



**SUNSHINE COAST REGIONAL DISTRICT
REGULAR BOARD MEETING
AGENDA**

Thursday, April 10, 2025, 11:30 a.m.

**IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.**

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| 1. CALL TO ORDER | |
| 2. AGENDA | |
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| 4. BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS | |
| 5. PRESENTATIONS AND DELEGATIONS | |
| 6. REPORTS | |
| 6.1 Committee of the Whole meeting recommendation Nos. 1 - 3 and 5 - 6 of March 27, 2025 <i>Recommendation No. 4 previously adopted</i> | 9 |
| 6.2 Amendment to Contract 2334501-1 Ports Annual Inspections & Preventative Maintenance - General Manager, Community Services | 12 |
| Voting: All Directors - weighted vote (A-12, B-2, D-2, E-2, F-2, Sechelt-6, Gibsons-3, sNGD-1) | |
| 7. COMMUNICATIONS | |
| 7.1 Councillor Trish Meadows, UBCM President, dated February 26, 2025 Regarding 2024 Resolutions Referred to UBCM Executive | 15 |
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| 9.2 Sunshine Coast Regional District Zoning Bylaw No. 722.4, 2023 For Second Reading | 21 |
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| 10. DIRECTORS' REPORTS | |
| 11. NEW BUSINESS | |

12. IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (d), (g), and (k) of the *Community Charter*: “personal information about an identifiable individual [...]”; “(d)the security of the property of the municipality”; “(g)litigation or potential litigation [...]”; “(k)negotiations and related discussions respecting the proposed provision of a municipal service [...]”.

13. RELEASE OF ITEMS FROM IN CAMERA

14. ADJOURNMENT



SUNSHINE COAST REGIONAL DISTRICT
MINUTES OF THE MEETING OF THE REGULAR BOARD

March 27, 2025
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT: Chair: A. Toth, District of Sechelt
J. Gabias, Electoral Area B
L. Lee, Electoral Area A
K. Backs, Electoral Area D
D. McMahon, Electoral Area E
K. Stamford, Electoral Area F
D. Inkster, District of Sechelt
A. De Andrade, Town of Gibsons (Alternate)

ALSO PRESENT: T. Perreault, Chief Administrative Officer / Chief Financial Officer
S. Reid, Corporate Officer
S. Gagnon, GM Community Services
I. Hall, GM Planning and Development
R. Rosenboom, GM Infrastructure Services
M. Sole, Manager, Solid Waste Services
A. van Velzen, Manager, Facility Services
M. McCullough, Capital Projects Senior Coordinator
K. Wiebe, Deputy Corporate Officer/Recorder

OTHERS: Media: 0
Public: 0

CALL TO ORDER

The meeting was called to order at 1:00 p.m.

AGENDA

086/25 It was moved and seconded

THAT the agenda for the Regular Board meeting of March 27, 2025 be adopted as presented.

CARRIED

MINUTES

Regular Board meeting minutes of March 13, 2025

087/25 It was moved and seconded

That the Regular Board meeting minutes of March 13, 2025 be adopted as presented.

CARRIED

REPORTS

Committee of the Whole meeting recommendation Nos. 1 - 2 of March 20, 2025

088/25 It was moved and seconded

Recommendation No. 1 *Reports for Information*

THAT the following report from the March 20, 2025 Committee of the Whole Meeting be received for information:

- Item No. 4.2: *Growth and Water Update*

Recommendation No. 2 2025 Budget Process Debrief and 2026 Draft Budget Timelines

THAT the process for the 2026-2030 Financial Planning Process be approved with the following recommended improvements:

1. Organize projects into a streamlined categorization structure: Mandatory, Strategic, Maintain Service Level, and Discretionary;
2. Operational Budget Lifts, separate from specific projects, be presented as an "as-needed" inflationary percentage, outlining contract increases, staff budget adjustments, or rising operational costs;
3. "What-if" Tax scenarios focus on the residential tax rate;
4. Conduct community dialogues to provide a venue to support conversations about the 2026 Budget prior to pre-budget taking place;
5. Amend service plans to align with the Corporate Work Plan / Board Priorities, including staff resourcing;

AND THAT the 2025 Board meeting schedule include Budget Committee meetings for the purposes of 2026-2030 Financial Planning as follows:

- Pre-Budget Committee - October 27 – 28, 2025
- Fees and Charges Review Budget Committee – November 20, 2025
- Round 1 Budget Committee – December 1-2, 2025;

AND THAT the Round 2 Budget Committee meeting be scheduled for February 2- 3, 2026 in the 2026 Board meeting schedule;

AND FURTHER THAT the 2026-2030 Financial Plan Bylaw be scheduled for adoption at the February 26, 2026 Board meeting.

