



PLANNING AND DEVELOPMENT COMMITTEE

May 14, 2015

SCRD Board Room, 1975 Field Road, Sechelt, BC

AMENDED AGENDA

CALL TO ORDER **9:30 a.m.**

AGENDA

1. Adoption of the Agenda

DELEGATIONS

2. Matt Thomson, Coordinator, Sunshine Coast Housing Committee
Regarding Sunshine Coast Housing Committee: Developing a Community Land Trust
(Regional Planning Services) (Voting – All Directors) ANNEX A
pp 1 - 16
3. Dianne Sanford, Seagrass Conservation Working Group
Regarding Foreshores, Forage Fish, and Eelgrass
(Rural Planning Services) (Voting – A, B, D, E, F) ANNEX B
p 17

REPORTS

4. Senior Planner - Eelgrass Protection
(Rural Planning Services) (Voting – A, B, D, E, F) ANNEX C
pp 18 – 20
→ **INSERT Halfmoon Bay Official Community Plan Appendix A shíshálh Nation Best Management Practices for moorage facilities** **pp 20a - b**
5. Senior Planner - Woodfibre LNG Environmental Assessment Update
(Regional Planning Services) (Voting – All Directors) ANNEX D
pp 21 - 60
6. Planner II - Proposed Telecommunications Tower (Town of Gibsons)
(Regional Planning Services) (Voting – All Directors) ANNEX E
pp 61 - 67
7. Senior Planner - Marihuana Production Facilities and Development Permit Area Designation: OCP Amendment Bylaws 600.4 (Area E) and 641.3 (Area D)
Electoral Areas D and E (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX F
pp 68 – 85
8. Senior Planner - Marihuana Production Facilities - SCR D Zoning Amendment Bylaw No. 310.156 (Area D) and SCR D Zoning Amendment Bylaw No.310.159 (Area E)
Electoral Areas D and E (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX G
pp 86 - 107
9. Senior Planner - Zoning Amendment Bylaw 310.158 (Goldmoss Gallery),
Electoral Area D: Roberts Creek
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX H
pp 108 - 130
10. Planner II - Zoning Amendment Bylaw 310.161 - Secret Cove Landing Strata Corporation
(Electoral Area B)
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX I
pp 131 - 139
11. Planner I - Zoning Amendment Bylaw 310.163 and 337.112 (Transition Houses)
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX J
pp 140 - 159
12. Planner I - Road Frontage Waiver – Subdivision File No. 2014-05635 (Alock) (Area F)
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX K
pp 160 - 161
13. Planner I - Road Frontage Waiver – Subdivision File No. 2014-06085 (Audet) (Area F)
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) ANNEX L
pp 162 - 163
14. Chief Building Inspector - Building Department Revenue 1st Quarter 2015 Report
(Building Inspection Services) (Voting – A, B, D, E, F, SIGD) ANNEX M
pp 164 - 165
15. Planning and Development Division Monthly Report – April 2015
(Regional/Rural Planning Services) (Voting – All Directors) ANNEX N
pp 166 - 173

MINUTES

- | | | |
|-----|---|--|
| 16. | Heritage Protocol Advisory Committee Minutes of March 23, 2015
(Regional Planning Services) (Voting – All Directors)
→REPLACE Heritage Protocol Advisory Committee Minutes of March 23, 2015 | ANNEX O
pp 174 – 176
pp 176 |
| 17. | Agricultural Advisory Committee Minutes of April 28, 2015
(Regional Planning Services) (Voting – All Directors) | ANNEX P
pp 177 – 183 |
| 18. | Egmont/Pender Harbour (Area A) APC Minutes of April 29, 2015
Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX Q
pp 184 - 185 |
| 19. | Halfmoon Bay (Area B) APC Minutes of April 28, 2015
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX R
pp 186 - 188 |
| 20. | Roberts Creek (Area D) APC Minutes of April 27, 2015
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX S
pp 189 - 191 |
| 21. | Elphinstone (Area E) APC Minutes of April 22, 2015
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX T
pp 192 - 196 |
| 22. | West Howe Sound (Area F) APC Minutes of April 28, 2015
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX U
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COMMUNICATIONS

