

**DISTRICT OF SEHELDT**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**Held at 5797 Cowrie Street, Sechelt, BC**  
**Wednesday, March 6, 2019**

**PRESENT** Mayor D. Siegers; Councillors J. Kuester; T. Lamb; M. McLean; B. Rowe; E. Scott; A. Toth

**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 and Recording Secretary M. Roberts

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**1. CALL TO ORDER AND DECLARATION OF CONFLICT**

The Mayor called the Regular Council Meeting to order at 7:00pm and asked for any Declarations of Conflict.

Councillor McLean declared a potential conflict of interest with agenda item 3.1 (Lane Cobiskey – e.b.'s Ice Cream delegation) as an immediate family member owns property adjacent to the proposed location for the ice cream kiosk.

Councillor Kuester declared a potential conflict of interest with agenda item 10.3 (Custom Flooring Centres Development Variance Permit application) as she is employed by the applicant.

**2. ADOPTION OF AGENDA**

**Res. No. 2019-03A-1 – Moved/Seconded**

That the Agenda be adopted as presented.

**CARRIED**

**3. APPOINTMENTS AND DELEGATIONS**

Councillor McLean, having declared a potential conflict of interest, recused himself from the meeting at 7:01 pm.

### **3.1 Lane Cobiskey – e.b.'s Ice Cream**

Lane Cobiskey introduced himself and stated that he is requesting an amendment to Parks, Lands and Roads Temporary Rental Bylaw 480, 2008. Mr. Cobiskey noted that:

- Mr. Cobiskey and his partner have been selling ice cream at a number of events and had received positive customer feedback which resulted in the idea of a kiosk in the downtown core.
- Mr. Cobiskey has received a letter of support from the Sechelt Downtown Business Association.
- Mr. Cobiskey proposes to set up a kiosk at Friendship Park from May to September.
- The current mobile vending bylaw refers to a vehicle or apparatus as means of conducting commerce and he feels it seems that one is incumbent to invest in an apparatus that is readily mobile only. The current bylaw also requires the vendor to take the operation away each day.
- As a traditional food truck or pre-fitted concession stand is expensive, Mr. Cobiskey noted that he would be required to leave the Sunshine Coast and sell food in Vancouver to recoup their costs.
- The bylaw currently states that a seasonal vendor may occupy a parcel of land for up to eight months; however, to remain at the location overnight, the vendor must apply for a special events permit.
- Mr. Cobiskey is requesting clarification so that kiosks and other means of vending be identified within the bylaw. He would like vending apparatuses to be allowed to set up for the summer and be taken down at the end of the season provided that they are secured.
- Mr. Cobiskey is applying to set up a kiosk at Friendship Park from May to September. His application was denied due to his operations lack of mobility.
- Mr. Cobiskey presented examples of kiosks on wheels and suggested that he could set up a kiosk on blocks with tasteful skirting with the design of his unit to have a low profile and the service window to be accessible to the patrons in wheelchairs and children.

#### **Res. No. 2019-03A-2 – Moved/Seconded**

That Council direct staff to review Mr. Cobiskey's request to amend the Parks, Lands and Roads Temporary Rental Bylaw 480, 2008 to include kiosks (non-portable) and food carts as a means to vend seasonally; and further, to consider allowing kiosks to remain in a designated place for a specified time at a specific location.

**CARRIED**

Councillor McLean returned to the meeting at 7:14 pm.

**4. PROCLAMATIONS**

**5. ADOPTION OF PREVIOUS MINUTES OF COUNCIL**

**5.1 Minutes of the 3:00 pm Special Council Meeting of February 20, 2019**

**Res. No. 2019-03A-3 – Moved/Seconded**

That the Minutes of the Special Council Meeting of February 20<sup>th</sup>, 2019 be received and adopted.

**CARRIED**

**5.2 Minutes of the 7:00 pm Regular Council Meeting of February 20, 2019**

**Res. No. 2019-03A-4 – Moved/Seconded**

That the Minutes of the Regular Council Meeting of February 20<sup>th</sup>, 2019 be received and amended as follows:

- On page 13, under 11.1 Reports from Councillors “LGMA” be corrected to read “LGLA” and
- The word “conference” be replaced by the word “session” under Mayor Siegers’ report under section 11.1 on page 13; and

That the Minutes be adopted as amended.