CARRIED

Electoral Area Services Committee meeting recommendation Nos. 1 - 8 of March 20, 2025

089/25 It was moved and seconded

Recommendation No. 1 *Robert Creek Official Community Plan Committee*

THAT the delegation materials from Mark Bailey, Chair, Roberts Creek Official Community Plan Committee regarding Request for Inclusion in SCRD Workshops for the OCP Renewal Process dated February 26, 2025, be received for information.

Recommendation No. 2 *Reports for Information*

THAT the following reports from the Electoral Area Services Committee meeting of March 20, 2025 be received for information:

- Item 4.1: *Official Community Plan (OCP) Renewal Project Update - March 2025*
- Item 4.7: *Electoral Area D (Roberts Creek) Advisory Planning Commission Meeting Minutes of December 16, 2024*

Recommendation No. 3 *Official Community Plan (OCP) Renewal Project - Engagement Strategy*

THAT the Official Community Plan Renewal Project Engagement Strategy be accepted as proposed.

Recommendation No. 4 *Roberts Creek Official Community Plan Amendment Bylaw No. 641.15 and Zoning Amendment Bylaw 722.8 for 2820 Lower Road - Consideration of Third Reading and Adoption - Electoral Area D*

THAT the Official Community Plan Amendment Bylaw 641.15 and Zoning Amendment Bylaw 722.8 be forwarded to the Board for Third Reading and Adoption.

Recommendation No. 5 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road - Consideration of Second Reading and Referral to Public Hearing - Electoral Area F*

THAT the Zoning Amendment Bylaw No. 722.4, be amended as presented;

AND THAT Zoning Amendment Bylaw No. 722.4, be forwarded to the Board for Second Reading;

AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;

AND FURTHER THAT Director Gabias be delegated as the Chair and Director Stamford be delegated as the Alternate Chair to conduct the Public Hearing.

Recommendation No. 6 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road - Consideration of Second Reading and Referral to Public Hearing - Electoral Area F*

THAT the notification distance for the Zoning Amendment Bylaw No. 722.4 Public Hearing be extended to three hundred (300) metres.

Recommendation No. 7 *Short Term Rental Accommodation Act: Registry Launch and Principal Residence Requirement*

THAT the delegated authorities enter into a data sharing agreement with the Province of BC respecting the Short Term Rental Registry;

AND THAT staff monitor the implementation and impact of the Provincial Short Term Rental Registry and report to a 2026 Q1 Committee;

AND FURTHER THAT this report be referred to Advisory Planning Commissions as information.

Recommendation No. 8 *Development Approval Process Review Implementation - Local Government Development Approval Program Grant Contract Award (Request for Proposal 2454003)*

THAT the contract for the DAPR Implementation Project Phase 1 (RFP 2454003) be awarded to KPMG LLP for a maximum contract value of \$150,000 (before GST);

AND FURTHER THAT the delegated signatories be authorized to execute the contract.

CARRIED

Committee of the Whole meeting recommendation No. 4 of March 27, 2025

090/25 It was moved and seconded

Recommendation No. 4 *Indigenous Engagement Requirements Funding Program (IERFP) Modification Agreement and 2 Year Funds*

THAT the Sunshine Coast Regional District (SCRD) accept the Emergency Management and Climate Readiness (EMCR) - Indigenous Engagement Requirements Funding Program (IERFP) grant for Year 2 valued at \$48,000;

AND THAT the delegated authorities be authorized to execute the IERFP Modification Agreement and accept the Terms and Conditions;

AND THAT the 2025 – 2029 Financial Plan be amended to incorporate the Year 2 funding in the amount of \$48,000;

AND THAT the SCRD invite the shíshálh Nation and Skwxwú7mesh Úxwumixw to participate in a community emergency preparedness day;

AND THAT an outline of proposed activities and location of the event be included for the shíshálh Nation and Skwxwú7mesh Úxwumixw to consider for their feedback and participation.

CARRIED

Sechelt Landfill BC Hydro Connection

091/25 It was moved and seconded

THAT the delegated authorities be authorized to issue payment to BC Hydro for installation of power poles to connect the Sechelt Landfill to the power grid in the amount up to \$295,890 (plus GST).

