



**DISTRICT OF SECHELT  
REGULAR MEETING OF COUNCIL  
AGENDA**

Wednesday, October 16, 2024, 7:00 pm  
Community Meeting Room  
1st Floor, 5797 Cowrie St., Sechelt  
and Via Zoom Online Meeting Platform

**PLEASE NOTE:**

The public is welcome to attend meetings in person or by electronic communications, as follows:  
District of Sechelt's YouTube channel: <https://www.youtube.com/user/SecheltMedia>  
Zoom: <https://zoom.us>, join Meeting ID: 824 8342 8052 and Password: OCT2024  
Phone: 1-778-907-2071, with Meeting ID: 824 8342 8052 and Password: 7100139

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<b>1. LAND ACKNOWLEDGEMENT</b>	
The District of Sechelt is located on the traditional and unceded territory of the shíshálh Nation. We respect the histories, language and culture of the people of the shíshálh Nation, whose presence continues to enrich this community.	
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12.	<b>ADJOURNMENT</b> <i>Public Question and Answer Period.</i>	

Oct 9, 2024

Mayor Henderson,

Connect the Coast is an initiative to build All Ages and Abilities (AAA) Active Transportation infrastructure along the Highway 101 corridor from the Langdale Ferry Terminal to West Sechelt.

An overview of the initiative is here: <https://www.transportationchoices.ca/connect-the-coast-trail>

We have successfully collaborated with the SCR D and the Town of Gibsons on a portion of the project, securing federal funding matched by contributions from our municipal partners, BCCC's small grants program and private donors. This has allowed us to continue planning work for our top priority multi-use path (MUP) section along Highway 101 from Reed Road to Gibsons Way, and from North Fletcher Road to Lower Road.

As we continue our work, we would like to collaborate with the DOS and are seeking financial and staff support in order to apply for grants to continue this project within the DOS. The next section we are proposing to work on will connect Field Road to Roberts Creek Provincial campground.

We are seeking input and support from the Sechelt and have the following requests:

- 1. Can the DOS start the budgetary process related to allocating \$75,000 that can be used as matching funds for upcoming grants?** Due to municipal budget and grant timing windows, allocated funds would be used for grant opportunities arising during F2026.
- 2. Can the DOS allocate 40 hours of staff time towards supporting work funded by a successful grant application?**

Funds provided would be applied only to work partially funded by successful grant applications and undertaken in collaboration with the DOS.

As your formal budget discussions are set to begin in late October, we request that this proposal be considered as part of the budget deliberations. We are hopeful that our request aligns with the Council's goals for community collaboration, sustainability, climate resilience and equity.

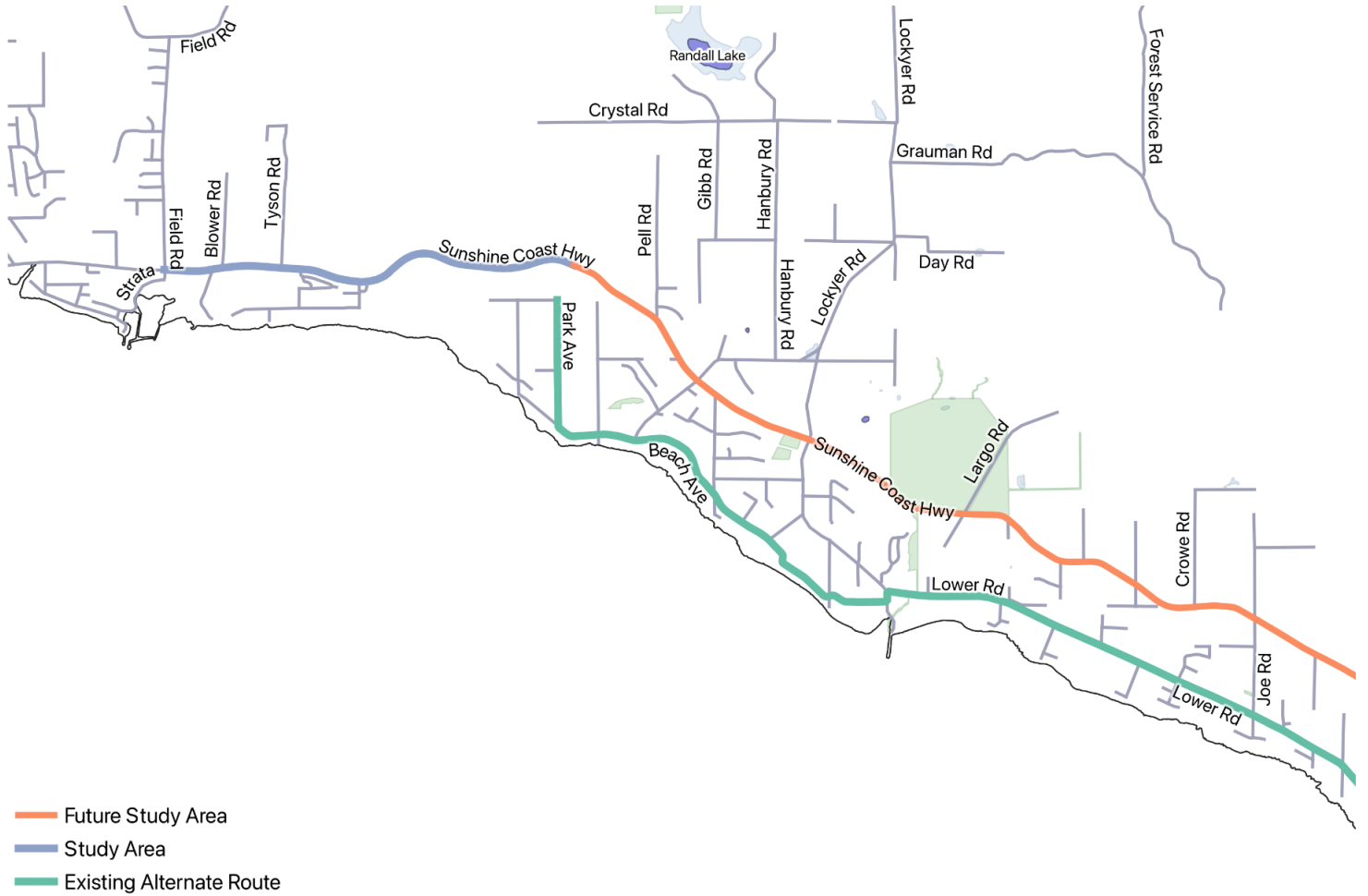
Please find included letters of support from our community, and all levels of government.

Thank you for your time and consideration of this important initiative. We look forward to your feedback and are happy to provide any additional information or clarification as needed.

Sincerely

Scott Nelson, President  
Connect the Coast

[scott.nelson@connectthecoast.org](mailto:scott.nelson@connectthecoast.org)





August 29, 2023

Attention:

TraC (Transportation Choices Sunshine Coast)  
P.O. Box 236  
Roberts Creek, BC  
V0N 2W0

## LETTER OF SUPPORT

To Whom It May Concern,

I write this letter in support of the **Connect the Coast multi-use path initiative**, which is led by the Connect the Coast Society and Transportation Choices Sunshine Coast.

Their mission is very much aligned with the 10-Year Destination Development Plan of Sunshine Coast Tourism, and has the strong support of our organization.

The goal of Sunshine Coast Tourism is to attract overnight visitors to the region and increase tourism revenues for local businesses by supporting the development and delivery of remarkable, sustainable tourism experiences that showcase the Super Natural British Columbia brand.

The Connect the Coast initiative covers the Highway 101 corridor between the Langdale Ferry Terminal and Sechelt. Sunshine Coast Tourism is spearheading a similar planning initiative that seeks to continue the path from Sechelt to Lund in the qathet Region. We believe this pathway will help better connect our coastal communities and form a world-class active transportation circle route connecting the Sunshine Coast with Vancouver Island and the Lower Mainland.

We believe that this initiative, in addition to attracting a greater number of tourists to the Sunshine Coast and beyond, will help accelerate the shift to a lower impact,



Sunshine Coast Tourism  
PO Box 1883  
Gibsons BC  
VON 1V0  
T: 1-888-445-1808  
E: [info@sunshinecoastcanada.com](mailto:info@sunshinecoastcanada.com)

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more sustainable form of tourism, as well as provide foundational support for the emergence of existing and emerging green tourism businesses on the Sunshine Coast.

We look forward to working with Connect the Coast Society and Transportation Choices Sunshine Coast as they move ahead with this project and urge community members and all levels of government to join us in supporting the Connect the Coast initiative.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Annie Wise". The signature is fluid and cursive, with the first name "Annie" being more prominent than the last name "Wise".

Annie Wise  
Executive Director  
Sunshine Coast Tourism

To Whom It May Concern

I am writing on behalf of the BC Alliance for Healthy Living (BCAHL) to express our support for the Connect the Coast initiative. We believe that the establishment of safe and efficient cycling and pedestrian paths is essential for fostering a healthier, more connected, and sustainable future.

BCAHL is a group of health and wellness non-profits and professional associations that work together to improve the health of British Columbians. Together, we advocate for and promote policies and programs that support healthy living to prevent chronic disease across BC.

Part of the work we do is promoting and supporting active transportation across the province as it has a range of positive effects: it increases physical activity, improves mental health, reduces traffic congestion and air pollution, and promotes social connection in our communities.

Increasing the safety and practicality of walking, cycling, scootering and rolling will promote independence for all ages, giving community members who may not have vehicles other options to access services and amenities. Encouraging active transportation can only benefit community members.

We support the recommendations outlined in the Connect the Coast - Preliminary Design Report. This report presents recommendations for safe and efficient active transportation infrastructure along 25 corridor segments of Highway 101 between Langdale and Sechelt. We also endorse the next steps of conducting feasibility and planning studies for the priority segments identified in the Preliminary Design Report.

We encourage all stakeholders to actively participate in and provide their support to this endeavour and look forward to witnessing the positive impact the Connect the Coast initiative will have on the Sunshine Coast.

Yours truly,



Rita Koutsodimos  
Executive Director

October 25, 2023

BY EMAIL: [alun.woolliams@transportationchoices.ca](mailto:alun.woolliams@transportationchoices.ca)

Transportation Choices Sunshine Coast (TraC)  
Attn: Alun Woolliams, TraC/ Connect the Coast Director

File No. 0530

Dear Mr. Woolliams

**RE: Letter of Support – Preliminary Design Report for the Connect the Coast Project**

---

At the October 18, 2023 Regular Council meeting, District of Sechelt Council considered correspondence received from your organization requesting a letter of support for the Connect the Coast Project, and the following resolution was passed in response:

“That the District of Sechelt supports the Preliminary Design Report commissioned by Transportation Choices of the Sunshine Coast *Connect the Coast* project, and the plans to move forward with more detailed feasibility studies for the top priority sections as presented by in their letter received at the October 18, 2023, Regular Council Meeting; and

That a letter of support be issued prior to the October 30, 2023 grant deadline.”

Thank you for your continued efforts on addressing such an important issue impacting our communities.

Sincerely,



Kerianne Poulsen  
Corporate Officer

To whom it may concern,

Re: Support for Sunshine Coast Active Transportation Project

As the Member of the British Columbia Legislative Assembly for Powell River-Sunshine Coast, I wholeheartedly support the Connect the Coast multi-use path initiative.

This project aims to establish All Ages and Abilities active transportation infrastructure on the Sunshine Coast. Constructing a multi-use path from Langdale to Sechelt and beyond promises several benefits. It will boost economic growth, enhance regional emergency service delivery, serve as a valuable tourism asset, and provide an affordable, safe, and sustainable transportation option for both residents and visitors.

The next project phase involves securing grant funding and collaborating with various stakeholders, including the Sunshine Coast Regional District, District of Sechelt, Town of Gibsons, and the shíshálh and Sk̓w̓x̓w̓ú7mesh nations, to conduct a feasibility study for the highest-priority sections outlined in the Preliminary Design Report.

This study will outline the plan and include engineered infrastructure designs, marking a significant step towards a more sustainable and connected transportation network on the Sunshine Coast.

I urge the relevant authorities and funding bodies to recognize the project's importance and provide the necessary support. Active transportation infrastructure will improve residents' quality of life, attract visitors, and foster economic growth in the region.

I fully endorse Connect the Coast's applications for grant funding and am committed to collaborating with stakeholders to ensure the project's success. I eagerly anticipate the positive impact this initiative will bring to our region.

Warm regards,



Nicholas Simons, MLA  
Powell River-Sunshine Coast



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

Member of Parliament

West Vancouver-Sunshine Coast-Sea to Sky Country

November 29, 2023

To Whom It May Concern:

**Subject: Letter of support for Transportation Choices Sunshine Coast (TraC) and Connect the Coast Society (CTCS)**

**RE: All Ages and Abilities Active Transportation Infrastructure along the Sunshine Coast Highway 101 Corridor**

To Whom it May Concern:

I write in support for the continuation of the **Connect the Coast Multi-Use Path Initiative** aimed at implementing All Ages and Abilities active transportation infrastructure on the Sunshine Coast. As the Member of Parliament for West Vancouver-Sunshine Coast-Sea to Sky Country, I am pleased to endorse this project, as Coast residents will benefit from these plans for active infrastructure along Highway 101, from Langdale to Sechelt.

In addition to providing much safer active transportation options, projects like this support better connected communities, healthier lifestyles and move us closer to reaching our emissions goals to achieve net-zero emissions by 2050.

I understand that the next phase of this project involves applying for Federal, Provincial, and local funding, collaborating with the Sunshine Coast Regional District, District of Sechelt, Town of Gibsons, Shishalh and Squamish nations to create a feasibility study for the highest priority sections identified in their Preliminary Design Report. The feasibility study will detail the plan and include engineered design of the infrastructure. This funding will support this study which will be a significant step forward in realizing the vision of a more sustainable and connected transportation network on the Sunshine Coast.

*Constituency Ottawa*

6367 Bruce Street Suite 282, Confederation Building  
West Vancouver 229 Wellington Street, Ottawa

P. 2

I wholeheartedly support Transportation Choices Sunshine Coast (TraC) and CTCS in the "Connect the Coast" Multi-Use Path Initiative.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'P. Weiler', with a stylized flourish at the end.

Sincerely,

Patrick Weiler, MP  
West Vancouver-Sunshine Coast-Sea to Sky Country



Sunshine Coast Climate Action Network  
917 Joe Road  
Roberts Creek, BC  
V0N 2W6

October 10, 2022

To Whom It May Concern,

The Sunshine Coast Climate Action Network (SCCAN) is an umbrella group for individuals and organizations tackling and supporting Climate Change initiatives on the Sunshine Coast. We support the grant application being made by the Connect the Coast Initiative to continue the important work of developing a safe and multi-use pathway adjacent to Highway 101.

SCCAN recognizes that developing a robust and sustainable active transportation system is an important piece in the effort to deal with the Climate Crisis, which is now impacting all of our lives in devastating ways. Highway 101 is a major barrier to people who want to get around the Sunshine Coast by bike or on foot because it has heavy, fast moving traffic and no separation of pedestrians and cyclists from motor vehicle traffic. This particularly impacts vulnerable people in our communities, as well as those without cars or who don't drive.

As a tourist destination, the Sunshine Coast increases its population substantially during the summer season. A well-defined multi-use path would allow visitors to enjoy the natural beauty of our area in a sustainable and healthful way. In turn, it's important that the process to develop the path respects or improves the condition of the natural surroundings, such as creeks and fish-bearing streams.

The Connect the Coast project provides an opportunity to begin transforming how people get around on the Sunshine Coast. This infrastructure would provide safe, alternative transportation choices that people on the Sunshine Coast don't currently enjoy. We encourage you to accept this application as the next step toward this goal.

Sincerely,

*Anna Lattanzi*

SCCAN Working Group Member  
for Sunshine Coast Climate Action Network

<https://www.facebook.com/groups/436413457413431>







# SCHOOL DISTRICT 46 SUNSHINE COAST

## BOARD OF EDUCATION

Delivered via email: [alun.woolliams@transportationchoices.ca](mailto:alun.woolliams@transportationchoices.ca)

May 15, 2024

Transportation Choices Sunshine Coast (TraC)  
PO Box 236  
Roberts Creek, BC V0N 2W0

**RE: Letter of Support for Connect the Coast Initiative**

On behalf of School District 46 Sunshine Coast (SD46), I would like to express my support for the Connect the Coast initiative, which seeks to advocate for and realize the construction of a multi-use path from Langdale to Sechelt.

SD46 is responsible for the administration of nine elementary and four secondary schools on the lower Sunshine Coast. The school district provides public education to over 3,400 students supported by 600 dedicated staff in the beautiful coastal communities of the Sunshine Coast, from Earls Cove to Port Mellon, including Langdale, Gibsons, Roberts Creek, Davis Bay, Sechelt, West Sechelt, Halfmoon Bay, Madeira Park, Pender Harbour and Egmont.

At SD46, we are dedicated to creating a safe, caring and healthy learning and working environment that is inclusive of the diversity of our entire learning community. The creation of safe routes to school is essential to meeting the needs of our community. Safe and easily accessible active transportation infrastructure for walking, cycling and micro-mobility, will encourage children and families to adopt healthy and active lifestyles, enhance transportation equity and above all, ensure our children, youth and their families can travel safely to and from school without relying on motor vehicles.

SD46 has a long history of working to establish safe routes to school and will continue to work collaboratively with Transportation Choices Sunshine Coast and the Connect the Coast Society to achieve this. We urge the relevant government bodies and aligned organizations to support the Connect the Coast initiative.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amaral'.

Amanda Amaral  
Board Chair

Cc: Board of Education of School District No. 46 (Sunshine Coast)  
Kate Kerr, Superintendent  
Nicholas Weswick, Secretary-Treasurer

**School District 46 - Sunshine Coast** | 494 South Fletcher, PO Box 220, Gibsons, BC V0N 1V0

October 30, 2023

**RE: Letter of Support for *Connect the Coast* - All Ages and Abilities Active Travel Corridor for the Sunshine Coast**

To whom it may concern,

As Vancouver Coastal Health's Medical Health Officer for Coastal Rural (an area that includes the Sunshine Coast), I write to express my unwavering support for the proposed "Connect the Coast" active travel initiative. Vancouver Coastal Health is a regional health authority providing health programs and services to 1.25 million residents of southwestern British Columbia, including First Nations, Métis and Inuit peoples living in the region. My office works in collaboration with health and community partners to address various factors that impact the health of the population. This includes supporting programs and initiatives that foster and enhance access to health promoting amenities and infrastructure, reduce inequities, and enhance quality of life for residents living with the area.

*Connect the Coast* aims to connect the diverse communities within the Sunshine Coast by establishing vital cycling and pedestrian infrastructure. This All Ages and Abilities (AAA) initiative is being spearheaded by Transportation Choices Sunshine Coast (TraC), and holds remarkable potential to bring notable benefits that will enhance the health and well-being of our coastal region's residents and visitors.

