



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, September 10, 2020
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AMENDED AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Andrea Watson, Sunshine Coast Skating Club, Stuart Frizzell, Sunshine Coast Youth Hockey Association and Kate Turner, Registrar Verbal
Regarding the operation of Regional Service Level Facilities based on needs, accessibility, and inclusion of the community as a whole.

REPORTS

3. NOI 2011701 Storage Area Network (SAN) Expansion and Services Contract Award Report ANNEX A
Manager, Information Technology and Geographical Information Systems pp 1 - 3
(Voting - All)
4. RFP 2021201 – Roof Replacement at Roberts Creek Fire Hall Award Report ANNEX B
Manager, Protective Services pp 4 - 6
(Voting – A, B, D, E, F)
5. Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.2, 2020 and Electoral Area A Zoning Amendment Bylaw No. 337.122, 2020 (BC Ferries Earls Cove) – Consideration of First and Second Readings ANNEX C
Senior Planner pp 7 - 30
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
6. Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.121, 2019 (Thomson) Consideration of Second Reading ANNEX D
Senior Planner pp 31 - 58
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
7. Zoning Amendment Bylaw Nos. 310.184, 2018 and 337.118, 2018 for Short Term Rental Accommodation Regulations - Third Reading and Adoption ANNEX E
Senior Planner pp 59 - 174
Electoral Areas A, B, D, E, F (Rural Planning) (Voting – A, B, D, E, F)
8. Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) - Public Hearing Report →**INSERT LATE ITEM** ANNEX F
Senior Planner pp 175 – 221
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) →**INSERT pp 221a - 221g**

9. West Howe Sound Official Community Plan Amendment Bylaw No. 640.3, 2020 and Zoning Amendment Bylaw No. 310.188, 2020 (1457 North Rd.) –
Consideration of Third Reading and Adoption
Senior Planner
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)
ANNEX G
pp 222 - 239
10. Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 (Plowden Eco Lodge) – Public Hearing Report and Consideration for Third Reading and Adoption
Senior Planner
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)
ANNEX H
pp 240 - 270
11. Development Variance Permit Application DVP00064 (PODS)
Senior Planner
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
ANNEX I
pp 271 - 288
12. Development Variance Permit Application DVP00066 (12658 Canoe Road)
Planning Technician
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
ANNEX J
pp 289 - 298
13. Community Project - Pender Harbour Living Heritage Society (PHLHS) Trail, Beach and Dock Proposal, Hotel Lake Community Park
Parks Superintendent
Community Parks (Voting – A, B, D, E, F)
ANNEX K
pp 299 - 309
14. Roberts Creek Pier Licence of Occupation Renewal
Parks Superintendent
Community Parks (Voting – A, B, D, E, F)
ANNEX L
pp 310 - 312
15. RFP 2061306 - Refrigeration Plant Upgrade MCC Panel Design and Replacement (Sunshine Coast Arena) Contract Award Report
Acting Manager / Facility Services Coordinator
Community Recreation Facilities (Voting – B, D, E, F, DoS, ToG, SIGD)
ANNEX M
pp 313 - 315
16. Speakers for Resolutions to the 2020 Union of BC Municipalities (UBCM) Convention
Deputy Corporate Officer
(Voting – A, B, D, E, F)
ANNEX N
pp 316 - 322
17. SCRD Policing and Public Safety Committee Minutes of July 16, 2020
(Voting - All)
ANNEX O
pp 323 - 324
18. Agricultural Advisory Committee Minutes of July 28, 2020
Rural Planning (Voting – A, B, D, E, F)
ANNEX P
pp 325 - 326
19. Electoral Area A (Egmont/Pender Harbour) APC Minutes of July 29, 2020
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
ANNEX Q
pp 327 - 329
20. Electoral Area B (Halfmoon Bay) APC Minutes of July 28, 2020
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)
ANNEX R
pp 330 - 332

COMMUNICATIONS

21. Sue Ellen Fast, Chair, Gambier Island Local Trust Committee dated August 12, 2020
ANNEX S

Regarding New Brighton Dock, Gambier Island

pp 333

22. Sheila Malcolmson, MLA Nanaimo, Parliamentary Secretary for Environment dated August 31, 2020

ANNEX T
pp 334 - 335

Regarding Small Ship Tour Operators Association (SSTOA) funding to remove marine debris

23. Beryl Carmichael, 12791 Mainsail Road, Madeira Park dated August 16, 2020

ANNEX U
pp 336 - 337

Regarding Petition: "Stop the proposed renaming of Madeira Park to *Salalus*"

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) of the Community Charter – "personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality."

