



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 14, 2017

AMENDED AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of July 27, 2017

Annex A
Pages 1-10

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

3. Directors' Reports Verbal
4. Chief Administrative Officer's Report Annex B
pp 11-12
5. Corporate and Administrative Services Committee recommendation Nos. 1-14 and 16 of July 27, 2017 (*recommendation Nos. 15 and 17 previously adopted*) Annex C
pp 13-17
- 5a **⇒ADD** Planning and Community Development Committee recommendation Nos. 1-5, 7 and 9 of September 14, 2017 pp 17a-d
6. Chief Building Official – Notice on Title Annex D
pp 18-19

MOTIONS

BYLAWS

7. *Sunshine Coast Regional District Delegation Bylaw No. 710, 2017 – first, second, third reading and adoption (Voting – All Directors – 1 vote each – requires 2/3 majority)* Annex E
pp 20-25

NEW BUSINESS**IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (g) and (k) of the *Community Charter* – “personal information about an identifiable individual...”, “litigation or potential litigation affecting the municipality” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

ADJOURNMENT

Recommendation No. 1 *Speakers for 2017 Resolutions to UBCM Convention*

The Planning and Community Development Committee recommended that the report titled Speakers for 2017 Resolutions to Union of BC Municipalities (UBCM) Convention be received;

AND THAT the Directors speak to resolutions at UBCM as follows:

1. Policy on Breweries, Distilleries & Meaderies (UBCM Resolution No. B101) Director Winn
2. BC Transit Expansion and Funding Certainty (UBCM Resolution No. B9) Director Lebbell;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

Recommendation No. 2 *VCH Active Communities Grant – Suncoaster Trail Planning*

The Planning and Community Development Committee recommended that the report titled Vancouver Coastal Health Active Communities Grant – Suncoaster Trail Planning be received;

AND THAT SCR D confirm application for a \$57,500 Vancouver Coastal Health Active Communities Grant;

AND THAT project partnership invitations be sent to the shíshálh and Skwxwú7mesh Nations;

AND THAT the 2017-2021 Financial Plan be amended accordingly;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

Recommendation No. 3 *Provincial Referral 2411890 Foreshore Tenure for Industrial Use (Lafarge Canada Inc.)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411890 - Foreshore Tenure for Industrial Use (Lafarge Canada Inc.) - Electoral Area A be received;

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

a. Subject to the following conditions, SCR D has no objections to the proposed industrial tenure of DL 6875, Provincial Referral File 2411890:

i. a reclamation plan is developed to address site clean-up when the mine closes and that the funds set aside in the mining plan for reclamation and restoration be increased to ensure that the tenure area is included and adequately restored;

ii. the reclamation plan addresses solid waste handling with specific attention paid to whether material will enter the SCR D waste-stream;

iii. SCR D is provided an opportunity to review the reclamation plan before it is finalized.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

Recommendation No. 4 *Provincial Referral 2411644 Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.)*

The Planning and Community Development Committee recommended the report titled Provincial Referral 2411644 – Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.) – Electoral Area B be received;

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

- a. The SCRD has no objection to the proposed amendment to the industrial tenure for the Narrows Inlet Hydroelectric Project, Provincial File 2411644.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

Recommendation No. 5 *Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement*

The Planning and Community Development Committee recommended the report titled Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement – Electoral Area F be received;

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

- a. Subject to the following conditions SCRD has no objection to the proposed McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement project:
 - i. A new Agreement is signed between BluEarth Renewables Inc. and the SCRD to allow access across SCRD property to monitor and maintain the fish habitat compensation channel;
 - ii. SCRD is notified in writing if the project alters and if any land alteration is required prior to the alteration taking place to allow determination of the need for a development permit;
 - iii. Any work is monitored by a Qualified Environmental Professional;
 - iv. The works do not create any risk to water supply quantity or quality related to Dunham Road residents or SCRD's water license for McNair Creek;
 - v. Comprehensive general liability insurance is taken out at BluEarth's expense with the SCRD added as additional named insured;
 - vi. SCRD and BluEarth Renewables Inc. explore a Community Amenities Agreement related to this project.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

Recommendation No. 7 *Provincial Referral 2411919 Private Moorage (AJB Investments)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411919 for a Private Moorage (AJB Investments Ltd) – Electoral Area F be received;

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

- a. Subject to the following conditions, the SCR D has no objections to the proposed residential private moorage fronting District Lot 835, Provincial File 2411919:
 - i. The foreshore fronting District Lot 835 is not zoned. The upland zone is RU2 (Rural Two) which allows a single family dwelling. The foreshore use should reflect the upland use;
 - ii. SCR D will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
 - iii. SCR D mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected;
 - iv. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
 - v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore, recreational access, public use, and emergency refuge in Christy Cove;
 - vi. The proponent should implement Best Management Practices for building moorage facilities to protect the foreshore ecosystems.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

Recommendation No. 9 *Provincial Referral 2411913 Private Moorage (Stanway)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 2411913 for a Private Moorage (Stanway) –Electoral Area F be received;

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

- a. Subject to the following conditions, the SCR D has no objections to the existing residential private moorage fronting Strata Lot 1, District Lot 1399, Provincial File 2411913:
 - i. The foreshore fronting District Lot 1399 is zoned W1 (Water One). The private moorage design meets the W1 zoning requirements;
 - ii. SCR D will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;

- iii. SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected;
- iv. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- v. Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge;
- vi. The proponent should implement Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.