

**DISTRICT OF SECHELT**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**held in the Community Meeting Room**  
**at 5797 Cowrie Street, Sechelt, BC**  
**on Wednesday, July 16, 2008**

**PRESENT** Mayor C. Reid; Councillors W. Allan, D. Inkster, B. Poole, M. Shanks,  
K. Thirkell and E. Steeves.  
Corporate Officer, J. Frank;  
Director of Planning, R. Parfitt;  
Director of Engineering and Public Works, K. Tang;  
Director of Finance, D. Chapman;  
Recording Secretary, C. Jordison.

**1. CALL TO ORDER**

Mayor Reid called the Regular Council Meeting to order at 7:45p.m.

**2. ADOPTION OF AGENDA**

**Res. 08-07B-01: Inkster/Poole**

**That the agenda, be adopted, as amended (to remove Item 10.6 - Official Community Plan Amendment Bylaw No. 435-18, 2008 (District of Sechelt's Downtown/Village Neighbourhood Plan (Schedule 2 to OCP Bylaw 435, 2003) height policies).**

**CARRIED**

**3. APPOINTMENTS AND DELEGATIONS**

None.

**4. PROCLAMATIONS**

None.

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

**5.1 Minutes of the 2008 Annual General Meeting**

**Res. 08-07B-02: Steeves/Thirkell**

**That the Minutes of the 2008 Annual General Meeting be received; and adopted, as amended (to reflect a meeting date of July 2, 2008).**

**CARRIED**

**5.2 Minutes of Regular Council Meeting of July 2, 2008**

**Res. 08-07B-03: Poole/Thirkell**

**That the Minutes of the Regular Council Meeting of July 2, 2008 be received; and adopted.  
CARRIED**

**6. BUSINESS ARISING FROM MINUTES**

None.

**7. STANDING COMMITTEE MINUTES AND REPORTS**

**7.1 Planning and Economic Development Committee – Councillor Poole, Chair**

**Res. 08-07B-04: Poole/Inkster**

**That the Minutes of the Planning and Economic Development Committee Meeting of July 8, 2008 be received; and approved.**

**CARRIED**

**(a) Old RCMP Building – Redevelopment Next Steps**

**Res. 08-07B-05: Poole/Steeves**

**That Council receives the report from the Community Planner dated July 3, 2008 and sets the following strategy for the re-development of the old RCMP site:**

- (a) to accept Sunshine Coast Community Services Society (SCCSS) proposal (dated July 2nd, 2008) to become the lead development partner / future leaseholder and to ask staff to prepare a lease agreement / memorandum of understanding,**
- (b) to arrange terms and conditions for this partnership to support a capital and operating grant proposal for the immediate construction of 6 supportive housing units for homeless people to BC Housing, BC Real Estate Foundation and others where appropriate (Phase 1), and subsequent construction and operation of 12 - 18 additional supportive housing units (Phase 2).**

**CARRIED**

**Res. 08-07B-06: Poole/Inkster**

**That Council waives \$50,000 in Development Cost Charges and application fees for Phase 1 housing (using the 2008 budget's allocation for Grants NPO Housing) which will be considered the District's financial contribution in support of Phase 1 grant application.**

**CARRIED**

**Res. 08-07B-07: Poole/Inkster**

That Council requests the Sunshine Coast Community Services Society explore the options with respect to the use of old RCMP building versus demolition of it bearing in mind Sechelt's contractual obligations with the Federal Government and commitment to Arrowhead.

**CARRIED**

**(b) Wakefield Homes – Rezoning Application**

**Res. 08-07B-08: Poole/Thirkell**

That the report from the Development Planner dated July 4, 2008 be received and

That a Zoning Bylaw Amendment be prepared to rezone Lot 6 of Lot E, Block 11, D.L. 303 and 304, Plan 8658, 5694 Mermaid Street, from R 1 (Residential 1 Zone) to C 5 (Commercial 5 Zone), and

That the Zoning Bylaw Amendment be forwarded to Council for first reading and referral to a Public Hearing, and

That fourth reading of the Bylaw be conditional on:

- Ministry of Transportation approval,
- A Servicing Agreement for infrastructure upgrades including rear lane improvements and water metering,
- Removal of the shipping container storage,
- A Building Permit for the building extension and change of occupancy requirements, and
- Additional parking spaces created to meet the zoning bylaw requirements.