CARRIED

Request for Exemption from Noise Control Bylaw No. 597 for Alberg Productions S2 Inc.

092/25 It was moved and seconded

THAT Alberg Productions S2 Inc. be granted exemption from SCRD Noise Control Bylaw No. 597 for purposes of filming and activities related to film production within Electoral Areas A, B, D, E, and F between the hours of 5:30 a.m. and 7:00 a.m., and 11:00 p.m. and 2:00 a.m. from March 27th, 2025 to June 13th, 2025;

AND THAT Alberg Productions S2 Inc. be requested to continue advising all affected area residents by way of delivering Notice of Filming letters with as much information and notice as practicable;

AND THAT Alberg Productions S2 Inc. be requested to continue informing SCRD staff of filming activities planned during normal quiet hours as outlined in Bylaw No. 597 for informational purposes;

AND FURTHER THAT Alberg Productions S2 Inc. be requested to seek separate exemption for any activities expected to fall outside of the hours allowed for by way of this exemption.

CARRIED

Request for Proposal 2561301 Roof Replacement Construction Services - Contract Award

093/25 It was moved and seconded

THAT a contract to replace the roof membranes at the Gibsons and Area Community Center and Sechelt Aquatic Center be awarded to Metro Roofing & Sheet Metal Ltd. in the amount of up to \$2,156,000 (excluding GST) in response to RFP 2561301 Roof Replacement Construction Services;

AND THAT the contract award includes a 15-year Roofing Contractors Association of BC Roofstar Guarantee;

AND FURTHER THAT the delegated authorities be authorized to execute the contract.

CARRIED

COMMUNICATIONS

Ben Geselbracht, AVICC President, Councillor, City of Nanaimo, dated March 20, 2025

094/25 It was moved and seconded

THAT the communication from Ben Geselbracht, AVICC President, Councillor, City of Nanaimo, dated March 20, 2025 regarding 'Feedback Requested: Reforming the Local Government Act: A Roadmap", be received for information.

CARRIED

DIRECTORS' REPORTS

The Directors provided a summary of their activities in the community.

ADJOURNMENT

095/25 It was moved and seconded

THAT the Regular Board meeting of March 27, 2025 be adjourned.

CARRIED

Certified Correct by the Corporate Officer

Date Confirmed

Chair



SUNSHINE COAST REGIONAL DISTRICT
RECOMMENDATIONS FROM THE COMMITTEE OF THE WHOLE MEETING

March 27, 2025
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHelt, B.C.

PRESENT: Chair: K. Backs, Electoral Area D
 A. Toth, District of Sechelt
 L. Lee, Electoral Area A
 J. Gabias, Electoral Area B
 D. McMahon, Electoral Area E
 K. Stamford, Electoral Area F
 D. Inkster, District of Sechelt
 A. De Andrade, Town of Gibsons (Alternate)

ALSO PRESENT: T. Perreault, Chief Administrative Officer / Chief Financial Officer
 S. Reid, Corporate Officer
 I. Hall, GM Planning and Development
 R. Rosenboom, GM Infrastructure Services
 S. Gagnon, GM Community Services
 A. Bellerby, Manager, Emergency and Protective Services
 A. Taylor, Manager, Budgeting and Grants
 M. Sole, Manager, Solid Waste Services
 S. Rempel, Strategic Planning Coordinator
 C. Armitage, Executive Coordinator
 T. Crosby, Administrative Assistant/Recorder

1. CALL TO ORDER

The meeting was called to order at 9:30 a.m.

2. AGENDA

2.1 Adoption of Agenda

The agenda was adopted as amended, as follows:

- To strike the following item under Presentations and Delegations from the agenda:
 - Item No. 3.1: *Capilano Students' Union Regarding: S-Pass for Post-Secondary Students*

4. REPORTS

Recommendation No. 1

The Committee of the Whole recommended that the following reports be received for information:

- Item 4.6 - Solid Waste Management Plan Update - Project Update
- Item 4.7 - Grants Status Update

4.1 Water Licence Amendment Lower Crown Raw Water Reservoir

Recommendation No. 2

The Committee of the Whole recommended that an application for a Water Licence Amendment in support of the development of the Lower Crown Raw Water Reservoir with the shíshálh Nation be submitted to the Ministry of Water Land and Resource Stewardship;

AND THAT a Letter of Support from the shíshálh Nation for this application be requested.