ADJOURNMENT

Subject: FW: Secret cove Heights advances to second reading amid opposition- article p. 14 Coast Reporter, June 19, 2020
Attachments: Halfmoon Bay 2031 OCP Update Don's document.pdf

From: Lori Pratt

Sent: Tuesday, July 21, 2020 6:26 PM

To: Planning Department

Subject: FW: Secret cove Heights advances to second reading amid opposition- article p. 14 Coast Reporter, June 19, 2020

Secret Cove Heights feedback

Lori Pratt

Chair & Director Area B (Halfmoon Bay)

Sunshine Coast Regional District

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From: Don Cunliffe [<mailto:doncunliffe@gmail.com>]

Sent: June 24, 2020 9:42 PM

To: Lori Pratt <Lori.Pratt@scrd.ca>

Subject: Secret cove Heights advances to second reading amid opposition- article p. 14 Coast Reporter, June 19, 202

Dear Lori,

Up until this morning I had not focused on this topic and in particular the quote that Sophie chose to highlight attributed to you. My focus has more recently been on the article on the previous page 13, 'Coopers Green boat launch.....' and of course Coopers Green Proposed hall. But after taking several phone calls and reading many emails related to the topic, I thought it best to bring to you some thoughts on the OCP and related actions or inactions as it were on the process to date.

Frankly, I am surprised and concerned that your preception that the Current Halfmoon Bay OCP has what one might call a 'rear view mirror' like approach and does support a community to 'look forward'.

As the coordinator and author of the Economic Section (draft attached, which is very close to what is in the OCP), provided both current input from constituents and an economic outlook, which is still relevant today and in the future. Having worked in both high tech development and organizational performance consulting, including the development of strategic plans I at least had some knowledge on how to 'Crystal Ball' the future needs and seek input from many stakeholders, which we did in developing the OCP.

As far as procedures and the processes used, which can always be improved, to get to the position of a 'yes or no', both the APC and the Planning decisions have been in concert with the OCP, which, as documented reflect the desires of the community in order to ensure sustainable development.

We should support the process and get on with the next opportunity. In other words support those whom we gave the responsibility to do 'completed staff work' as it were and move on.

As I, and members of my family have been residents and owners of property in Halfmoon Bay for over 70 years, my interest is to continue to maintain and improve a community lifestyle that works for all constituents.

As our Halfmoon Bay Director, please ensure that we continue to have a viable and sustainable community supported by the vision and direction as documented in the OCP.

I also suggest that the decision has made regarding the proposed development, so let's get on with it. We and the SCRD have other activities and issues to resolve, and as you know both Associations in Halfmoon Bay are willing to work with you on these....now.

Regards,

Don Cunliffe

DRAFT FOR REVIEW

Halfmoon Bay 2031 OCP Update

Economic Sub-Group

CURRENT AND EMERGING TRENDS

Halfmoon Bay has a diverse and highly-valued landscape with many aquatic and terrestrial ecosystems. The landscape presents many challenges to development that must be managed in a way to avoid disruption of the natural areas and a threat to human safety.

In general, the OCP and the goals, objectives and policies relating to economic development focus on maintaining the rural character of the area.

The economic sub-group encourages the development and maintenance of a vibrant economy and supports development that complements the existing commercial centres and home-based occupations.

Future growth and expansion is anticipated in home-based businesses, agriculture and food processing, forestry and small-scale commercial and tourist related enterprises. The importance of the forestry industry, albeit declining, provides both a renewable resource and a special feature for tourism and the local community. Parks and open areas are preserved for recreation as well as natural purposes. Trail networks are recognized as an important recreation opportunity for residents and visitors alike.

The strategy of the economic sub-group proposes to balance the diversity of housing needs with economic opportunities while maintaining the rural character of the area. The community is encouraged to use their lands for agriculture and home-based businesses to help increase self-efficiency, entrepreneurialship and business opportunities in Halfmoon Bay.

DRAFT FOR REVIEW

VISION: We PRESERVE our rural lifestyle, our exceptional quality of life and our abundant recreational opportunities.

1 GOAL: To maintain the quiet, low density community, and to ensure that future development is designated to reinforce the rural characteristics of the area.

1.1 Objective: Identify economic opportunities that complement the rural neighbourhood characteristics and provide for an enhanced tourist experience.

1.1.1 Policy: Support both home-based occupations and sustainable growth in tourism and related revenue sources.

1.1.2 Policy: Support increased arts, entertainment, events and tourism opportunities that diversify the economy and that provide a more balanced seasonal revenue source.

1.1.3 Policy: Support a mix of accommodation types that provide a wider opportunity for the tourism experience in residential areas, e.g. B&B's, rental cottages that do not impact upon the character of the neighbourhood.

1.1.4 Policy: Support further development of hotel/motel and other tourist accommodation in areas where tourist attractions and recreation is located.

