

**DISTRICT OF SECHELT**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**Held via Zoom Online Meeting Platform**  
**Wednesday, March 3, 2021**

- 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 Engineering and Operations K. Dhillon; Director of Planning and Development Services A. Allen; Director of Financial Services D. Douglas; Planner S. Koberwitz (partial attendance); Chief Building Official J. Nyhus; Corporate Officer J. Frank and Recording Secretary J. Chamberlain
- GUESTS** Chair Lori Pratt; Chief Administrative Officer D. McKinley; Chief Financial Officer T. Perreault; and Communications Manager A. Buckley, from Sunshine Coast Regional District
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In accordance with the orders from the Provincial Health Officer regarding COVID-19, the March 3, 2021 Regular Council meeting was conducted by electronic means.

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

The Mayor called the Regular Council Meeting to order at 7:00pm and acknowledged that the meeting was being hosted on the traditional territories of the shíshálh Nation.

**2. ADOPTION OF AGENDA**

**Res. No. 2021-03B-1 – Moved/Seconded**

That the agenda be amended to include New Business Item 9.1 *Notice of Motion – Endorsement of Sunshine Coast Call to Action*; and

That the agenda be adopted, as amended.

**CARRIED**

### **3. APPOINTMENTS AND DELEGATIONS**

#### **3.1 Sunshine Coast Regional District – SCRD 2021 Budget Information Session for Sechelt**

Mayor Siegers introduced SCRD Board Chair Lori Pratt, Chief Administrative Officer Dean McKinley, and Chief Financial Officer Tina Perreault.

SCRD Chair Pratt thanked the Mayor for the introduction and acknowledged that SCRD operates on the traditional territories of Sḵwx̱wú7mesh Nation and shíshálh Nation. She noted that the budget presentation would be presented differently this year in that it would be SCRD Director-led with the support of staff.

It was additionally noted that:

- Legislatively, Regional Districts must have their budget adopted by March 31<sup>st</sup>.
- The 2021 budget is impacted by projects, depleted reserves, staffing and emerging items.
  - There are many assets in need of well overdue updating and are a contributing factor to the number of 2021 projects put forward.
  - Reserves have been depleted to a point where taxation must be considered to ensure services continue to be available to residents.
  - To meet the service level needs of the growing population, staffing is required.
  - In 2020, the Board made the decision to reduce taxation as much as possible by utilizing reserves and deferring projects and staffing requests, in a response to the unknown impacts of Covid-19.
- Many of the large projects are mandatory in order to provide core services, meet regulatory standards and supply sustainable sources of drinking water.
  - A full list of projects is available at [scrd.ca/budget](http://scrd.ca/budget)
- There have been increases to service costs associated with construction and operations as well as increases to the disposal and transport of green waste.
- Assets such as swimming pools, water systems and wastewater treatment plants require regular maintenance and regulatory compliance.
- After Round 1, the Operating budget is a total of \$48.7 Million and the Capital budget is a total of \$29.1 Million.
- For a home in Sechelt valued at \$750,000, the SCRD tax levy portion would be equal to \$1,251.83.
  - SCRD local service taxes include an ad valorem tax levy for community recreation charge, a water parcel tax, and a recreation parcel tax.
  - District of Sechelt property tax notices do not include the water user fees; they are charged separately by the SCRD.
- Water User Fee, water parcel tax and recreation parcel taxes have all increased, for a total difference of \$76.12/year.
  - For more information, visit [www.scrd.ca/utility-billing](http://www.scrd.ca/utility-billing).

In discussion it was noted:

- Current tax rate increases are preliminary and significant decisions could be made in Round 2 budget deliberations.
  - The sprinkler system at the Sechelt Aquatic Centre requires replacement and will be coming forward to Round 2.
- Recreational services are a significant contributing factor to the budget, but the costs are similar to other local governments running recreational programs.
  - SCRD will have reports coming forward later in the year on information and costs associated for each individual recreational facility.
  - The District does not contribute to the SCRD Parks function.
- Regional planning and collaboration are important and have an impact on the entire Sunshine Coast.
  - There is money in the SCRD budget for baseline research to move the Regional Growth Strategy forward.
- Money is being invested into software that would collect and provide data to allow for better cost calculations on water services, should borrowing for installation of water meters be approved through a future Alternative Approval Process.
- A strategic initiatives manager is in place for the Strategic Initiatives department, which was approved in 2020.