4.2 Recycling Depot Service Delivery Model

Recommendation No. 3

The Committee of the Whole recommended that the evaluation of options for the recycling services of residential packaging and paper products and books on the Sunshine Coast be postponed until after the Solid Waste Management Plan-Update has been approved;

AND THAT the current recycling depot service delivery model be maintained as currently provided.

4.3 Indigenous Engagement Requirements Funding Program (IERFP) Modification Agreement and Year 2 Funds

Recommendation No. 4

The Committee of the Whole recommended that the Sunshine Coast Regional District (SCRD) accept the Emergency Management and Climate Readiness (EMCR) - Indigenous Engagement Requirements Funding Program (IERFP) grant for Year 2 valued at \$48,000;

AND THAT the delegated authorities be authorized to execute the IERFP Modification Agreement and accept the Terms and Conditions;

AND THAT the 2025 – 2029 Financial Plan be amended to incorporate the Year 2 funding in the amount of \$48,000;

AND THAT the SCRD invite the shíshálh Nation and Skwxwú7mesh Úxwumixw to participate in a community emergency preparedness day;

AND THAT an outline of proposed activities and location of the event be included for the shíshálh Nation and Skwxwú7mesh Úxwumixw to consider for their feedback and participation;

AND FURTHER THAT the recommendation be forwarded to the March 27, 2025 Regular Board Meeting.

4.4 Board Correspondence Policy

Recommendation No. 5

The Committee of the Whole recommended that the revised Board Correspondence Policy be adopted as presented.

D. Inkster, District of Sechelt left the meeting at 10:02 am.

4.5 SCRD Corporate Work Plan and Board Priorities

Recommendation No. 6

The Committee of the Whole recommended that the updated Corporate Work Plan be adopted as presented in Attachment A;

AND THAT the projects identified above the red line be confirmed as Board-approved and prioritized for implementation in 2025;

AND THAT the projects the Board has not prioritized for 2025 be formally deferred for reconsideration in the 2026 planning cycle;

AND THAT staff report back on options, risks, and implications for below-the-line projects that are currently underway or tied to essential services;

AND THAT projects not yet started and below the red line both corporately and departmentally not proceed at this time;

AND THAT outstanding Board directives and cross-departmental priorities be brought back for further review and alignment;

AND FURTHER THAT areas requiring further refinement be brought back for discussion at a future Committee of the Whole meeting.

D. Inkster, District of Sechelt joined the meeting at 10:05 am.

8. ADJOURNMENT

The meeting adjourned at 10:35 a.m.

Chair



Staff Report

Request for Decision

TO: SCRD Board – April 10, 2025

AUTHOR: Shelley Gagnon, General Manager, Community Services

SUBJECT: **Amendment to Contract #2334501-1 Ports Annual Inspections & Preventative Maintenance**

OVERVIEW

Purpose of Report:

The purpose of this report is to seek Board approval to amend Contract # 2334501-1 Ports Annual Inspections and Preventative Maintenance with Summerhill Fine Homes Ltd.

Recommendation(s):

- (1) THAT the Contract #2334501-1 be amended to reflect an amount not to exceed \$1,134,511 (excluding GST);**
 - (2) AND THAT the delegated authorities be authorized to execute the contract amendment.**
-

BACKGROUND

On November 23, 2023, the SCRD Board approved the award of a five-year contract (term expires 2029) to Summerhill Fine Homes Ltd. for the provision of ports annual inspections and preventative repairs and maintenance for an amount not to exceed \$670,200 (excluding GST) (Resolution No. 347/23, Recommendation No. 5).

Several months later, through the adoption of the 2024-2029 Financial Plan, the Board approved a four-year budget lift for ports minor repairs and maintenance (Resolution No. 376/23, Recommendation No. 49). This increase in budget was approved after the contract to Summerhill Fine Homes Ltd. was awarded.

DISCUSSION AND ANALYSIS OF OPTIONS

The total contract value approved in 2023 was \$670,200, which included inspections and a contingency for additional repair and maintenance work over five years. With the approved increase to the base operating budget, staff can now action additional repairs and maintenance as identified and prioritized through the bi-annual inspections, though this requires a contract amendment to support anticipated additional expenditures in the contract. This additional work is within the scope of the original solicitation process.

OPTION 1 – Amend the total value of the contract to \$1,134,511 (excluding GST)

With the additional approved base budget for repair and maintenance, the contract can be

amended to a value not to exceed \$1,134,511 (excluding GST) over the five years of the contract. This includes a base of \$486,871 for inspections, and a contingency of up to \$647,640 for minor repairs and maintenance requested by the SCRD as prioritized through the bi-annual inspections.