The Sunshine Coast is renowned for its natural assets, vibrant communities, and recreational opportunities. However, similar to other rural communities, access to safe, active transportation routes remains limited. Transportation networks and infrastructure are a critical component in the development of healthy communities. They offer safe, affordable, accessible transportation to all ages and abilities, and enable prioritization of sustainable, active transportation options. Existing cycle and pedestrian routes on the proposed *Connect the Coast* multi-use path are not well connected, resulting in a patchwork of isolated pathways and trails. Highway 101 is the main travel route between communities for vehicles, cyclists and pedestrians, yet there are very few safe highway crossings, and busy roadways are shared with heavy industry vehicles, causing very unsafe conditions for active modes of travel.

From 2018-2022 there were over 40 crashes documented between vehicles and pedestrians or cyclists between Gibsons and Sechelt (ICBC, 2023a; ICBC, 2023b). In addition, the latest census data for these two largest communities on the coast indicate that the majority of commuter trips are under 15 minutes in length, yet over 70% of commuters travel by vehicle each day (Townfolio, 2022a; Townfolio, 2022b). Given the safety issues facing cyclists and pedestrians, this reliance on motorized vehicles for short distance travel is not surprising, but has negative impacts on the health of the population, on the surrounding environment, and the connectivity of the region as a whole.

The *Connect the Coast* initiative will play an important role in addressing these issues and contributing to healthier Sunshine Coast communities by providing a much-needed corridor for active travel (including walking and cycling), which has tremendous benefits for the health of the public including:

- **Promoting physical activity:** Encouraging people to engage in regular physical activity is one of the most effective ways to combat chronic diseases such as heart disease, diabetes and obesity, and to support independent mobility for children and seniors (WHO, 2022). The corridor will provide residents and visitors with a safe and accessible route for walking and cycling, facilitating increased physical activity, and supporting chronic disease prevention and better overall health.
- **Improved mental well-being:** Access to natural environments and active transportation can have a positive impact on mental health. The corridor will allow the population to connect with nature and enjoy stress-reducing outdoor activities, contributing to reduced anxiety and depression, and improved mental well-being (WHO, 2022).
- **Air Quality and other environmental benefits:** The Sunshine Coast remains highly vulnerable to climate change effects, including extreme heat, drought and wildfire smoke. By encouraging active transportation, we can reduce the number of motorized vehicles on the road, leading to improved air quality and reduced greenhouse gas emissions. Cleaner air has a direct impact on respiratory health and reduces the risk of respiratory diseases, and reducing emissions supports climate change mitigation priorities (Infrastructure Canada, 2021).
- **Community cohesion:** Active travel corridors foster a sense of community by bringing people together and creating opportunities for social interaction. This strengthens social bonds and supports mental health, especially for those most in need of social connection - including seniors and youth (Infrastructure Canada, 2021).
- **Road safety:** Establishing dedicated and connected AAA infrastructure for active travel enhances safety for pedestrians and cyclists, reducing the risk of accidents and injuries on our roads.

TraC is a highly credible community organization, with a proven track record of effective collaboration and partnerships. They have continued to demonstrate this through engagement and consultation with community and local and provincial governments throughout the initial planning phases of the *Connect the Coast* initiative. I strongly recommend investment in and support for this initiative which provides a timely opportunity to impact population health outcomes, and to make progress towards a more vibrant and sustainable future for our region.

Sincerely,



**Dr Moliehi Khaketla MBChB, MPH, CCFP, FRCPC**

Medical Health Officer

Vancouver Coastal Health

## References

Infrastructure Canada. 2021. National Active Transportation Strategy 2021-26. Ottawa, Canada.

Available from: <https://www.infrastructure.gc.ca/alt-format/pdf/nats-snta/nats-strat-snta-en.pdf>.

Insurance Corporation of British Columbia (2023a). Crashing Involving Cyclists - 2018-2022 – Tableau Dashboard. Available from: <https://public.tableau.com/app/profile/icbc/viz/BC-CrashesinvolvingCyclists-/CyclistsDashboard>.

Insurance Corporation of British Columbia (2023b). Crashing Involving Pedestrians - 2018-2022 – Tableau Dashboard. Available from: <https://public.tableau.com/app/profile/icbc/viz/BC-CrashesinvolvingPedestrians-/PedestriansDashboard>.

Townfolio. 2022a. Town of Gibsons – Transportation. Available from:

<https://townfolio.co/bc/gibsons/transportation>.

Townfolio, 2022b. District of Sechelt – Transportation. Available from:

<https://townfolio.co/bc/sechelt/transportation>.

World Health Organization. 2022. Fact Sheets - Physical Activity. WHO Newsroom. Available from:

<https://www.who.int/news-room/fact-sheets/detail/physical-activity>.

Date: December 13, 2023

To: Whom It May Concern

Re: Letter of Support - Sunshine Coast Community Services Society

I am writing on behalf of the Sunshine Coast Community Services Society (SCCSS) to wholeheartedly endorse and support the Connect the Coast Society's multi-use path (MUP) initiative.

SCCSS has been providing services for people on the Sunshine Coast since 1974. Each year we support over 5000 residents living all along the Coast. We are committed to effecting social change and reducing social inequity by supporting everyone to reach their full potential.

The main beneficiaries of SCCSS's programs and services will also benefit greatly from this initiative, which addresses transportation inequity and the high cost of living, encourages healthy lifestyle choices, supports regional economic growth and helps combat climate change.

The Connect the Coast Society's goal of building a MUP from Langdale to Sechelt and, eventually, from Sechelt to Lund, will benefit Sunshine Coast residents and visitors alike. In particular, residents who do not or cannot drive, our elders and our youth will benefit from the addition of a safe and cost-effective active transportation option to our limited transportation network, which is currently designed for and dominated by motorized vehicles.

We also see and would greatly welcome the ability of our staff and volunteers to walk or bike into our work sites. Although many express a desire to do this the reality is that the safety concerns are significant. Implementing a MUP will address those safety concerns.

I encourage other stakeholders, granting organizations and all levels of government to extend support and assistance to this initiative, which will transform transportation on the Sunshine Coast.

Sincerely,



Catherine Leach  
Executive Director



SUNSHINE COAST REGIONAL DISTRICT

October 26, 2023

MINUTES OF THE MEETING OF THE REGULAR BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT: Chair Electoral Area A L. Lee
Directors Electoral Area B J. Gabias
Electoral Area D K. Backs
Electoral Area E D. McMahon
Electoral Area F K. Stamford
District of Sechelt D. Inkster (in part)
District of Sechelt A. Toth
Town of Gibsons S. White
shíshálh Nation Government District P. Paul

ALSO PRESENT: Chief Administrative Officer D. McKinley (in part)
Corporate Officer S. Reid (in part)
GM, Community Services S. Gagnon
GM, Infrastructure Services R. Rosenboom (in part)
GM, Infrastructure Services (Acting) M. Brown (in part)
Senior Manager, Human Resources G. Parker (in part)
Manager, Legislative Services / Recorder J. Hill
Media 1
Public 1

\*Directors, staff, and other attendees present for the meeting may have participated by means of electronic or other communication facilities.

CALL TO ORDER 1:33 p.m.

AGENDA It was moved and seconded

302/23 THAT the agenda for the meeting be adopted as presented.

CARRIED

The Board moved In Camera at 1:36 p.m.

IN CAMERA It was moved and seconded

303/23 THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (c), (f), (g), (i), (k) and (2) (b) of the Community Charter – “personal information about an identifiable individual...”, “labour relations...”, “law enforcement ...”, “litigation or potential litigation...”, “the receipt of advice that is subject to solicitor-client privilege...”, and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

CARRIED

305/23 cont.

**Recommendation No. 6**     *Server Replacements*

THAT the report titled Server Replacements be received for information;

AND THAT the Board approve proceeding with the procurement of new servers for an estimated cost of \$302,000 (before GST);

AND THAT the servers be funded through COVID-19 Re-Start Funding (\$156,838) and capital reserves (\$145,162);

AND FURTHER THAT the 2023-2027 Financial Plan Bylaw be amended accordingly.

**Recommendation No. 7**     *Infrastructure Services Department – 2023 Q2 Report*

THAT the report titled Infrastructure Services Department – 2023 Q2 Report be received for information.

**Recommendation No. 8**     *Water Supply Advisory Committee (WASAC) Minutes of September 11, 2023*

THAT the Water Supply Advisory Committee (WASAC) Minutes of September 11, 2023 be received for information.

**CARRIED**

EAS

**It was moved and seconded**

306/23

THAT Electoral Area Services Committee recommendation Nos. 1-15 of October 19, 2023 be received, adopted and acted upon as follows:

**Recommendation No. 1**     *Director Attendance*

THAT District of Sechelt Director Toth be permitted to attend and participate in the Electoral Areas Service Committee Meeting of October 19, 2023.

**Recommendation No. 2**     *Transportation Choices Sunshine Coast (TraC) Delegation*

THAT the delegation materials provided by Alun Woolliams, Transportation Choices Sunshine Coast (TraC) be received for information.

**Recommendation No. 3**     *'Connect the Coast' through All Ages and Abilities Active Transportation Infrastructure Planning*

THAT the report titled 'Connect the Coast' through All Ages and Abilities Active Transportation Infrastructure Planning be received for information;



306/23 cont.

AND THAT the 'Connect the Coast Preliminary Design Report' be adopted by the SCRD Board as a planning tool for future active transportation infrastructure planning and as data input for future regional policy and Active Transportation planning within SCRD jurisdiction;

AND FURTHER THAT TraC be invited to return as a presenting delegation when grant applications and details for the funding of the feasibility study of priority recommendations from the Connect the Coast Study are duly established.

**Recommendation No. 4**     *Principle Architecture – Halfmoon Bay Community Hall Delegation*

THAT the delegation materials provided by Craig Burns, Principle Architecture be received for information.

**Recommendation No. 5**     *Halfmoon Bay Community Hall - Project Definition Report*

THAT the report titled Halfmoon Bay Community Hall - Project Definition Report be received for information.

**Recommendation No. 6**     *Zoning Bylaw No. 722 Revision*

THAT the report titled Zoning Bylaw No. 722 Revision be received for information;

AND THAT SCRD Bylaw Revision Authorization Bylaw No. 760, 2023, a bylaw to authorize revision of SCRD Zoning Bylaw No. 722, 2019, be forwarded to the Board for three readings and adoption;

AND FURTHER THAT, pending adoption of Bylaw No. 760, SCRD Zoning Bylaw No. 722, 2019, Revision Bylaw No. 761, 2023 be forwarded to the Board for three readings and adoption.

**Recommendation No. 7**     *Temporary Moveable Small Home Pilot Project Update*

THAT the report titled Temporary Moveable Small Home Pilot Project Update be received for information.

**Recommendation No. 8**     *Forestry Referrals: BC Timber Sales (BCTS) Operating Plan (CRN00155) 2023-2027*

THAT the report titled Forestry Referrals: BC Timber Sales (BCTS) Operating Plan (CRN00155) 2023-2027 be received for information;

AND THAT the following comments be provided to BC Timber Sales by October 27, 2023:

- (i) SCRD does not support the logging and construction of McNR005 due to it being located within a Community Watershed, as well as the potential impact to downstream SCRD assets of the Dakota Creek berm and Hillside Industrial Park;

306/23 cont.

**Recommendation No. 12** *Halfmoon Bay (Area B) APC Meeting Minutes of September 26, 2023*

THAT the Halfmoon Bay Advisory Planning Commission meeting minutes of September 26, 2023 be received for information.

**Recommendation No. 13** *Roberts Creek (Area D) APC Meeting Minutes of September 18, 2023*

THAT the Roberts Creek Advisory Planning Commission meeting minutes of September 18, 2023 be received for information.

**Recommendation No. 14** *Elphinstone (Area E) APC Meeting Minutes of September 26, 2023*

THAT the Elphinstone Advisory Planning Commission meeting minutes of September 26, 2023 be received for information;

AND THAT Recommendation No. 3 from the Elphinstone Advisory Planning Commission meeting minutes of September 26, 2023 be adopted and acted upon as follows:

**Recommendation No. 3** *Forestry Referrals: BC Timber Sales Operating Plan (CRN00155) 2023-2027*

The Area E APC recommended that the staff analyses and recommendations be supported;

AND THAT the staff analyses and recommendations be sent directly to the MLA, the Minister responsible, and the Premier.

**Recommendation No. 15** *West Howe Sound (Area F) APC Meeting Minutes of September 26, 2023*

THAT the West Howe Sound Advisory Planning Commission meeting minutes of September 26, 2023 be received for information.

**CARRIED**

Finance

**It was moved and seconded**

307/23

THAT Finance Committee recommendation Nos. 1-4 of October 19, 2023 be received, adopted and acted upon as follows:

**Recommendation No. 1** *MNP LLP 2023 Audit Service Plan*

THAT the report titled MNP LLP 2023 Audit Service Plan be received for information;

AND THAT the Audit Service Plan for MNP LLP with respect to the Audit of the Financial Statements of the Sunshine Coast Regional District (SCRD) and Foreshore Leases (Hillside) for the year ended December 31, 2023 be approved as presented.

**September 2023**

Via email: alun.woolliams@fastmail.com

Alun Woolliams  
Chair of the Board of Directors  
Transportation Choices Sunshine Coast  
Sunshine Coast, BC

**RE: Funding to support transportation infrastructure**

The Sunshine Coast Regional Economic Development Organization (SCREDO) is an arms-length non-profit society contracted by local government in the Lower Sunshine Coast to undertake community and economic development services. Through dedicated programming, consumer campaigns and public policy interventions, SCREDO seeks to build a sustainable, thriving and diverse regional economy that is aligned with community values, expands opportunities for all residents and improves overall community wellbeing.

Transportation is an issue that impacts all Coast residents. SCREDO recognizes the importance of access to safe, affordable, accessible, and sustainable transportation, and is committed to supporting expanded transportation infrastructure that meets the needs of those in vulnerable situations, women, children, persons with diverse abilities, and older persons; and we are aware of the challenges in establishing a local transport system that is resilient, sustainable, and economically viable.

Transportation Choices Sunshine Coast (TraC) is a member-based organization that works to support healthy communities and reduce the Sunshine Coast's carbon footprint by promoting more active and sustainable transportation alternatives to private vehicles, including cycling, walking, and transit. Their work to improve our local transport system is strengthening the economic position of existing businesses and providing the impetus for the creation of new ones, it is bolstering our visitor economy by attracting cycle tourists and other adventure travellers, and it has the potential to ease the Sunshine Coast's worker shortage through increased economic participation.

SCREDO is committed to working alongside TraC in pursuit of our shared vision for a safe and efficient network of sustainable and active transportation options for Sunshine coast residents and visitors, and we urge community members and all levels of government to join us in supporting TraC's initiatives.

Sincerely,



**COLIN STANSFIELD**

*Executive Director*

Sunshine Coast Regional Economic Development Organization  
604-821-4262

TO: Whom It May Concern,

**Letter of Support to Trac SC's Connect the Coast**

SD46 DPAC represents thousands of parents and caregivers; our main focus is to support families and students' initiatives and well being, particularly with the goals to enhance students' learning opportunities, equity, and creative thought process and development.

We are writing to urge you to support the proposal put forward by the Trac Sunshine Coast for 'Connect the Coast', which promotes inclusivity and community connectivity for youth and families as well as a tangible way to support community members in responding to the climate emergency.

We were very pleased to receive the 'Connect the Coast' presentation from Trac SC member, Stephen Forgacs at the February, 2023 DPAC meeting.

DPAC representatives from all PACs voted to endorse the 'Connect the Coast' proposal unanimously, based on the merit of three core values:

Environmental Responsibility, Equity, and Investment in Future Generations.

We appreciate your consideration to support SC Trac's proposal.

Should you have any questions or wish to continue the dialogue on this matter, please do not hesitate to contact me at any time

at [elphinstonepac@gmail.com](mailto:elphinstonepac@gmail.com)

(604) 741-8206.

Sincerely,

Miyuki Shinkai, DPAC Secretary / DPAC Active Transportation Rep  
on behalf of

SD46 DPAC and Scott Davis, Chair





September 7<sup>th</sup>, 2023

We believe in service above self. The Rotary Club of Gibsons seeks to create lasting, positive change in our community by empowering people to take concrete actions in service of our community. It is in this spirit that we voice our support for the efforts of the Connect the Coast Society and Transportation Choices Sunshine Coast to facilitate the construction of a multi-use active transportation path connecting Sunshine Coast communities.

The Sunshine Coast lacks facilities for people seeking to get around using active modes (such as walking and cycling) or micro mobility devices (such as mobility scooters and other small electric-assist vehicles). This limits the ability of many community members to fully participate in opportunities for employment, education and recreation, as well as making it difficult for them to access shops, services and everyday social interactions. Those most adversely affected are often those who are already most marginalized in our society, including youth, seniors, people with disabilities and people living in poverty.

The Rotary Club of Gibsons supports efforts to broaden access to the transportation network – beyond just cars, trucks and semi-trailers. We see the multi-use active transportation path proposed by Connect the Coast Society and Transportation Choices Sunshine Coast as an effective way to improve our transportation network, to make it more welcoming, equitable and environmentally benign. We ask all levels of government to join us in supporting this project.

David R. Code

President of the Rotary Club of Gibsons



October 2, 2023

Re: Letter of Support “Connect the Coast”

The Sunshine Coast Trails Society is an umbrella organization which represents more than 25 membership based clubs and organizations operating on the Sunshine Coast of BC, all of whom have a strong focus on outdoor recreation. Our membership is diverse and includes everything from hiking and cycling clubs, to trail building groups and community associations, to search and rescue, and tourism organizations. Our vision supports the planning, developing and managing of a sustainable trail network which embraces the diversity of trail users and nurtures social, cultural, health, economic and environmental benefits for the lower Sunshine Coast.

We are writing to express our collective support for the Connect the Coast project being advanced by one of our member organizations, Transportation Choices Sunshine Coast Society, and its off-shoot, Connect the Coast Society. We understand that this project envisions the creation of a paved cycling and walking path parallel to Highway 101 which would allow cyclists, pedestrians and others to travel along the corridor safely, and which would encourage residents and visitors to shift their travel to cycling and walking.

Our membership consists primarily of Sunshine Coast residents who are highly motivated to travel by active means, but are limited in their ability to do so by a lack of safe infrastructure. The Sunshine Coast is home to many world-class outdoor recreational activities, and many of our members’ members were motivated to move here and choose to stay here because of the opportunity for endless outdoor adventure. Many visitors also come to the Sunshine Coast specifically to access our outdoor recreational activities, and we believe many more visitors would be drawn here if a safe cycle route were provided along the Coast.

Sunshine Coast Trails Society believes this project supports all aspects of our vision to nurture social, cultural, health, economic and environmental benefits for the lower Sunshine Coast, and we look forward to seeing the proposed path become a reality.

*Julie Davidson,*

Julie Davidson, Chair

Sunshine Coast Trails Society

# **THE BOULEVARD - Life Thrives At The Water**

**Unlocking underused waterfront to create a  
bustling space that supports culture, business  
and tourism**



# THE BOULEVARD BEFORE...



STORE AND PAVILION, SECHELT, B.C.



SECHELT INN, SECHELT, B.C.