### **3.1.1 Public Question and Answer Period on SCRD Budget Presentation**

- Question: When might we have water meters installed in Sechelt? I know that when I lived in South Surrey, they offered a one-time install amount \$0 and our water costs reduced significantly every year. I want a water meter installed on my property.
  - *Answer: Funds has been put forward in the 2021 budget to have an Alternative Approval Process for the borrowing needed to install water meters.*
- Question: It may be difficult to analyze, but could more recreation activities not be user-paid, such as ball fields, soccer fields, etc.?
  - *Answer: It's a user-paid system to book a field currently, but further analysis would be needed to come forward with recommendations to have more user-paid features.*
- Question: How do you not know the costs of a facility you run?
  - *Answer: This information was previously known prior to the implementation of the MYPASS program, but the program required combining facility costs to provide a flat monthly rate for the use of all facilities across the Sunshine Coast. Information and costs associated for each individual facility has been requested and will come forward after Q2 2021.*
- Further questions can be sent to [info@scrd.ca](mailto:info@scrd.ca).

**Res. No. 2021-03B-2 – Moved/Seconded**

That the presentation from Chair Pratt - Sunshine Coast Regional District, regarding the 2021 Budget Information Session for Sechelt, be received.

**CARRIED**

**4. PROCLAMATIONS**

The Mayor proclaimed March 6, 2021 as Lymphedema Awareness Day in the District of Sechelt.

Ms. Christine Chandler - President of BC Lymphedema Association (BCLA), thanked Council for the proclamation and noted that 2021 is the 15<sup>th</sup> anniversary of the BCLA. BCLA is the only resource available to those impacted by lymphedema. BCLA's main goal this year is to advocate for health care funding as currently there is no health care funding in BC for lymphedema. For the first time, the Legislative parliament building in Victoria will be showing their support by displaying blue and green lights on March 8-9<sup>th</sup>, and Coast Reporter will feature an article on lymphedema in the March 5<sup>th</sup> newspaper.

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

**5.1 Minutes of the 4:00 pm Regular Council Meeting of February 10, 2021**

**Res. No. 2021-03B-3 – Moved/Seconded**

That the Minutes of the Regular Council Meeting of February 10, 2021 be adopted, as presented.

**CARRIED**

**5.2 Minutes of the 5:30 pm Special Council Meeting of February 11, 2021**

**Res. No. 2021-03B-4 – Moved/Seconded**

That the Minutes of the Special Council Meeting of February 11, 2021 be amended to reflect the meeting recessed at 5:31pm to go into a Closed portion; and

That the Minutes of the Special Council Meeting of February 11, 2021 be adopted, as amended.

**CARRIED**

**5.3 Minutes of the 7:00 pm Regular Council Meeting of February 17, 2021**

**Res. No. 2021-03B-5 – Moved/Seconded**

That the Minutes of the Regular Council Meeting of February 17, 2021 be adopted, as presented.

**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 10, 2021**

**Res. No. 2021-03B-6 – Moved/Seconded**

That the Minutes of the Committee of the Whole Meeting of February 10, 2021 be received; and the following recommendations be endorsed:

**Departmental Operating Budget Overview and Budget Requests**

- (1) That the report from the Director of Financial Services regarding General Operating Budget Review be received for information.

**CARRIED**

**7.2 Minutes of the Committee of the Whole Meeting of February 24, 2021**

**Res. No. 2021-03B-7 – Moved/Seconded**

That the Minutes of the Committee of the Whole Meeting of February 24, 2021 be received; and the following recommendations be endorsed:

**Departmental Operating Budget Overview and Budget Requests**

- (1) That the report from the Director of Financial Services regarding General Operating Budget Review be received for information.

**Responsive Community Grant**

- (2) That the verbal report from the Mayor regarding partnering with syiyaya Reconciliation Movement to submit a Responsive Community Grant application, be received.

- (3) That Council support submitting an application to Sunshine Coast Foundation for a Responsive Community Grant in the amount of \$7,500.

**CARRIED**

## **8. BYLAWS**

### **8.1 Rezoning Application for 4465 Sunshine Coast Highway - Zoning Amendment Bylaw No. 25-310, 2021 (Habitat for Humanity)**

#### **Res. No. 2021-03B-8 – Moved/Seconded**

That the report from the Planner regarding Rezoning Application for 4465 Sunshine Coast Highway (Habitat for Humanity) be received.

**CARRIED**

#### **Res. No. 2021-03B-9 – Moved/Seconded**

That Council give second reading to Zoning Amendment Bylaw No. 25-310, 2021 (Habitat for Humanity); and

That Council waive the public hearing for Zoning Amendment Bylaw No. 25-310, 2021 (Habitat for Humanity) in accordance with Sections 464(2) and 467 of the *Local Government Act*.

**CARRIED**

#### **Res. No. 2021-03B-10 – Moved/Seconded**

That Zoning Amendment Bylaw No. 25-310, 2021 (Habitat for Humanity) be read a second time this 3<sup>rd</sup> day of March, 2021.