**CARRIED**

**(c) Gilbert – Rezoning Application**

**Res. 08-07B-09: Poole/Allan**

That the report from the Development Planner dated July 3, 2008 be received, and

That a Zoning Bylaw Amendment be prepared to rezone Lot 14, of Lot E, Block 11, D.L. 303/304, Plan 8706, 5699 Dolphin Street, Sechelt, from R 1 (Residential 1 Zone) to C 5 (Commercial 5 Zone), and

That the Zoning Bylaw Amendment be forwarded to Council for first reading and referral to a Public Hearing, and

That fourth reading of the Bylaw be conditional on:

- Ministry of Transportation approval,

- 
- **A Servicing Agreement for infrastructure upgrades including rear lane improvements and water metering,**
  - **A Building Permit for the change of occupancy requirements, and**
  - **Additional parking spaces created to meet the zoning bylaw requirements.**

**CARRIED**

**Res. 08-07B-10: Poole/Inkster**

**That Staff review the C5 zone inclusions and prepare a report for Council with alternatives to deal with the Wakefield Homes and Gilbert Zoning Amendment matters, which came forward at the July 8, 2008 Planning and Economic Development Committee meeting.**

**CARRIED**

**(d) Bylaw 430 – Rural Standards**

**Res. 08-07B-11: Poole/Inkster**

**That the report by the Planning Director dated July 4, 2008 be received, and**

**That Council amend Bylaw 350 to include a provision for delegating to staff the issuance of Development Permits to vary the levels of service guidelines in Bylaw 430 where subdivisions are located in rural areas and consist of 5 lots or less where the original lot is 2 ha or greater and the minimum lot size created by subdivision is .2 ha.**

**CARRIED**

**Res. 08-07B-12: Shanks/Inkster**

**That, in advance of Council consideration of fourth reading of amendments to Bylaw 350, there be community consultation on proposed changes to the Bylaw.**

**CARRIED**

**(e) West Sechelt Sewer Connections**

**Res. 08-07B-13: Poole/Inkster**

**That staff prepare a report to identify a Plan in conjunction with the 2009 Budget to commence the process of connecting residential sewers in West Sechelt that are paying sewer rates.**

**CARRIED**

**7.2 Parks, Recreation and Cultural Services Committee – Councillor Inkster, Chair**

No report.

**7.3 Finance Committee - Mayor Reid**

Mayor Reid noted that the next meeting of this Committee is scheduled for July 22, 2008.

**7.4 Infrastructure, Environment and Community Services Committee – Councillor Shanks, Chair**

Councillor Shanks noted that the next meeting of this Committee is scheduled for July 22, 2008.

**8. REPORTS FROM NON-STANDING COMMITTEES AND LIAISON APPOINTMENTS**

**8.1 Sechelt Sewer Facilities Commission; SC Emergency Program Executive Committee; Regional Policing Committee; LMTAC – Mayor Reid**

Mayor Reid noted that the Sechelt Sewer Facilities Commission meeting previously scheduled for July 21, 2008 has been postponed at the request of the Commission Chair.

**8.2 Airport Advisory Committee, Airport Strategic Plan Committee; Downtown Revitalization Committee; Urban Greenway Advisory Committee – Councillor Shanks**

Councillor Shanks reported that an Airport Strategic Planning Committee Meeting has been scheduled for Tuesday, July 22, 2008.

**8.3 Arts, Culture and Heritage Advisory Committee – Councillor Thirkell**

Councillor Thirkell reported on the upcoming Sechelt Arts Festival, scheduled for August 1<sup>st</sup> to 10<sup>th</sup>, 2008. He noted that the Festival Coordinator has been successful in fund raising for an expanded festival and he encouraged the public to access information of the workshops and events for people of all ages on the District's website.

He also noted that a Heritage Canada Grant for \$12,000 has been awarded to the District and that the official presentation of this grant, involving a federal Minister of Parliament, will occur later this year.

**8.4 Library Board; Sunshine Coast Arts Council – Councillor Inkster**

Councillor Inkster reported on a grant by the District received for the digitization of Sechelt Archives material.

**8.5 Chamber of Commerce; Harbour Authority – Councillor Allan**

No report.

**8.6 Sechelt Downtown Business Association (SDBA), Sechelt Economic Development Partnership – Councillor Poole**

No report.

**8.7 Sunshine Coast Regional District; SCRD Transportation Committee; SC Ferry Advisory Committee – Councillor Steeves**

Councillor Steeves reported, on behalf of the SC Ferry Advisory Committee, that:

- an additional fuel surcharge of 15 to 20% for minor routes (including Route 3) will be added to ferry fares in the near future. There will also be a 2.8% carbon-neutral tax added to ferry fares.
- sales of paper pre-paid tickets will be phased out as of August, 2008 and to obtain discounts, ferry passengers will need to use the Experience Card.