HOTEL AND BEACH

District of Sechelt Regular Council Meeting Agenda  
Wednesday, October 16, 2024

**Archives of Sechelt Waterfront. An activated and bustling waterfront with a homes, hotel, shops, people swimming and enjoying the beach.**



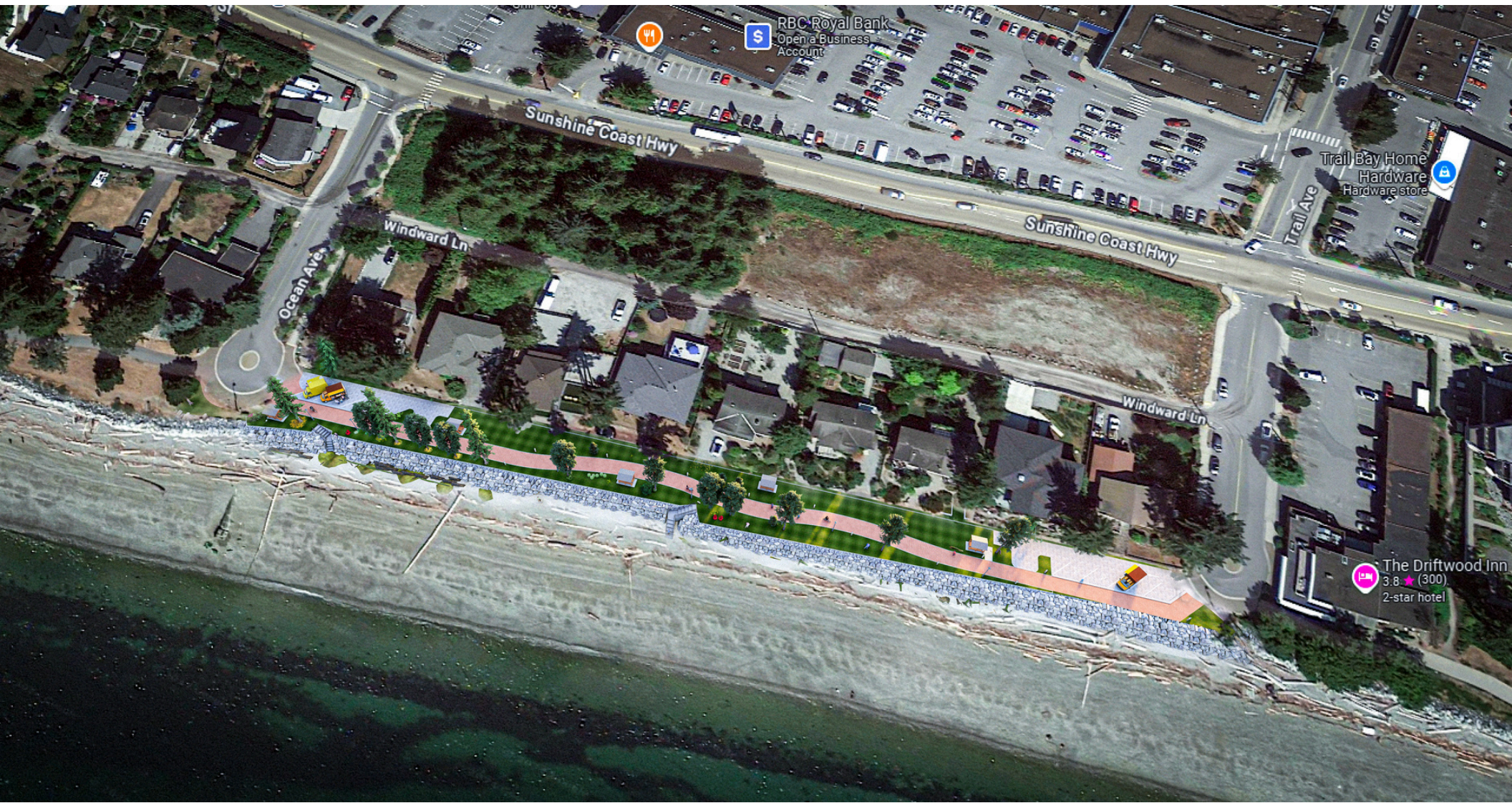
# WHY WATERFRONT REVITALIZATION?

Activating a waterfront in a rural community is crucial for economic development and community engagement. Waterfronts often represent untapped potential for tourism, local business growth, and recreational activities. Moreover, a well-activated waterfront can serve as a central gathering place for events, markets, and festivals, further driving foot traffic and fostering a sense of community pride and cohesion.



















# WHY WATERFRONT REVITALIZATION?

The Waterfront can become cultural hubs, showcasing local art, history, and traditions, thereby preserving and celebrating the community's unique identity.

Activating a waterfront is a strategic investment that can revitalize a small rural community, making it a more vibrant, attractive, and sustainable place to live and visit.

Well-designed public spaces along the waterfront can offer serene spots for relaxation and social interaction, enhancing the overall livability of the community.

# ECONOMIC BENEFITS

**Waterfront activation projects can generate significant tax revenue for local governments through various mechanisms:**

1. Property Tax Revenue
2. Sales Tax Revenue
3. Business Activity
4. Job Creation
5. Private Sector Investment
6. Land Sales and Leases
7. Enhanced Tourism

# SOCIAL BENEFITS

**Waterfront activation can bring numerous social benefits to a community.**

**Here are some of the key social benefits:**

1. Social Integration
2. Community Engagement
3. Improved Quality of Life
4. Cultural Preservation
5. Increased Accessibility
6. Enhanced Public Health
7. Job Creation
8. Improved Safety and Security
9. Enhanced Town's Identity



# ACCESSIBILITY. WALKABILITY. VIBRANCY

## ACCESSIBILITY

- ensure accessible parking on either side of promenade
- all trails to be 36 inches to accommodate wheelchairs or other mobility devices (Guiding principles are: “nothing about us, without us”, raising the bar for diversity and inclusion, promoting wellness and pursuing design excellence)
- covered picnic area(s)
- create space for youth (benches, artful seating)
- public washrooms
- widen green space (ensure environmental factors are taken into consideration - rising tides due to climate change)
- area designated for entertainment - busking, plays, concert in the park (power, even surface)
- increased number of garbage and recycling (bear proof)

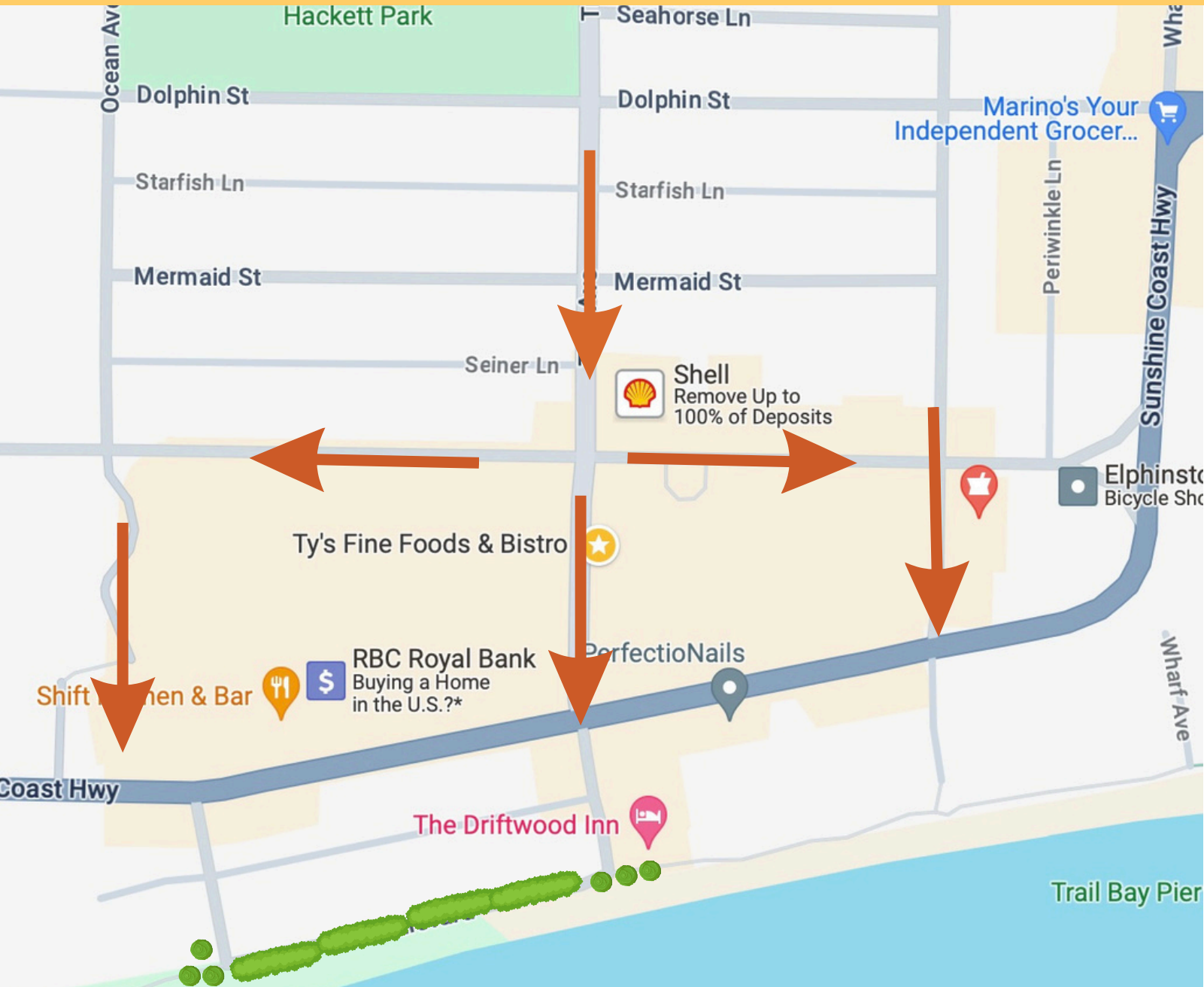
## WALKABILITY

- create a strong visual and physical connection of the downtown core to the waterfront through wayfinding
- offer Identifiable walking circuits that encourage downtown visitors to leave their car (either downtown or at the Community Park) and plan for a day, an afternoon

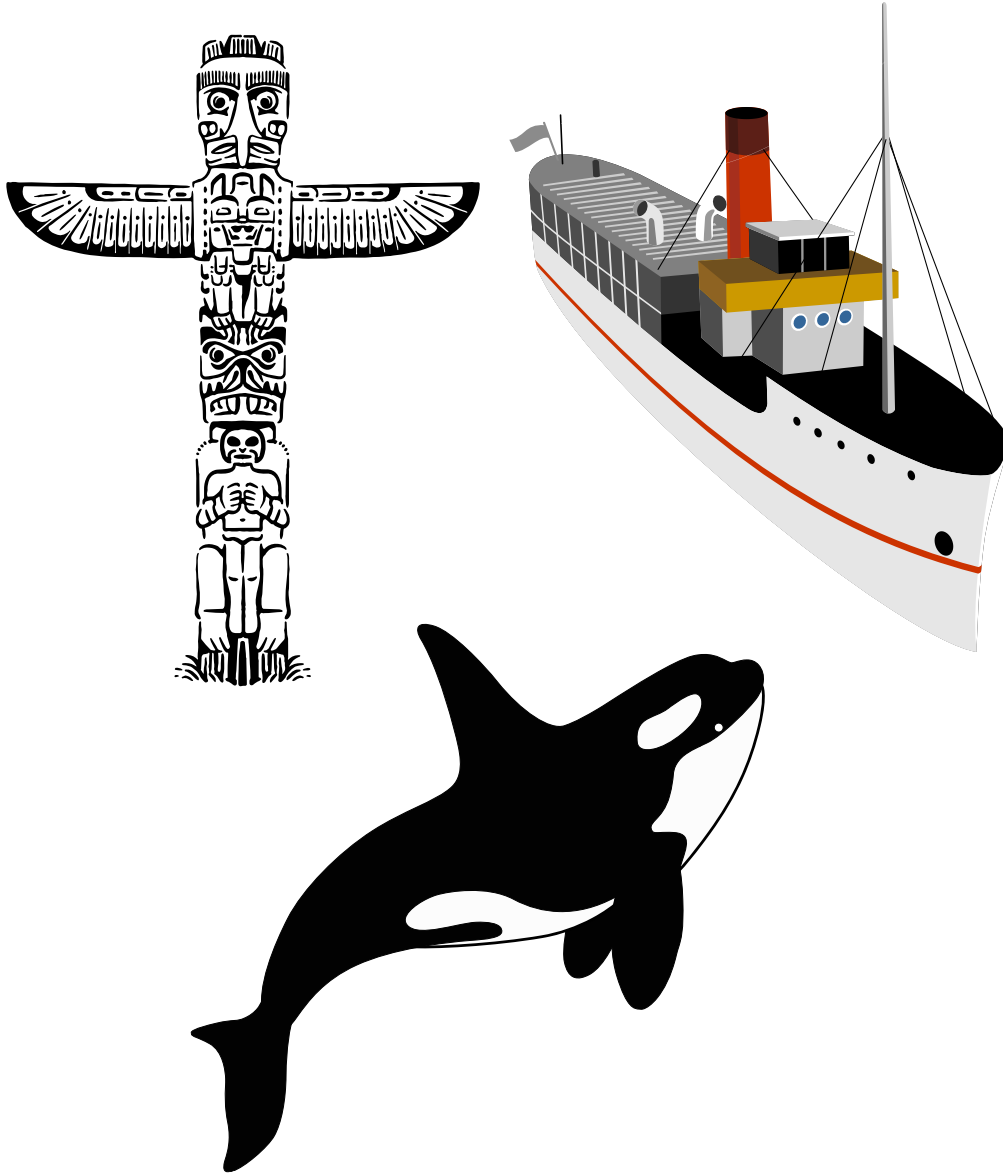
## VIBRANCY

- assemble a team of experts from various fields, including urban planning, architecture, engineering, and environmental science to implement green infrastructure and public art
- incorporate a mix of residential, commercial, and recreational spaces to create a dynamic and diverse environment (rezone the waterfront boulevard to limited commercial and residential)
- installation of up to four vendor pads for commercial activity (power, water, even surface)

# Wayfinding



# STORYTELLING



Making the most of shíshálh/Sechelt's local identity (the land between two waters), Indigenous history and culture stimulates widespread interest in the waterfront and creates a unique sense of place.

## Opportunities:

- partner with shíshálh Nation to create signage and artwork that shares the history of the shíshálh people dating back 10,000 years
- share stories of Lady Rose and steamships
- erecting educational signage on how to protect our coastal habitat
- tales of coastal communities' strong connection to the sea

# WHO'S AT THE TABLE?

1. District of Sechelt
2. SDBA, Community Futures, Chambers of Commerce
3. Sunshine Coast Tourism
4. Sunshine Coast Community Services, VCH, Seniors Centre, SD46: Community organizations
5. shíshálh nation
6. Private Sector Developers
7. Residents and Visitors
8. Sunshine Coast Conservation Association
9. TRAC

# RESOURCES:

<https://happycities.com/blog/halifax-waterfront-power-of-placemaking>

<https://www.parksville.ca/cms/wpattachments/wpID265atID2878.pdf>

<https://krex.k-state.edu/server/api/core/bitstreams/51275af3-0eb0-46d2-b3da-e7de93c7f462/content>

<https://hawkerbox.com/>

<https://www2.gov.bc.ca/gov/content/governments/local-governments/grants-transfers/grants/bc-s-growing-communities-fund>

<https://www.waterfrontoronto.ca/our-purpose/inclusive-growth>

[Orilla Waterfront Project](#)

**Your generous leadership and support to activate  
our waterfront will help transform a simple  
roadway into a place where people gather, thrive  
and connect.**

**[theressa@secheltdowntown.com](mailto:theressa@secheltdowntown.com)**

**604-885-9611**

**[www.secheltdowntown.com](http://www.secheltdowntown.com)**



## REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** October 16, 2024  
**FROM:** Tracy Forster, Deputy Corporate Officer  
**SUBJECT:** Adoption of District of Sechelt Officers and Employees Bylaw 623, 2024  
**FILE NO:** 3900-02

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### RECOMMENDATION

That District of Sechelt Officers and Employees Bylaw 623, 2024 be considered for adoption.

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### PURPOSE

To update the District of Sechelt Officers and Employees Bylaw to reflect the municipal officer appointments and ensure alignment with current organizational structure.

### DISCUSSION

#### Summary

At the September 25, 2024 Regular Council Meeting, Council amended the proposed bylaw to modify the *Community Charter* section referenced for the Director of Finance from Section 147 to Section 149 and proceeded to give the bylaw three readings.

The Bylaw is now before Council for consideration of adoption.

### POLICY AND BYLAW IMPLICATIONS

None.

### SUSTAINABILITY PLAN IMPLICATIONS

None.

### STRATEGIC PLAN IMPLICATIONS

1. Effective Growth

### FINANCIAL IMPLICATIONS

None.

## **COMMUNICATIONS**

District of Sechelt Officers and Employees Bylaw 623, 2024 will be published on the website.

Respectfully submitted,

Tracy Forster



**DISTRICT OF SEHELDT**  
**Bylaw No. 623, 2024**

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*A Bylaw to establish Officer Positions of the District of Sechelt and  
to establish the Powers, Duties and Responsibilities of such Officers.*

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**WHEREAS** the Community Charter, SBC 2003 Chapter 26, s.146 provides that Council must, by bylaw, establish officer positions in relation to the powers, duties and functions of the Corporate Officer and Financial Officer, and may establish other officer positions and assign powers, duties and functions to its officer positions;

**NOW THEREFORE**, the Council of the District of Sechelt, in open meeting assembled, enacts as follows:

**TITLE**

1. This bylaw may be cited for all purposes as “District of Sechelt Officers and Employees Bylaw 623, 2024”.

**OFFICER POSITIONS**

2. The following positions are hereby established as officer positions of the District of Sechelt:
  - a) Chief Administrative Officer;
  - b) Director of Corporate and Community Services;
  - c) Director of Engineering and Operations;
  - d) Director of Financial Services and Information Technology;
  - e) Director of Planning and Development;
  - f) Corporate Officer.
3. Nothing in this bylaw shall prevent the appointment of the same person to two or more officer positions.

**POWERS, DUTIES AND RESPONSIBILITIES**

4. The powers, duties and responsibilities of the:
  - a) Chief Administrative Officer are outlined under section 147 of the *Community Charter*, as amended, as well as other additional powers or duties and responsibilities Council may assign.

- b) Director of Corporate and Community Services are those assigned by the Chief Administrative Officer.
- c) Director of Engineering and Operations are those assigned by the Chief Administrative Officer.
- d) Director of Financial Services and Information Technology are outlined under section 149 of the *Community Charter*, as amended, as well as other additional powers or duties and responsibilities the Chief Administrative Officer may assign.
- e) Director of Planning and Development are those assigned by the Chief Administrative Officer.
- f) Corporate Officer are outlined under section 148 of the *Community Charter*, as amended, as well as other additional powers or duties and responsibilities the Chief Administrative Officer may assign.