Staff recommend this option. Should the Board choose to go with Option 1, a recommendation could be considered, as follows:

- (1) THAT the Contract #2334501-1 be amended to reflect an amount not to exceed \$1,134,511 (excluding GST);**
- (2) AND THAT the delegated authorities be authorized to execute the contract amendment.**

OPTION 2 – Do not amend the value of the contract

Not exercising the option to amend the contract would require a new procurement process to secure another vendor for additional repair and maintenance tasks. This would incur extra administrative costs, delays, and risks such as service disruptions and a potential loss of continuity in operations.

Staff do not recommend this option. Should the Board choose to go with Option 2, a recommendation could be considered as follows;

- (1) THAT Contract #2334501-1 stand as initially executed;**
- (2) AND THAT staff prepare a report back to a future Electoral Area Services meeting regarding a new procurement process for additional ports repairs and maintenance.**

FINANCIAL IMPLICATIONS

There are no financial implications to either of the options. Base budget funds are available to fund an increased value of the contract over the five years.

STRATEGIC PLAN IMPLICATIONS

N/A

SUMMARY AND CONCLUSION

In 2024, the SCRD entered into a five-year contract with Summerhill Fine Homes Ltd. for the provision of port annual inspections and preventative repairs and maintenance. Shortly after the contract was awarded, the Board approved an increase to the annual base budget for port repairs and maintenance.

Staff recommend a contract amendment to increase the total value of the contract to reflect an amount not to exceed \$1,134,511 (excluding GST), which includes consideration for an increase in the repairs and maintenance contingency value.

| | | | |
|--------------|----------------|----------------------------|------------------|
| Reviewed by: | | | |
| Manager | | Finance | X - A. Taylor |
| GM | | Legislative | |
| CAO | X-T. Perreault | Purchasing/Risk Management | X - V. Schilling |

February 26, 2025

RECEIVED

MAR 10 2025

S.C.R.D.

Chair Alton Toth
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC V7Z 0A8

Dear Chair Toth:

Re: 2024 Resolutions Referred to UBCM Executive

Six resolutions sponsored by your community were included in the 2024 Resolutions Book for consideration at the annual UBCM Convention.

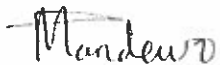
Due to a lack of time at the Convention, delegates did not have an opportunity to consider two of your resolutions. UBCM Policies provide that all resolutions not considered at Convention are referred automatically to the UBCM Executive for their consideration and action.

At the recent February Executive meeting, the Executive considered the resolutions referred to them from the 2024 Convention, including your resolutions. The Executive were provided with the Resolutions Committee comments and recommendations, as outlined within the Resolutions Book, to assist them in their deliberations.

Upon review, the Executive chose to endorse both resolutions 2024-NR86 Ports Maintenance and 2024-NR87 Ports Prioritization. As such, these resolutions will be conveyed to the appropriate order of government or organization.

Should you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst, at 604-270-8226 Ext. 100 or jjustason@ubcm.ca

Sincerely,



Councillor Trish Mandewo
UBCM President

Enclosure

Whereas public wharves and docks are critical transportation links for people, supplies, and emergency services in coastal communities, and there is a lack of coordinated provincial and federal priority setting and funding to support and maintain critical connectivity along BC's 25,000 kilometres of coastline;

And whereas the Ministry of Transportation and Infrastructure is responsible for maintaining the roads leading to public ports and continues to approve subdivision applications for water-only access residential developments;

And whereas evolving transportation technology and climate change requires a complete reconsideration of the design of small ports to meet future needs:

Therefore be it resolved that UBCM ask the provincial government to fund the creation of engineering best practices for building ports to meet future transportation needs and climate resilience and provide financial support for the primary access ports.

CONVENTION DECISION: REFERRED TO UBCM EXECUTIVE

EXECUTIVE DECISION: ENDORSED

Whereas public wharves and docks are critical transportation links for people, supplies, and emergency services in coastal communities, and there is a lack of coordinated provincial and federal priority setting and funding to support and maintain critical connectivity along BC's 25,000 kilometres of coastline;

And whereas the federal government divested government wharves, and the responsibility for maintenance and management of public ports has fallen entirely on local taxpayers and nonprofit groups, and the provincial government does not have a ministry responsible for dealing with for the complex issues involving public ports, especially in unincorporated areas:

Therefore be it resolved that UBCM ask the provincial and federal governments to review BC's marine network as a whole and identify ports that are vulnerable to long-term funding concerns as well as extreme weather events for more sustained public support to maintain critical connectivity along BC's 25,000 kilometres of coastline to meet the long term economic, social, and emergency needs of coastal residents.