**General Reports from Council**

Councillor Poole reported on the July 8, 2008 Public Hearings and on the July 14, 2008 meeting between the Gibsons and Sechelt Councils. He also noted that on August 1 to 3, 2008, the Sunshine Coast Wooden Boat Festival will be hosted at the Government Dock in Madeira Park.

Councillors Thirkell and Inkster reported on recent forest and brush fires in the community and praised the efforts of local fire fighters and staff in addressing these incidents.

Councillor Thirkell also reported on discussions following a recent fire in a downtown Vancouver BC Hydro service connection and the interest on the part of some business people to relocate internet and data file service businesses from areas vulnerable to such electrical power disruptions, to places like Sechelt.

Councillor Steeves reported on discussions being held in relation to the development of the Sunshine Coast Regional District Regional Growth Strategy. He noted that elected representatives are scheduled to meet to discuss proceeding with further phases of a Strategy in September, 2008.

**Res. 08-07B-14: Steeves/Inkster**

**That staff draft a letter to Minister of Community Development, on behalf of the four Sunshine Coast local governments, requesting Ministry staff attend a meeting on the Sunshine Coast to clarify land issues related to the development of a Regional Growth Strategy for the area.**

**CARRIED**

Councillor Steeves also noted that BC Ferries will be advertising in August and September, 2008 for volunteers to serve on the Ferry Advisory Committees. The term of the existing committee expires in November, 2008 and BC Ferries has taken over the appointment of representatives to these committees.

Councillor Shanks reported that updates on issues related to the recent fires in the community, the move of a BC Hydro transformer on Kontiki Road and a sewer line rupture in the area of Wakefield Road will be included on the agenda of the July 22, 2008 Infrastructure, Environment and Community Services Committee Meeting.

He requested Council look at devising a way to correct inaccurate information reported in local media.

Mayor Reid expressed his thanks to staff for their efforts in relation to the local fires and the Wakefield Road sewer line rupture.

## **8.8 Council Goals and Objectives – 2008**

Council's Goals and Objectives were reviewed as circulated with the agenda package.

## **9. STAFF REPORTS**

The Director of Finance reported that his department is preparing the schedule for the development of the 2009-2013 Financial Plan.

The Coordinator of Council and Community Relations noted that the next Regular Council Meeting will be held on September 3, 2008.

## **BYLAWS FOR FIRST READING**

### **10.1 Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-228 (C-5A), 2008 Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-227 (Gilbert), 2008 Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-226 (Wakefield Home Builders), 2008**

**Res. 08-07B-15: Poole/Thirkell**

**That the report from the Development Planner regarding Zoning Amendment Bylaws No. 25-228, 25-227 and 25-226, 2008, dated July 10th, 2008 be received, and**

**That Council consider giving first reading to "District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-228, (C-5A), 2008" and refer to Public Hearing, and**

**That Council consider giving first reading to "District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-226, (Wakefield Home Builders), 2008" and refer to Public Hearing, and.**

**That Council consider giving first reading to "District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-227, (Gilbert), 2008" and refer to Public Hearing.**

**CARRIED**

In discussion of these items, the Director of Planning agreed to provide Council with additional information on covenants related to building heights in the downtown area.

**Res. 08-07B-16: Steeves/Inkster**

**That District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-228, (C-5A), 2008 be read a first time and referred to a Public Hearing this 16<sup>th</sup> day of July, 2008.**  
**CARRIED**

**Res. 08-07B-17: Thirkell/Poole**

**That District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-227, (Gilbert), 2008” be read a first time and referred to Public Hearing this 16<sup>th</sup> day of July, 2008.**

**CARRIED**  
**Opposed: Councillor Shanks**

**Res. 08-07B-18: Steeves/Thirkell**

**That District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-226, (Wakefield Home Builders), 2008” be read a first time and referred to a Public Hearing this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**BYLAWS FOR SECOND AND THIRD READING**

**10.2 Zoning Bylaw No 25, 1987 Amendment Bylaw No. 25-225, 2008 – DL 2337 and 2338 – Western Eagle Developments – The Trails**

In discussion of this item, The Director of Planning noted that staff is recommending an amendment to Zoning Amendment Bylaw 25-225, 2008 be made, at the request of the proponent, to change the lot size on which guest cottages, as an accessory use, are permitted, from a minimum lot size of 2000 square meters to minimum lot size of 4000 square meters.