**OTHER POWERS, DUTIES AND RESPONSIBILITIES**

- 5. In addition to the powers, duties and function set out in Section 4, each Officer may exercise and discharge such additional, powers, duties and functions that are established by the *Community Charter* and authorized by the Chief Administrative Officer.

**REPEAL**

- 6. The “District of Sechelt Officers and Employees Bylaw No. 562, 2017” is hereby repealed.

READ A FIRST TIME THIS	25TH	DAY OF	SEPTEMBER, 2024
READ A SECOND TIME THIS	25TH	DAY OF	SEPTEMBER, 2024
READ A THIRD TIME THIS	25TH	DAY OF	SEPTEMBER, 2024
ADOPTED THIS		DAY OF	202X

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Mayor

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Corporate Officer

## REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** October 16, 2024

**FROM:** Beverley Smith, Manager of Financial Services

**SUBJECT:** **2025 Permissive Property Tax Exemption Bylaw No. 624, 2024**

**FILE NO:** 1970-2025

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### RECOMMENDATION

**That Council consider 2025 Permissive Tax Exemption Bylaw No. 624, 2024 for adoption.**

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### PURPOSE

To seek final adoption of the 2025 Permissive Tax Exemption Bylaw No. 624, 2024 in pursuant to Section 224 of the *Community Charter* for the 2025 taxation year.

### OPTION

1. Provide other direction to staff.

### DISCUSSION

#### Summary

At the October 2<sup>nd</sup> meeting, Council gave three readings to the 2025 Property Tax Exemption Bylaw No. 624, 2024. The Bylaw is now before Council for consideration of adoption.

Section 224 of the *Community Charter* identifies situations in which Council may exercise discretion in granting partial or full exemptions from taxation for specific properties. These exemptions must be adopted by bylaw no later than October 31 of the year preceding the exemption.

The *Community Charter* provides for permissive tax exemptions for up to a ten-year period. Staff are recommending that Council endorse a one-year exemption for 2024. The intention is to allow Council time to review the policy and the permissive property tax exemption listing before coming back to Council in 2025 with a three-year term permissive tax exemption bylaw covering 2025, 2026 and 2027. The previous term was for four years, beginning in 2020.

The properties listed in the bylaw will be exempt from property taxes from all government agencies. Applications for permissive property tax exemptions are received prior to April 30 each year and reviewed by staff.

## **POLICY AND BYLAW IMPLICATIONS**

*Community Charter*

Division 7 - Permissive Exemption

### **224**

- (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection
- (2) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

## **SUSTAINABILTY PLAN IMPLICATIONS**

1. Social Sustainability and Community Well Being

## **FINANCIAL IMPLICATIONS**

The total estimated value of **municipal** permissive tax exemption is:

- 2025                \$265,909

The total permissive exemption to **all property tax authorities**:

- 2025                \$640,232

## **COMMUNICATIONS**

As per section 227 of the *Community Charter*, Council must give notice of this proposed bylaw in accordance with section 94 for public notice. Publication of this notice will be in the local newspaper for two consecutive weeks following three readings of the bylaw.

Respectfully submitted,

Beverley Smith

Manager of Financial Services

DISTRICT OF SEHELDT

**2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024**

A bylaw for the purposes of exempting certain lands and improvements  
from Municipal Property Taxation for the 2025 taxation year

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**WHEREAS** Council may, by bylaw adopted by two-thirds of its members, exempt from taxation certain lands, improvements or both for the next calendar year as provided for in the *Community Charter*;

**AND WHEREAS** notice of the proposed bylaw has been given in accordance with the *Community Charter*;

**NOW THEREFORE** Council of the District of Sechelt in open meeting assembled enacts as follows:

**TITLE**

1. This Bylaw may be cited for all purposes as “2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024”.

**DEFINITIONS**

2. In this bylaw:

**Council** means the Municipal Council of the District of Sechelt.

**District** means the municipal corporation of the District of Sechelt.

**PROVISIONS**

3. The properties identified in Schedule “A” attached to and forming part of this Bylaw and being properties related to properties that are statutorily exempt under section 220(1)(h) (buildings for public worship) shall be exempt from municipal property taxation in 2025.
4. The community services properties identified in Schedule “B” attached to and forming part of this Bylaw shall be exempt from municipal property taxation in 2025 pursuant to Sections 224(2)(a) of the Community Charter.
5. The recreational facilities and service club or association properties identified in Schedule “C” attached to and forming part of this Bylaw shall be exempt from municipal property taxation in 2025 to Section 224(2)(i) of the Community Charter.
6. The municipal properties identified in Schedule “D” attached to and forming part of this Bylaw are exempt from municipal taxation in 2025 pursuant to Section 224(2)(a) and 224(2)(c) of the Community Charter.

READ A FIRST TIME THIS	2nd	DAY OF	OCTOBER, 2024
READ A SECOND TIME THIS	2nd	DAY OF	OCTOBER, 2024
READ A THIRD TIME THIS	2nd	DAY OF	OCTOBER, 2024
ADOPTED THIS		DAY OF	, 202X

---

Mayor

---

Corporate Officer

**SCHEDULE A**

<b>Place of Worship</b>				
<b>Roll #</b>	<b>Legal Description</b>	<b>Civic Address</b>	<b>Owner/Occupier</b>	<b>Comments</b>
179.101	Lots 1 & 2, Block 13, Plan 2615, District Lot 303	5717 Mermaid St	Bethel Baptist Church	
6419.081	Lot 9, Plan 18104, District Lot 4304	5714 Nickerson Rd	Holy Family Roman Catholic Church	3 buildings on site: church, residence & child care
3160.100	Lot 11, Block 5, Plan 7006, District Lot 1356	4607 Whitaker Rd	Living Faith Lutheran Church	
331.142	Lot A, Plan LMP26565, District Lot 1471	5895 Reef Rd	New Life Christian Fellowship Foundation	Also provides daycare/ after school care services
4122.000	Lot A of 17, Block 1, Plan 19167, District Lot 1491	1581 Jack Rd	Sunshine Coast Seventh-Day Adventist Church	
3225.001	Lot 1, Plan BCP3225, District Lot 4297	6384 Norwest Bay Rd	Sechelt Congregation of Jehovah Witnesses	
328.000	Lot 17, Plan 6223, District Lot 1331	5838 Barnacle St	St Hilda's Anglican Church	
3192.001	Lot A, Block 8, Plan 22624, District Lot 1356	5085 Davis Bay Rd	St John's United Church	
3333.000	Lot 1, Block B, Plan 15714, District Lot 1379	4943 Geer Rd	Sunshine Coast Calvary Fellowship Church	
3363.010	Lot Z, Block B, Plan 21125, District Lot 1379	4943 Geer Rd	Sunshine Coast Calvary Fellowship Church- Parking Lot	Large vacant lot used for additional parking
3244.000	Lot 33, Block 12, Plan 9740, District Lot 1356	5116 Davis Bay Rd	Crossroads Community Church	Exempt Class 8 portion only

**SCHEDULE B**

<b>Community Services</b>				
<b>Roll #</b>	<b>Legal Description</b>	<b>Civic Address</b>	<b>Owner/Occupier</b>	<b>Comments</b>
97.950	Lot 12, Block Z, Plan 21832, District Lot 303	5604 Trail Ave	Sechelt Seniors Activity Centre Society	
6405.040	Lot 8, Plan Ep24034, District Lot 4299	6442 Apple Orchard Rd	Sunshine Coast Association for Community Living	
96.093	Strata Lot 14, Plan EPS35, District Lot 303	214-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.094	Strata Lot 15, Plan EPS35, District Lot 303	215-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.097	Strata Lot 18, Plan EPS35, District Lot 303	318-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.098	Strata Lot 19, Plan EPS35, District Lot 303	319-5604 Inlet Ave	Sunshine Coast Association for Community Living	
4876.640	Lot 4, Block 1 to 3, Plan 17710, EPLMP37879, part NE ¼ of SE ¼, District lot 303	4376 Solar Road	SPCA – Sunshine Coast Branch	Application indicates a portion of the property is sublet
200.103	Strata Lot 3, Block 13, Plan LMS1844, District Lot 303	103-5711 Mermaid St	Sunshine Coast Association for Community Living	
200.104	Strata Lot 4, Block 13, Plan LMS1844, District Lot 303	104-5711 Mermaid St	Sunshine Coast Association for Community Living	
200.105	Strata Lot 5, Block 13, Plan LMS1844, District Lot 303	105-5711 Mermaid St	Sunshine Coast Association for Community Living	
320.010	Lot C, Plan 21019, District Lot 1331	5527 Shorncliffe Ave	Sunshine Coast Association for Community Living	



323.161	Lot 61, Plan LMP20438, District Lot 1331	5910 Turnstone Cres	Sunshine Coast Association for Community Living	
325.048	Lot 3, Plan 22554, District Lot 303	5832 Medusa St	Sunshine Coast Association for Community Living	
324.093	Lot N, Plan 18108, District Lot 1331	5847 Medusa St	Sunshine Coast Community Health Council(Shorncliffe)	
325.075	Lot I, Plan 18108, District Lot 1331	5847 Medusa St	Sunshine Coast Community Health Council(Shorncliffe)	
179.270	Lot 1, Block G, Plan EPP97250, District Lot 303	5638 Inlet Ave	Sunshine Coast Community Services Society	Food Bank Head Office
	Yew Transition House		Sunshine Coast Community Services Society	Location can not be disclosed due to privacy and safety concerns
121.000	Lot 25, Block B, Plan VAP7808, District Lot 303	5782 Cowrie St	Sunshine Coast Community Services	
181.050	Lot 3, Block 13, Plan 2615, District Lot 303	5522 Trail Ave	Sunshine Coast Community Services Society	
182.000	Lot 4, Block 13, Plan 2615, District lot 303, Group 1.	5520 Trail Ave	Sunshine Coast Community Services Society	
28.010	Lot C, Block 6, Plan 18822, District Lot 303	5693-5695 Cowrie St	St. Mary's Hospital Foundation Society- Sunshine Coast	
179.106	Lot A, Block 11, Plan LMP48362, District Lot 303	5821 Medusa St	Sunshine Coast Lions Housing Society	
179.300	Lot 1, Plan EPP12200, District Lot 303	5803 Medusa St	Sunshine Coast Lions Housing Society	
179.310	Lot 1, Plan EPP408, District Lot 303	5583 Ocean	Sunshine Coast Lions	

	303	Ave	Housing Society	
151.000	Lot 18, Plan VAP8643, District Lot 303	5546 Inlet Ave	Royal Canadian Legion	50% exemption on class 6 only
4876.731	Lot B, Plan 17710, District Lot 1603, License # BB0206922	1975 Field Rd/Solar Rd	Sunshine Coast Search & Rescue	

**SCHEDULE C**

<b>Recreational Facilities and Service Club or Association</b>				
<b>Roll #</b>	<b>Legal Description</b>	<b>Civic Address</b>	<b>Owner/Occupier</b>	<b>Comments</b>
3183.000	Lots 1 & 2, Block 8, Plan 8666, District Lot 1356	5123 Davis Bay Rd	Davis Bay/Wilson Creek Community Assoc.	3 buildings on site; 2 of them are leased out
6882.902	Lot 1 of A, Plan 13667, District Lot 6682	4540 Hilltop Rd	Elphinstone Aero Club	
4179.000	District Lot 1541	3965 Sunshine Coast Hwy	Girl Guides of Canada Camp Olave	
331.081	Leased portion of Lot 10, Block 4, Plan 3660	6000 Lighthouse Ave	Suncoast Racquet Club	
4878.000	Part NE ¼, covered part of NE ½, District Lot 1603, License #23246	4403 Hilltop Rd	Sunshine Coast Army Cadets Support Association	
9913.001	District lot 6134 LEASE FOR SALMON HATCHERY	4381 Parkway Dr	Sunshine Coast Salmonid Enhancement Society	
6424.000	District Lot 4309, LMP11611 Ref plan of stat row over Prt	5941 Mason Rd	Sunshine Coast Botanical Garden Society	
6882.903	Part NE ¼, District Lot 1603, License C	4555 Hilltop Rd	Sunshine Coast R.A.A. Canada Chapter #580	
1895.000	Lots 35, 36 & 37, Plan 4682, District Lot 1028	4384 Parkway Dr	Sunshine Coast Rod and Gun Club	

**SCHEDULE D**

<b>Municipal Property - Mixed Use/Occupancy</b>				
<b>Roll #</b>	<b>Legal Description</b>	<b>Civic Address</b>	<b>Owner/Occupier</b>	<b>Comments</b>
179.069	Lot A, Block I, District Lot 303, Plan 10318	5714 Trail Ave	Sunshine Coast Arts Council	District of Sechelt owned property, leased to non-profit society of an artistic and cultural nature.
3188.500	Lot 1, Block 6 and 8, District Lot 1356, Plan 16069	4602 Simpkins Rd	Kirkland Centre	District of Sechelt owned property leased to a non-profit service provider
320.015	Lot D, District Lot 1331, Plan 21568	5511 Shorncliffe Ave	Rockwood Centre	District of Sechelt owned property, partly occupied by non-profit societies of an artistic and cultural nature.
97.650	Lot 1, Block Z, District Lot 304, Plan 15801	5741 Wharf Rd	Sechelt Marsh	Leased to District of Sechelt from the National Second Century Fund [The Nature Trust] and subleased to the Marsh Protective Society, used as a public park and nature reserve.

# REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** October 16, 2024  
**FROM:** Ian Holl, Development Planning Manager  
**SUBJECT:** Rezoning for 10 Units of Agritourism Accommodation at 1785 Tyson Road  
**FILE NO:** 3360-2023-04

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## RECOMMENDATIONS

1. That second reading be rescinded for Zoning Amendment Bylaw No. 580-09, 2023.
  2. That second reading, as amended, be given to Zoning Amendment Bylaw No. 580-09, 2023.
  3. That staff be authorized to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.
- 

## PURPOSE

To present Council with a rezoning application for 1785 Tyson Road that proposes an increase in the allowable agritourism accommodation units from three to ten and alters the zoning regulation to allow units outside the single detached dwelling. The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application. Since December 2023, the applicant has provided additional information on both existing uses and future plans on the property. Now they propose three geodesic domes, two A-Frame cabins, and five tent/RV sites for the 10 agritourism accommodation units.

## OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the application.

## DISCUSSION

### Summary

The AG1 zone in Zoning Bylaw No. 580, 2022, intentionally limits the number of agritourism accommodation units and the location and type of those units. When developing Zoning Bylaw 580, 2022, the decision was made to be more restrictive than the Province in this area. This was part of the zoning modernization to emphasize the primacy of agriculture in the new AG1 zone. The objective was to better protect agricultural use of farmland. This was also based on the

extensive allowance for short-term rentals in residential zones outside the ALR and the intent to reduce the pressure for non-farm/residential usage of farmland.

The Official Community Plan (OCP) policies support agritourism and agritourism accommodation as ancillary to agricultural use therefore there is scope to support a zoning amendment application for site-specific uses that comply with the provincial regulations and are supported by the OCP.

The zoning bylaw amendment has been revised to address applicant changes to the proposed type of units. Previously the applicants were considering three geodesic domes and seven tent/RV sites. Now they are looking at three geodesic domes, two A-Frame cabins, and five tent/RV sites. As before they would all be seasonal accommodation tied to the agritourism use on the farm. They can only operate three out of four seasons in accordance with provincial regulations.

**Legislative Context**

The provincial *Agricultural Land Reserve Act* and Regulations apply to the property and proposal; Section 33 of Part 4 – Residential Uses / Division 1 – Residential Uses Generally addresses Agritourism Accommodation .

Agritourism accommodation is a land use that may be regulated and/or entirely prohibited by a local government. The Province established a maximum of 10 sleeping units that local governments could not exceed, although the District permitted a lesser number.

**Background**

Table 1 – Applicant Information

<b>Owner/Applicant</b>	Tyler and Lucinda Gray
<b>Civic Address</b>	1785 Tyson Road
<b>Legal Address</b>	Lot 2, District Lot 3555, Plan VAP14939, PID 007-781-130
<b>Size of Properties</b>	~2.6 ha
<b>OCP Designation</b>	Agriculture
<b>Zoning Designation</b>	AG1
<b>DP Areas</b>	Development Permit Area No. 2 (watercourse habitat and hazard) Development Permit Area No. 5 (steep slopes)



Figure 1 – Site Location

**POLICY AND BYLAW IMPLICATIONS**

OCP policies support agriculture as the primary use of land within designated areas as well as associated activities.

OCP Policy 8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer’s markets, valued-added agricultural processing, and agritourism opportunities that are ancillary to farming and support the viability of the farm use.

**SUSTAINABILITY PLAN IMPLICATIONS**

- 1. Social Sustainability and Community Well Being
  - a. Sub-Goal 3: Increase Access to Local Food Production
- 2. Economic Sustainability
  - a. Goal 2: Diversify the Local Economy

## **STRATEGIC PLAN IMPLICATIONS**

1. Community Safety and Wellbeing
  - a. Work with grassroots community partners to grow sustainable food security
2. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment
  - a. Providing cultural, education and stewardship opportunities

## **FINANCIAL IMPLICATIONS**

The regular business licence fee would apply. Consideration could be given in future to creating an agritourism accommodation specific licence fee alongside a non-farm use campground fee.