**CARRIED**

### **8.2 Rezoning Application for 5546 Inlet Avenue – Zoning Amendment Bylaw No. 25-309, 2020 (Legion No. 140)**

#### **Res. No. 2021-03B-11 – Moved/Seconded**

That the report from the Planner regarding Rezoning Application for 5546 Inlet Avenue (Legion No. 140) be received.

**CARRIED**

**Res. No. 2021-03B-12 – Moved/Seconded**

That Council give second reading to Zoning Amendment Bylaw No. 25-309, 2020 (Legion No. 140); and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 25-309, 2020 (Legion No. 140).

**CARRIED**

**Res. No. 2021-03B-13 – Moved/Seconded**

That Zoning Amendment Bylaw No. 25-309, 2020 (Legion No. 140) be read a second time this 3<sup>rd</sup> day of March, 2021.

**CARRIED**

**8.3 Rezoning Application for 5547 Trail Avenue – Zoning Amendment Bylaw No. 25-308, 2020 (CityState Consulting)**

**Res. No. 2021-03B-14 – Moved/Seconded**

That the report from the Planner regarding Rezoning Application for 5547 Trail Avenue (CityState Consulting) be received.

**CARRIED**

In discussion it was noted:

- It is not anticipated that the required sewer connection for the proposed laneway dwelling would impact the road pavement of Trail Avenue.
- The Official Community Plan establishes that small lot subdivisions are compatible with roads that have rear-lane access in the village residential infill area.
- Short Term Rental use has been excluded as a permitted use. Single-family dwellings are authorized to have a secondary suite.
- There are some concerns with amending the entire R-2A zone, rather than a site-specific amendment.
- Council and public feedback support the idea of laneway housing.

**Res. No. 2021-03B-15 – Moved/Seconded**

That the Rezoning Application for 5547 Trail Avenue – Zoning Amendment Bylaw No. 25-308, 2020 (CityState Consulting) be denied.

**DEFEATED**

**Res. No. 2021-03B-16 – Moved/Seconded**

That Council direct staff to revise Zoning Amendment Bylaw No. 25-308, 2020 (CityState Consulting) for a site-specific zoning bylaw amendment.

**CARRIED**

**OPPOSED: Mayor Siegers, Councillor Rowe**

**9. NEW BUSINESS**

**9.1 Notice of Motion – Endorsement of Sunshine Coast Call to Action**

Councillor McLean put forward a Notice of Motion to be considered at the March 17, 2021 Regular Council meeting. It was additionally noted that the Sunshine Coast Call to Action being put forward for future consideration has been published in a press release on the District's website.

**Res. No. 2021-03B-17 – Moved/Seconded**

That Councillor McLean's Notice of Motion – Endorsement of Sunshine Coast Call to Action be received.

**CARRIED**

**10. BUSINESS ITEMS**

**10.1 Housing Needs Report Implementation Framework**

**Res. No. 2021-03B-18 – Moved/Seconded**

That the report from the Director of Planning and Development titled Housing Needs Implementation Framework be received.

**CARRIED**

**Res. No. 2021-03B-19 – Moved/Seconded**

That the Housing Needs Report Implementation Framework be referred to staff with a view to implement recommendations that can be done inside the District of Sechelt.

**AMENDED BY THE FOLLOWING**



**Res. No. 2021-03B-20 – Moved/Seconded**

That the resolution include that staff review the recommendations and determine timelines and priorities and report back to Council.

**CARRIED**

**Res. No. 2021-03B-19 – Moved/Seconded**

That the Housing Needs Report Implementation Framework be referred to staff with a view to implement recommendations that can be done inside the District of Sechelt; and

That staff review the recommendations and determine timelines and priorities and report back to Council.

**CARRIED**

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

**11.1 Reports from Councillors**

Councillor Toth reported that he attended a ribbon-cutting ceremony at the Trail Bay Centre for the new DC Fast Chargers.

Councillor Lamb reported that he attended a Water Supply Advisory Committee (WSAC) meeting and noted discussions on getting information out to taxpayers on water meters and the water deficit, as well as requesting cost comparison of installing water meters versus developing a new water supply. He noted that although there were concerns on where funding would come from, WSAC is supportive of all SCRD projects proposed: study on water supply in North Pender Harbour, getting water from Sakinaw Lake, use of water well at Maryanne West Park and upgrades to Gray Creek.