**CARRIED**

**6. BUSINESS ARISING FROM MINUTES**

None.

**7. COMMITTEE / COMMISSION MINUTES AND REPORTS**

**7.1 Minutes of the Committee of the Whole Meeting of February 27, 2019**

**Res. No. 2019-03A-5 – Moved/Seconded**

That the Minutes of the Committee of the Whole Meeting of February 27, 2019 be amended as follows:

- The words “Sandy Hook” be replaced by the word “Sunshine” in the third bullet on the bottom of page 19;

- The second bulleted text under “2019-2023 Capital Plan on page 21 be deleted and replaced with the words: “Staff to provide more information on the scheduling of moving the wood work shop currently located at the WRC property to the existing public works yard on Lot L to enable construction of the proposed Ebbtide Dog Park”;
- and
- Correct the spelling of the word “McElhenney” on the top of page 22; and

That the Minutes be received as amended; and that the following recommendations be endorsed:

### **Evolve Comprehensive Development Rezoning Application**

- (1) That the report from the Development Planning Manager dated February 19, 2019 regarding the Evolve Comprehensive Development Rezoning application be received.
- (2) That Council authorize staff to draft a zoning amendment bylaw to rezone the subject property, with the civic addresses of 1688 and 1730 Field Road, from Business Park CD-4 and PA-1 to a new CD-45 Zone and PA-1.

### **Water Resource Centre Chemical Storage Facility Design**

- (3) That the report from the Director of Engineering and Operations dated December 6, 2018 regarding Water Resource Centre Chemical Storage Facility Design be received.
- (4) That the District of Sechelt proceed with the complete design of a stand-alone modularized chemical storage facility as described in the Brookside MCI report dated November 16, 2018.

### **Development Action Chart – *For Information***

- (5) That the Development Action Chart be received for information.

### **2019 – 2023 Financial Plan Public Input**

- (6) That the report from the Director of Corporate and Financial Services dated February 20, 2019 regarding the 2019 – 2023 Financial Plan Public Input 2019 be received.

### **2019 Capital Plan Deliberations**

- (7) That the report from the Director of Corporate and Financial Services dated February 20, 2019 regarding the Capital Plan Deliberations be received.

- (8) That staff bring forward information on costs associated with the East Porpoise Bay Community Association’s request for installation of permanent radar sensor “speed” reader boards in each direction on Sechelt Inlet Road.
- (9) That four-way stop signs be installed at the Cowrie Street and Ocean Avenue intersection as soon as possible.

**CARRIED**

**8. BYLAWS**

**8.1 Sign Amendment Bylaw No. 456-3, 2019**

**Res. No. 2019-03A-6 – Moved/Seconded**

That the report from the Director of Planning and Development Services, dated February 25, 2019 regarding Sign Amendment Bylaw No 456-3, 2019 be received.

**CARRIED**

**Res. No. 2019-03A-7 – Moved/Seconded**

That the Sign Amendment Bylaw No. 456-3, 2019 be given first, second and third readings.

**CARRIED**

**Res. No. 2019-03A-8 – Moved/Seconded**

That Sign Amendment Bylaw No. 456-3, 2019 be read a first time this 6<sup>th</sup> day of March, 2019.

**CARRIED**

**Res. No. 2019-03A-9 – Moved/Seconded**

That Sign Amendment Bylaw No. 456-3, 2019 be read a second time this 6<sup>th</sup> day of March, 2019.

**CARRIED**

**Res. No. 2019-03A-10 – Moved/Seconded**

That Sign Amendment Bylaw No. 456-3, 2019 be read a third time this 6<sup>th</sup> day of March, 2019.

**CARRIED**

**8.2 Application and Copying Fees Amendment Bylaw No. 333-9, 2019**

**Res. No. 2019-03A-11 – Moved/Seconded**

That the report from the Corporate Officer February 26, 2019, regarding proposed District of Sechelt Application and Copying Fees Amendment Bylaw No. 333-9, 2019, be received.

**CARRIED**

It was noted that a Council resolution was passed in May 2016, directing that a user fee be implemented for EV fast charging stations. However the required amendment bylaw was never implemented.