## **COMMUNICATIONS**

The public hearing will be advertised in accordance with local and provincial regulations.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1. Revised Site Plan

Associated Bylaw:

1. Zoning Amendment Bylaw No. 580-09, 2023



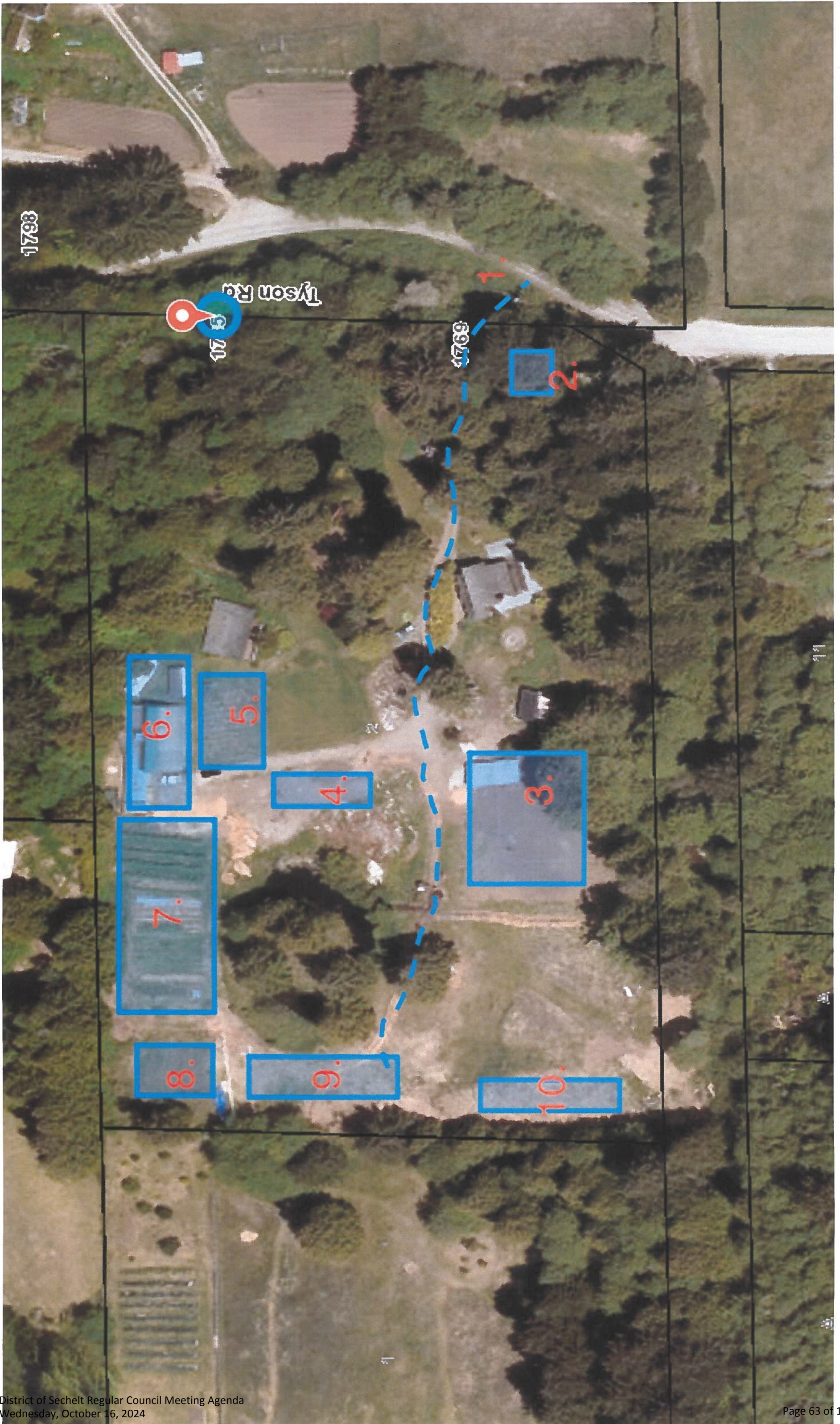
**Akasha Farm Map KEY / 1785 Tyson Road**

1. This line shows the driveway access to our Glamping tents for Agri Tourism.
2. This is our Farm Stand where we sell the food we grow on our farm
3. This is our Chicken & Duck Coop & run
4. Garden beds for growing food
5. Garden beds for growing food
6. Barn, potting shed, tool shed
7. Raspberry canes, asparagus field, rhubarb & garden beds
8. Fruit Orchard
9. 3 Agri Tourism Domes / year round
10. 7 Agri Tourism Tents / Summer months only to accommodate weddings & other farm events















# DEVELOPMENT APPLICATION

CHECK APPLICABLE:

REZONING <input type="checkbox"/>	OCP <input checked="" type="checkbox"/>	SUBDIVISION <input type="checkbox"/>	DP <input type="checkbox"/>	DVP <input type="checkbox"/>	OTHER <input type="checkbox"/>
-----------------------------------	---	--------------------------------------	-----------------------------	------------------------------	--------------------------------

PROPERTY OWNER INFORMATION (PLEASE PRINT)	
Property Owner(s) Tyler & Lucinda Gray	
Mailing Address 1785 Tyson Rd	
City, Province, Postal Code Sechelt, B.C. V7Z0A4	
Day Phone 604-989-6434	Email Tyler@akashafarm.com
As registered owner of the property (or properties) listed below, I hereby authorize this application.	
	
Signature of Owner(s)	Date Nov/28/2023
	
Signature of Owner(s)	Date 28 Nov 2023

OFFICE USE ONLY
Application No. _____
Date Application Received _____
Application Received by _____

AUTHORIZED AGENT INFORMATION (PLEASE PRINT)	
Authorized Agent	
Mailing Address	
City, Province, Postal Code	
Day Phone	Email

DESCRIPTION OF PROPERTY REFERRED TO IN THIS APPLICATION				
Lot	Block	District Lot	Plan	PID 007-781-130
Lot	Block	District Lot	Plan	PID
Civic Address or General Location 1785 Tyson Rd				

REGISTERED PROFESSIONAL CONTACT INFORMATION		
<b>Engineer</b>		
Name	Email	Phone
<b>Architect</b>		
Name	Email	Phone
<b>Other</b>		
Name	Email	Phone

PLEASE PROVIDE A DESCRIPTION OF THE PURPOSE OF THE APPLICATION  
 We are submitting this OCP compliant rezoning application for the purpose of preserving and grandfathering in our ALC rights to engage in Agricultural Tourism, and provide up to 10 accommodation units for guests while visiting Akasha Farm.

Existing Zoning	Proposed Zoning Change	Existing OCP Designation	Proposed OCP Designation
<b>Development Permit Area #</b> 1 to 5 Natural Hazard & Environmental Protection		<b>Development Permit Area #</b> 6 to 10 Form & Character of Development	

**APPLICATION SUBMISSION REQUIREMENTS**

APPLICATION TYPE	ZONING	OCP	S/D	DP	DVP	OTHER
Completed Application Form	Y	Y	Y	Y	Y	Y
Title Search Certificate dated no more that 30 days prior to date of application.	Y	Y	Y	Y	Y	Y
Scaled Site Plan Survey indicating: lot size, lot dimensions, location of all buildings (existing and proposed), setbacks to all property lines, north arrow, contours in 1 m intervals, existing and proposed driveways, septic fields, street names, drainage, tree survey, archaeological sites, natural hazards, topographical features and proposed parking layout in accordance with Zoning Bylaw.	Y	Y	Y	Y	Y	Y
Four elevations of each building, existing and proposed. Elevations must include details regarding finishing materials, roofing materials, and colours. (Multi-family, commercial, industrial and institutional.)	Y	Y		Y	D	D
Landscaping plan including location, sizes and species of plants and trees with cost estimate.	Y	Y	Y	Y	D	D
Architectural renderings &/or model.	D	D		D	D	D
Infrastructure Service Plan—roads, sewer, storm water, water, utilities, traffic impact study, lot grading plan	D		Y	D	D	D
Sustainability checklist (attached)	Y	Y	Y	D	D	D
All drawings should be submitted on full size paper, 11" x 17" paper (1 set) and as PDFs (electronic).	Y	Y	Y	Y	Y	Y
Geotechnical and/or Environmental Report	D	D	D	D	D	D

**Key:** Y = Yes; D = Depends on nature of application; see Zoning Bylaw No. 25, 1987; Subdivision and Development Control Bylaw No. 430, 2003; and Official Community Plan Bylaw 492, 2010.

**APPLICANT'S DECLARATION**

- I/We acknowledge that the District of Sechelt, and its officers and employees, have not made any representation as to the future property uses permitted if this application is successful.
- I/We are aware that payment of the application fee does not guarantee or constitute approval of the proposal and that the application may not proceed for a variety of reasons.
- I/We declare that all statements made in support of this application are true.  
I/We agree to comply with all provisions of the respective zoning bylaw, official community plan, development servicing bylaws and any other applicable municipal, provincial and federal legislation.

Applicant's Signature



Dated Nov/28/2023



# Site Disclosure Statement

All fields marked with an asterisk (\*) are mandatory.

Has the site been used for any industrial or commercial uses described in Schedule 2 of the Contaminated Sites Regulation? \*

- Yes
- No

If you answered no to the question above, the form is not submitted to the ministry. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records.

## ^ Section I - Contact information

### A: Site owners(s) or operators(s)

\*

Last name \*

Gray

First name \*

Tyler, Lucinda

Company, if applicable

Address \*

1785 Tyson Rd

City \*

Sechelt

Province \*

B.C

Country \*

Canada

Postal code \*

V7Z0A4

Phone number \*

604-989-6434

Email \*

tyler@akashafarm.com

+ Add Another

**B: Person completing site disclosure statement (leave blank if same as above)**

Last name

First name

Company, if applicable

**C: Person to contact regarding the site disclosure statement**

Last name \*

Gray

First name \*

Tyler

Company, if applicable

[Empty text input field]

Address \*

1785 Tyson Rd

City \*

Sechelt

Phone number \*

604-989-6434

Email \*

tyler@akashafarm.com

^ Section II - Site information

Coordinates for the centre of the site:

Latitude

Degrees \*

49

Minutes \*

26

Seconds \*

46.9

Longitude

Degrees \*

123

Minutes \*

42

Seconds \*

00.5

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission \*

Land ownership \*

Legally titled, registered property

Untitled Crown land



### For legally titled, registered property

Site address \*

1785 Tyson Rd

City \*

Sechelt

Postal code \*

V7Z0A4

PID \*

007-781-130

Land description \*

6.44 Acre family farm in the ALR with active Farm Status. Local DOS zoning is AG1.



+ Add Another

^ **Section III - Specified industrial or commercial uses**

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation Schedule 2 which have occurred or are occurring on this site.

**Example Schedule 2 references and descriptions**

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description \*

none

Select all that apply, choose "none" if no Schedule 2 uses apply.

^ Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. \*

We are planning to do Agri-Tourism on our working Farm. We have 3 Glamping Tent structures that people can stay in while enjoying such Agri-Tourism activities such as, U-pick berries, farm tours, harvesting & buying produce, feeding

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. \*

The information used all came from myself.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: \*

N/A

If not applicable, type N/A

^ Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under order
- Foreclosure
- CCAA proceedings
- BIA proceedings
- Decommissioning
- Ceasing operations

**By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:**

SIGNATURE



Sign above

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

First and last name

Tyler Gray

- Owner
- Operator

Date signed

2023-11-28



### Approving authority contact information

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name

Agency

Address

Phone number

Email

Reason for submission (Please check one or more of the following):

Building permit

for an activity that  
will likely disturb soil

Subdivision

Zoning

Development  
permit

for an activity that  
will likely disturb soil

Date received by approving authority



Date submitted to registrar



Version: 18

## Rezoning Application Checklist - Akasha Farm / 1785 Tyson Road

### Present and intended use of the site

The present use of 1785 Tyson Rd is as a primary living residence for our family. It is also home to Akasha Farm, which is a working small scale farm (with provincial farm status) that offers year-round free range eggs, seasonal raspberries in large quantity & a variety of vegetables to our local community, including local restaurants and retail. We have been operating a yearly fun & educational farm camp for kids who mostly live in the community & we currently also run 3 short term agri tourism accommodations on our farm, where guests get to immerse in the farm-life experience such as feeding the chickens, collecting eggs, interacting with our farm dog, U-pick raspberries and individual farm tours & education. Our intended use of the farm is to build on our existing business by increasing our crop food production, whilst also developing a more robust and flourishing educational and agri-tourism program including workshops, immersive farm retreats, harvest dinners and weddings. Seasonally, we would like Akasha Farm to be a place where community can gather to connect with nature, learn about homesteading, develop essential life skills & build meaningful relationships.

### Overall design and objectives of the proposal

The design and objectives of the proposal is to guarantee our ALC designated agri-tourism rights to operate 10 short term (only 3 year round & 7 seasonal) agri-tourism accommodations.

### Assessment of the impact on the area and adjacent properties

We have been operating our short term agri-tourism rentals for one year now, and our kids camp for 3 years & we have also hosted the occasional retreat, during this time we have not had any issues or complaints from any of our current neighbours. We have 4 neighbours & due to where everyone's houses are located on their properties, there is an immense amount of distance and privacy for everyone. We have two driveway accesses onto our farm with an abundance of on-site parking. The biggest impact on the area and properties would be if and when we host the occasional wedding or other non-farm use event, this may result in an increase in traffic and potentially some noise. See guidelines under the ALC **ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE**: Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve (ALR) and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Use Regulation. No more than 150 people may be in attendance and the event must be less than 24 hours in duration. A



maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Use Regulation. Any event that is not an agri-tourism event falls into this category.

### **Indication of the community benefits of the proposal**

The benefits to our community are incredibly positive. Tourism is a significant economic contributor for the Sunshine Coast Community. STR accommodations help to contribute significant revenue to local businesses across almost all sectors, however we recognize that there is also a housing shortage on the Sunshine Coast & the issue of STR's has been contentious for many valid reasons. The Agri-Tourism STR's we operate on our farm are not tainted by the political & social divide around operating STR's during a housing crisis, as we are not taking away any potential long-term rentals from the local community. Our STR's are geodesic domes, not suitable for permanent living & nor is permanent living legally allowed in them under the DOS & ALC regulations. Akasha Farm has over 350 reviews from guests who have stayed on our farm & had an immersive farm experience & 99% of those reviews are incredibly positive with a huge percentage acknowledging that they found the farm stay in our Geodesic domes Incredibly unique & inspiring. Having the seasonal Agri Tourism accommodations on our farm will allow us to host weddings, harvest dinners & retreats, all of which will help bring added revenue to a wide variety of local businesses & also provide a hub for our local community to support and benefit from sustainable regenerative farming practices & the culture we are creating around the intersection between holistic living & agriculture.

### **Include architect/designer contact information**

This project did not require an architect.

### **Project Summary Sheet**

We propose to have three year-round glamping structures & 7 seasonal tents erected on our farm for the use in our Agri-Tourism operation on our working farm. The ALR zoning allows for this & so we are petitioning the DOS to consider adding a site specific regulation to our property for us to come into compliance with local bylaws. The total site area of our farm is 6.44 acres. The site coverage for our Glamping structures is 2825 square feet & the gross floor area is 830.96 square feet. The Glamping Tent height is 13.5 feet. There is a parking spot located by each Glamping tent that does not interfere with any of the farming activity on our farm, see map attached.

Nov 30/2023

TO WHOM IT MAY CONCERN,

WE INCLUDED A SMALL SAMPLING OF OUR REVIEWS FROM OUR AGRITOURISM ACCOMMODATIONS ON OUR FARM. IF YOU READ A FEW YOU WILL HEAR OUR GUESTS TALK ABOUT VARIOUS ASPECTS OF INTERACTING WITH OUR FARM WHILE STAYING WITH US. U-PICK RASPBERRIES, FEEDING CHICKENS, COLLECTING EGGS, BUYING EGGS & PRODUCE, FARM TOURS ARE JUST A FEW OF THE AGRITOURISM FEATURES WE OFFER TO ALL OUR GUESTS WHO STAY WITH US.

YOURS RESPECTFULLY

TYLER GRAY.

X

### Carmen's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Jul. 31 - Aug. 7, 2021

Overall rating

5 ★

#### Public review

My husband and I spent one week on the Sunshine Coast to really slow down and relax. Tyler and Lucinda's place was spacious and nestled within their organic farm surrounded by trees and nature. The unique location was in Roberts creek which is between Gibson's and Sechelt. It was perfect because we often go between these two towns- there are restaurants and an IGA close by. Tyler also gave us great tips for lakes to swim in and we got to try eggs and veggies grown right on their farm. Thanks Tyler, Lucinda and the kids for your hospitality and warm welcome!

#### Private note from Carmen





## Chelsey's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Jul. 26 - 27, 2022

Overall rating

5 ★

### Public review

What a gorgeous place! We loved our stay, from the u-pick raspberries, the adorable friendly dog, the river swimming and the spa facilities, everything was perfect. Thank you so much. What a great stay

### Private note from Chelsey

Absolutely stunning property. Thanks so much!

If you are looking for a perfect place to unwind - look no more! The sauna, the hot tub,



## Ahmed's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
May 5 - 7, 2023

### Overall rating

5 ★

#### Public review

This was the perfect get away we were looking for! The ambience exceeded our expectations. It was easy for us to get settled in. As I mentioned the place is as described even beyond our expectations. It is extremely peaceful and cozy! Perfect getaway retreat, and I would suggest coming back in the near future. The sauna was a huge plus a very refreshing way to start off the day! Feeding the chickens was very fun! Definitely looking to come back!

### Detailed feedback

#### Check-in

5 ★



### Katie's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Apr. 21 - 23, 2023

#### Overall rating

5 ★

#### Public review

Amazing spot , great local amenities close by ! And you can buy eggs and produce from the hosts !  
The wood fire hot tub was sooo nice and so was the sauna ! And the dome was wonderful !!

#### Private note from Katie

Thanks for a great stay ! Can't wait to see the solution to the Cold pool ☹️

#### Detailed feedback

#### Check-in

5 ★



were on enroute. We checked in...



### Sean's review of your place



Geodesic "Barn" Dome with spa on beautiful farm

Sep. 25 - 26, 2023

#### Overall rating

5 ★

#### Public review

Tyler was easy to reach, check in was seamless. It's a cozy cabin and was especially nice listening to the rain! The inside makes you want to spend all of your time in it. The property is beautiful. You can take a nice walk around the farm and enjoy the nature surrounding it. They have live chickens, which is awesome, with the option to purchase fresh eggs. Overall a great experience. Looking forward to coming back for another stay at this beautiful Airbnb.

Reply to Sean

#### Private note from Sean

Thank you for allowing us to come for a stay at your Airbnb. It was a wonderful experience for the both of us. We're hopeful to come back for another stay in the future. Take care!

Great place to stay and super fun experience to stay in a Yurt! Thank you so much to

Second time back at the cedar dome! Tyler and Lucinda are amazing hosts. The most



## Sheyda's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa

Sep. 10 - 12, 2023

### Overall rating

5 ★

#### Public review

Wow, we loved this place! Such an amazing time, we'll be back for sure! The location was perfect for a little getaway from the busy city life, and we loved how Tyler and Lucinda made the dome so cozy. Every piece is carefully picked and perfectly placed. Highly recommend this to anyone looking to visit Sechelt looking for a comfortable stay. The bunk bed was a lot fun as well. Oh and the eggs from their chickens are so so good!!

Reply to Sheyda

#### Detailed feedback

[Read full review](#)



## Lasha's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa  
Sep. 8 - 10, 2023

### Overall rating

5★

#### Public review

A very nice, quiet getaway for couples. Perfect if you like stargazing and own a telescope as well. You have everything you need for a weekend, nice outdoors amenities as well. Quite a unique place to stay at. My wife and I really enjoyed sleeping under the sky-roof. Everything feels cozy, it is clean, and thoughtfully put together. We're going to miss Odin, the sweetest dog there, and the fresh chicken eggs in the morning - straight out of the chicken coop. Hosts are super friendly, and helpful! Would recommend anyone.

[Reply to Lasha](#)

#### Private note from Lasha

Tyler and Lucinda, Thank you for hosting us! We really enjoyed our time at your dome. Hoping we

[Read full review](#)

**Laura's review of your place**

Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Jul. 11 - 13, 2022

**Overall rating** 5★

**Public review**

Love this retreat. Raspberries, chickens, hot tub, sauna! Lovely!!

**Private note from Laura**

Excellent. Love you Oden protector of all chickens. Loved picking raspberries. Delicious! Thanks Kelsey very awesome!!


**Detailed feedback**



chickens and dog were sweet too! Didn't realize that other airbnbs were on the property - the sauna is closer to the...

