

DISTRICT OF SECHELT
MINUTES OF THE REGULAR COUNCIL MEETING
held at 5797 Cowrie Street, Sechelt, BC
Wednesday, August 1, 2018

PRESENT Mayor B. Milne; Councillors N. Muller; D. Wright; D. Inkster; and A. Lutes

REGRETS Councillors D. Siegers and M. Shanks

STAFF Chief Administrative Officer A. Yeates; Director of Corporate and Financial Services D. Stewart; Director of Planning and Development Services, T. Corbett; Corporate Officer J. Frank; Manager of Engineering Services S. Bandara; and Recording Secretary M. Sugars

1. CALL TO ORDER AND DECLARATION OF CONFLICT

The Mayor called the Regular Council Meeting to order at 7:04 p.m. and asked for any declarations of Conflict of Interest.

2. ADOPTION OF AGENDA

Res. No. 2018-8B-1 – Moved/Seconded

That Item 10.4 (Licence of Occupation for Trail Bay Coastal Flood Mitigation Signing Authority) be addressed prior to Item 10.1(Wade – OCP and Rezoning); and the Agenda be adopted as amended .

CARRIED

3. APPOINTMENTS AND DELEGATIONS

3.1 Richard Colgan, Chris Moradian & Tyler Schmidt, RTC Properties (West Porpoise Bay Estates)

Councillor Lutes, declaring a conflict of interest as she resides in a neighbouring development, recused herself at 7:05 p.m. and left the meeting.

Mr. Moradian thanked Council for the opportunity to speak, and provided a history of the development. He noted that the development was a previously abandoned project, containing many issues including incomplete buildings and roads, occupied buildings without permits and unit foreclosures.

Mr. Moradian explained that the property has long been zoned R-4, which allows for high density apartments. He described the history of the original Form P and defined the process of obtaining the current, approved Form P and the role of the Approving Officer.

Mr. Moradian concluded his presentation by noting that the proposed development contains smaller, more affordable units which include either elevator or ground floor access. He also explained that the proposed development minimizes cut and fill to the slopes as well as minimizes the number of roads while maintaining the two storey building height near the road.

The Mayor thanked him for his presentation.

Councillor Lutes returned to the meeting at 7:28 p.m.

4. PROCLAMATIONS

None.

5. ADOPTION OF PREVIOUS MINUTES OF COUNCIL

5.1 Minutes of the Regular Council Meeting of July 18th, 2018

Res. No. 2018-8B-2 – Moved/Seconded

That the Minutes of the Regular Council Meeting of July 18th, 2018 be adopted.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES

None.

7. COMMITTEE / COMMISSION MINUTES AND REPORTS

7.1 Minutes of the Public Works, Parks, and Environment Committee Meeting of July 25, 2018

Res. No. 2018-8B-3 – Moved/Seconded

That the Minutes of the Public Works, Parks and Environment Committee Meeting of July 25th, 2018 be received.

CARRIED

Res. No. 2018-8B-4 – Moved/Seconded

That the following recommendations from the Minutes of the Public Works, Parks and Environment Committee Meeting of July 25th, 2018 be endorsed:

Recommendation No. 2 – Minutes of the Public Works, Parks and Environment Committee Meeting of June 27, 2018

That the Minutes of the Public Works, Parks and Environment Committee Meeting of June 27, 2018 be received.

Recommendation No. 3 – Engineering and Operations Services Overview & Activity Report

That the report from the Director of Engineering and Operations dated July 14, 2018 entitled Engineering and Operations Services Overview & Activity Report be received for information.

Recommendation No. 4 – Water Resource Centre – Operational Cost Analysis

That the report from the Manager of Financial Services dated July 11, 2018 providing an operational cost analysis for the Water Resource Centre be received.

Recommendation No. 5 – Rainbow Crosswalk Installation

That the report from the Director of Engineering and Operations dated July 16, 2018 be received.

Recommendation No. 6 – Rainbow Crosswalk Installation

That the crosswalk located on Cowrie Street between Inlet and Trail Avenue be selected as the location for the installation of a rainbow crosswalk.

CARRIED

7.2 Minutes of the Planning and Community Development Committee Meeting of July 25, 2018

Res. No. 2018-8B-5 – Moved/Seconded

That the Minutes of the Planning and Community Development Committee Meeting of July 25th, 2018 be received.

