

# SUNSHINE COAST REGIONAL DISTRICT

## AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

February 26, 2019

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RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

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<b>PRESENT:</b>	Chair	Fred Gazeley
	Members	Doug MacLennan John Rogers Kate-Louise Stamford Susan Fitchett
<b>ALSO PRESENT:</b>	Director, Electoral Area F Recording Secretary Public	Mark Hiltz Diane Corbett 2
<b>ABSENT:</b>	Member	Bob Small

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**CALL TO ORDER** 7:00 p.m.

### ELECTION OF CHAIR AND VICE CHAIR

Fred Gazely was elected Chair by acclamation.

Susan Fitchett was elected Vice Chair by acclamation.

**AGENDA** The agenda was adopted as presented.

### DELEGATION

Mary Winn, owner operator of Marion's On the Coast Seaside Retreat, read aloud correspondence addressing the proposed bylaw amendments that highlighted:

- Operation of Sunshine Coast Bed and Breakfast and Cottage Owners Association, with rules and regulations valuing quality, safety, advertising, adherence to bylaws and insurance requirements, and the accountability of members.
- Value of SCRD engagement with industry "for guidance and direction, possibly by means of an advisory or working group". Interest in joining with other stakeholders in a working group.
- The proposed amendment to reduce STRA monthly operations to 26 days and limit number of persons per bedroom or bedrooms per operation would impact: income and viability of STRA; tourism industry; and family bookings.

- Belief that some STRA operators would risk noncompliance and choose to pay a fine as the cost of doing business.
- Importance of implementing monitoring and enforcement if bylaws and regulations are developed.
- Important that the SCRD understand the impact of specific proposed amendments upon the viability of all STRAs.

Ms. Winn further noted concerns:

- Limitation on length of stays is disruptive, with customers coming and going.
- Enforcement around Temporary Use Permits (with off-site manager): repeated violations should result in cancellation of TUP.
- There are challenges to monitoring and enforcement of proposed numbers of people per bedroom and bedrooms per residence.
- Requirement that TUP off-site manager not manage more than two properties is unrealistic. SCRD is telling operators how to run their businesses.
- There is lack of follow-up from bylaw officers regarding complaints, and lack of effectiveness of reliance on RCMP to respond to complaints regarding partying.
- Every place without on-site management should have someone meet and greet the renter. People will be more respectful if they know they are accountable to somebody. The manager can't need a boat to get there.
- Issues are homes with five bedrooms that were built for families and purchased by people from the Lower Mainland.
- The SCRD survey revealed that most STRA operators, if not running as STRA, would not rent long term.
- Sunshine Coast local governments are each working on their own STRA bylaws; there should be a level playing field.

## **MINUTES**

### West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 25, 2018 were approved as circulated.

### Minutes

The following minutes were received for information:

- West Howe Sound (Area F) APC Minutes of September 25, 2018
- Egmont/Pender Harbour (Area A) APC Minutes of September 26, 2018 and November 28, 2018
- Halfmoon Bay (Area B) APC Minutes of September 25, 2018 and November 27, 2018
- Roberts Creek (Area D) APC Minutes of September 17, 2018, October 15, 2018 and November 19, 2018
- Elphinstone (Area E) APC Minutes of September 26, 2018 and November 28, 2018
- Planning and Community Development Committee Minutes of September 6, 2018, October 11, 2018, November 15, 2018, December 13, 2018 and January 10, 2019

## REPORTS

### Zoning Amendments to Implement Short Term Rental Accommodation Regulations

The APC discussed the staff report regarding Zoning Amendments to Implement Short Term Rental Accommodation Regulations (STRA).

Former Director Ian Winn provided background on the process related to development of the proposed bylaw amendments for short-term rental accommodations.

The APC noted the following concerns:

- Proposed limit of 26 days per month for STRA operations impacts temporary stays for temporary workers (e.g. millworkers, nurses, BC Ferries staff).
- Proposed regulation of who and how many can stay in a room is difficult to enforce.
- Concern that industry be consulted regarding the proposed regulations for short-term rentals.
- What if the bylaw said: no STRA's unless registered with an association (e.g., Sunshine Coast Tourism Association)?
- STRA survey results indicated most STRA's are about one month: the 26 days is a limit on that.
- The issues of neighbours – noise and parking – do not seem to be addressed.
- Need to look at the financial implications of what is being proposed.
- Could we have a bylaw saying no STRA unless there is supervisor/owner on site?
- Need to focus on behaviour and the problem. The bylaw officer could say where the problems are.
- This has been written to open up the availability of rental housing. A working group would need to include a broad spectrum of people, including people who are renting.

#### **Recommendation No. 1**     *Zoning Amendments to Implement Short Term Rental Accommodation Regulations*

The APC recommended that the Sunshine Coast Regional District form a working group of people who would be affected by the proposed bylaw amendments to develop a guiding framework, and that bylaw amendments recognize the need for temporary housing for temporary workers.

### Provincial Referral CRN00070 for Annual Gravel Removal (HSPP)

The APC discussed the staff report regarding Provincial Referral CRN00070 for Annual Gravel Removal (HSPP). The following points were noted:

- Need to find a permanent solution.
- Lack of gravel in the scoured pools downhill means fish habitat downstream is being lost.
- The dam is old. This is the best of a very poor situation. To change it would be a major expense.
- Is there any data comparison of how much aggregate they have taken out each year?
- Ask SCRD Board whether this can be referred to the Squamish Nation Leadership Forum.
- Applicant should try to find a system that allows the river to act naturally.

**Recommendation No. 2**      *Provincial Referral CRN00070 for Annual Gravel Removal (HSPP)*

The APC recommended agreement with staff recommendations for approval of the proposed annual removal of gravel from Rainy River subject to conditions, including the addition of a condition that the applicant investigates more permanent solutions.

**Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties)**

The APC discussed the staff report regarding Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties) for upland parcels on Keats Island. The following points were noted:

- Support replacement of creosote with steel piles.
- Issue of polystyrene: it is no longer an appropriate building material; need to look at best practices.
- Issue of impact on the viewscape: why grandfather it in as compared to grandfathering it out? Why dampen the viewscape as compared to enhancing the viewscape? This is for generations to come. It is an over-hardened area. It is an opportunity to review this.
- They are just replacing infrastructure. It is the same foreshore lease.

**Recommendation No. 3**      *Provincial Referral CRN00071 for a Private Group Moorage (Spindrift Properties)*

The APC recommended agreement with recommendations in the staff report, with the addition of the condition that there be no polystyrene in construction of new docks and infrastructure.

**DIRECTOR'S REPORT**

Director Hiltz expressed thanks to the volunteers with the Advisory Planning Commission and commented on the value of their contribution to the SCR D.

The Director's report was received.

**NEXT MEETING**      **March 26, 2019**

**ADJOURNMENT**      9:04 p.m.