**Winnie's review of your place**

The Lotus Belle Tent  
Aug. 30 - Sep. 1, 2023



**Overall rating** 5★

**Public review**

A beautiful place that you can enjoy the nature. Tyler greets us at check-in and shows us around to explains everything. The tent is nicely set up and very spacious for our family with two kids. The outdoor kitchen is fully equipped that you can cook your own meal. My kids love the tree house and the trampoline and enjoy feeding the chicken and play with their friendly dog. It was so relaxing to sit around the fire pit and roasting marshmallows. We will definitely come back when we visit Sunshine Coast again next time. Thanks Tyler and Lucinda

**Detailed feedback**

**Check-in** 5★

Had a lovely time at Tyler and Lucinda's, they were flexible with our arrival time and



**Sam's review of your place**

Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Jul. 29 - Aug. 5, 2022

**Overall rating** 5★

**Public review**

The cottage was a nice, beautiful and quiet retreat from the city life. The free range chickens and the sounds of the creek made for an idyllic setting. Our daughter loved the tree house, ground trampoline and playing with the owners kids. The farm stand eggs and raspberries were some of the best we have ever had. Thanks again!

**Private note from Sam**

Thank you for your hospitality! The cottage was a nice treat and thank you for letting Ellie stay. The one feedback is about the fitted sheet, it is not deep enough for the mattress so it pops off all







### Tawnee's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 7 - 9, 2023

#### Overall rating

5 ★

#### Public review

We had a lovely stay at the dome. My kids loved the treehouse and trampoline, feeding the chickens and petting the family dog. It was very peaceful and private.

#### Detailed feedback

##### Check-in

5 ★

- ✓ Responsive Host
- ✓ Easy to find
- ✓ Clear instructions
- ✓ Flexible check-in

Becky's review of your place

Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 6 - 7, 2023

Overall rating 5★

**Public review**

Wow, what a magical stay. An absolute honour to witness Tyler's vision, and experience his imagination brought into existence. The dome was beautifully decorated and constructed and the ambiance inside was truly magical. Soul refreshing to detox from busy city life and enjoy the simple pleasures here. We loved walking around and taking in the natural scenery. There were moments where we felt like we were in an enchanted grotto. Being here felt like a different universe. The hot tub and sauna was such an amazing experience and it was so fun unlocking our inner children exploring the property. Totally worth the money and definitely one of my favourite stays. Will be returning in the future! Thank you Tyler and Lucinda for welcoming and sharing your home with us :)

**Private note from Becky**

Your Airbnb is an example of how powerful and incredible and capable the human mind can be. You should be very proud of what you have created. Thank you for sharing your imagination with others!



### Kajal's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa

Aug. 5 - 7, 2023

#### Overall rating

5★

#### Public review

They are great hosts, the place was super clean. They were very helpful with everything. It was a great experience. We loved the berry picking.

#### Private note from Kajal

Thank you so much Tyler and Lucinda. We had so much fun at your farm. It was an amazing and different experience.

#### Detailed feedback

Check in

5★

and more. I'd definitely recommend this place if you are looking to get away from the



### Jackie's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 4 - 6, 2023

**Overall rating** 4 ★

#### Public review

Lovely stay in the dome. Our 4 yr old loves the playground and feeding the chickens

#### Detailed feedback


**Check-in** 5 ★

- ✓ Responsive Host
- ✓ Easy to find
- ✓ Clear instructions
- ✓ Easy to get inside

**Cleanliness** 5 ★

**Sean's review of your place**

Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Aug. 1 - 4, 2023



**Overall rating** 5★

**Public review**

What a beautiful property. You stay on a lovely cottage on their hobby farm which is situated on a stunning property with a river running through it. Large trees, beautifully landscaped, chickens, a dog, and it still felt incredibly private and quiet. Would highly recommend staying here.

**Private note from Sean**

Thanks again, it was 5/5 stay for us and we will recommend it to friends. A few small things that might help future guests: We would recommend looking into the mattress, it felt like it was sinking into the middle from wear and tear, but we still had good sleeps. It would also be nice for more floor towels since the shower/tub can get a little wet. The floor also feels like it's rotting a little under the surface in the section near the faucet of the tub. A few more spice options for cooking.



Read full review



## Lisa's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa

Jul. 22 - 24, 2023

Overall rating

5 ★

### Public review

The dome was even more beautiful and unique in person than in the photos! The sauna and hot tub were super relaxing. We also really enjoyed picking delicious raspberries on the farm, and playing with their dog. Tyler was a great host -- I needed a place to store lots of frozen breast milk, and he graciously offered additional freezer space on the property.

### Detailed feedback

Check-in

5 ★

✓ Responsive Host

around the fire place. The dogs and chickens were great and we loved all the attention we got from them.





### Andres's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Jul. 17 - 19, 2022

#### Overall rating

5 ★

#### Public review

A very unique location, with great amenities and accommodations. The farm has a beautiful river, a u-pick berry orchard, sauna, hot tub and is a great place for families and get togethers.

#### Private note from Andres

Thank you Tyler and Lucinda for a great experience. My family enjoyed their time on the farm and I am sure we will be back soon. Andres

made our stay! The kitchen was well...



### Leah's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Jul. 18 - 21, 2023

#### Overall rating

5 ★

#### Public review

Lucinda and Tyler's place was exactly what my family 11y/o 4y/o and 3y/o needed. We have been looking for ways to find healing through our grief and loss after losing my husband 3 years ago and this place was the right fit for my family. We needed time away from the everyday hustle of life in Vancouver and their farm gave us the time to really slow down and be with each other. The chickens on their farm were an experience my kids enjoyed and will not forget feeding them! Their lovely and extremely friendly dog Odin brought so much joy to my oldest kid. We spent 3 nights and mostly stayed on the farm, played and explored the creek that runs along their property, saw snakes and frogs and skipped rocks. The playground and trampoline, badminton net/vball! The space for the kids to run about and play kept them all busy during the day. The hot tub was the cherry on top and even better if you're a morning tubber-was hot in the morning! Absolutely recommend and grateful for the experience!

beautiful, thoughtful and relaxing escape. 10/10 would come back. Thank you!



### Lindsay's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Jul. 16 - 17, 2023



#### Overall rating

5 ★

#### Public review

Beautiful spot for a quiet getaway. Beautiful farm with chickens and fresh raspberries for sale. Cozy cottage space. Friendly and accommodating host. We will be back!

#### Detailed feedback

##### Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

##### Cleanliness

5 ★

This was my first air bnb experience and this place exceeded my expectations. From

### Laura's review of your place

The Lotus Belle Tent  
Jul. 11 - 13, 2023



Overall rating

5 ★

#### Public review

We had a wonderful stay at this beautiful property. Everything was beautifully done - amazing attention to all the details, like the lovely flowers, the lighting, even the little silver holder for the kitchen soap and sponge. Our son loved the trampoline, bouncy castle, and feeding the chickens. Location was easy to get to, and a lot to explore in the area. Would love to come back and stay again!

#### Private note from Laura

Thank you for such a lively stay! We truly enjoyed our little getaway. You've done an amazing job with your property!

My partner and I had a great stay. Location was perfect and sits in the middle of



### Luisa's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Jul. 3 - 5, 2023



#### Overall rating

5 ★

#### Public review

Amazing place. Tyler and Lucinda were very helpful and communicative. I recommend staying here. Raspberries and eggs are a plus

#### Private note from Luisa

Thanks so much for everything. Jealous of the life you've built! You can see the passion and love you have for all the spaces. Thanks for sharing

#### Detailed feedback

Check in [date] 5 ★



Amazing place. Tyler and Lucinda were very helpful and communicative. I recommend



## Laura's review of your place



The Lotus Belle Tent

Jun. 30 - Jul. 3, 2023

### Overall rating

5 ★

#### Public review

What a peaceful getaway.. Myself and a few of my girlfriends had a lovely time staying in The Lotus Belle Tent over the long weekend. Tyler and Lucinda were wonderful hosts and really went out of their way to make our stay extra special. The outdoor kitchen was stocked with everything we needed to make some nice meals, it was so sweet that we could purchase fresh eggs and raspberries right on site too! There was a propane fire pit so we could still enjoy a fire during the fire ban and a BBQ. The property was lovely to just walk around and enjoy the nature, there was an area to play badminton and a trampoline. Towels, plenty of bedding, A/C, and a heater in the tent. The beach was about a 15 min walk away and the grocery store was very close too. Thank you again Tyler & Lucinda!!

#### Detailed feedback





## Jenny's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa

Jun. 2 - 4, 2023

### Overall rating

5 ★

#### Public review

We thoroughly enjoyed our stay. The kids loved feeding the chickens, Odin and the trampoline; provided hours of entertainment, lots of space for the kids to run around. Would definitely come back with the family again.

#### Detailed feedback

##### Check-in

5 ★

- ✓ Responsive Host
- ✓ Clear instructions
- ✓ Easy to get inside
- ✓ Flexible check-in

The place was exactly as described. Host was very accommodating and friendly. Great experience.



### Eric's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Apr. 4 - 5, 2023

### Overall rating

5 ★

### Public review

I recently had the pleasure of staying at the geodesic dome on this charming farm and I must say, it was an unforgettable experience! From the moment I arrived, I was greeted with the warmest of welcomes by Lucinda, the friendly chickens and the curious farm dog Odin. The dome itself was absolutely stunning, with its unique and modern design providing a comfortable and relaxing atmosphere. The highlight of our stay was definitely the outdoor hot tub and sauna, which were the perfect places to unwind after a day of exploring the beautiful surroundings. We also loved spending evenings around the firepit, roasting marshmallows and stargazing under the clear night sky. Overall, I would highly recommend this geodesic dome on the farm for anyone looking for a unique and unforgettable getaway

### Detailed feedback

[Read full review](#)



### Thiago's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa  
Mar. 10 - 12, 2023

**Overall rating** 5★

#### Public review

Simply amazing. The place is impeccably clean, and the amenities will make it hard for you to decide if it's worth going out of the property. Friendly folks, dog and chickens! Hope I can get back ASAP. The sound of the creek makes it an even more idyllic stay.

#### Private note from Thiago

Thank you Tyler and Lucinda for a lovely stay. We enjoyed every bit and can't wait to be back. Our only comment is on the shower, that at times felt it needed more pressure. Other than that, congratulations in making this an experience well fondly remember for ages. Enjoy spring! 🌸

#### Detailed feedback

**Bianca's review of your place**

Geodesic "Barn" Dome with spa on beautiful farm  
Nov. 8 - 10, 2022

**Overall rating** 5 ★

**Public review**

I had such a wonderful stay at the dome - it was the perfect spot for me to do a little solo getaway for a couple of days to escape from the city. There's a real sense of calm and serenity at the farm, and the dome itself is absolutely beautiful - so cosy and relaxing. I spent my time there soaking up the views, reading, doing yoga, meditating, journalling, cooking fresh eggs from the farm, going on little walks nearby, visiting local cafes, and of course spending time in the gorgeous hot tub and sauna. The hot tub does take a little while to warm up in the winter so I recommend getting the fire lit straight away. I would highly recommend anyone looking for a cool experience or a place to unwind and relax to visit! Thank you Tyler and Lucinda for creating such an amazing space and experience <3 I can't wait to come back



X

### Brittany's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Sep. 5 - 7, 2022

### Overall rating

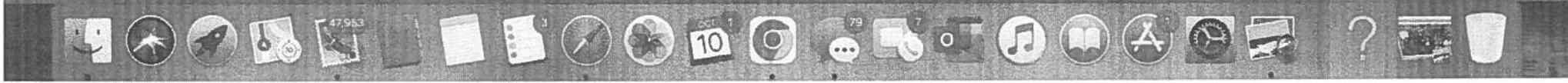
4 ★

#### Public review

we stayed in the cabin. it was a truly a retreat from the city. the stars were beautiful to view from the hot tub, and the sounds of wildlife at night were the only things one could hear. we purchased the fresh eggs from the farm and they were delicious. Overall a lovely place to stay. Tyler was also very quick with responding to our messages.

#### Private note from Brittany

we enjoyed our stay thank you very much! a few things I'd suggest is to check the lighters between quests, offer a flash light for quests at night, and an axe for chopping the wood smaller.







### Kincaid's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Aug. 21 - 26, 2022

Overall rating

5 ★

#### Public review

Amazing stay. Great location, very quiet, beautifully setting, and awesome hosts. First time on the Sunshine Coast, will definitely be back. Fresh farm eggs were a great bonus.

#### Detailed feedback

Check-in

5 ★

We had such a great stay here! A very unique experience. We enjoyed using the sauna, hot tub and bbq. We loved the location and the property. Such a great vibe, very



additions to an already awesome place.

**Jasmin's review of your place**

Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 10 - 12, 2022

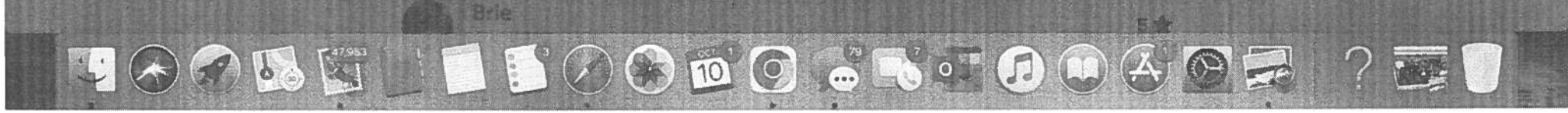
**Overall rating** 5★

**Public review**

We stayed here for our 10th wedding anniversary and it was so special. We loved everything about this place - the uniqueness, amenities, fresh eggs, and sleeping under the stars. Will recommend it for a long time to come!

**Private note from Jasmin**


You have a very special place. Thank you for making our anniversary so memorable!



giving it a great feed

**Maria's review of your place**

Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 9 - 10, 2022



**Overall rating** 5★

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**Public review**

This is a very special property with a very special accommodation. All the details from the woodwork to the decor are so well thought out. Gorgeous place for a summer stay- chickens, raspberries, a river to cool yourself in; truly wonderful. The only niggle is that it lacks a full kitchen, so you have to do some creative thinking for your food between the bbq and the toaster oven. Other than that, it was a pleasure staying at these cool domes!

**Detailed feedback**



Jasmine



### Lauren's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Aug. 6 - 8, 2022

Overall rating

5 ★

#### Public review

We loved our stay! It was the most charming farm with free range chickens, a gorgeous peaceful creek behind the cabin, and such a great location between Gibsons and Sechelt. Tyler was super helpful and communicative and made sure we had a smooth check in. The suite itself is very cute and the bed was extremely comfortable. It was so relaxing to fall asleep hearing the creek in the distance. The only thing that was a bit challenging was the bath situation - there is no shower and the bath has a little hand held "shower" that was a little tricky to use. But other than that the suite was beyond our expectations. We would definitely return and stay here again!

Res a full review





X

### Karen's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Jul. 25 - 26, 2022

### Overall rating

5 ★

#### Public review

We really enjoyed our stay at this amazing Airbnb! Everything is super Instagramable! They also offer u-pick berries which is great for summer activities. Tyler and Lucinda are super friendly and we have no issues with communication. Place is clean and tidy. Coffee and tea are provided, but I'd recommended to bring some snacks / food since restaurants and supermarkets nearby close pretty early. We really loved the hot tub and the outdoor shower! We will definitely come back again during fall time to enjoy the outdoor sauna and bbq.

#### Private note from Karen





[Read full review](#)



### Elise's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa  
Aug. 9 – 10, 2022

Overall rating

5★

#### Public review

The geo dome is such a unique delight, and is artistically furnished with high end decor. I felt like I was in a design magazine! It was fun to stay in such a creative space. All of the amenities were great and appreciated. It's important though to pay attention to the photos, which show that there is another dome close by and that the shared amenities are close to & in front of the domes. Do not expect privacy. Structurally the dome is like a (well furnished) tent - I could hear the other guests' conversations outside, and even the snoring from the other dome. As there are no curtains to close, everything you do in the dome in the living & sleeping area is visible from the outside to guests who are in the hot tub, playground, or island. If you are looking for private romance, the rental cottage is probably a better choice. I loved being on the farm, watching the chickens & farm dog interact, and



### Jody's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Sep. 23 - 25, 2022

Overall rating

4 ★

#### Public review

Tyler and Lucinda's beautiful air bnb is tranquil, beautiful and a perfect getaway from the busy city. The interior design is thoughtfully put together and the space is very clean. Tyler was quick to respond when I had questions or concerns and welcomed us upon our arrival. The location is on a cute farm nearby sechelt and roberts creek, accessible to many beaches and parks and restaurants. We loved the farm dog Odin and all the chickens roaming around. We really enjoyed our stay, thank you so much.

#### Private note from Jody

Our dome stay was booked for Sept 23 to 25, 2022. It was a good stay with a few



**Leslee Anne's review of your place**

Geodesic "Barn" Dome with spa on beautiful farm  
Sep. 23 - 25, 2022

**Overall rating** 5★

**Public review**

We had the best farm life experience with the unique place for a staycation. Tyler and Lucinda are great host. We recommend staying here! We really enjoyed and loved it!! See you again, Odin and the kids!! 😊

**Private note from Leslee Anne**

Tyler and Lucinda have the best place I have ever stayed so far. They have given us an amazing farm life experience. The place is for all ages to enjoy. We loved it!! There are few notes I'd love to suggest. A removable cover for the top part of the dome to prevent sunlight exposure so the guests can



**Mihwa's review of your place**

Geodesic "Cedar" Dome on a beautiful Farm with Spa  
Oct. 9 - 10, 2022

**Overall rating** 5★

**Public review**

It was such a beautiful place to stay! The host was so warm and friendly and the dome house was perfect inside with treehouse bed, and outside with the sauna and hot tub. The best kids friendly place too, it has a nice treehouse playground and trampoline, along with farm animals and a friendly dog, kids could play there all day long. I highly recommend this place!

**Detailed feedback**





## Ashley's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa

Apr. 6 - 9, 2023

### Overall rating

5 ★

#### Public review

We had a wonderful stay! The place is just as beautiful and cool as described and in photos. Our kids had a blast with all the amenities. We loved the sauna and views from the dome. The hosts were lovely and super responsive. We will be booking again! Note: our kids aren't big dog people but! Odin gave us lots of space but when he was around he was gentle and sweet. Our kids actually miss him and want to see him again.

#### Detailed feedback

##### Check-in

5 ★

✓ Responsive Host

✓ Clear instructions



tastefully decorated. Loved the wood fired hot tub and sauna access. Totally dreamy



### Shauna's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa  
Apr. 9 - 11, 2023

#### Overall rating

5 ★

#### Public review

What an absolute gem of an Airbnb! It's literally your very own sanctuary! The dome is just stunning & so equipped! The hot tub under the stars and the sauna + cold shower made for our own little spa! The land is so peaceful with chickens, frogs, ducks and a gorgeous friendly dog - it was honestly perfect! Great hosts, very responsive! Great area, great views, great hikes, great waterfalls - just go, you won't regret it :)

#### Private note from Shauna

We really enjoyed our stay guys, thanks a million! Will recommend to everyone we know :)

#### Detailed feedback

### Mariana's review of your place

The Lotus Belle Tent  
Jun. 8 - 10, 2023



**Overall rating** 5 ★

#### Public review

The place is stunning! We had the best time and the place has everything you need! The outdoor kitchen is fully equipped. The fire pit is super cosy and the tent spacious with heaters and a/c. Would absolutely come back! Tyler and Lucinda were very friendly and super responsive hosts. Our kid is obsessed with their dog Odin and the chickens in their farm. Best glamping experience ever!