CARRIED

Res. No. 2018-8B-6 – Moved/Seconded

That Recommendation No. 12 be removed and dealt with separately; and

That the following recommendations from the Minutes of the Planning and Community Development Committee Meeting of July 25th, 2018 be endorsed:

Recommendation No. 2 – Minutes of the Planning and Community Development Committee Meeting

That the Minutes of the Planning and Community Development Committee Meeting of May 23, 2018 be received.

Recommendation No. 3 - Minutes of the Advisory Planning Commission Meeting

That the Minutes of the Advisory Planning Commission Meeting of June 28, 2018 be received.

Recommendation No. 4 - Minutes of the Advisory Planning Commission Meeting

That the Minutes of the Advisory Planning Commission Meeting of July 12, 2018 be received.

Recommendation No. 5 - Zoning Amendment Bylaw 25-295, 2018 (Microbrewery and Micro distillery)

That the report from the Municipal Planner dated July 16, 2018 regarding a text amendment to Zoning Bylaw 25, 1987 be received.

Recommendation No. 6 - Zoning Amendment Bylaw 25-295, 2018 (Microbrewery and Micro distillery)

That Council recommend that Zoning Amendment Bylaw No. 25-296, 2018 (Microbrewery and Micro distillery) include a provision that in the C-2 zone the combined gross floor area of the Microbrewery and Micro distillery does not exceed 50% or 110.0 square metres of gross floor area, whichever is less; and

That the bylaw be given first reading and referred to a Public Hearing.

Recommendation No. 7 – Development Permit Application Mobius Architecture and BC Housing Supportive Housing 5656 Hightide Avenue

That the report from the Municipal Planner dated July 17, 2018 regarding the application from Mobius Architecture and BC Housing for a development permit to guide the form and character of a supportive housing development be received.

Recommendation No. 8 – Development Permit Application Mobius Architecture and BC Housing Supportive Housing 5656 Hightide Avenue

That Council recommend that subject to the adoption of the Official Community Plan and Zoning Amendments regarding Lot 1, Plan BCP36628, DL 304 (PID 027-536-998) and the partial road closure of Hightide Avenue, that Development Permit 2018-18 be approved for the property with the following conditions:

- a) That the property be developed in accordance with plans, elevations, and information contained in Schedules A and B, and the Perspective drawing, attached to and herein forming part of this permit;
- b) That a landscape bond in the amount of \$24,993.75 be provided by the applicant to ensure that the proposed landscaping is installed and maintained for a period of two years after installation;
- c) That all onsite exterior lighting be downcast and energy efficient and be provided at all entrances and exits of the main building and all walkways; and
- d) Retention of the mature fir tree located in the south-west corner of the property.

Recommendation No. 9 – Strata Title Conversion – Habitat for Humanity Sunshine Coast

That the report from the Community Planner dated July 9, 2018 regarding the application for a strata title conversion from Habitat for Humanity Sunshine Coast be received.

Recommendation No. 10 – Strata Title Conversion – Habitat for Humanity Sunshine Coast

That Council recommend that in accordance with s. 242 of the *Strata Property Act*, that Phase 2, Phase 3, and Phase 4 of strata plan BCS4293 related to Habitat for Humanity Sunshine Coast, be approved.

Recommendation No. 11 – Development Permit Application – Accessory Dwelling Units

That the report from the Director of Planning and Development dated July 18, 2018 regarding Development Permit Application Accessory Dwelling Units be received.

Recommendation No. 13 – Development Permit Application – Accessory Dwelling Units

That Council recommends that staff prepare a report for Council that considers options and clarifies definitions and standards for guest cottages and other accessory dwelling units.

Recommendation No. 14 – Planning and Development Procedures Bylaw No. 566, 2018

That the report from the Director of Planning and Development Services regarding Planning and Development Procedures Bylaw No. 566, 2018, be received.

Recommendation No. 15 – Planning and Development Procedures Bylaw No. 566, 2018

That the Committee review and provide comment on the proposed Planning and Development Procedures Bylaw No. 566, 2018 and direct staff to make any modifications required prior to consideration by Council.

CARRIED

Res. No. 2018-8B-7 – Moved/Seconded

Recommendation No. 12 – Development Permit 2018-21(Peake)

That Development Permit 2018-21 (Peake) be approved for 4648 Whitaker Road (Lot 6, Block 7, DL 1356, Plan 7801) which allows for the construction of a two-storey guest cottage, subject to the following conditions:

That the guest cottage be required to meet all required setbacks associated with a single-detached dwelling in the R-1 zone, in accordance with Zoning Bylaw No. 25, 1987; and

That the height of the guest cottage building shall not exceed 6.0m (20') in height at the peak of the roof; and

That the guest cottage not be used for Short Term Rentals.