- | | | |
|-----|---|----------------------------|
| 23. | <u>John Ranta, Chair, Thompson-Nicola Regional District, dated March 27, 2015</u>
Regarding Biosolids Resolution Adopted by Thompson-Nicola Regional District. | ANNEX V
pp 201 -
202 |
| 24. | <u>The Honourable Lisa Raitt, P.C., M.P. Minister of Transport, dated April 7, 2015</u>
Regarding Response to SCRD Letter, November 24, 2014 concerning LNG Tankers in Howe Sound. | ANNEX W
pp 203 -
208 |
| 25. | <u>Peter Luckham, Chair, Islands Trust Council, dated April 10, 2015</u>
Regarding Islands Trust Executive Committee Letter to Michael Davies, Senior Director of Marine Development, Kinder Morgan Canada. | ANNEX X
pp 209 -
210 |
| 26. | <u>Craig Sutherland, Assistant Deputy Minister, Coast Area, Ministry of Forests, Lands and Natural Resource Operations, dated April 22, 2015</u>
Regarding Letter to Halfmoon Bay Citizen's Association concerning an application for private moorage in the vicinity of Middle Point. | ANNEX Y
pp 211 -
212 |
| 27. | <u>Donna McMahon, Executive Director, Gibsons & District Chamber of Commerce</u>
Regarding Gibsons & District Chamber of Commerce Economic Development Final Report 2014/15. | ANNEX Z
pp 213 -
218 |
| 28. | <u>Matt Thomson, Coordinator, Sunshine Coast Housing Committee, dated May 7, 2015</u>
Regarding Local Government Housing Workshop – May 29, 2015. | ANNEX AA
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IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (k) of the Community Charter – “negotiations and related discussions respecting the proposed provision of a municipal service...”

AND THAT the public be excluded from attendance at the meeting in accordance with Section 90 (2) (b) of the Community Charter - “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party”;

ADJOURNMENT

Appendix A

shíshálh Nation Best Management Practices for moorage facilities

The *shíshálh* Nation has title and rights to the Halfmoon Bay area, and this title includes the foreshore. The *shíshálh* Nation also has various Aboriginal rights, such as the right to harvest shellfish, which requires access to a healthy marine environment. The Nation has emphasized their concerns regarding the impact of private moorages on their rights on numerous occasions and is opposed to the continued proliferation of docks within their territory. The *shíshálh* Nation requires their Operational Best Management Practices (BMP) to be put in place for all private and group moorages. The *shíshálh* BMP for marine docks within the *shíshálh* Nation territory is a compilation of requirements from Fisheries and Oceans Canada and the Resource Management Department of the *shíshálh* Nation. The BMP's are intended to help minimize impacts to marine foreshore resources within the *shíshálh* Nation territory by promoting responsible and appropriate development.

1. Wherever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/intertidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density individual dock infrastructures within the *shíshálh* Nation territory.
2. Access to sub/intertidal resources cannot be impeded or restricted from any dock/float structure within the *shíshálh* Nation territory. This is to ensure access for the harvest of marine resources for food, and for social and ceremonial purposes.
3. The *shíshálh* Nation requires assurance that no critical habitats such as eelgrass meadows will be impacted within the immediate vicinity of the proposed dock. Docks/floats must not be installed over eelgrass, kelp fields, or salt marsh vegetation.
4. Eelgrass meadow protection is a high priority for the *shíshálh* Nation and if a meadow exists near the proposed structure the *shíshálh* Nation expects the proponent to identify and delineate the meadow, and provide a plan for the protection of the meadow. This includes the immediate area surrounding the new pilings and anchors.
5. The bottom of all floats must be a minimum of 1.0 m above the sea bed during the lowest water level or tide. Dock/float height above lowest water level will need to be increased if deep draft vessels are to be moored at the dock/float. The dock/float structure and the vessel to be moored at the structure are not to come to rest on the intertidal sea bed during the lowest tide or lowest water period of the year.
6. Access ramps or walkways should be a minimum of 1.0 metre above the highest high water mark of the tide and a maximum width of 1.5 metres.
7. Docks/floats are to be constructed to allow light penetration under the structure. North/South

dock alignments are encouraged whenever possible to allow light penetration.