**Res. No. 2019-03A-12 – Moved/Seconded**

That the proposal to charge a user fee for electric vehicle charging stations be referred back to staff for a report on charging stations usage, fee structure comparisons with other municipalities and updated data on operating costs for all stations.

**CARRIED**

**8.3 Council Procedure Amendment Bylaw No. 568-1, 2019**

**Res. No. 2019-03A-13 – Moved/Seconded**

That the report from the Corporate Officer dated February 27, 2019 regarding proposed Council Procedure Amendment Bylaw No. 568-1, 2019, be received.

**CARRIED**

**Res. No. 2019-03A-14 – Moved/Seconded**

That Council proceed with adoption of Council Procedure Amendment Bylaw No. 568-1, 2019 as presented.

**CARRIED**

**Res. No. 2019-03A-15 – Moved/Seconded**

That Council Procedure Amendment Bylaw No. 568-1, 2019 be adopted this 6<sup>th</sup> day of March, 2019.

**CARRIED**

**9. NEW BUSINESS**

None.

## **10. BUSINESS ITEMS**

### **10.1 Zoning Amendment Application (Lohn and Webb – West Sechelt)**

#### **Res. No. 2019-03A-16 – Moved/Seconded**

That the report from the Development Planning Manager dated February 25, 2019 regarding the Lohn & Webb Rezoning application be received.

**CARRIED**

#### **Res. No. 2019-03A-17 – Moved/Seconded**

That staff be authorized to draft Zoning Amendment Bylaw No. 25-297, 2019 (Lohn & Webb) to rezone a property with the civic address of 5664 Nickerson Road, from RR-1, Rural 1 Zone, to R-1, Residential 1 Zone; and

That Council consider the following as minimum conditions of the rezoning applications, to be met prior to adoption:

- a) That a section 219 covenant be registered on title requiring the proponent to construct the new dwelling to an “adaptable” accessibility standard.

**CARRIED**

### **10.2 Notice on Title – 5127 Betty Road**

#### **Res. No. 2019-03A-18 – Moved/Seconded**

That the report from Building Official dated February 26, 2019 regarding Building Bylaw Contravention at 5127 Betty Road be received.

**CARRIED**

#### **Res. No. 2019-03A-19 – Moved/Seconded**

That the Corporate Officer be directed to file notice in the Land Title Office, in accordance with Section 57 of the Community Charter, against 5127 Betty Road legally known as Lot 41 Blocks 72 and 73 District Lot 1329 Plan 8433 PID – 010-089-942 and; that upon confirmation from the Building Official that all outstanding issues are resolved and the required permits, certifications and inspections approved, the Notice may be discharged from the title upon receipt of the required fee.

**CARRIED**

The owners of the property located at 5127 Betty Road addressed Council regarding the proposed Notice on Title and commented:

- The stop work order that was issued was not signed and did not reference the correct section of the building code;

- They applied for a building permit for the accessory building on March 5, 2019;
- The sea can is supposed to be a temporary structure to store materials for their accessory building;

The Director of Planning and Development noted:

- The property owners applied for a building permit for the accessory building they are currently constructing in the late afternoon of March 5, 2019;
- The property owners have not applied for a temporary building permit for the sea can container;
- The stop work order is related to the construction that had started on the accessory building that they did not have a building permit for;
- Sea cans require a building permit if they are located in an industrial or commercial zone; and
- Sea cans are not permitted in residential zones.

**Res. No. 2019-03A-20 – Moved/Seconded**

That the following Council Resolution No. 2019-03A-19 be rescinded:

“That the Corporate Officer be directed to file notice in the Land Title Office, in accordance with Section 57 of the Community Charter, against 5127 Betty Road legally known as Lot 41 Blocks 72 and 73 District Lot 1329 Plan 8433 PID – 010-089-942 and; that upon confirmation from the Building Official that all outstanding issues are resolved and the required permits, certifications and inspections approved, the Notice may be discharged from the title upon receipt of the required fee.”

**CARRIED**

**Res. No. 2019-03A-21 – Moved/Seconded**

That staff be directed to review the building permit application submitted by the owners of property located at 5127 Betty Road and report back to Council regarding the concerns brought forward by the applicants.

**CARRIED**

**10.3 Development Variance Permit – Custom Flooring Centres**

Councillor Kuester having declared a potential conflict of interest, recused herself from the meeting at 7:59 pm.



