. 1-27 of February 20, 2014 | Annex J
pp 114-123 |
| 13. | ➡REPLACE Building Inspector – Notice on Title | Annex K
pp 124-125 |
| 14. | Planner, Planning and Development – Development Variance Permit Application No. 310.177 <i>(referred from February 13, 2014 Regular Board meeting)</i> | Annex L
pp 127-131 |
| 15. | Senior Planner, Planning and Development – Temporary Use Permit F-01 for a Concrete Batch Plant to Construct the Box Canyon Hydro Project | Annex M
pp 132-141 |
| 15a | ➡ADD Corporate and Administrative Services Committee recommendation Nos. 8 and 10 of February 27, 2014 | Late Item
p 141a-b |

MOTIONS

16. THAT the Department of Fisheries and Oceans Teleconference meeting of February 21, 2014 be declared an extraordinary meeting for the purposes of Director remuneration.

BYLAWS

- | | | |
|-----|--|-----------------------|
| 17. | “Sunshine Coast Regional District, Zoning Amendment Bylaw No. 310.153, 2013”
- <i>second reading</i>
(Voting – Electoral Area Directors – 1 Vote Each) | Annex N
pp 142-143 |
| 18. | “Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.108, 2013”
- <i>second reading</i>
- <i>THAT a public hearing concerning Bylaw No. 310.153 and 337.108 be scheduled for 7:00 p.m., Tuesday, March 11, 2014 in the Boardroom of the Sunshine Coast Regional District, located at 1975 Field Road in Sechelt, B.C.;</i>
- <i>AND THAT the Board delegate a Chair and Alternate Chair to conduct the public hearing.</i>
(Voting – Electoral Area Directors – 1 Vote Each) | Annex O
pp 144-145 |

19. “Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.154, 2014” Annex P
pp 146-147
- **second reading**
 - **THAT a public hearing concerning Bylaw No. 310.154 be scheduled for 7:00 pm, Wednesday March 12, 2014 at Eric Cardinal Hall, located at 930 Chamberlin Road in West Howe Sound, BC;**
 - **AND THAT the Board delegate a Chair and Alternate Chair to conduct the public hearing.**
- (Voting – Electoral Area Directors – 1 vote each)**
20. ➡ADD Community Recreation Facilities Service Amendment Bylaw No. 1058.1, 2014” Late Item
pp 148-149
- **rescind third reading**
 - **amended second reading and third reading**
- (Voting – All Directors – 1 Vote Each)**

NEW BUSINESS

21. ➡ADD B.C. Ferries protest on March 11, 2014 in Victoria

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (a), (c), (e), (i) and (k) of the *Community Charter* – “personal information about an identifiable individual...”, “labour relations or other employee relations”, “the acquisition, disposition or expropriation of land or improvements...”, “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose”, and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

ADJOURNMENT

SCRD STAFF REPORT

DATE: February 27, 2014
TO: Sunshine Coast Regional District Board
FROM: Teresa Agnew, Building Inspector
SUBJECT: Placement of Notice on Title

RECOMMENDATIONS

THAT the Building Inspector'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 **Lot 26, Block 1, District Lot 3989, Plan 12096, Group 1, NWD. PID 008-961-662**
Electoral Area A

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 30, District Lot 1017, Plan 17304, Group 1, NWD. PID 007-289-634**
Electoral Area B

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.

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. **5994 Glen Place, Lot 26, Block 1, District Lot 3989, Plan 12096, Group 1, NWD. PID 008-961-662 Electoral Area A**
 - Single family dwelling without a final inspection
 - Building department unable to confirm all health and safety issues have been addressed
 - There is no functioning septic system on this property
 - No inspection since Jan 24, 2005

2. **Lot 30 - Thormanby Island, Lot 30, District Lot 1017, Plan 17304, Group 1, NWD. PID 007-289-634 Electoral Area B**
 - Construction of a single family dwelling without required inspections.
 - Last inspection July 31, 2007 was siting.
 - Structural aspects have not been inspected. (Building department cannot confirm structural aspects of building are safe.)
 - Owners do not respond so cannot confirm if building is occupied. (Remote building site.)

End of list

Respectfully submitted
Teresa Agnew

Recommendation No. 8 *Community Recreation Requisition Limit*

The Corporate and Administrative Services Committee recommended that the Treasurer's verbal report concerning the Community Recreation Facility service tax requisition limit be received;

AND THAT Section 6(a) of Community Recreation Facilities Service Amendment Bylaw No. 1058.1 be revised to \$7,056,746;

AND THAT Section 6(b) of Bylaw 1058.1 reflect an increase of 21% to \$1.15/\$1,000 assessment;

AND THAT Bylaw 1058.1 be forwarded to the February 27, 2014 Board meeting for consideration of rescinding third reading;

AND FURTHER THAT the Board consider giving Bylaw 1058.1 second reading as amended and third reading.