#### Detailed feedback

**Check-in** 5 ★

- ✓ Responsive Host
- ✓ Clear instructions

[Read full review](#)



## Debby's review of your place



Geodesic "Cedar" Dome on a beautiful Farm with Spa

Jun. 16 - 18, 2023

### Overall rating

5★

#### Public review

This was a beautiful and relaxing getaway. Thoughtfully designed and clean dome, loved the hot tub (super satisfying tending a fire to heat it), rejuvenating electric sauna, even had a propane fire pit given the fire ban. Check in was in person with Tyler- rare nowadays but really nice to be shown how to use all the amenities! Odin their adorable dog was there every day greeting us. Felt tucked away, but convenient with IGA a 2 minute drive away. Love getting away from the city to enjoy a slow few days- this was a perfect place for that and wish we got to stay longer!

#### Private note from Debby

Loved our stay- keep doing what you're doing! Always nice to enjoy the simple life at thoughtful airbnbs like yours 🌿

The place was amazing. My kids loved it, very beautiful and relaxing. I would definitely recommend and come back again.



### Vanessa's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Jun. 23 - 25, 2023

#### Overall rating

5 ★

#### Public review

Tyler and Lucinda were amazing hosts! Their place is so beautiful, calming and filled with many things to see! We loved using their hot tub and sauna, seeing the chickens and enjoying the fire pit! Tyler greeted us right away and was very clear with instructions in the dome and amenities. The AC kept the dome cool in the summer and we slept nicely on the beds. We really did enjoy our stay and would love to be back!

#### Detailed feedback

##### Check-in

5 ★

- ✓ Responsive host
- ✓ Clear instructions



### Saif's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Jul. 2 - 3, 2023



#### Overall rating

5 ★

#### Public review

Had a wonderful stay here. The farm felt like home and is one of the most lovely airbnbs I've ever stayed at. I'll be back!!

#### Private note from Saif

Thanks again for a wonderful stay at your beautiful home.

#### Detailed feedback

#### Check-in

5 ★



cozy, spacious and bright. The shower is lovely, outdoor hot, spacious and great pressure, wow, cleanest hat ever



### Veronica's review of your place



The Lotus Belle Tent  
Jul. 21 - 23, 2023

Overall rating

5 ★

#### Public review

This was a cute and private little place. Very aesthetic with lights in the tent and around the fire place. The dogs and chickens were great and we loved all the attention we got from them.

#### Detailed feedback

Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

Cleanliness

5 ★



## Wyatt's review of your place



Geodesic "Barn" Dome with spa on beautiful farm

Jul. 25 - 27, 2023

### Overall rating

5 ★

#### Public review

Very beautiful spot. Loved the amenities, especially enjoyed the creek. Tyler gave us a thorough tour when we first got there, that was much appreciated. It was clean and well put together. Thank you Tyler and Lucinda!

### Detailed feedback

#### Check-in

5 ★

- ✓ Responsive Host
- ✓ Easy to get inside
- ✓ Clear instructions

cozy, spacious and bright. The shower is lovely, outdoor, hot, soaps and great



## Stephanie's review of your place



The Lotus Belle Tent

Aug. 15 - 17, 2023

Overall rating

5 ★

### Public review

Our stay at Tyler and Lucinda's was a great add-on to our Sunshine Coast family vacation. Our kids loved the trampoline and the chickens and especially the fact that there were other kids to play with! The outdoor kitchen, shower and fire pit area were so lovely and the tent was beautiful. As long as you keep in mind that you are technically camping, and that bugs are a part of camping, then it's such a wonderful place to stay! Would very much recommend the Lotus Belle Tent. The domes on the property also looked incredible!

### Detailed feedback

Check-in

5 ★

[Read full review](#)



## Julie's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Aug. 14 - 17, 2023

### Overall rating

5 ★

#### Public review

Lots of free roaming chicken, cute dog, and other airbnb guests to talk with. The sauna and the hot tub are wonderful amenities. The hosts were reponsive with their messages. We loved that there were kitchen utensils so we can cook simple food. Also check out the stars at night time! It is pitch black and they look like thousands of diamonds in the sky.

#### Detailed feedback

##### Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

there were other kids to play...

We had a wonderful time and can't wait to be back!



### Kateryna's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 26 - 28, 2023

#### Overall rating

5 ★

#### Public review

Fantastic getaway! We enjoyed the hot tub & sauna, and our toddler loved the trampoline and treehouse. Dome was lovely & cozy, the farm was fun to explore.

#### Private note from Kateryna

Thank you for amazing stay!

#### Detailed feedback

Check-in

5 ★





## Naomi's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Sep. 1 - 4, 2023



### Overall rating

4 ★

#### Public review

Perfect for the Labor Day weekend. We loved the sauna, hot tub and farm. The chickens and dog were sweet too! I didn't realize that other airbnbs were on the property - the sauna is closer to the domes than it is the house and is pretty public. We still enjoyed it though! I could've stayed longer!

Reply to Naomi

### Detailed feedback

Check-in

5 ★

[Read full review](#)



### Alex's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Aug. 29 - Sep. 1, 2023

**Overall rating**

5 ★

**Public review**

We had a great time a Tyler and Lucinda's! Such a unique experience and so much to enjoy on the property. Fantastic spot for kids too. Highly recommend!

**Detailed feedback**

Check-in

5 ★

✓ Responsive Host

Cleanliness

5 ★

us around to explain everything. The tent is nicely set up and very spacious for our



## Smita's review of your place

The Lotus Belle Tent

Sep. 9 - 11, 2023



### Overall rating

5 ★

#### Public review

This has been the most unique Bnb experience I've had! Would definitely recommend and plan to go back as soon as I can

Reply to Smita

### Detailed feedback

Check-in

5 ★

Responsive Host

Clear instructions



## Haley's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Sep. 14 - 16, 2023



### Overall rating

5 ★

#### Public review

Beautiful place! Bed and pillows were extremely comfy. Loved the farm dog and the roaming chickens!

Reply to Haley

### Detailed feedback

Check-in

5 ★

...was perfect for a litl & getaway from the busy city life, and we loved how Tyler and Lucinda made the dome so...



## Sandra's review of your place



Geodesic "Barn" Dome with spa on beautiful farm  
Jul. 20 - 22, 2022

Overall rating

5★

### Public review

A piece of paradise! We brought our two kids (aged 1 and 3) and they absolutely loved the glamping adventure. We were extremely comfortable and loved all the amenities, including exploring the creek, hanging out with the chickens, jumping on the trampoline, and relaxing in the hot tub! What an experience! We can't wait to return!

### Private note from Sandra

We absolutely loved our stay and our kids had the best time!! Really spacious and comfortable lodging and amazing amenities! They loved the playground, trampoline, and chickens! We played in



in the morning from the chickens off the farm. Tyler was great at communicating and answered all our questions. We



## Yong's review of your place

The Lotus Belle Tent

Sep. 17 - 18, 2023



Overall rating

5 ★

### Public review

Loved this place and the guard dog Odin in the farm. Hosts got the taste!

Reply to Yong

### Detailed feedback

Check-in

5 ★

✓ Clear instructions

✓ Easy to find

There are also things to do at the farm, great place to take photos. We enjoyed it a lot.



### Janelle's review of your place



The Lotus Belle Tent  
Sep. 18 - 19, 2023

Overall rating

5 ★

#### Public review

A tranquil and delightful stay in a comfortable and unique accommodation . We really enjoyed the location and the animal friends that lived on the property.

Reply to Janelle

#### Private note from Janelle

Thanks, Tyler and Lucinda, for a lovely stay . We really enjoyed your wonderful property and sweet dog . Regards Janelle and John

#### Detailed feedback

Read full review



Geodesic "Barn" Dome with spa on beautiful farm

Aug. 3 - 5, 2022



Overall rating

5 ★

Public review

Would highly recommend, Tyler and Lucinda were excellent hosts and the rental exceeded our expectations. The hosts welcomed us and showed us around the rental and all the amenities when we arrived. The dome itself was well furnished and had been well designed. The space was more than enough for the two of us, and provided all of the amenities as described. We appreciated the gas fireplace and A/C unit which allowed us to control the temperature and made this rental more comfortable than most tent experiences! The rental was located on a well maintained farm with a wood fire hot-tub, electric sauna, cold outdoor shower, and fire-pit. Pre-cut wood was supplied and all the amenities were in like new condition. The farm animals and friendly dog made for a unique experience that we appreciated. This Airbnb is a must try along the Sunshine Coast

Private note from Sean



[Read full review](#)



### Craig's review of your place



Lrg Cottage with hot tub & sauna on a 6 Acre Farm  
Aug. 12 - 15, 2021

Overall rating

5★

#### Public review

Relaxation, serenity, comfort, cleanliness, great hosts, amazing chickens and more. This place has it all. We hope to stay with Tyler and Lucinda again a future trip.

#### Private note from Craig

Relaxation, serenity, comfort, cleanliness, great hosts, amazing chickens and more. This place has it all. We hope to stay with Tyler and Lucinda again a future trip.



**DISTRICT OF SEHELDT**  
**Bylaw No. 580-09, 2023**

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Being a bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022

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**WHEREAS** the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

**AND WHEREAS** the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

**NOW THEREFORE**, the Council of the District of Sechelt in open meeting assembled enacts as follows:

**TITLE**

1. This bylaw may be cited for all purposes as, "Zoning Amendment Bylaw No. 580-09, 2023".

**AMENDMENTS**

2. That Section 1.10.44 of the AG1 zone be amended to include the following site-specific regulations:

**LOT 2, DISTRICT LOT 3555, VAP14939**

- a) Notwithstanding Section 1.10.42(c), on this property, up to 10 sleeping units are permitted for agritourism accommodation.
- b) Of the 10 sleeping units,
  - a. Up to three units can be geodesic domes.
  - b. Up to two units can be prefabricated A-Frame cabins.
  - c. Up to five units can be tent sites or Recreational Vehicle (RV) sites.
- c) A business licence is required for agritourism accommodation.

**PROVISIONS**

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

READ A FIRST TIME THIS	20 <sup>TH</sup> DAY OF	DECEMBER, 2023
READ A SECOND TIME THIS	20 <sup>TH</sup> DAY OF	DECEMBER, 2023
SECOND READING RESCINDED THIS	DAY OF	, 202X
READ A SECOND TIME AS AMENDED THIS	DAY OF	, 202X
PUBLIC HEARING HELD THIS	DAY OF	, 202X
READ A THIRD TIME THIS	DAY OF	, 202X
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE		
PURSUANT TO SECTION 52(3)(a) THIS	DAY OF	, 202X
ADOPTED THIS	DAY OF	, 202X



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Mayor

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Corporate Officer



## DISTRICT OF SECHELT

### MINUTES OF THE REGULAR COUNCIL MEETING

**October 2, 2024, 7:00 pm  
Community Meeting Room  
1st Floor, 5797 Cowrie St., Sechelt  
and Via Zoom Online Meeting Platform**

**PRESENT:** Mayor J. Henderson, Councillor D. Bell, Councillor D. Inkster, Councillor D. McLauchlan, Councillor B. Rowe, Councillor A. Shepherd, Councillor A. Toth

**STAFF:** Chief Administrative Officer A. Yeates, Director of Planning and Development A. Allen, Director of Financial Services and Information Technology D. Douglas, Director of Engineering and Operations M. Lee, Director of Corporate and Community Services L. Roberts, Development Planning Manager I. Holl, Manager of Financial Services B. Smith, Senior Development Planner T. Baker, Senior Policy Planner K. Pearson, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

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#### **1. LAND ACKNOWLEDGEMENT**

The Chair noted the land acknowledgement on the agenda. Members of Council expressed their gratitude for living on the swiya.

#### **2. CALL TO ORDER AND DECLARATION OF CONFLICT**

The Mayor called the Regular Council Meeting to order at 7:00 pm and asked for declarations of conflict. There were none.

#### **3. ADOPTION OF AGENDA**

The Chair acknowledged the newly appointed Director of Engineering and Operations, Meghan Lee.

**Res. No. 2024-10A-01**

Moved/ Seconded

That the recommendation for item 6.1 of the agenda be amended to consider three readings of the bylaw, instead of first only; and

That the October 2, 2024 Regular Council Meeting Agenda be adopted as amended.

**CARRIED**

**4. DELEGATIONS & PROCLAMATIONS**

None.

**5. BUSINESS ITEMS****5.1 Development Permit for 5750 Anchor Road**

Staff provided an overview of the Development Permit (DP) Application, noting that a Temporary Use Permit may be required to build one unit on the property as a show home.

The applicant was permitted an opportunity to address Council and inquired about potentially of installing an elevator instead of the required covered staircase. Staff confirmed that updated plans would need to be submitted for a change in the application and that the authority to approve the DP could be delegated to staff.

**Res. No. 2024-10A-02**

Moved/ Seconded

That Development Permit 2022-25 be approved and issued, on the condition that the issue of the covered staircase is resolved satisfactorily at the discretion of the Director of Planning and Development.

**CARRIED**

**OPPOSED: Councillors Inkster, McLauchlan**

**5.2 Development Permit for 5981 Shoal Way**

Staff provided an overview of the report, noting that Council already approved the Official Community Plan Zoning Amendment in February 2024, and the proposal was referred to the Advisory Planning Committee for review. A change was noted from the original plan with the intention to subdivide the property, however, the Developer and Staff have worked together to ensure compliance with zoning.

Council discussed potential benefits and concerns related to the proposed project.

**Res. No. 2024-10A-03**

Moved/ Seconded

That Development Permit 2024-10 be approved and issued.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

**5.3 Strata Conversion of a Previously Occupied Dwelling- 5666 Osprey Street**

Staff provided background information on this conversion, and the legislative requirements for it to come to Council.

**Res. No. 2024-10A-04**

Moved/ Seconded

That Council supports the strata conversion of the previously occupied dwelling at 5666 Osprey Street; and

That in accordance with s. 242(10) of the *Strata Property Act*, Council delegates to the Approving Officer the authority to approve the strata conversion of the previously occupied building at 5666 Osprey Street.

**CARRIED**

**6. BYLAWS**

**6.1 2025 Permissive Property Tax Exemption Bylaw No. 624, 2024**

**Res. No. 2024-10A-05**

Moved/ Seconded

That 2025 Permissive Property Tax Exemption Bylaw No. 624-2024 be given first, second and third reading.

**CARRIED**

**a. 2025 Permissive Property Tax Exemption Bylaw No. 624, 2024**

**Res. No. 2024-10A-06**

Moved/ Seconded

That 2025 Permissive Property Tax Exemption Bylaw be read for the first, second and third time on October 2, 2024.

**CARRIED**

**6.2 Official Community Plan Bylaw No. 492-35**

Staff reviewed changes made to the Bylaw since second reading.

**Res. No. 2024-10A-07**

Moved/ Seconded

That the second reading of Official Community Plan Amendment Bylaw 492-35 granted on June 19, 2024 be rescinded; and

That Council consider second reading of Official Community Plan Amendment Bylaw 492-35, as amended.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

a. **Official Community Plan Bylaw No. 492-35****Res. No. 2024-10A-08**

Moved/ Seconded

That the Official Community Plan Amendment Bylaw No. 492-35, 2023 be read for the second time on October 2, 2024 as amended.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

**6.3 Zoning Amendment Bylaw No. 580-17, 2024 - Community Services (5638 Inlet Ave)**

Staff provided an overview of the proposed amendment, informing Council that when this application was submitted under Zoning Bylaw No. 25, 1987, the zone did not have a cap on the number of units. The new Zoning Bylaw 580, 2022, introduced the new limit of 34 units for this zone.

**Res. No. 2024-10A-09**

Moved/ Seconded

That first, second, and third reading of Zoning Amendment Bylaw No. 580-17, 2024 be considered; and

That prior to consideration of adoption, the applicant shall:

- a. Register an updated/amended Housing Agreement on title to ensure conformance with the proposed dwelling changes; and



That Council approve the waiver of Development Cost Charges for the 35<sup>th</sup> dwelling unit in addition to the previously approved waiver for the original 34 dwelling units; and

That Council approve the waiver of the Rezoning Application Fee for this application in the amount of \$2,750.

**CARRIED**

- a. Zoning Amendment Bylaw No. 580-17

**Res. No. 2024-10A-10**

Moved/ Seconded

That the Zoning Amendment Bylaw No. 580-17, 2024 be read for the first, second and third time on October 2, 2024.

**CARRIED**

**7. MINUTES OF PREVIOUS MEETINGS**

**7.1 Minutes of the September 23, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting**

**Res. No. 2024-10A-11**

Moved/ Seconded

That the Minutes of the September 23, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting be received and the following recommendation be endorsed:

- (4) That staff representatives apply for grant funding to support Sunshine Coast Accessibility Advisory Committee initiatives including, but not limited to, hiring a consultant to create the Accessibility Plan and projects that reduce or eliminate accessibility barriers on the Sunshine Coast.

**CARRIED**

**Res. No. 2024-10A-12**

Moved/ Seconded

That the following recommendations from the Minutes of the September 23, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting be endorsed:

- (5) That the Town of Gibsons student representative be appointed to the Sunshine Coast Regional Accessibility Advisory Committee each year; and

- (6) That a letter be sent to School District 46 to inquire about the implementation of their accessibility plan and to inquire about opportunities for collaboration; and That the letter be approved by the Chair before it is sent.

**CARRIED**

**8. BUSINESS ARISING FROM THE MINUTES**

None.

**9. COUNCIL REPORTS**

**9.1 Sunshine Coast Regional District Representatives**

Council received verbal updates from the Sunshine Coast Regional District Representatives.

**9.2 Council**

Members of Council provided verbal updates of their activities.

**10. CORRESPONDENCE**

None.

**11. RELEASE OF CLOSED MEETING ITEMS**

None.

**12. ADJOURNMENT**

**Res. No. 2024-10A-13**

Moved/ Seconded

That the October 2, 2024 Regular Council Meeting be adjourned at 8:18 pm.

**CARRIED**

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Certified correct by:

John Henderson, Mayor

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Certified correct by:

Kerianne Poulsen, Corporate Officer



## DISTRICT OF SECHELT

### MINUTES OF THE REGULAR COUNCIL MEETING

September 25, 2024, 7:00 pm  
Community Meeting Room  
1st Floor, 5797 Cowrie St., Sechelt  
and Via Zoom Online Meeting Platform

PRESENT: Mayor J. Henderson, Councillor D. Bell, Councillor D. Inkster, Councillor D. McLaughlan, Councillor B. Rowe, Councillor A. Shepherd, Councillor A. Toth

STAFF: Acting Chief Administrative Officer and Director of Financial Services and Information Technology D. Douglas, Director of Planning and Development A. Allen, Director of Corporate and Community Services L. Roberts, Development Planning Manager I. Holl, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

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#### 1. LAND ACKNOWLEDGEMENT

The Chair noted the land acknowledgement on the agenda. Members of Council expressed their gratitude for being able to live on the swiya.