**Res. No. 2019-03A-22 – Moved/Seconded**

That the report dated February 21, 2019 from the Planning Technician regarding Custom Flooring Centres' Development Variance Permit application be received.

**CARRIED**

**Res. No. 2019-03A-23 – Moved/Seconded**

That Development Variance Permit #2018-06 for Custom Flooring Centre, located at 5580 Wharf Avenue, Lot C, Block 9, District lot 303, Plan 8472, be approved for issuance subject to the statutory notification process, which permits:

- a) An increase to the total number and type of signs from two to three.
- b) An increase in the wall sign area from 3.0 m<sup>2</sup> to 7.62 m<sup>2</sup>.
- c) An increase to the character height from 0.6m to 0.76m.
- d) An increase to the length of sign from 6.0m to 8.3m.
- e) An increase in the wall sign area from 3.0 m<sup>2</sup> to 8.98 m<sup>2</sup>.
- f) An increase to the length of sign from 6.0m to 10.05m.
- g) An increase to the character height from 0.6m to 0.89m.

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FOLLOWING**

**Res. No. 2019-03A-24 – Moved/Seconded**

That item (b) be deleted.

**DEFEATED**

**Res. No. 2019-03A-25 – Moved/Seconded**

That the Development Variance Permit #2018-06 for Custom Flooring Centre, located at 5580 Wharf Avenue, Lot C, Block 9, District lot 303, Plan 8472, be approved for issuance subject to the statutory notification process, which permits:

- a) An increase to the total number and type of signs from two to three.
- b) An increase in the wall sign area from 3.0 m<sup>2</sup> to 7.62 m<sup>2</sup>.
- c) An increase to the character height from 0.6m to 0.76m.
- d) An increase to the length of sign from 6.0m to 8.3m.
- e) An increase in the wall sign area from 3.0 m<sup>2</sup> to 8.98 m<sup>2</sup>.
- f) An increase to the length of sign from 6.0m to 10.05m.
- g) An increase to the character height from 0.6m to 0.89m.

**CARRIED**

Councillor Kuester returned to the meeting at 8:10 p.m.

**10.4 Development Variance Permit – Chapman Creek Holdings Ltd.**

**Res. No. 2019-03A-26 – Moved/Seconded**

That the report dated February 21, 2019 from the Planning Technician regarding the application for Chapman Creek Holdings Ltd. Development Variance Permit application be received.

**CARRIED**

**Res. No. 2019-03A-27 – Moved/Seconded**

That Council consider the application for a Development Variance Permit #2019-01 for Chapman Creek Holdings Ltd., located at 4510 Sunshine Coast Highway, Lot A, District Lot 1028, Plan EPP81411, and direct staff to undertake the statutory 100 metre notification process.

**CARRIED**

**10.5 Manufacturing Lounge Endorsement License Application (The Bricker Cider Company Limited)**

**Res. No. 2019-03A-28 – Moved/Seconded**

That the report dated March 1, 2019 from the Director of Planning and Development regarding the Manufacturing Lounge Endorsement License Application, be received.

**CARRIED**

**Res. No. 2019-03A-29 – Moved/Seconded**

That Council consider the application to the Liquor and Cannabis Regulation Branch (LCRB) for a Manufacturing Lounge Endorsement License for the Bricker Cider Company Limited, and authorize staff to submit the application to public notification.

**CARRIED**

**11. REPORT FROM NON-STANDING COMMITTEES, LIAISON APPOINTMENTS AND GENERAL REPORTS FROM COUNCIL**

**11.1 Reports from Councillors**

Councillor Rowe reported that she has been reviewing Community Investment Program grant applications, mainly from non-profit organizations. She attended the latest version of MedTalks with the Sechelt Hospital Foundation that included an informative presentation on heart and stroke. Councillor Rowe will be partaking in education around anti-racism and hate protocol.

Councillor McLean reported that he attended the David Suzuki Foundation Howe Sound Mapping Information Centre. Councillor McLean attended an Active Transportation Strategy workshop held by the Province. The Province will be doing some regular online consultation at [engage.bc.ca/activetransportation](http://engage.bc.ca/activetransportation) and Councillor McLean commented that this is a good opportunity to voice concerns over safety on our highway. Two weeks ago he also attended a syiyaya Reconciliation Movement event that celebrated the completion of two reconciliation blankets and the launch of a third blanket.

