



## 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 SCR D 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.
- SCR D 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