CONVENTION DECISION: REFERRED TO UBCM EXECUTIVE

EXECUTIVE DECISION: ENDORSED

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 641.15, 2024

A bylaw to amend *Roberts Creek Official Community Plan Bylaw No. 641, 2011*.

The Board of Directors of the Sunshine Coast Regional District, in an open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Official Community Plan Amendment Bylaw No. 641.15*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:
- a. Redesignate the land use of part of PARCEL A DISTRICT LOT 1316 GROUP 1 NWD PLAN BCP23602 from “Residential C” to “Residential A”, as shown in Appendix A to this Bylaw Amendment.

PART C – ADOPTION

| | | | |
|---|------------------|------------------|------|
| READ A FIRST TIME this | 24 TH | DAY OF OCTOBER, | 2024 |
| READ A SECOND TIME this | 24 TH | DAY OF OCTOBER, | 2024 |
| PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this | 24 TH | DAY OF OCTOBER , | 2024 |
| CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this | 24 TH | DAY OF OCTOBER , | 2024 |
| PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this | 25 TH | DAY OF FEBRUARY, | 2025 |
| READ A THIRD TIME this | 10 TH | DAY OF APRIL, | 2025 |
| ADOPTED this | 10 TH | DAY OF APRIL, | 2025 |

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 641.15, 2024



SUNSHINE COAST REGIONAL DISTRICT BYLAW NO. 722.4

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

| PARCEL AREA | DWELLING UNITS PER PARCEL | TYPE OF DWELLING UNITS PERMITTED |
|----------------------------------|---------------------------|---|
| <8000 m ² | 1 | 1 Single-unit Dwelling |
| ≥8000 m ² ≤1.75 ha | 2 | 1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> |
| >1.75 ha | 4 | 2 single-unit dwellings; and 2 <i>Auxiliary dwelling units</i> , subject to the following conditions: a) shall be limited to a floor area of 75 m ² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> . |

Insert the following section immediately following Section 7.9.9.2 c)

- 7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:

1. *assembly* use is permitted, limited to the following:
 - a) Visual, media, and performing arts workshops
 - b) Education, training, and mentorship programs, including indigenous knowledge, agriculture, design and culture
 - c) Performances of art, music, and storytelling
 - d) Meditation, yoga and other similar activities
2. *assembly* use is subject to the following conditions:
 - a) Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
 - b) Gatherings, permitted between the hours of 9 am and 7 pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
 - c) Gatherings, permitted between the hours of 9 am and 10 pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
 - d) no overnight accommodation associated with the *assembly* use is permitted;
6. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for *assembly* use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

PART C – ADOPTION

| | | | |
|--|------------------|------------------|------|
| READ A FIRST TIME this | 28 TH | DAY OF NOVEMBER, | 2024 |
| READ A SECOND TIME this | 10 th | DAY OF APRIL, | 2025 |
| PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this | | DAY OF , | |
| READ A THIRD TIME this | | DAY OF , | |
| APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this | | DAY OF , | |
| ADOPTED this | | DAY OF , | |

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.8, 2024

A bylaw to amend *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*.

The Board of Directors of the Sunshine Coast Regional District, in an open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Zoning Amendment Bylaw No. 722.8, 2024*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
- a. Redesignate the Subdivision District of part of PARCEL A DISTRICT LOT 1316 GROUP 1 NWD PLAN BCP23602 from “E” to “C”, as shown in Appendix A to this Bylaw Amendment.

PART C – ADOPTION

| | | | |
|--|------------------|-------------------|------|
| READ A FIRST TIME this | 24 TH | DAY OF OCTOBER , | 2024 |
| READ A SECOND TIME this | 24 TH | DAY OF OCTOBER , | 2024 |
| PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this | 25 TH | DAY OF FEBRUARY , | 2025 |
| APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this | 11 TH | DAY OF MARCH , | 2025 |
| READ A THIRD TIME this | 10 TH | DAY OF APRIL , | 2025 |
| ADOPTED this | 10 TH | DAY OF APRIL , | 2025 |

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 722.8, 2024