**Res. 08-07B-19: Poole/Inkster**

**That the report of the Planning Director dated July 9, 2008 be received; and**

**That the Minutes of the Public Hearing held July 8, 2008 be received; and**

**That Council give second and third reading to District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-225 (CD-27) (The Trails Comprehensive Development), 2008.**

**CARRIED**



**Res. 08-07B-20: Steeves/Poole**

That District of Sechelt Zoning Bylaw No.25, 1987, Amendment Bylaw No. 25-225 (CD-27) (The Trails Comprehensive Development), 2008 be given second reading this 16<sup>th</sup> day of July, 2008, as amended (Section 10ZCD27-01, 1.2 Accessory Uses, amended to read “Guest Cottages on lots 4000 square meters or greater”).

**CARRIED**

**Res. 08-07B-21: Poole/Thirkell**

That District of Sechelt Zoning Bylaw No.25, 1987, Amendment Bylaw No. 25-225 (CD-27) (The Trails Comprehensive Development), 2008 be given third reading this 16<sup>th</sup> day of July, 2008, as amended (Section 10ZCD27-01, 1.2 Accessory Uses, amended to read “Guest Cottages on lots 4000 square meters or greater”).

**CARRIED**

**10.3 Zoning Bylaw No. 25, 1987, Amendment Bylaw No. - Amendment No. 25-244, 2008 Lot A, Block B DL 303, Group 1 NWD Plan LMP 18610 – Greenecourt Residential Facility**

**Res. 08-07B-22: Steeves/Inkster**

That the report from the Director of Planning dated June 9, 2008 be received; and

That the Minutes of the Public Hearing for the Greenecourt Residential Facility dated July 8, 2008 be received; and

That Council give second and third reading to District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-224, (CD-26), Greenecourt Residential Facility, 2008.

**CARRIED**

**Res. 08-07B-23: Poole/Thirkell**

That District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-224, (CD-26), Greenecourt Residential be given second reading this 16<sup>th</sup> day of July, 2008.

**CARRIED**

**Opposed: Councillor Allan**

**Res. 08-07B-24: Thirkell/Poole**

That District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-224, (CD-26), Greenecourt Residential be given third reading this 16<sup>th</sup> day of July, 2008.

**CARRIED**

**Opposed: Councillor Allan**

In response to a request from a member of Council, Councillor Steeves agreed to request that a member of the Sunshine Coast Regional District Infrastructure Services department address Council as a delegation in September, 2008 to update the community on regional water supply.

**BYLAWS FOR FIRST, SECOND AND THIRD READING**

**10.4 Delegation Amendment Bylaw No. 350, 1999, Amendment Bylaw No. 350-1, 2008**

The Corporate Officer noted that Council made an earlier resolution pertaining to community consultation on this matter, in advance of consideration of adoption of the proposed bylaw. She noted that Council could provide the bylaw with three readings at this meeting, conduct public consultation, and if areas where the bylaw should be amended are identified during consultation, bylaw amendments could be done prior to consideration of adoption.

**Res. 08-07B-25: Allan/Thirkell**

**That the report of the Corporate Officer dated July 11, 2008 regarding Delegation Amendment Bylaw No. 350-1, 2008 be received.**

**CARRIED**

**Res. 08-07B-26: Poole/Thirkell**

**That District of Sechelt Delegation Amendment Bylaw No. 350-1, 2008 be read a first time, this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**Res. 08-07B-27: Thirkell/Steeves**

**That District of Sechelt Delegation Amendment Bylaw No. 350-1, 2008 be read a second time, this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**Res. 08-07B-28: Poole/Shanks**

**That District of Sechelt Delegation Amendment Bylaw No. 350-1, 2008 be read a third time, this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**BYLAWS FOR ADOPTION**

**10.5 Official Community Plan Bylaw No. 435, 2003, Amendment Bylaw No. 435-21, 2008 and Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-215, 2008 – Target Marine M3A Zone**

**Res. 08-07B-29: Inkster/Thirkell**

**That consideration of Official Community Plan Bylaw No. 435, 2003, Amendment Bylaw No. 435-21, 2008 and Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-215, 2008 be tabled.**

**DEFEATED**

**Opposed: Councillors Steeves, Shanks and Poole and Mayor Reid**

**Res. 08-07B-30: Poole/Thirkell**

**That the report by the Planning Director regarding Official Community Plan Amendment Bylaw No. 435-21, 2008 and Zoning Amendment Bylaw No 25-215, 2008, dated July 8, 2008 be received.**