CARRIED

8. BYLAWS

8.1 Council Procedure Bylaw No. 568, 2018

Res. No. 2018-8B-8 – Moved/Seconded

That the report from the Corporate Officer dated July 12, 2018 regarding proposed Council Procedure Bylaw No. 568, 2018, be received.

CARRIED

Res. No. 2018-8B-9 – Moved/Seconded

That the Minutes of the February 7, 2018 Committee of the Whole meeting, be received.

CARRIED

Res. No. 2018-8B-10 – Moved/Seconded

That Council proceed with giving first, second and third reading to Council Procedure Bylaw No. 568, 2018.

CARRIED

Res. No. 2018-8B-11 – Moved/Seconded

That Council Procedure Bylaw No. 568, 2018 be read a first time this 1st day of August, 2018.

CARRIED

Res. No. 2018-8B-12 – Moved/Seconded

That section 9(2) of Council Procedure Bylaw No. 568, 2018 (Meeting Etiquette) be amended to read:

“Attendees in the public gallery, delegations and all others in attendance at the meeting shall be respectful of others speaking and refrain from any action that may interrupt or disturb the Council meeting.”

CARRIED

Res. No. 2018-8B-13 – Moved/Seconded

That Council Procedure Bylaw No. 568, 2018 be read a second time this 1st day of August, 2018, as amended.

CARRIED

Res. No. 2018-8B-14 – Moved/Seconded

That Council Procedure Bylaw No. 568, 2018, be read a third time this 1st day of August, 2018, as amended.

CARRIED

8.2 Adoption - Zoning Amendment Bylaw 25-288, 2018 (Non-Medical Marihuana)

Res. No. 2018-8B-15 – Moved/Seconded

That the report from the Municipal Planner dated July 23, 2018 regarding the adoption of Zoning Amendment Bylaw 25-288, 2018 (Non-Medical Marihuana) be received.

CARRIED

Res. No. 2018-8B-16 – Moved/Seconded

That Zoning Amendment Bylaw No. 25-288, 2018 (Non-Medical Marihuana) be adopted.

CARRIED

Res. No. 2018-8B-17 – Moved/Seconded

That Zoning Amendment Bylaw No. 25-288, 2018 (Non-Medical Marihuana) be adopted this 1st day of August, 2018.

CARRIED

9. NEW BUSINESS

10. BUSINESS ITEMS

10.4 License of Occupation for Trail Bay Coastal Flood Mitigation Signing Authority

Res. No. 2018-8B-18 – Moved/Seconded

That the report from the Manager of Engineering Services dated July 25, 2018 regarding License of Occupation for Trail Bay Coastal Flood Mitigation Signing Authority be received.

CARRIED

Res. No. 2018-8B-19 – Moved/Seconded

That the Mayor and Corporate Officer be authorized by Council to sign an Interim License Agreement leading to a Statutory Right of Way Agreement for the Storm Sewer Pipe and Outfall on behalf of the District of Sechelt for a period of 25 years, for a rectangular portion of land on the Trail Bay foreshore around an existing storm sewer outfall in line with Ocean Avenue, Sechelt, BC.

CARRIED

10.1 Official Community Plan Amendment Bylaw No. 492-22, 2018 (Wade) & Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-286, 2018 (Wade)

Res. No. 2018-8B-20 – Moved/Seconded

That the report from the Director of Planning & Development Services, dated July 19, 2018, regarding Official Community Plan Amendment Bylaw No. 492-22, 2018 (Wade) & Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-286, 2018 (Wade) be received.

CARRIED

Res. No. 2018-8B-21 – Moved/Seconded

That Council direct staff to prepare a revised Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-286, 2018 (Wade) to give effect to the revised design proposal and bring the bylaw back for consideration of 2nd and 3rd reading.

CARRIED

Councillor Lutes, declaring a conflict of interest as she resides in a neighbouring development, recused herself at 8:45 p.m. and left the meeting.