Councillor McLean reported that he attended an emergency housing meeting with other local government representatives and not-for-profit organizations on March 1, 2021 and noted that the District published a press release with details on the meeting. Smaller working groups were established to address action items identified in the Sunshine Coast Call to Action plan, and there was discussion on the consideration of a Housing Coordinator position to bring stakeholders together to explore housing options and to catalyze and facilitate the conversation of underutilized land and housing stock into affordable and adequate mid and long-term rentals. He further noted another housing meeting is anticipated for mid-April 2021. Councillor McLean met with BC Ferries to discuss summer service and added he is thankful for BC Ferries taking a collaborative approach, but he would like to see these discussions more out in the open. He further noted that BC Ferries has released that they will be introducing fare flexibility, which will be tested on major routes before implementing to the Langdale-Horseshoe Bay route.

Councillor Kuester reported that she attended the emergency housing meeting and noted she is glad to see collaboration during a housing crisis and commends Councillor McLean for his efforts. She attended an APC meeting. She also attended a Library Board Meeting and noted their AGM is scheduled on March 27, 2021 and Board member nominations are due March 19<sup>th</sup>.

Councillor Rowe reported it had been 52 Wednesday's since Council has met formally in Council Chambers. She commended staff, Council, and the community for their efforts over the last year. She thanked everyone that may have been impacted by the loss of Seaside Centre, which is currently being utilized by Vancouver Coastal Health (VCH) as a testing facility. Councillor Rowe commended the Housing Committee, Mayor Siegers, and Councillor McLean on their continued efforts of addressing the current housing crisis on the Sunshine Coast and she looks forward to it coming to fruition. She has been reviewing Community Investment Program (CIP) grant applications and added the CIP Committee will be adjudicating March 26 and March 29, 2021.

Mayor Siegers reported that an interim COO position for VCH has stepped in and the bi-weekly Covid-19 update calls with VCH have begun again. She attended an Island Coastal Economic Trust Board meeting and noted an upcoming funding program for economic development in regions for staffing. Individual communities can apply for up to \$70,000 for one staff member, or a region can apply for up to \$125,000. She attended a teleconference call with the Minister of Municipal Affairs Hon. Josie Osborne and Minister of Mental Health and Addictions Hon. Sheila Malcolmson to advocate for steps needed to get a local detox and treatment centre. Mayor Siegers had an opportunity to speak at the Sechelt Rotary Club on 'a week-in-the-life-of-the-mayor'. She attended a construction industry meeting with local long-term builders and other local government representatives to better understand one another's processes and to look at working together to put in changes to make it a smoother process for the construction industry. It is recognized that the construction industry contributes a great deal to the Sunshine Coast as far as construction, subtrades and employment they provide. She attended a meeting with Chair Pratt, Mayor Beamish and Capilano University to discuss the possibility of implementing the CityStudio program on a regional level. It is a program currently set up in North Vancouver where university students collaborate with local government staff to take on projects for the community. More information will come forward and information on the program can be found at [citystudiocnv.ca](http://citystudiocnv.ca). She further noted an upcoming event Transportation Choices – Sunshine Coast will be providing a presentation on March 6<sup>th</sup> regarding active transportation and noted those wishing to attend need to pre-register. It was noted that VCH is sending out information regarding registration for immunization, and information is also being forwarded to the Seniors Planning Table.

Councillor Scott noted that over the last few months he has been meeting with MP Patrick Weiler and Porpoise Bay community members regarding the challenges of derelict boats. The federal government has committed to do an illegal mooring buoy sweep in the Porpoise Bay area once Covid-19 lifts. He additionally noted that there are federal funding intakes for the removal of derelict boats happening in July 2021.

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

Mayor Siegers reported that she attended all SCRD budget sessions and additionally noted that Directors are presenting the budget for the first time and that staff are very pleased with the Directors' level of knowledge. Round 2 budget is March 4-5, 2021.

Councillor Toth's SCRD report had been added as a handout on the District's website.

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

### **12.1 Council Correspondence**

#### **Res. No. 2021-03B-21 – Moved/Seconded**

That Council Correspondence included on the March 3, 2021 Regular Council Meeting Agenda be received.

**CARRIED**

In discussion it was noted:

- The Mayor will contact the RCMP head office to get input on the budgetary impacts on the District of Sechelt and report back to Council.
- The Mayor will follow up with Minister of Municipal Affairs Hon. Josie Osborne on how they will address availability of Home Owner Grant application forms for residents who do not have online access.

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

There were no emergency items brought forward.

## **14. ADJOURNMENT**

#### **Res. No. 2021-03B-22 – Moved/Seconded**

That the Regular Council meeting of March 3, 2021 be adjourned at 9:09 pm.

**CARRIED**

Certified Correct:

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Darnelda Siegers, Mayor

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Jo-Anne Frank, Corporate Officer