DRAFT FOR REVIEW

VISION: We PROTECT our natural environment and live in harmony with our diverse natural habitat.

2 GOAL: To protect and whenever possible retain in public ownership historical sites and visually and ecologically important natural areas, including watersheds, the waters and banks of all creeks, wetlands/lakes, and the ocean foreshore for their social, environmental, and economic values to the community.

2.1 Objective: Identify policies and processes that ensure that economic benefits take into account environmental stewardship.

2.1.1 Policy: Support and encourage economic development that is low impact, environmentally sensitive and ecologically-sound.

2.1.2 Policy: New development is restricted in and around sensitive ecosystems. Environmentally sensitive areas such as streams, rivers, lakes, wetlands and their surrounding riparian zones are protected by limiting development in and around these areas.

2.1.3 Policy: Shorelines are protected by limiting the amount and nature of commercial and industrial development.

DRAFT FOR REVIEW

VISION: We PROMOTE sustainable social and economic development with the respect for our heritage and traditions and support for current and future enterprise.

3 GOAL: To provide for limited neighbourhood commercial development supporting both tourism and the needs of the local community.

3.1 Objective: Support the expansion of home occupations and related light industry.

3.1.1 Policy: Support and encourage marine services that diversify our tourism-based economy, including the expansion of upland commercial activities and development of gathering places for both tourists and local residents.

3.1.2 Policy: Support home occupations and knowledge-based programs.

3.1.3 Policy: Support construction related businesses.

3.1.4 Policy: Provide for tourist commercial development along the waterfront, including public access areas.

3.2 Objective: Encourage economic drivers that will generate new and sustainable growth.

3.2.1 Policy: Emphasize the priority to support the expansion of existing businesses and new business investment that will bring sustainable growth to Halfmoon Bay.

3.3 Objective: Develop a collaborative approach to take advantage of business experience, skills and knowledge within the community.

3.3.1 Policy: Enable a shared approach between all members of the community (public, private and volunteers) to work collectively to solve problems and develop solutions to community challenges.

3.4 Objective: Promote and support a positive business/investment climate.

3.4.1 Policy: Participate in the development and support of the District's Economic Development Strategy and Plans.

3.4.2 Policy: Gather business and customer feedback on services and products provided, in order to encourage further business opportunities.

DRAFT FOR REVIEW

3.5 Objective: Continue to support the traditional economic base of resource, construction and service sectors, while recognizing the need to support sustainable opportunities in eco-tourism, knowledge-based occupations, education and value-added opportunities.

3.5.1 Policy: Support development of a light industrial sector, specifically clean/green small-scale manufacturing, and technological sustainable industries.

3.5.2 Policy: Mining and related industry to be on a scale to support local needs.

4 GOAL: To encourage relatively small-scale rural oriented industry such as light manufacturing and home occupations.

4.1 Objective: Improve the overall tax base by reducing the reliance on residential property taxes.

4.1.1 Policy: Identify alternative revenue possibilities through the development of small-scale industries that are compatible with tourism and rural home-based occupations.

4.1.2 Policy: Provide strategies and leadership to ensure an improved sustainable green economy that attracts businesses to Halfmoon Bay.

4.2 Objective: To influence/Liaise with local government to ensure necessary policy and program initiatives that relate to the support and growth of economic opportunities for Halfmoon Bay are considered.

4.2.1 Policy: Provide businesses with relevant and timely information about local government initiatives and programs.

5 GOAL: To encourage value added industrial opportunities in the form of forestry based resource and agricultural opportunities.

5.1 Objective: To develop and ensure food security.

5.1.1 Policy: Support and encourage the increased production of locally grown food, including the use of ALR's and Crown Land.

5.2 Objective: Continue to support the traditional economic base of forestry based resource.

5.2.1 Policy: Support sustainably eco-based managed forestry practices.

DRAFT FOR REVIEW

6 GOAL: To ensure that sufficient services are available to support the pattern of sustainable development and to protect the health of the community.

6.1 Objective: Provide the necessary infrastructure that allows for effective and efficient business operations, including the transport to market.

6.1.1 Policy: Ensure transportation and communications infrastructures support the future expansion of commercial centres and tourist destinations.

6.1.2 Policy: Ensure the implementation of high quality/speed communication links to support knowledge-based occupations and other related businesses.

6.1.3 Policy: Encourage exploration of renewable energy systems.

7 GOAL: To minimize land use conflicts by ensuring that compatible land uses are located in proximity to each other, and that adequate buffer zones separate non-compatible areas.

7.1 Objective: Light industrial development shall be restricted to areas established for this purpose.

7.1.1 Policy: Support low impact and ancillary tourist commercial activities on existing and proposed commercial lands that are clustered in areas away from residential properties.