



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)

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 35th 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

Certified correct by:

John Henderson, Mayor

Certified correct by:

Kerianne Poulsen, Corporate Officer