8. Light penetration is important and can be facilitated by spacing the decking surface of the dock and minimizing the width of the structure.
9. Grating incorporated into ramps, walkways, or floats will increase light and reduce shading of the bottom. When grating is impractical, deck planking measuring 15-cm (6in) and spaced at least 2.5-cm (1 in) should be used to allow light penetration.
10. Concrete, steel, treated, or recycled timber piles are acceptable although the *shíshálh* Nation prefers to support steel. Detailed information on treated wood options can be obtained on-line from the Fisheries and Oceans Canada website (*Guidelines to Protect Fish and Fish Habitat from Treated Wood Used in the Aquatic Environment in the Pacific Region*).
11. Construction must never include the use of native beach materials (boulders, cobble, gravel, sand, logs).
12. Access to the beach for construction purposes is to be from the adjacent upland property wherever possible. Use of heavy equipment required to work on the beach or access is required along the beach requires advice of a Professional Biologist and DFO to ensure that fish habitat, including riparian, intertidal salt marsh, or in-water vegetation, is not adversely affected during construction. Access or construction along beach front also requires notification sent to the *shíshálh* Nation and its Rights and Title Department in order to ensure cultural sites are not impacted or disturbed.
13. Filling, dredging, or blasting below the High Water Mark is not supported by the *shíshálh* Nation. Un-authorized filling, dredging and blasting noted by the *shíshálh* Nation will be reported to Fisheries Enforcement Officers immediately.
14. Works along the upland/water interface must be conducted when the site is not wetted by the tide. All work is to be conducted in a manner that does not result in the deposit of toxic or deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters frequented by fish. This includes refueling of machinery and washing of buckets and hand tools. These activities may result in the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat and will be reported to Fisheries Enforcement.
15. The *shíshálh* Nation supports the DFO works window for marine foreshore. Construction activities should take place between June 1 and February 15 of any calendar year.
16. Terrestrial riparian vegetation and intertidal salt marsh must not be harmfully affected by access or construction. The *shíshálh* Nation encourages proponents to seek the advice of a Professional Biologist if vegetation will be affected in any way by your proposed works.
17. The upland design of the dock including anchor points should not disturb the riparian area except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock helping reduce erosion and exposure to the foreshore.

Recommendation No. 5 *No Shooting Boundaries within the Sunshine Coast Regional District*

The Heritage Protocol Advisory Committee recommended that the staff report titled “No Shooting Boundaries within the Sunshine Coast Regional District” dated March 2, 2015 be received;

AND THAT the SCRD Board proceeds with its February 26, 2015 request for staff correspondence to the Ministry of Forests, Lands and Natural Resource Operations requesting re-consideration of the no-shooting boundaries in areas where it is not feasible to be more than 100 metres away from a dwelling or building within the SCRD;

AND THAT a joint SIB-SCRD staff report is brought forward to the next Heritage Protocol Advisory Committee meeting regarding this issue;

AND FURTHER THAT, when the staff report is brought forward to this committee, the Conservation Officer and the Squamish Nation be asked to attend the meeting.

Chief Craigan noted that the guideline of “safety first” is respected by Sechelt Nation. There are some areas where the SIB traditionally hunt.

Chair Nohr remarked that he would bring this item to the attention of the Squamish Nation.

IN CAMERA

The Committee moved to In Camera at 9:20 a.m.

THAT the public be excluded from attendance at the meeting in accordance with the *Community Charter*, Section 90 (2) (b) “*the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party*”;

AND THAT Chris Hergesheimer, Alternate Director for Roberts Creek (Area D), be authorized to be in attendance for the In Camera meeting.

The Committee moved out of In Camera and re-convened at 10:10 a.m.

Mr. Haberl remarked that he would follow up on an inquiry from Director Mauro about the effect of the water zones where water is zoned by the local government.

ADJOURNMENT 10:17 a.m.

NEXT MEETING Monday June 22, 2015 at 9:30 a.m. in the *shíshálh* Nation Council Board