Councillor Scott reported that he had recently returned from vacationing in Grenada.

Councillor Kuester reported that she attended the Sechelt Downtown Business Association AGM. A guest speaker gave an in-depth perspective in customer service in today's market as well as an overview of how different generations shop. The SDBA named their Directors and reviewed key activities they would be doing this year including the art crawl, Canada Day celebrations, Oktoberfest, the Festival of Lights and that they will also be bringing back the block parties.

Councillor Toth reported that he attended tours of the Sechelt operations centre, airport and proposed location of the Ebbtide dog park. He also attended the Library Board AGM and several SCRD meetings.

Mayor Siegers reported that she has been meeting with developers and talking about projects they are bringing forward in the future. Mayor Siegers and the SCRD Directors attended a talk held at Persephone Brewing by Jenn Vervier. She is a former executive with New Belgium Brewing Company and helped take the company from 10 million to 100 million in revenue. Persephone's is looking for a new CEO and they recognize that they would like to take their business to the next level and expand. Mayor Siegers also attended the BC Active Transportation Strategy workshop. She commented that since the Ministry of Transportation and Infrastructure (MOTI) is responsible for roads outside the municipalities, there needs to be guidelines around how MOTI builds the roads and incorporates trails and bike paths. BC Active Transportation is hosting eight workshops throughout the province over the next few weeks to gather information and determine how to fund routes that connect communities that can be used for active transportation throughout the province.

## **11.2 SCRD Board – Council Representative Report**

Councillor Lamb reported that he attended the SCRD budget meetings and that the budget is nearly complete. The SCRD has proposed a 2.5% tax increase.

Mayor Siegers reported that she attended an infrastructure meeting at the SCRD where a reservoir study was brought forward. In the report, they looked at three different zones where a reservoir could be built. Area A being the lowest and closest to habitation, area B was higher and further from residences and area C was up in the alpine. The report reviewed the

associated costs of developing in each of the zones. This was a desktop study and had some recommendations. During the budget meeting on Monday, the SCR D voted to approve funding to assess the sites on the grounds to determine which are feasible and how to move them forward. The SCR D also reviewed funding the library.

## **12. ITEMS FOR INFORMATION/RELEASE OF CLOSED MEETING ITEMS**

### **12.1 Release of Items from Closed Meeting**

#### **Res. No. 2019-03A-30 – Moved/Seconded**

That the report from the Corporate Officer dated February 28, 2019 regarding release of resolutions from a February 27, 2019 Closed Council Meeting be received. Further, that the following resolutions be confirmed in open meeting.

- (1) That staff be directed to enter into negotiations with Sunshine Coast Tourism to manage the Visitor Information Centre from April to December, 2019 according to the terms of the RFP 2019-01 'Information Centre Management'.
- (2) That staff be directed to launch a pilot Sechelt Host program for the provision of Visitor Information services from June to September, 2019.
- (3) That staff negotiate directly with Sunshine Coast Tourism to manage the Host program at a cost of up to \$10,000 for June to September 2019.
- (4) That submissions received in response to the Visitor Services Centre Management RFP 2019-01 be brought forward to open meeting.

**CARRIED**

### **12.2 Council Correspondence**

#### **Res. No. 2019-03A-31 – Moved/Seconded**

That Council Correspondence included on the March 6<sup>th</sup>, 2019 Regular Council Meeting Agenda be received.

**CARRIED**

#### **Res. No. 2019-03A-32– Moved/Seconded**

That Council direct staff to review options for relocation of the library archives as they have grown beyond current space capacity.

**CARRIED**

**13. MAYOR, COUNCIL AND STAFF EMERGENCY ITEMS**

There were no emergency items brought forward.

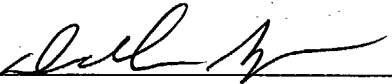
**14. ADJOURNMENT**


**Res. No. 2019-03A-33– Moved/Seconded**

That the Regular Council meeting of March 6, 2019 be adjourned at 8:38 pm.

**CARRIED**

Certified Correct:

  
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Darnelda Siegers, Mayor

  
\_\_\_\_\_  
Jo-Anne Frank, Corporate Officer