Recommendation No. 10 *Woodfibre Liquefied Natural Gas (LNG) and Eagle Mountain Environmental Assessments (EA) Update*

The Corporate and Administrative Services Committee recommended that the Senior Planner's report titled "Woodfibre LNG and Eagle Mountain Environmental Assessments Update and Recent Correspondence" be received;

AND THAT the following preliminary comments be forwarded to Woodfibre Natural Gas Ltd:

- Concern about impact on electricity supply was noted by FortisBC when discussing the desire to convert the power source of existing and new compression stations to electricity for the Eagle Mountain Gas Pipeline proposal. FortisBC and BC Hydro are reviewing this. Woodfibre Natural Gas Ltd should seek confirmation from BC Hydro that the Liquefied Natural Gas (LNG) plant does not create a similar concern.
- The project description states that the workforce can only access the site via Squamish and this seems to eliminate the potential for Sunshine Coast Regional District (SCRD) residents to be employed there unless the company allows for boats (water taxis, etc.) to use other ports. The SCRD Board would like the potential for other ports to be considered for workforce use.
- Emissions, including noise and light are key issues that the SCRD Board will review during the environmental assessment (EA) as they pertain to the residents of the SCRD. An analysis of wind flow is an important aspect to consider.
- A significant issue that the SCRD Board will consider during the EA will be ship movements of LNG and steps that will be taken to ensure appropriate safety and environmental protection/clean-up measures are in place.

- The EA Office was informed that the SCRD Board expects that public meetings will take place on the Coast during the EA for this project.
- The SCRD Board is concerned that Woodfibre Natural Gas Ltd did not advertise its consultation meetings on the Coast or inform the SCRD Board ahead of time that the consultation program was taking place.
- The SCRD Board offers the opportunity for Woodfibre Natural Gas Ltd representatives to meet with Directors at a future Planning and Development Committee meeting and directs staff to arrange this.
- The SCRD may make additional comments during the EA as more information is made available.

AND THAT this recommendation be forwarded to the SCRD Board meeting of February 27, 2014 for adoption.

SUNSHINE COAST REGIONAL DISTRICT

Bylaw No. 1058.1

A bylaw to amend *Community Recreation Facilities Service Establishing Bylaw No. 1058, 2005* to increase the requisition limit

WHEREAS the Board of the Sunshine Coast Regional District established the Community Recreation Facilities Service by way of *Community Recreation Facilities Service Establishing Bylaw No. 1058, 2005* for the purpose of providing for the construction, capital improvements, operation and maintenance of a new Aquatic Centre in the District of Sechelt, a new ice-based Community Centre in the Town of Gibsons, the Sechelt Arena and the Gibsons Aquatic Centre;

AND WHEREAS the Board wishes to amend *Community Recreation Facilities Service Establishing Bylaw No. 1058, 2005* in order to increase the maximum amount that may be requisitioned for this service;

AND WHEREAS consent on behalf of the electors in the participating areas has been given in writing by at least two-thirds of the participants in accordance with section 802 of the *Local Government Act*;

NOW THEREFORE, the Board of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the *Community Recreation Facilities Service Amendment Bylaw No. 1058.1, 2014*.
2. *Community Recreation Facilities Service Establishing Bylaw No. 1058, 2005* is hereby amended by:
 - a. Delete Section 6 in its entirety and replace with a new Section 6 as follows:

6. Maximum Cost

In accordance with Section 800.1(1)(e) of the *Local Government Act*, the maximum annual amount that may be requisitioned for the cost of the Service is the greater, at the time of requisition, of:

- (a) Seven Million Fifty-Six Thousand Seven Hundred and Forty-Six Dollars (\$7,056,746); or
- (b) A property value tax rate of \$1.15/\$1000 applied to the net taxable value of land and improvements in the Service Area.

READ A FIRST TIME	this	20 th	day of	February, 2014
READ A SECOND TIME	this	20 th	day of	February, 2014
READ A SECOND TIME AS AMENDED	this	27 th	day of	February, 2014
READ A THIRD TIME	this	27 th	day of	February, 2014
ADOPTED	this		day of	

CORPORATE OFFICER

CHAIR