



DISTRICT OF SECHELT

MINUTES OF THE REGULAR COUNCIL MEETING

**September 11, 2024, 3:30 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: Acting Chief Administrative Officer and Director of Planning and Development A. Allen, Director of Financial Services and Information Technology D. Douglas, Director of Corporate and Community Services L. Roberts, Acting Director of Engineering and Operations and Manager of Sustainable Infrastructure, M. Lee, Manager of Development Planning, I. Holl, Senior Policy Planner T. Baker, Corporate Officer K. Poulsen, Executive Assistant J. Doherty (Recording Secretary)

1. CALL TO ORDER AND DECLARATION OF CONFLICT

The Mayor called the Regular Council to Closed Meeting to order at 4:53 PM

2. LAND ACKNOWLEDGEMENT

The Mayor noted the land acknowledgement on the agenda.

3. ADOPTION OF AGENDA

Res. No. 2024-9B-01

Moved/ Seconded

That the September 11, 2024 Regular Council to Closed Meeting Agenda be amended to remove reference to Community Charter Section 90 (1) (e); and

That the Agenda be adopted as amended.

CARRIED

4. BUSINESS ITEMS

4.1 Official Community Plan and Zoning Amendments for 63 Townhomes - 5926 Shoal Way

Council discussed:

- Environmental protections and the integration of the natural features into the landscaping of the development.
- The requested parking variance.
- Potential benefits and concerns regarding the application.
- Form and character options.

Res. No. 2024-9B-02

Moved/ Seconded

That first reading of Official Community Plan Amendment Bylaw No. 492-38, 2024 be considered.

That Council consider Official Community Plan Amendment Bylaw No. 492-38, 2024 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*.

That Council refer Official Community Plan Amendment Bylaw No. 492-38, 2024 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7 Official Community Plan Consultation.

That first reading of Zoning Amendment Bylaw No. 580-15, 2024 be considered.

That prior to consideration of adoption, the applicant shall:

- a. Enter into a section 219 covenant to be registered on the property title to require an agricultural buffer be established along lands abutting the Agricultural Land Reserve. The covenant will specify the landscaping and fencing requirements for the buffer area, along with the ongoing maintenance obligations for the property owners.
- b. Enter into a section 219 covenant to be registered on the property title to require an Environmental Sensitive Area be established and protected.

- c. Enter into a section 219 covenant to be registered on the property title to require a Road Reservation Agreement for the extension of Reef Road and a lane through the property.
- d. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
- e. Pay an agreed upon Community Amenity Contribution based on Council policy to be split equally between the Community Amenity and Affordable Housing Reserve Funds, or pay Amenity Cost Charge fee if bylaw is in place at the time of third reading.

CARRIED

OPPOSED: Councillor McLauchlan

- a. Official Community Plan Amendment Bylaw No. 492-38

Res. No. 2024-9B-03

Moved/ Seconded

That Official Community Plan Amendment Bylaw 492-38, 2024 be read a first time on September 11, 2024.

CARRIED

- b. Zoning Amendment Bylaw No. 580-15, 2024

Res. No. 2024-9B-04

Moved/ Seconded

That Zoning Amendment Bylaw 580-15, 2024 be read a first time on September 11, 2024.

CARRIED

OPPOSED: Councillor McLauchlan

4.2 UBCM Black Bear Cub Conflict Response Resolution

Res. No. 2024-9B-05

Moved/ Seconded

That the District of Sechelt Council endorse the District of North Vancouver Resolution #NR53 Black Bear Cub Conflict Response during the Union of British Columbia Municipalities Annual 2024 Conference.

CARRIED

5. CLOSED SESSION

Res. No. 2024-9B-06

Moved/ Seconded

That the meeting be closed to the public pursuant to Sections 90 (1) (a), (c), (i), (k) and (l) of the Community Charter at 5:30 pm.

CARRIED

5.1 CALL TO ORDER AND DECLARATION OF CONFLICT

5.2 ADOPTION OF CLOSED AGENDA

5.3 Section 90 (1) (a) and (c)

5.4 Minutes of the July 24, 2024 Closed Council Meeting

5.5 Minutes of the July 19, 2024 Closed Council Meeting

6. ADJOURNMENT

Res. No. 2024-9B-07

Moved/ Seconded

That the September 11, 2024 Regular Council to Closed Meeting be adjourned at 5:57 pm.

CARRIED

Certified correct by:

John Henderson, Mayor

Certified correct by:

Kerianne Poulsen, Corporate Officer