#### 2. CALL TO ORDER AND DECLARATION OF CONFLICT

The Mayor called the Regular Council Meeting to order at 7:01 pm and asked for declarations of conflict. There were none.

#### 3. ADOPTION OF AGENDA

**Res. No. 2024-9C-01**

Moved/ Seconded

That the September 25, 2024 Regular Council Meeting Agenda be adopted.

**CARRIED**

#### **4. DELEGATIONS & PROCLAMATIONS**

##### **4.1 Sunshine Coast Regional District Climate Action Plan**

Raph Shay, of the Sunshine Coast Regional District (SCRD) presented the SCRDC Climate Action Plan. During discussion and in response to questions it was noted that;

- A Climate Risk Assessment had been completed.
- The FireSmart program has received funding to continue operations.
- The Climate Action Plan was developed with the requirements and support of Community Partners, Industry, and Government.
- SCRDC Staff are working with staff from other local governments to ensure consistency in implementation of climate mitigation strategies.
- Prioritization, budget implications and implementation of mitigation strategies will depend on jurisdictions and their expected impact.

Council discussed potential implications of the Climate Action Plan for the District of Sechelt.

#### **5. BUSINESS ITEMS**

##### **5.1 George B. Cuff Governance Audit - Next Steps**

Staff presented for endorsement, recommendations from the George B. Cuff Report Governance Audit and noted that recommendations regarding the CAO would be coming at a future date.

##### **Res. No. 2024-9C-02**

Moved/ Seconded

That the Council-Administration Protocols (Appendix G) be endorsed "in principle" and referred to the CAO for additional draft Protocol Statements; and

That the generic roles (Report 7.3) of the Chief Administrative Officer (CAO) be endorsed by Council and the CAO; and

That the endorsed generic roles of the CAO be utilized during any subsequent performance assessment of the CAO by Council; and

That all members of Council review and agree to the "Statement of Council Principles" (Appendix I) which have been drafted by George B. Cuff and Associates for the District of Sechelt.

**CARRIED**

**5.2 Airport Lease Modification Agreement - Lot 16**

**Res. No. 2024-9C-03**

Moved/ Seconded

That the modification to the June 15, 2009, Lease Agreement No. 2390002 for Sechelt Airport Lot 16 be approved; and

That the Director of Financial Services and Information Technology and Corporate Officer be authorized to sign the Modification Agreement for Lease No. 2390002.

**CARRIED**

**5.3 2024 District of Sechelt Housing Needs Assessment**

**Res. No. 2024-9C-04**

Moved/ Seconded

That the 2024 District of Sechelt Housing Needs Report be endorsed.

**CARRIED**

**6. BYLAWS**

**6.1 Officers and Employees Bylaw**

**Res. No. 2024-9C-05**

Moved/ Seconded

That Officers and Employees Bylaw No. 623, 2024 be granted First, Second, and Third reading.

**AMENDED BY THE FOLLOWING**

**Res. No. 2024-9C-06**

Moved/ Seconded

That the motion for First, Second and third reading of Officers and Employees Bylaw No. 623, 2023 be amended to grant only first reading.

**DEFEATED**

**OPPOSED: Councillors Inkster, Rowe, Shepherd, Toth**



**Res. No. 2024-9C-07**

Moved/ Seconded

That Officers and Employees Bylaw No. 623, 2024 be granted First, Second and Third reading.

**CARRIED**

**OPPOSED: Mayor Henderson**

- a. Officers and Employees Bylaw No. 623, 2024

A typo was noted on item D of the proposed bylaw, and amendment was requested.

**Res. No. 2024-9C-08**

Moved/ Seconded

That District of Sechelt Officers and Employees Bylaw 623, 2024 be amended to replace the reference to the Community Charter section 147 on section 4. (d) to with the Community Charter Section 149; and

That the District of Sechelt Officers and Employees Bylaw 623, 2024 be read the first time on September 25, 2024 as amended.

**CARRIED**

**Res. No. 2024-9C-09**

Moved/ Seconded

That District of Sechelt Officers and Employees Bylaw 623, 2024 be read for the second time on September 25, 2024.

**CARRIED**

**Res. No. 2024-9C-10**

Moved/ Seconded

That District of Sechelt Officers and Employees Bylaw 623, 2024 be read for the third time on September 25, 2024.

**CARRIED**

**6.2 Zoning Amendment for C4 Zone (Sunshine Coast Chamber of Commerce)**

Staff presented options for amending C4 Zoning to permit suites within pre-existing businesses at select addresses.

In response to questions, staff confirmed that if a commercial use was discontinued the accessory use as a suite would not be permitted with the proposed bylaw amendment.

**Res. No. 2024-9C-11**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-16, 2024 be amended to:

1. Strike the words "and occupied" from 3(b);
2. Remove 3 (f); and
3. Renumber the remaining sections.

**CARRIED**

- a. Zoning Amendment Bylaw No. 580-16, 2024

**Res. No. 2024-9C-12**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-16, 2024 be read the first, second and third time on September 25, 2024 as amended.

**CARRIED**

**7. MINUTES OF PREVIOUS MEETINGS**

**7.1 Minutes of the September 4, 2024 Regular Council Meeting**

**Res. No. 2024-9C-13**

Moved/ Seconded

That the Minutes of the September 4, 2024 Regular Council Meeting be adopted.

**CARRIED**

**7.2 Minutes of the September 11, 2024 Committee of the Whole Meeting**

**Res. No. 2024-9C-14**

Moved/ Seconded

That the Minutes of the September 11, 2024 Committee of the Whole Meeting be received and the following recommendation(s) be endorsed:

- (2) Endorse an application to the Housing Accelerator Fund with the following seven action plan items:

- i. Review and Update Development Finance Tools to Accelerate the Development of Priority Housing Types.
- ii. Establish a Non-Market and Missing Middle Housing Program to Incentivize Development.
- iii. Increase Process Efficiency by Completing a Development Approval Process Review.
- iv. Increase Flexibility and Reduce Restrictions through Policy Updates.
- v. Reduce Parking Standards.
- vi. Complete Infrastructure Plans to enable higher density and missing middle developments in areas close to transit and amenities.
- vii. Make publicly owned lands available for housing; and

Refer this report and the Housing Needs Assessment to community associations, Advisory Planning Commission and the Housing Action Table; and

- (3) That the second reading of Official Community Plan Amendment Bylaw No. 492-35 be rescinded; and

That Council consider second reading of Official Community Plan Amendment Bylaw No. 492-35, as amended and;

- (4) That a second Public Community Safety Meeting on October 3, 2024 be approved.

**CARRIED**

**7.3 Minutes of the September 11, 2024 Regular to Closed Council Meeting**

**Res. No. 2024-9C-15**

Moved/ Seconded

That the minutes of the September 11, 2024 Regular to Closed Council Meeting be adopted.

**CARRIED**

**8. BUSINESS ARISING FROM THE MINUTES**

None.

**9. COUNCIL REPORTS**

**9.1 Sunshine Coast Regional District Representatives**

Council received verbal updates from the Sunshine Coast Regional District Representatives.

**9.2 Council**

Members of Council provided verbal updates of their activities.

**10. CORRESPONDENCE****10.1 2024-09-17 shíshálh Nation re District of Sechelt Council's Support for the Union of BC Indian Chiefs' Resolution 2024-33 Rejection of Residential School Denialism****Res. No. 2024-9C-16**

Moved/ Seconded

That the shíshálh Nation Correspondence addressed to Council be received, accepted and acknowledged.

**CARRIED**

**10.2 2024-09-17 shíshálh Nation re District of Sechelt Mayor's Failure to Support Union of BC Indian Chiefs' Resolution 2024-33 Rejection of Residential School Denialism****Res. No. 2024-9C-17**

Moved/ Seconded

That Council appoint the Acting Mayor as the District of Sechelt Councils Indigenous Relations Liaison; and

That the Mayor disengage and not correspond with shíshálh Nation as a representative of the District of Sechelt.

This includes, but is not limited to:

- Attending shíshálh Nation events or gatherings as a representative of the District of Sechelt.
- Meeting with shíshálh Nation Council for District of Sechelt business.

**CARRIED**

**OPPOSED: Mayor Henderson**

**Res. No. 2024-9C-18**

Moved/ Seconded

That the shíshálh Nation correspondence regarding the District of Sechelt Mayor's failure to support Union of BC Indian Chiefs Resolution 2024-33 be received.

**CARRIED**

**11. RELEASE OF CLOSED MEETING ITEMS**

None.

**12. ADJOURNMENT**

**Res. No. 2024-9C-19**

Moved/ Seconded

That the September 25, 2024 Regular Council Meeting be adjourned at 9:32 pm.

**CARRIED**

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Certified correct by:

John Henderson, Mayor

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Certified correct by:

Kerianne Poulsen, Corporate Officer





# UNION OF BC INDIAN CHIEFS

OUR LAND IS OUR FUTURE

October 2, 2024

Mayor John Henderson  
District of Sechelt  
Via Email Only: [MayorJohn@sechelt.ca](mailto:MayorJohn@sechelt.ca)

District of Sechelt Council  
City of Sechelt, B.C.  
Via Email Only: [AllCouncil@sechelt.ca](mailto:AllCouncil@sechelt.ca)

## RE: UBCIC Resolution 2024-61 “Resignation of District of Sechelt Mayor John Henderson”

Dear Mayor Henderson and District of Sechelt Council:

We are writing with respect to Union of BC Indian Chiefs (UBCIC) Resolution 2024-61 “Resignation of District of Sechelt Mayor John Henderson” which was presented, affirmed, and endorsed unanimously at the UBCIC Annual General Assembly on September 26<sup>th</sup>, 2024 (enclosed).

By Resolution 2024-61, the UBCIC Chiefs-in-Assembly join shísháhlh Nation in calling for the Mayor of the District of Sechelt, John Henderson, to immediately resign, and to apologize to survivors, intergenerational survivors, families, and impacted communities.

Further, the UBCIC Chiefs-in-Assembly urge all municipal elected leadership in B.C. to learn about the history and legacies of Residential Schools and Canada’s policies of forced assimilation from credible sources including the Truth and Reconciliation Commission’s Final Report. For your information, by Resolution 2024-61, the UBCIC Chiefs-in-Assembly will also be calling on the government of B.C. to immediately bring the Community Charter, SBC 2003, c 26, the Local Government Act, RSBC 2015, c 1, and other legislation and policy that make up the local government legislative framework into alignment with the UN Declaration as required by section 3 of the *Declaration on the Rights of Indigenous Peoples Act*, SBC 2019, c 44, including requiring a code of conduct that upholds the UN Declaration.

In closing, the UBCIC Chiefs-in-Assembly call on municipal governments in B.C., including the District of Sechelt, to adopt and implement the UN Declaration as the framework for reconciliation, as called for by Call to Action 43 of the Truth and Reconciliation Commission’s Calls to Action. We look forward to your response.

**On behalf of the UNION OF BC INDIAN CHIEFS**

Grand Chief Stewart Phillip  
President

Chief Don Tom  
Vice-President

Chief Marilyn Slett  
Secretary-Treasurer

**Kamloops Office**  
209 - 345 Chief Alex Thomas Way  
Kamloops, BC, V2H-1H1  
Phone: 250-828-9746  
Fax: 250-828-0319

**Vancouver Office**  
Suite 401 - 312 Main Street  
Vancouver, BC, V6A-2T2  
Phone: 604-684-0231 or toll free: 800-793-9701  
Fax: 604-684-5726



# UNION OF BC INDIAN CHIEFS

OUR LAND IS OUR FUTURE

CC: UBCIC Chiefs Council  
shíshálh Nation Council

Encl: UBCIC Resolution 2024-61

**Kamloops Office**

209 - 345 Chief Alex Thomas Way  
Kamloops, BC, V2H-1H1  
Phone: 250-828-9746  
Fax: 250-828-0319

**Vancouver Office**

Suite 401 - 312 Main Street  
Vancouver, BC, V6A-2T2  
Phone: 604-684-0231 or toll free: 800-793-9701  
Fax: 604-684-5726

# OUR LAND IS OUR FUTURE

UNION OF BRITISH COLUMBIA INDIAN CHIEFS

FOUNDING HEAD OFFICE  
209 – 345 Chief Alex Thomas Way  
Kamloops, B.C. V2H 1H1  
Tel: 250-828-9746  
Fax: 250-828-0319



VANCOUVER OFFICE  
Suite 401, 312 Main Street  
Vancouver, B.C. V6A 2T2  
Tel: 604-684-0231  
Fax: 604-684-5726  
1-800-793-9701  
Email: [ubcic@ubcic.bc.ca](mailto:ubcic@ubcic.bc.ca)  
Web: [www.ubcic.bc.ca](http://www.ubcic.bc.ca)

UNION OF B.C. INDIAN CHIEFS  
56<sup>TH</sup> ANNUAL GENERAL ASSEMBLY  
SEPTEMBER 24<sup>TH</sup> – 26<sup>TH</sup>, 2024  
MUSQUEAM COMMUNITY CENTRE, X<sup>W</sup>MƏƏK<sup>W</sup>ƏY<sup>Ə</sup>M (MUSQUEAM TERRITORY)

Resolution no. 2024-61

## RE: Resignation of District of Sechelt Mayor John Henderson

**WHEREAS** Canada's policies of forced assimilation of Indigenous children at Residential Schools was intentional and is widely documented. The pain of denialism is deeply offensive and compounds the suffering that generations of survivors have already endured and has no place in public discourse;

**WHEREAS** there has been a troubling rise in Residential School denialism across B.C. Particularly concerning is the dissemination of misinformation and harmful denialism by individuals elected to public office;

**WHEREAS** John Henderson, Mayor of the District of Sechelt, has publicly admitted that he brought the book *Grave Error – How the Media Mised Us* (Grave Error) into the municipal hall, and that he has discussed that material with senior staffers, among others. Grave Error, among other things, indicates that genocide did not occur at Residential Schools and essentially questions their very existence and well-documented harms against Indigenous peoples;

**WHEREAS** the UN Declaration, which the government of Canada has adopted without qualification, and has, alongside the government of B.C., passed legislation committing to implement, affirms:

**Article 1:** Indigenous peoples have the right to the full enjoyment, as a collective or as individuals, of all human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights and international human rights law.

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Certified copy of a resolution adopted on the 26<sup>th</sup> day of September of 2024 in Musqueam Territory

Grand Chief Stewart Phillip, President

2024-61  
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**Article 2:** Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their Indigenous origin or identity.

**Article 3:** Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social, and cultural development.

**Article 7(2):** Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

**Article 8(1):** Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.

**Article 43:** The rights recognized herein constitute the minimum standards for the survival, dignity, and well-being of the Indigenous peoples of the world;

**WHEREAS** by Resolution 2021-39 the UBCIC Chiefs Council called for the provincial and federal governments to fund continued work by all affected First Nations to identify missing children and unmarked graves at former Residential Schools across Canada, and to work in collaboration with First Nations to counter and address Residential School racist denialism in B.C., including by developing targeted education campaigns to counter denialism in the public and public sector;

**WHEREAS** on April 2, 2024, UBCIC published a press release condemning Residential School denialism in response to reports of multiple municipal leaders distributing the book Grave Error. UBCIC sent further correspondence denouncing the Mayor of Quesnel for promoting Grave Error by allowing a contributor to attend their meeting and giving her a platform to spread further misinformation;

**WHEREAS** on June 11, 2024, the UBCIC Chiefs Council passed Resolution 2024-33 “Rejection of Residential School Racist Denialism” which rejects all Residential School racist denialism and dissemination of racist misinformation put forward by the authors of Grave Error and perpetuated by members of the public and elected officials. Further, Resolution 2024-33 identifies specific actions for all levels of government and the public to take, and reaffirms Resolution 2021-39;

**WHEREAS** on August 12, 2024, UBCIC sent a letter to all municipalities in follow up to Resolution 2024-33, articulating the calls to action. The letter was sent to the Union of BC Municipalities for their assistance with distribution and was also directed to several municipalities where UBCIC is aware of discussions about residential school issues, denials of the history of the injustice of residential schools, and actions contrary to the letter and spirit of reconciliation. This was intended to assist in discussions within those communities towards a greater understanding of the well-documented harms against Indigenous peoples and the importance of reconciliation;

**WHEREAS** on September 6, 2024, District of Sechelt Council sent correspondence to UBCIC in support of UBCIC Resolution 2024-33, rejecting Residential School denialism and supporting survivors. This correspondence was not signed or supported by the Mayor of the District of Sechelt, John Henderson;

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Certified copy of a resolution adopted on the 26<sup>th</sup> day of September of 2024 in Musqueam Territory



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Grand Chief Stewart Phillip, President

**WHEREAS** on September 17, 2024, shíshálh Nation sent correspondence to the Mayor of the District of Sechelt condemning his failure to stand with District of Sechelt Council in supporting UBCIC Resolution 2024-33, denouncing his leadership, calling on him to immediately step aside, and directing future work and communications with shíshálh Nation to be carried out with District of Sechelt Council exclusively; and

**WHEREAS** the *Community Charter*, SBC 2003, c 26, the *Local Government Act*, RSBC 2015, c 1, and other legislation and policy that make up the local government legislative framework in B.C. define the core authority of local governments and guide decision-making and must be brought into alignment with the UN Declaration to ensure that minimum First Nations human rights standards are upheld at the local government level.

**THEREFORE BE IT RESOLVED** the UBCIC Chiefs-in-Assembly join shíshálh Nation in calling for the Mayor of the District of Sechelt, John Henderson, to immediately resign, and to apologize to survivors, intergenerational survivors, families, and impacted communities;

**THEREFORE BE IT FURTHER RESOLVED** the UBCIC Chiefs-in-Assembly urge all municipal elected leadership in B.C. to learn about the history and legacies of Residential Schools and Canada’s policies of forced assimilation from credible sources including the Truth and Reconciliation Commission’s Final Report;

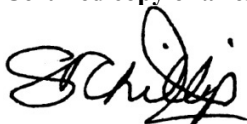
**THEREFORE BE IT FURTHER RESOLVED** the UBCIC Chiefs Council calls on the government of B.C. to immediately bring the *Community Charter*, SBC 2003, c 26, the *Local Government Act*, RSBC 2015, c 1, and other legislation and policy that make up the local government legislative framework into alignment with the UN Declaration as required by section 3 of the *Declaration on the Rights of Indigenous Peoples Act*, SBC 2019, c 44, including requiring a code of conduct that upholds the UN Declaration; and

**THEREFORE BE IT FINALLY RESOLVED** the UBCIC Chiefs Council calls on all municipal governments in B.C. to adopt and implement the UN Declaration as the framework for reconciliation, as called for by Call to Action 43 of the Truth and Reconciliation Commission of Canada’s Calls to Action.

**Moved:** Kukpi7 James Hobart, Spuzzum First Nation  
**Seconded:** Kukpi Lee Spahan, Coldwater Indian Band  
**Disposition:** Carried  
**Date:** September 26, 2024

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Certified copy of a resolution adopted on the 26<sup>th</sup> day of September of 2024 in Musqueam Territory



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Grand Chief Stewart Phillip, President

2024-61  
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