**DEALT WITH BY THE  
FOLLOWING MOTION**

**Res. 08-07B-31: Shanks/Inkster:**

**That Official Community Plan Bylaw No. 435, 2003, Amendment Bylaw No. 435-21, 2008 and Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-215, 2008 - Target Marine M3A Zone be referred to staff for a report to respond to the questions posed during the Question and Answer Period held in advance of the Regular Council Meeting of July 16, 2008.**

**CARRIED**

**Mayor Reid encouraged Council to forward any additional questions on this matter that they feel require clarification to Planning staff to ensure these can be addressed in the staff report.**

**10.6 (REMOVED FROM THE AGENDA)**

**10.7 Official Community Plan Bylaw No. 435, 2003, Amendment Bylaw No. 435-14, 2008 and Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-216, 2008 - District Lot 4301, Group 1 NWD, except portions in Plans 13391 and 22087, Tyler and Nickerson Roads, West Sechelt - Oracle Properties**

**Res. 08-07B-32: Shanks/Steeves**

**That the report from the Development Planner dated July 11, 2008 regarding Official Community Plan Bylaw No. 435, 2003, Amendment Bylaw No. 435-14, 2008 and Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-216, 2008 - District Lot 4301, Group 1 NWD, except portions in Plans 13391 and 22087, Tyler and Nickerson Roads, West Sechelt - Oracle Properties be received.**

**CARRIED**

**Res. 08-07B-33: Poole/Thirkell**

**That Council confirms that Official Community Plan Amendment Bylaw No. 435-14, 2008 has been considered in conjunction with the District's Financial Plan and Waste Management Plan, and**

**That improvements to Nickerson Road from Oracle to Tyler and generally one half arterial road improvements to Tyler Road, be accepted in lieu of the requirement full development of Tyler Road to arterial collector standards, and**

**That traffic bollards at the current terminus of Baillie Road and the provision of a lane linking Baillie to Page Roads, be accepted in lieu of the requirement for the implementation of the traffic study recommendations for the intersection of Baillie and Oracle and,**

**That the two existing District of Sechelt covenants on the property (PID 007-905-173), covenant #BK328342 and covenant # GC9597, be discharged.**

**CARRIED**

**Res. 08-07B-34: Steeves/Poole**

**That Official Community Plan Bylaw No. 435, 2003, Amendment Bylaw No. 435-14, Oracle Properties Multiple Family Development, 2007 be adopted this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**Res. 08-07B-35: Poole/Inkster**

**That Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-216, Oracle Properties Multiple Family Development, 2007 be adopted this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**10.8 Election Bylaw No. 208, 1993, Amendment Bylaw No. 208-2, 2008**

**Res. 08-07B-36: Steeves/Poole**

**That Election Bylaw No. 208, 1993, Amendment Bylaw No. 208-2, 2008 be adopted this 16<sup>th</sup> day of July, 2008.**

**CARRIED**

**11. NEW BUSINESS**

None.

**12. BUSINESS ITEMS**

**12.1 Statement of Financial Information for 2007**

**Res. 08-07B-37: Poole/Allan**

**That the report from the Director of Finance dated July 9, 2008, on the Statement of Financial Information for 2007, be received, and**

**That the Statement of Financial Information for 2007 be received and that staff place a copy of the report in the Sechelt Library and at the municipal office reception counter for public inspection.**

**CARRIED**

**12.2 Annual Reporting of Remuneration and Expenses**

**Res. 08-07B-38: Poole/Thirkell**

**That the report of the Director of Finance on 2007 Annual Reporting of Remuneration and Expenses, dated July 9, 2008 be received.**

**CARRIED**

**13. ITEMS FOR INFORMATION/RELEASE OF IN-CAMERA ITEMS**

None

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

None

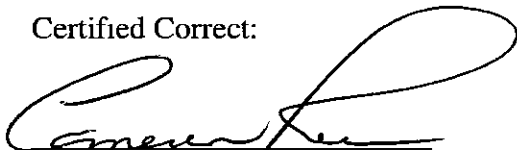
**15. ADJOURNMENT**

**Res. 08-07B-39: Shanks/Inkster**


**That the Regular Council Meeting be adjourned at 9:50p.m., Wednesday, July 16, 2008.**

**CARRIED**

Certified Correct:



Cameron Reid  
Mayor

  
J. Frank  
Corporate Officer