10.2 West Porpoise Bay Estates Ltd. 5778 Marine Way Lot 1, DL 304, Plan EPP70047 (PID 030-116-201) Revised Development Variance Permit Application

Res. No. 2018-8B-22 – Moved/Seconded

That the report from the Director of Planning and Development Services dated July 20, 2018 regarding the West Porpoise Bay Estates Revised Development Variance Permit be received.

CARRIED

Res. No. 2018-8B-23 – Moved/Seconded

That the revised West Porpoise Bay Estates Development Variance Permit 2017-07 for the property, Lot 1, DL 304, Plan EPP70047 (PID 030-116-201) be deferred until all Council members are present.

CARRIED

Councillor Lutes returned to the meeting at 9:08 p.m.

10.3 Council Policies

Res. No. 2018-8B-24 – Moved/Seconded

That the report from the Chief Administrative Officer dated June 11, 2018 regarding Council Policies be received.

CARRIED

Res. No. 2018-8B-25 – Moved/Seconded

That Council endorse the following policies:

- Policy No. 1.1.11 Council Conflict of Interest
- Policy No. 1.5.15 Employee Conflict of Interest
- Policy No. 1.1.10 Council Code of Conduct
- Policy No. 1.5.14 Employee Code of Conduct; and
- Policy No. 1.5.16 Respectful Workplace, Bullying, Harassment and Discrimination.

CARRIED

11. REPORTS FROM COUNCILLORS

11.1 Reports from Councillors

Councillor Wright noted his attendance at the Sechelt Farmers Market where public engagement took place for the Sunshine Coast Community Forest (SCCF) as well as the Annual General meeting (AGM) for the SCCF. He also attended various District Committee meetings and a closed Council meeting. Councillor Wright also met with members of the community, mainly regarding water and water meters.

Councillor Inkster noted his attendance at the evening World Café public engagement session regarding the Sunshine Coast Community Forest as well as the engagement booth at the Sechelt Farmers Market. He also commented on his participation in the annual Sea Cavalcade parade which took place in Gibsons. Councillor Inkster emphasized the importance of community events such as the Sea Cavalcade and Canada Day celebrations.

Councillor Lutes attended meetings and connections with the community around the Sunshine Coast Community Forest including the AGM. She also attended the Policing

and Transportation meetings at the SCRD on behalf of the Mayor, as well as a Board meeting and a Regional Hospital Board meeting. Councillor Lutes also announced that she will be running for a Councillor seat in the upcoming election.

Councillor Muller commented on his vacation last week in the Kootenay region, where he visited the Harrop-Proctor Community Forest. Councillor Muller announced that he will not be seeking a second term on Sechelt Council. He thanked his supporters, the first of which was his partner, Georgia. He also thanked Council, staff, and the community for making his work a success. Councillor Muller expressed immense gratitude for the collective experience over this past 4 years.

Mayor Milne expressed that Councillor Muller will be missed around the Council table.

11.2 Reports from SCRD Board Council Representatives

The SCRD Board representative Councillor Wright attended the Agenda Planning meeting and the Infrastructure Committee meeting where an Emergency Service Agreement was addressed. He also attended a Transportation Committee meeting, noting that they had a meeting with the CAO of BC Ferries who explained the difficulties of hiring staff. He also attended the Policing Commission, the Corporate and Administrative Services meeting, and a Board meeting where a motion was passed to abandon the water meter program due to the failure of an Alternate Approval Process. Councillor Wright also attended the Regional Hospital Board meeting. Councillor Wright acknowledged the Sunshine Coast Healthcare Auxiliary who has the highest satisfaction rating for service on the Sunshine Coast.

12. ITEMS FOR INFORMATION/RELEASE OF CLOSED MEETING ITEMS

None.

12.1 Council Correspondence

Res. No. 2018-8B-24 – Moved/Seconded

That Council Correspondence included on the August 1st, 2018 Regular Council Meeting Agenda be received.

CARRIED

13. MAYOR, COUNCIL AND STAFF EMERGENCY ITEMS

No emergency items were brought forward.

14. ADJOURNMENT

Res. No. 2018-8B-25 – Moved/Seconded

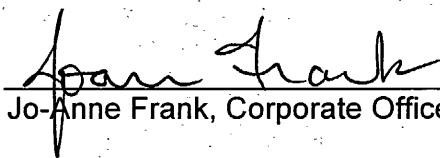
That the Regular Council meeting of August 1st, 2018, be adjourned at 9:28 p.m.

CARRIED

Certified Correct:



Bruce Milne, Mayor



Jo-Anne Frank, Corporate Officer